



NOTICE OF PREPARATION

City of Oceanside, California

To: Office of Planning and Research
Responsible and Trustee Agencies
Other Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report (EIR)

Project: Cypress Point Project (APN 158-301-46-00) located west of Los Arbolitos Boulevard at the Aspen Street and Pala Road intersections. Tentative Map (T21-00001), Development Plan (D21-00001), and Request for Density Bonus (DB21-00001)

Lead Agency: City of Oceanside

Date: April 21, 2021

Pursuant to Section 15082(a) of the California Environmental Quality Act (1970), the City of Oceanside will be the lead agency and will require preparation of an environmental impact report for the project described below. Consistent with your agency's statutory authority, the City requests input regarding the scope and content of the EIR. The City has concluded that the project could result in potentially significant environmental impacts and therefore an EIR is required. The project description and location are included herein.

Pursuant to Section 15103 of the CEQA Guidelines, response must be sent at the earliest date and received by our agency no later than thirty (30) days after receipt of this notice. Should you have any questions regarding the project or notice of preparation, please call Richard Greenbauer, Principal Planner, at (760) 435-3519. Please mail your written response by June 1, 2021 to:

Development Services Department
Attn: Richard Greenbauer, Principal Planner
300 N. Coast Hwy.
Oceanside, California 92057
Fax: (760) 435-2958
E-Mail: rgreenbauer@oceansideca.org

City/County Location: City of Oceanside, County of San Diego

Applicant: Concordia Communities, LLC

Project Location: The Cypress Point project (proposed project) is generally located west of Los Arbolitos Boulevard at the Aspen Street and Pala Road intersections. The site

consists of a vacant parcel (APN 158-301-46-00) of approximately 7.3 acres recently purchased from the City of Oceanside. The property is zoned RS-Single family residential, corresponding with the General Plan designation of SFD-R. Surrounding areas are zoned open space in the areas adjacent to the river, and a variety of residential zones, including RS, RM-A, RM-B, and RH, in the nearby neighborhoods.

Project Description: A request for approval of Tentative Map (T21-00001), Development Plan (D21-00001), and a request for Density Bonus (DB21-00001) in order to allow the construction of 54 single-family homes ranging from about 1,200 to 1,700 square feet in size located around a private loop road within the project site. A portion in the northwest corner of the site has been left undeveloped as part of the City of Oceanside's Draft Subarea Plan hardline preserve and to accommodate the existing San Luis Rey Trail located on the property. The property was sold as surplus land by the City of Oceanside. Under the Surplus Lands Act of California, if a project is developed with 10 or more residences, no fewer than 15% of those residences must be designated as "affordable" as defined by the state. The Cypress Point project proposes 54 total units, fewer than the 57 allowed under Density Bonus. Of that total, the Surplus Lands Act requires that 15%, or 8 units, be affordable, which is one more affordable unit than the 7 required under Density Bonus. The project will designate 8 units to be Low-Income units, with the remaining 44 units as market rate, which complies with both the Surplus Lands Act and Density Bonus Law provisions regarding affordable housing.

The homes in the development have been setback from existing residential homes on the east side by approximately 50 feet in order to provide privacy and visual relief to the existing homes on Los Arbolitos Boulevard. Primary site access is proposed to be taken from a westerly extension of Pala Road at the southern edge of the project site. The overall subdivision design will implement a decomposed granite (DG) path that winds through a landscaped area along the eastern edge of the project site from Pala Road at the south, up to a DG access easement driveway on the northeastern corner of the site. This DG path will be open to the public, leading up to the north to a 13-acre open space site.

The approvals required for the project include a Tentative Map, Development Plan, and a request for Density Bonus with waivers for development standards such as lot size, lot width, setbacks, lot front landscaping requirements, overall height of fences and walls, and a requirement that retaining walls over four feet high be plantable.

Potential Environmental Effects: Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may potentially result in significant impacts related to: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities/Service Systems. An EIR will be prepared to evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives.

PUBLIC SCOPING MEETING


The City of Oceanside will hold a public scoping meeting to obtain information regarding the content and scope of the Draft Environmental Impact Report (DEIR). This scoping meeting will take place on May 4, 2021, at 6:00 pm at the QLN Conference Center located at 1938 Avenida del Oro, Oceanside, CA 92056, in the Mozart room. The scoping meeting format will consist of a brief project presentation, followed by a public comment period, and open forum with city staff and applicant representatives. All public agencies, organizations and interested parties are encouraged to attend and participate in this meeting.

Due to COVID concerns, the public has the option of participating in the scoping meeting virtually via Zoom. You will be able to listen/watch from any phone or computer with online access. Written comments can be made to the Development Services Department contact listed above.

