

# 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 #: 2021040691

Project Title: Cypress Point Project

Lead Agency: City of Oceanside

Contact Name: Richard Greenbauer

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Phone Number: (760) 435-3519

Project Location: Oceanside, San Diego County

*City*

*County*

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

TENTATIVE MAP (T21-00001), DEVELOPMENT PLAN (D21-00001), AND REQUEST FOR DENSITY BONUS (DB21-00001); SCH No. 2021040691. A request for approval to allow the construction of 54 single-family homes ranging from about 1,200 to 1,700 sf. in size located around a private loop road within the project site. The project is located west of Los Arbolitos Blvd. at the Aspen St. and Pala Rd. intersections. A portion in the northwest corner of the site would be left undeveloped as part of the City of Oceanside's Draft Subarea Plan hardline preserve and to accommodate the existing San Luis Rey Trail. The property was sold as surplus land by the City of Oceanside to Concordia Communities, LLC. The project proposes 54 total units, of which 8 units would be designated low-income, and the remaining 46 units would be market rate. This complies with both the Surplus Lands Act of California and Density Bonus Law provisions regarding affordable housing. Primary site access is proposed from a westerly extension of Pala Rd. at the southern boundary, with secondary/emergency access off of Aspen Street. The approvals required for the project include a Tentative Map, Development Plan, and a request for Density Bonus with waivers for development standards.

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 would result in potentially significant impacts to biological resources, cultural resources, geology and soils (paleontological resources), and tribal cultural resources. Mitigation measures are proposed to reduce such impacts to less than significant levels. Mitigation measures MM-BIO-1 through MM-BIO-4 would reduce impacts to biological resources, including impacts to sensitive upland habitat consisting of non-native grassland, impacts to sensitive habitat outside the proposed project footprint, and compliance with the Federal MBTA and CDFG Code Sections 3503 and 3513. Mitigation measures MM-CUL-1 through MM-CUL-9 are proposed to reduce impacts to cultural and tribal cultural resources, including impacts to archaeological resources, human remains, and tribal cultural resources. Mitigation measures MM-GEO-1 and MM-GEO-2 would reduce impacts to geology and soils, including potential impacts to paleontological resources. Implementation of the proposed project would not result in any significant and unavoidable impacts.

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

Comments received during the NOP public scoping period covered numerous topics, including site access, fire risk and evacuation plans, utility infrastructure and supply, water quality, noise, traffic generation and roadway improvements, visual impact, emergency access, growth inducement, open space and recreation, and preservation of biological and cultural resources. Public scoping comments regarding the proposed project's potential impact on the environment were evaluated as part of the preparation of this EIR. More specifically, fire risk and evacuation plans are addressed in Chapters 4.13 and 4.18; utility infrastructure and supply are discussed in Chapter 4.17; water quality is discussed in Chapter 4.9; noise is discussed in Chapter 4.11; traffic generation and roadway improvements are discussed in Chapters 4.15; visual impacts are addressed in Chapter 4.1; emergency access is addressed in Chapters 4.13 and 4.18; growth inducement is discussed in Chapter 7; biological resources are addressed in Chapter 4.3; and cultural resources are addressed in Chapters 4.4 and 4.16.

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

Native American Heritage Commission; Fish and Game Region #5; Regional Water Quality Control Board Region #9; Caltrans District #11; Department of Housing and Community Development.