



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: Pacifica Residential Development Project

Lead Agency: City of Oceanside

Date: November 1, 2022

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 Shannon Vitale, Senior Planner, at (760) 435-3927. Please mail or e-mail your written response by November 30, 2022, to:

Development Services Department
Attn: Shannon Vitale, Senior Planner
300 N. Coast Hwy.
Oceanside, California 92057
Fax: (760) 435-3927
E-Mail: SVitale@oceansideca.org

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

Applicant: MLC Holdings, Inc.

Project Location: The project site is the former Pacifica Elementary School located on an approximately 14.55-acre site at 4991 Macario Drive in the City of Oceanside, California. The project site is bound to the north by single-family homes fronting Claire Drive; to the east by Roja Drive; to the south by single-family homes fronting N. Redondo Drive; and to the west by open space. The project site is approximately 0.5 mile from the San Luis Rey Transit Center. The property is currently disturbed with asphalt from the

former elementary school that was demolished in 2004. The General Plan designation for the property is Civic Institution (CI) with the associated zoning category of Civic/Public (PS).

Project Description: The proposed project consists of development of 164 three-story attached townhomes. Of the 14.55-acre site, 10.16 acres would be developed and would have a density of 11.3 dwelling units per acre. The approximately 4 acres that would not be developed consist of 20 to 30-foot-tall slopes along the southeastern and western portions of the project site. Townhomes would range in size from approximately 1,200 square feet to 1,800 square feet with two and three bedrooms and an attached two-car garage. Each townhome would include private open space in the form of a patio and/or deck. Common recreational spaces, consisting of approximately 54,150 square feet, would be designed with amenities such as tot lots, an off-leash dog park, pickle ball courts, bocce ball areas, barbecue areas, and a space for a variety of outdoor games.

Site access would be provided at the corner of Monica Circle and Macario Drive and emergency only access would be provided via a new private driveway from Malaga Drive.

The proposed project would establish a Planned Development District intended to provide zoning, use regulations, and development standards for future development of the site. A Planned Development Plan has been prepared in accordance with the City of Oceanside Zoning Ordinance – Article 17. The Planned Development Plan provides direction for the assignment of land uses, development intensities, development regulation, as well as, design guidelines that will provide a framework for the specific development of the site.

The project would include a General Plan Amendment to revise the land use designation from Civic Institution (CI) to Medium Density Residential-B (MDB-R). A Zone Amendment is also proposed to revise the current zoning from Civic/Public (PS) to Planned Development (PD), with the Pacifica Planned Development Plan service as the regulating document.

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, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use, Noise, Population and Housing, 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 provide an overview of the project entitlement application and obtain information regarding the content and scope of the Draft Environmental Impact Report (DEIR). This meeting will take place on **Monday, November 14, 2022, at 6:00 p.m. at the Mission Branch Library Community Room,**

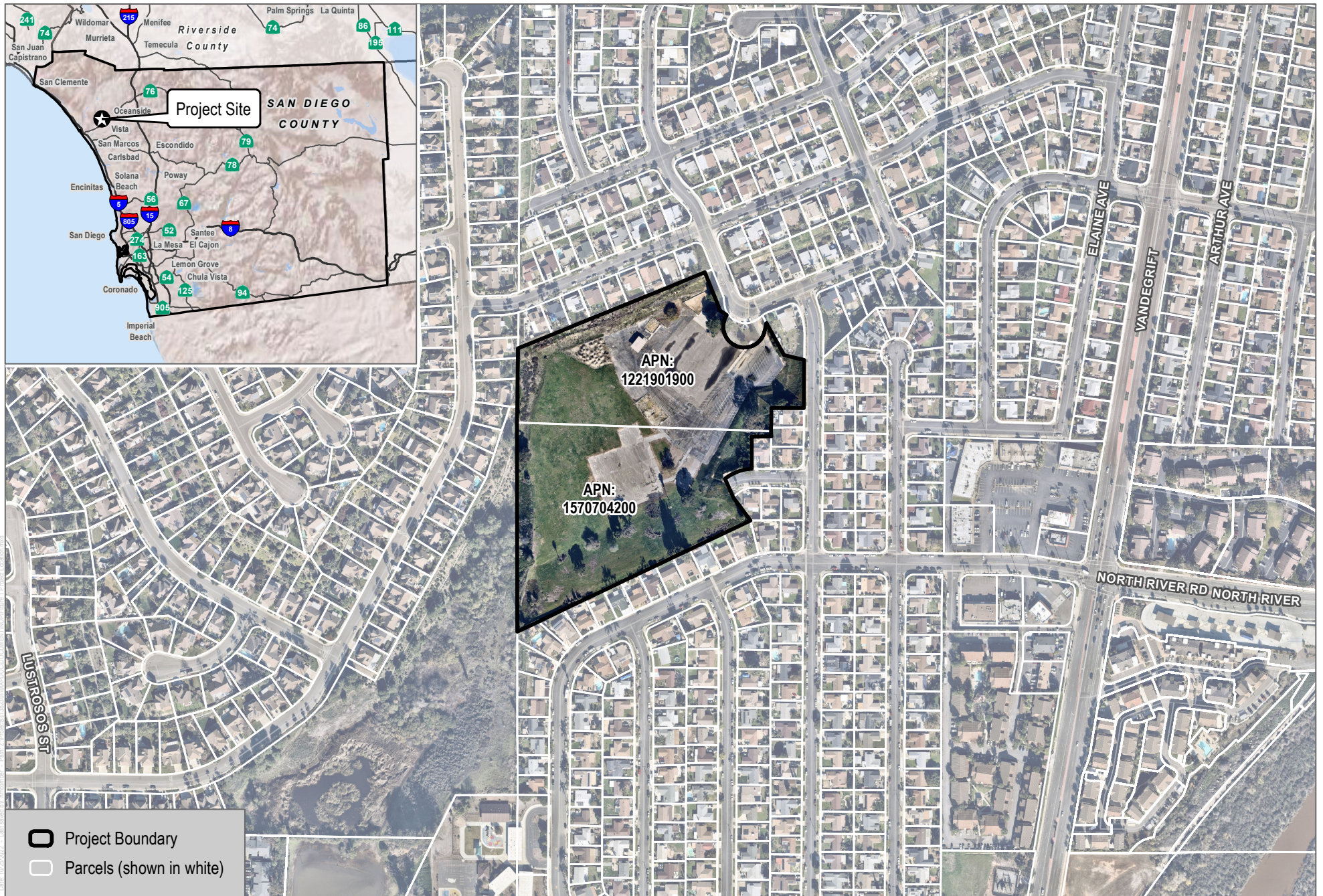
located at 3861 Mission Avenue, in the City of Oceanside. The meeting format will consist of a brief project presentation, followed by a public comment period, and open forum with city staff and applicant representatives. All public agencies, organizations and interested parties are encouraged to attend and participate in this meeting.