Please click this URL to join the meeting online:

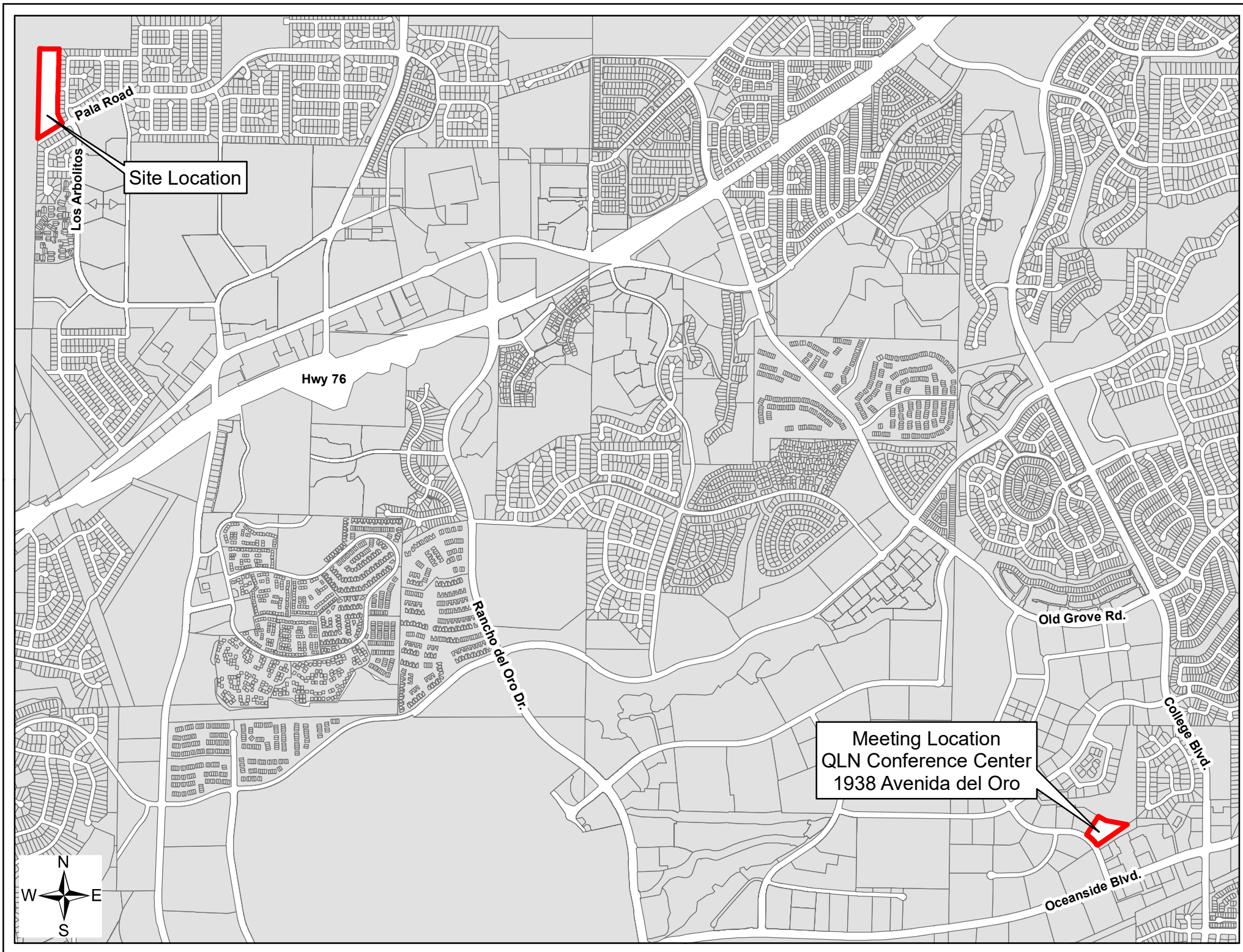
<https://us02web.zoom.us/j/86132571483?pwd=ekFCeGVuMFJlbko2emdpUEx4MklIZz09>

Passcode: 662858

Signature:  **Richard Greenbauer**
Digitally signed by Richard Greenbauer
DN: cn=Richard Greenbauer,
ou=Planning,
email=RGreenbauer@oceansideca.org
Date: 2021.04.21 07:38:07 -07'00'
Richard Greenbauer, Principal Planner

Date: April 21, 2021

Attachments: Figure 1, Location Map
Figure 2, Site Plan



Site Location

Hwy 76

Rancho del Oro Dr.

Old Grove Rd.

College Blvd.

Meeting Location
QLN Conference Center
1938 Avenida del Oro

Oceanside Blvd.



Los Arbolitos Blvd.

Pala Rd.

