



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 January 10, 2024 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

01/11/24
Date