



## 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.:** 2022110021

**Lead Agency:** City of Oceanside

**Project Manager:** Shannon Vitale, Senior Planner, Planning Division (760) 435-3927

**Applicant:** MLC Holdings, Meritage Homes

**Address:** 5 Peters Canyon Road, Irvine, California 92606

**Phone:** 949-299-3847

**Project Location:** Former Pacifica Elementary School - 4991 Macario Drive (Monica Circle and Macario Drive) (APNs 122-190-19, -22, & -42)

**Project Title:** Pacifica Development Project

**Description:** The proposed project site consists of the former Pacifica Elementary School in the North Valley Neighborhood Planning Area, City of Oceanside. 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.

The City Council of the City of Oceanside, as Lead Agency, approved the above described project on December 20, 2023 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.

Shannon Vitale, Senior Planner

12/21/23

Date