

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019050007

Project Title: Alta Oceanside

Lead Agency: City of Oceanside

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Project Location: City of Oceanside
City

San Diego County
County

Project Description (Proposed actions, location, and/or consequences).

The proposed project proposes a mixed-use development consisting of residential and commercial uses. The proposed residential component includes 309 units, including 26 very low income units. The project also includes approximately 5,422 square-feet of commercial retail space on the street level fronting on North Coast Highway. The space would be suitable for restaurant, retail or visitor uses, and would have access to both North Coast Highway and the proposed public plaza serving as the entry to the building. Another 1.5 acres of the site are planned for open space including courtyards, roof deck, non-street side yards, private balconies, and patio open space. The requested entitlements include a Tentative Map, Mixed-Use Development Plan, Regular Coastal Permit, and a Request for Density Bonus. Via the proposed affordable housing and Density Bonus Law, the project includes incentives and waivers. The project is requesting one incentive to eliminate the daylight plane setback above 12 feet, and one to reduce parking space dimension at a vertical obstruction from 1 to 0.5 foot.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project could result in potentially significant impacts to Biological Resources, Cultural Resources, Geology and Soils, Noise, Transportation, Tribal Cultural Resources, and Air Quality. However, with implementation of MM-BIO-2, MM-CUL-1, MM-GEO-1, MM-GEO-2, MM-NOI-1, MM-TRF-1, MM-TRF-2, MM-TCR-1, MM-AQ-1, MM-AQ-2a, and MM-AQ-2b, impacts would be reduced to less than significant except transportation. Transportation impacts would remain significant and not mitigated. See the Executive Summary of the Draft Environmental Impact Report (DEIR) for further details.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Pursuant to Section 15082 of the CEQA Guidelines, the City circulated a Notice of Preparation (NOP) dated May 17, 2019, to interested agencies, organizations, and parties. The NOP was also sent to the State Clearinghouse at the California Office of Planning and Research. The State Clearinghouse assigned a state identification number (SCH No. 2019050007) to this EIR. A public scoping meeting was held on June 3, 2019, at 6:00 p.m. at the Civic Center Library (330 North Coast Highway, Oceanside, CA 92054) to gather additional public input. The initial 30-day public scoping period ended on June 17, 2019. Both scoping meetings were recorded and are viewable on the City's website for the proposed project (<http://www.ci.oceanside.ca.us/gov/dev/planning/project/nrfp.asp>). Comments received during the NOP public scoping period were considered during the preparation of this EIR. Comments covered numerous topics, including site access, fire risk and evacuation plans, utility infrastructure and supply, traffic generation and roadway improvements, visual impact, emergency access, growth inducement, and preservation of biological and cultural resources. Public scoping comments regarding the proposed project's potential impact on the environment were evaluated as part of the preparation of this EIR.

Provide a list of the responsible or trustee agencies for the project.

California Coastal Commission; Office of Historic Preservation; Housing and Community Development; Native American Heritage Commission; State Lands Commission; California Highway Patrol; Caltrans (District 11); Transportation Projects; California Department of Resources, Recycling and Recovery; State Water Resources Control Board; RWQCB
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