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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 #: 2022030032

Project Title: Modera Melrose Mixed Use Development Project

Lead Agency: City of Oceanside

Contact Name: Patricia Anders

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Project Location: Oceanside, San Diego County
City *County*

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

The project proposes to develop a mixed-use infill project which would include 323 multi-family residential units and ground-level commercial space on the 7.4-acre project site. The proposed residential development would include 33 affordable/very low-income rental units and 290 market rate rental units ranging from 666 square feet to 1,429 square feet. Access to the site would be via West Bobier Drive, and the northeastern corner of the project site. In the event of an emergency, adequate emergency access would be provided via the entrance located on West Bobier Drive. The development would also include a total of 526 parking spaces for residents and guests. The project development would include a total of six buildings. All proposed buildings would be four stories with the exception of Building 5 which would be five stories. Building 1 would include mixed-uses with 1,745 square feet dedicated to the leasing office, and 2,336 square feet of commercial space on the ground floor. The proposed residential units would include 1, 2, or 3 bedrooms, living areas, and tuck-under single car garage spaces, with tandem parking spaces for select units. The approvals required for the project include a Mixed-Use 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.

Impacts associated with air quality, biological resources, cultural resources, geology and soils, and noise were identified as significant. However, implementation of mitigation measures would reduce impacts to a less-than-significant level for all identified environmental topic areas. Mitigation measures proposed include:
MM-AQ-1 Require Low-Volatile Organic Compound Coatings During Construction
MM-AQ-2 Require Use of Tier 4 Off-Road Equipment During Construction
MM-BIO-1 Habitat Mitigation
MM-BIO-2 Nesting Bird Survey
MM-BIO-3 Biological Monitoring
MM-BIO-4 Temporary Installation of Fencing
MM-BIO-5 Invasive Species Prohibition
MM CUL-1 through MM CUL-9 (City of Oceanside mitigation measures for cultural and tribal cultural resources
MM GEO-1 through MM GEO-6 which address potential impacts to paleontological resources
MM-NOI-1 Construction Noise Management Plan

Implementation of the 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 were considered as part of the preparation of this EIR. Comments covered numerous topics, including biological habitat, site access and circulation, utility infrastructure and supply, tribal cultural resources, traffic generation and roadway improvements, air quality, greenhouse gas emissions, growth inducement, open space and recreation, project amenities, community benefits, local hiring, safe construction work practices, and preservation of biological and cultural resources.

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

n/a