

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 #: **2019069100**

Project Title: Ocean Hills Senior Living Project

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 Senior Living Facility consists of two phases. Phase 1, which is situated on the southern 3.533 acres of the site, has already been approved by the City of Oceanside, construction has been completed, and a Certificate of Occupancy has been issued by the City of Oceanside. Phase 2, which has not yet been approved or constructed, will include construction of one new 103,004 square foot three-story building with 102 resident units on a 2.928 acre site.

Phase one is comprised of a two-story 81,764 square-foot two-story building. The building would be comprised of 114 residential units, to be used for senior age restricted living. The Phase 1 building also includes a reception area, a lobby, administrative offices, a kitchen, dining rooms, a coffee bar, an ice cream bar, beauty salon, recreational rooms, patios and miscellaneous utility rooms. A small dog park is also proposed as part of Phase 1. Phase 1.

Fifty (50) parking stalls, including 2 electric vehicle spaces, 2 disabled access spaces, and 1 van accessible space have been included in the development of Phase 1.

The highest peaks of the proposed Phase 1 building reach up to 34'-0" high (with parapets). During the construction of Phase 1, the Applicant purchased the remaining 6.461 acre site to develop an additional 102 units of senior living for independent senior living. The intention of the proposed project is to create a mini congregate care campus for seniors to allow them to age in place. Construction of Phase 2 is expected to commence in October 2019 and last through March 2021.

Phase 2 will include construction of one new 103,004 square foot three-story building and will include 102 residential units. The proposed senior living community will include a variety of resident activity and support spaces such as a lobby with reception and administrative offices, a lounge, sports bar/bistro area, media/theater room, game room, as well as a main dining, a display kitchen, laundry, offices and fitness and activity space on the first floor. Phase 2 will also include outdoor amenities include pool, spa, bocce ball court, putting green and fitness area.

Phase 2 will include 103 parking stalls including 95 standard spaces, 4 accessible access spaces, 1 van accessible space, and 3 electrical vehicle parking spaces. Anticipated covered spaces will be considered for solar panels (electrical) or solar ready roof. Landscape coverage for Phase II is 20 percent (or 31,136 square feet). Grading activities associated with Phase 2 will result in approximately 2,562 cubic yards (CY) of cut and 2,502 CY of fill. Approximately 60 CY of soil will be exported offsite.

Both of the proposed buildings will be constructed as California Building Code Type VA, and will be fully sprinklered per National Fire Protection Association 13. Occupancy classification will be mixed use predominately Residential Group R-2.1, with associated Assembly Group A-2, A-3 & Business (B) as well as accessory uses Low Hazard Storage (S-2), Utility (U) and Miscellaneous.

The proposed senior care building design will feature a contemporary design that will include stucco wall and brick accent coverings, wood shutters, terra-cotta roofing tiles, gable roof designs, and deviating wall planes for articulation. The use of articulated building massing, select materials and details are proposed to create a residential campus design that would retain the essence of the residential land use within the area, while creating an architectural transition between existing residential and the institutional church buildings within the immediate area. Although the highest peaks of the proposed Phase 2 building reach up to 46 feet and 6 inches high (with parapets), the vast majority of the building will be 38 feet in height.

The proposed project would have 40 full time employees which would be divided among three eight-hour shifts as follows: Shift #1: 7:00 AM – 3:00 PM, 20 staff members. Shift #2: 3PM – 11 PM, 16 staff members, and Shift #3 11 PM – 7 AM, 4 staff members.

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

Based on the analysis provided in the Initial Study/Negative Declaration prepared for the project, implementation of the proposed project, with adherence to applicable regulatory requirements, would have no impact or less than significant impacts for the following environmental issue areas: aesthetics; agriculture and forestry resources; air quality; biological resources, cultural resources/tribal cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning; mineral resources; noise, population and housing; public services; recreation; transportation and traffic; and utilities and service systems.

The proposed project will not result in significant impacts to the environment. . No mitigation measures are required.

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

No areas of controversy have been identified.

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

The Native American Heritage Commission (NAHC)
Native American Tribes interested in Formal Consultation per AB 52