Print From

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: Rio Rockwell Residential Development Project

Lead Agency: City of Oceanside

Contact Name: Sergio Madera, Principal Planner

Email: smadera@oceansideca.org Phone Number: 760-435-3539

Project Location: Oceanside San Diego

City *County*

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

Sheldon Development, LLC (Applicant) proposes to construct 104-unit Planned Development Plan (54 for-sale, three-story attached and 50 for-sale, two-story detached single-family homes), private recreation and open space areas, and associated parking on the approximate 11.54-acre Rio Rockwell Site (APN 158-101-28-00 and portions of 158-103-15-00). Off-site improvements include curb, gutter, sidewalk, and underground utility connection in both Frazee Road and Old Grove Road. This intersection would be improved with a roundabout to include median divided traffic lanes to enter and exit, with an exclusive right-turn lane for all flows of traffic, as well as pedestrian crosswalks across each roadway and mountable area in the center roundabout median. The Applicant proposes to transfer a portion of the existing Draft Subarea Hardline Preserve area at the Rio Rockwell Site, approximately 6 acres, to the Rancho Del Oro Site. The Rio Rockwell Site would maintain a 4.06-acre, 1,785.5 linear foot biological buffer with an average width of 100-feet, consistent with the Draft Subarea Plan's conservation and buffer requirements. The Rancho Del Oro Site is owned by the City of Oceanside and would remain in the City's ownership. No development would occur at the Rancho Del Oro Site.

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 has significant or potentially significant effects to Biological Resources, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources. Proposed Mitigation Measures are listed in Section 8.0 of the MND.

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

There are no known issues of controversy.

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

The Responsible Agencies, and their corresponding approvals include the following:
City of Oceanside

Reviewing Agencies include those agencies that do not have discretionary powers, but that may review the IS/MND for adequacy and accuracy. Potential Reviewing Agencies include the following:

CA Department of Fish and Wildlife