



NOTICE OF DETERMINATION

City of Oceanside, California

TO:

Recorder/County Clerk
County of San Diego
P.O. Box 1750
San Diego, California. 92112-4147

FROM:

City of Oceanside
Planning Division
300 N. Coast Highway
Oceanside, California 92054

Subject: Filing of Notice of Determination in compliance with Public Resources Code, Sections 21108 and 21152.

SCH No.: 2021040691

Lead Agency: City of Oceanside

Project Manager: Richard Greenbauer, Principal Planner, Planning Division (760) 435-3519

Applicant: Concordia Communities, LLC

Address: 380 Stevens Avenue, Suite 307, Solana Beach, California 92075

Phone: (858) 280-7103 ext. 101

Project Location: Los Arbolitos Blvd. at the Aspen Street and Pala Road intersections, City of Oceanside (APN 158-301-46)

Project Title: Cypress Point Project

Description: Tentative Map (T21-00001), Development Plan (D21-00001), and Request for Density Bonus (DB21-00001). A request for approval 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 is located west of Los Arbolitos Blvd. at the Aspen Street and Pala Road intersections. A portion of 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, and 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 project proposes 54 total units, 8 of which would be designated low-income units, with the remaining 46 units as market rate. Primary site access would be from a westerly extension of Pala Road with a secondary emergency access off of Aspen Street. The project site is zoned RS-Single family residential, corresponding with the General Plan designation of Single Family Detached Residential (SFD-R).

The City Council of the City of Oceanside, as Lead Agency, upheld the Planning Commission's approval of the above described project on Wednesday June 22, 2022, and determined that:

1. The project will not have a significant effect on the environment.
2. An EIR was prepared and adopted pursuant to the provisions of CEQA.
3. Mitigation Measures were established as conditions of approval and a Mitigation Monitoring Reporting Program was adopted.
4. A Statement of Overriding Consideration was not required.
5. Findings of fact were made pursuant to CEQA.

The Final EIR and the record of project approval are available to the public at the Development Services Department, Planning Division Counter, and 300 N. Coast Highway, Oceanside, California.


Richard Greenbauer, Principal Planner

Date: 22 JUNE 2022