

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: Cypress Point Project

Lead Agency: City of Oceanside

Contact Name: Richard Greenbauer, Principal Planner

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Project Location: Oceanside San Diego
City *County*

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

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 hardline 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.

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

The project may potentially result in significant impacts related to: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and 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.

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

A public scoping meeting for the project will be held on May 4, 2021 at 6:00 pm at the QLN Conference Center located at 1938 Avenida del Oro in the City of Oceanside. The scoping meeting will allow for public comment and discussion of areas of controversy. Public agencies, organizations and interested parties are invited to attend and participate in the public scoping meeting, either in person or virtually via Zoom. Areas of controversy raised during the public scoping meeting will be addressed in the Draft EIR to be prepared for the project.

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

N/A