

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 #: _____

Project Title: Breeze Townhomes Project

Lead Agency: City of Oceanside, Planning Division

Contact Name: Richard Greenbauer

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Project Location: City of Oceanside, San Diego County

City

County

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

The Breeze Townhomes Project (proposed project) is located at the southern termini of S. Ditmar St and S. Nevada St. between Oceanside Blvd and the North County Transit District Sprinter rail line. The proposed project would be located on 4 lots, which include APNs 152-121-06, 152-123-05, 152-123-20, and 152-320-11. The proposed project would involve the construction and operation of 24 residential units, including 2 detached residences and 32 attached townhomes on a vacant 2.66-acre site. The proposed project would incorporate 1.34-acres of open space and landscaping. Recreational amenities include a decomposed granite running/walking trail, a picnic area, and an artificial turf area.

The proposed project involves five entitlement requests from the City; a Tentative Map (T18-00009), Development Plan (D16-00016), Conditional Use Permit (CUP16-00014), Regular Coastal Permit (RC16-00013), and Variance (V18-00004)

The environmental factors potentially affected include: biological resources, geology/soils, hydrology/water quality, noise, cultural resources, and tribal cultural resources.

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

Biological Resources // MM-BIO-1: Compensatory mitigation at 3:1 for maritime succulent scrub habitat impacted; MM-BIO-2: Compensatory mitigation at 2:1 for coastal sage scrub (CSS) impacted.

Geology / Soils // MM-PAL-1: Before grading, a qualified paleontologist (QP) will provide guidance for compliance monitoring and monitor excavations within sensitive areas. All earth-disturbing work immediately stops at the discovery of a paleontological resource.

Hydrology / Water Quality // MM-WR-1: Prior to Grading or Building Permit, the applicant shall prepare, submit, and secure the approval of the City Engineer of a Final SWQMP. Before the issuance of the Certificate of Occupancy, the proposed project shall complete the installation of all water quality improvements established by the Final SWQMP.

Noise // MM-NOI-1: Prior to the issuance of a Construction Permit, the Applicant/Owner or Construction Contractor shall prepare and submit to the City of Oceanside Planning Division (City Planner) for its review and approval a Construction Noise Management Plan (CNMP).

Cultural Resources & Tribal Cultural Resources // MM-CUL-1: Before the Grading Permit, the Applicant shall enter a pre-excavation agreement with the Native American tribe(s) and City of Oceanside for the protection and treatment of various cultural resources or sites.

MM-CUL-2: Before the Grading Permit, the Applicant or Grading Contractor shall give a signed letter to the City of Oceanside Planning Division indicating that a Qualified Archaeologist (QA) and Luiseno Native American Monitor (LNAM) were obtained to monitor the site.

MM-CUL-3: The QA and LNAM shall attend preconstruction meetings and monitor grading per a monitoring program.

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

n/a

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

NCTD (for construction of offsite drainage improvements in the NCTD ROW)