



NOTICE OF PREPARATION

City of Oceanside, California

To: Office of Planning and Research
Responsible and Trustee Agencies
Other Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report (EIR)

Project: Guajome Crest Project (APN 157-412-15-00) located at 2839 Guajome Lake Road in the City of Oceanside. Tentative Map (T22-00004), Development Plan (D22-00009), Request for Density Bonus (DB22-00005)

Lead Agency: City of Oceanside

Date: November 2, 2022

Pursuant to Section 15082(a) of the California Environmental Quality Act (1970), the City of Oceanside will be the lead agency and will require preparation of an environmental impact report for the project described below. Consistent with your agency's statutory authority, the City requests input regarding the scope and content of the EIR. The City has concluded that the project could result in potentially significant environmental impacts and therefore an EIR is required. The project description and location are included herein.

Pursuant to Section 15103 of the CEQA Guidelines, response must be sent at the earliest date and received by our agency no later than thirty (30) days after receipt of this notice. Should you have any questions regarding the project or notice of preparation, please call Rob Dmohowski, Principal Planner, at (760) 435-3563. Please mail your written response by December 1, 2022 to:

Development Services Department
Attn: Rob Dmohowski, Principal Planner
300 N. Coast Hwy.
Oceanside, California 92057
Fax: (760) 435-2958
E-Mail: rdmohowski@oceansideca.org

City/County Location: City of Oceanside, County of San Diego

Applicant: Rincon Homes

Project Location: The approximately 16.78-acre project site is located directly north of Guajome Lake Road and to the east of Albright Street, in the eastern section of the City

of Oceanside, California (APN 157-412-15) (Figure 1, Project Location). Residential development is present to the north, northwest, and east of the site. Across Guajome Lake Road to the south is Guajome Regional Park, which separates the project site from additional single-family residential development. Highway 76 is located approximately 0.5-mile north of the project site and Guajome Lake is located approximately 0.5-mile northwest of the project site within Guajome Regional Park.

Project Description: The proposed project would involve a request for approval of a Development Plan, Tentative Map, and Density Bonus to allow for the construction of 83 single-family homes on approximately 12.45 acres of the 16.78-acre project site (Figure 2, Site Plan). The project would also include approximately 34,391 square feet of private recreational and amenity area within the development. The project is subject to State Density Bonus Law (Government Code Section 65915) and local Density Bonus provisions (Section 3032 of the Zoning Ordinance).

The General Plan designation for the project site is Single Family Detached Residential (SFD-R) with a zoning designation of Single-Family Residential - Scenic Park Overlay zone and Equestrian Overlay zone (RS-SP-EQ).

Four (4) of the proposed 83 single-family homes (5 percent of the total) would be designated as deed-restricted affordable housing. The remaining 79 homes would be sold at market rate. The proposed affordable homes would be distributed evenly throughout the community. In order to accommodate the project as allowed under Density Bonus Law, the project cannot physically comply with all of the development standards that apply to standard single-family residential projects. Based on the proposed design to accommodate Density Bonus units, the project anticipates seeking waivers of development standards, including reduction of lot sizes, equestrian development standards removed, reduction or redistribution of setbacks, reduction of open space/landscape minimums, increased floor area ratio (FAR) per lot, and retaining wall heights.

The average proposed lot sizes would be approximately 3,200 square feet with homes ranging in size from 1,850 to 2,250 square feet. Primary access to the project site would be from Guajome Lake Road, which would be improved as part of the project. Guajome Lake Road would be improved the length of the property frontage, connecting to Albright Street. Road improvements would include 40-foot curb to curb improvements including a 5.5-foot parkway and a 4.5-foot sidewalk. The internal private road would be 28 – 32 feet wide with 5-foot sidewalks. Each proposed home would include a 2-car garage, and a private driveway that would allow for additional parking of 2 more cars.

All homes would be developed on the southern portion of the project site which has been previously disturbed and graded. The project may be required to clear part or all of the Coastal Sage Scrub to provide a fuel modification zone for fire requirements. This will be addressed in the EIR. The project would avoid the northernmost portion of the project site along the riparian corridor, preserving approximately 3.77 acres of the 16.78-acre project site as open space. In existing conditions, the project site is mostly vacant and previously

disturbed, with one existing residential house in the northern portion of the property.

Potential Environmental Effects: Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may potentially result in significant impacts related to: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Noise, Public Services, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire. An EIR will be prepared to evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives.

PUBLIC SCOPING MEETING

The City of Oceanside will hold a public scoping meeting to obtain information regarding the content and scope of the Draft Environmental Impact Report (DEIR). This scoping meeting will take place at **6:00 p.m. on Tuesday November 15, 2022, at the El Corazon Senior Center, located at 3302 Senior Center Drive, Oceanside, CA 92056**. The scoping meeting format will consist of a brief project presentation, followed by a public comment period, and open forum with city staff and applicant representatives. All public agencies, organizations and interested parties are encouraged to attend and participate in this meeting.

Entitlement application materials for this project have been submitted to the City and are currently being reviewed by staff and are available for public review either at the City or on the City's eTRAKIT website (<https://crw.cityofocceanside.com/etrakit3/>) under project number **T22-00004**.

Signature:

Robert Dmohowski

Digitally signed by Robert Dmohowski
DN: E=RDmohowski@oceansideca.org,
CN=Robert Dmohowski, OU=Planning,
OU=Development Services, DC=oceanside-nt,
DC=ocean, DC=local
Date: 2022.11.01 17:10:22-07'00'

Rob Dmohowski, Principal Planner

Date: November 2, 2022

Attachments: Figure 1, Project Location
Figure 2, Site Plan