

Summary Form for Electronic Document Submittal

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: 2021-2029 Housing Element

Lead Agency: City of Oceanside

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Project Location: Oceanside San Diego County
City *County*

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

For the 2021-2029 housing cycle, San Diego County has been assigned a Regional Housing Needs Assessment (RHNA) of 171,685 housing units with the City receiving an allocation of 5,443 units at four income levels (Very Low, Low, Moderate, and Above Moderate). While current zoning within the City's major commercial corridors allows for mixed-use development with residential densities up to 29 dwelling units per acre, the HEU includes an action plan to promote new goals and policies and housing programs to spur infill and redevelopment in these areas. Through implementation of the housing programs, potential housing sites were identified in the Sites Inventory to show the City's ability to accommodate its RHNA allocation. Specifically, the HEU identifies that there are sufficient housing sites to accommodate its share of affordable housing through its inventory of potential housing sites located within smart growth opportunity areas which are transit-oriented, walkable, and served by adequate infrastructure. The housing sites have been identified as part of the City's coordinated planning actions underway for the comprehensive update of the City's General Plan, and creation of the Smart and Sustainable Corridors Specific Plan that envisions future residential growth along the major commercial corridors such as Mission Avenue, Oceanside Boulevard, and Coast Highway.

The HEU demonstrates that through implementation of the housing programs there will be sufficient housing sites to accommodate the City's fair share of affordable housing especially along commercial corridors and infill sites where there are no infrastructure deficiencies. These sites will allow residential densities of at least 35 dwelling units per acre. Affordable housing development in these target areas will be enhanced through the City's expedited processing of lot mergers and development applications. Consolidation of adjacent parcels to create unified development sites is a simple administrative review process done concurrently with application review.

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

Based on the information contained in the Draft Initial Study, the project would not have a significant adverse effect on the environment. Therefore, a Negative Declaration has been prepared.

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

None.

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

None.