

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 #: 2022110021

Project Title: Pacifica Project

Lead Agency: City of Oceanside

Contact Name: Shannon Vitale

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Project Location: 4991 Macario Drive San Diego
City *County*

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

The 14.55 acre project site, which is located at the corner of Monica Circle and Macario Drive, is currently vacant. The Pacifica Project (project) consists of a request for a General Plan Amendment to change the land use designation from Civic Institutional (CI) to Medium Density-B Residential (MDB-R); a Zone Amendment to change the zoning designation from Public/Semipublic (PS) to Planned Development (PD); and a Tentative Map and Development Plan for the construction of a Planned Development community comprised of 164 townhomes and associated amenities and site improvements. The townhomes would range in size from 1,200 square feet to 1,800 square feet with attached two car garages. Common recreational space, including a dog park, pickle-ball courts, lawn areas, and a playground would be provided throughout the project site. Primary access to the site would occur from a new driveway to be located at the corner of Monica Circle and Macario Drive. A publicly accessible pocket park would be proposed at the project entrance.

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, transportation, and tribal cultural resources, were identified as significant. However, implementation of mitigation measures would reduce impacts to a less-than-significant level for all identified environmental topic areas.

MM-AQ-1 Tier 4 Interim Construction Equipment; MM-BIO-1 Nest Bird Survey; MM-CUL-1 Resources Uncovered During Construction, MM-CUL-2 Inadvertent Discovery of Human Remains; MM-GEO-1 through MM-GEP-6 Paleontological Resources; MM-TRA-1 CAPCOA T-7 implement Commute Trip Reduction Marketing, MM-TRA-2 CAPCOA T-10 Provide End of Trip Bicycle Facilities; and MM-TCR-1 through MM-TCR-8 Tribal Cultural Resource Recovery.

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

Height of the buildings and evacuation during an emergency.

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

City of Oceanside
RWQCB