

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Cypress Point

Lead Agency: <u>City of Oceanside</u>	Contact Person: <u>Richard Greenbauer</u>
Mailing Address: <u>300 N. Coast Hwy.</u>	Phone: <u>760-435-3519</u>
City: <u>Oceanside</u> Zip: <u>92057</u>	County: <u>San Diego</u>

Project Location: County: San Diego City/Nearest Community: Oceanside
 Cross Streets: Los Arbolitos Boulevard at the Aspen Street and Pala Road intersections Zip Code: 92058
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 14 ' 09.06 " N / 117 ° 20 ' 23.87 " W Total Acres: 7.3
 Assessor's Parcel No.: 158-301-46-00 Section: S7 Twp.: T11S Range: R4W Base: San Bernardino
 Within 2 Miles: State Hwy #: 76 Waterways: San Luis Rey River
 Airports: Oceanside Municipal Airport Railways: n/a Schools: Foussat Elementary School

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input checked="" type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>54</u> Acres <u>7.3</u>	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant Parcel/Zoned RS-Single Family Residential/General Plan Designation SFD-R

Project Description: (please use a separate page if necessary)

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. The project site is located west of Los Arbolitos Boulevard at the Aspen Street and Pala Road intersections in the City of Oceanside. The site consists of a vacant parcel (APN 158-301-46-00) of approximately 7.3 acres. A portion in the northwest corner of the site has been left undeveloped as part of the City of Oceanside's Draft Subarea Plan findings preserve and to accommodate the existing San Luis Rey Trail located on the property. The project will designate 8 units to be low-income units, with the remaining 46 units as market rate, which complies with both the Surplus Lands Act and Density Bonus Law provisions regarding affordable housing. The proposed homes would be setback from existing residential homes on the east side by approximately 50 feet in order to provide privacy and visual relief. Primary site access is proposed to be taken from a westerly extension of Pala Road at the southern edge of the project site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- ___ Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
X ___ California Highway Patrol
X ___ Caltrans District # 11
___ Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
___ Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
X ___ Fish & Game Region # 5
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
X ___ Housing & Community Development
X ___ Native American Heritage Commission
X ___ Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
X ___ Regional WQCB # 9
___ Resources Agency
X ___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
X ___ State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
___ Toxic Substances Control, Department of
___ Water Resources, Department of
___ Other:
___ Other:

Local Public Review Period (to be filled in by lead agency)

Starting Date April 28, 2021 Ending Date June 1, 2021

Lead Agency (Complete if applicable):

Consulting Firm: Dudek Applicant: Concordia Communities, LLC
Address: 605 Third Street Address:
City/State/Zip: Encinitas/CA/92024 City/State/Zip:
Contact: Brian Grover Phone:
Phone: 760-479-4248

Signature of Lead Agency Representative: Richard Greenbauer Date: April 28, 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.