Entitlement application materials for this project have been submitted to the City and are currently being reviewed by staff and are available for public review either at the City or on the City's eTRAKIT website (<https://crw.cityofoceanside.com/etrakit3/>) under project number GPA22-00001.

Signature: _____
Shannon Vitale, Senior Planner

Date: November 1, 2022

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



SOURCE: SanGIS 2019

FIGURE 1

Project Location

Pacifica Elementary Housing Development Project

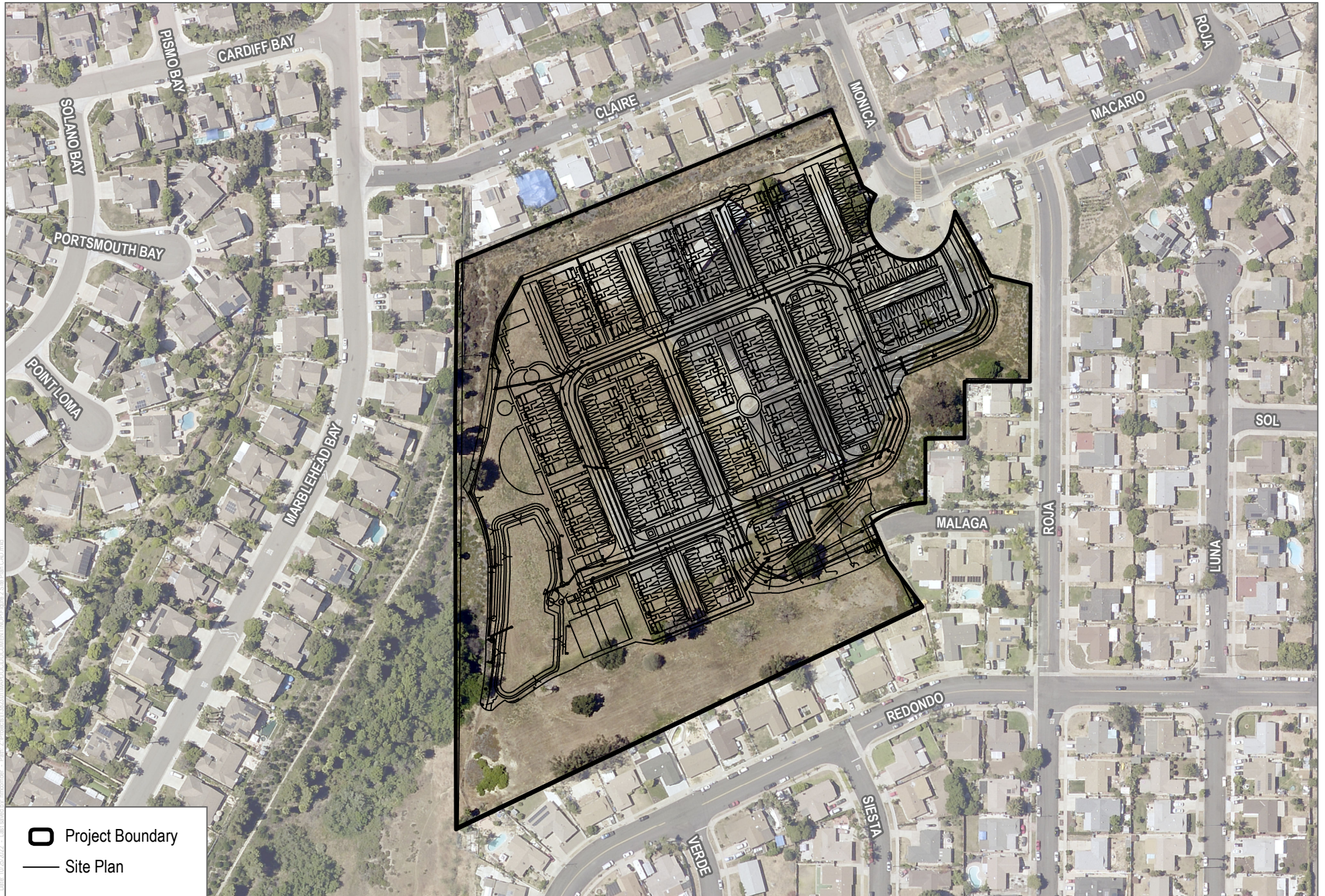


FIGURE 2

Site Plan