

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022110028

Project Title: Guajome Lake Homes

Lead Agency: City of Oceanside Contact Person: Robert Dmohowski
Mailing Address: 300 N. Coast Highway Phone: 760-435-3563
City: Oceanside Zip: 92054 County: San Diego

Project Location: County: San Diego City/Nearest Community: Oceanside
Cross Streets: Guajome Lake Road and Albright Street Zip Code: 92057
Longitude/Latitude (degrees, minutes and seconds): 33 ° 14 ' 37.99" N / 117 ° 15 ' 54.93" W Total Acres: 16.78
Assessor's Parcel No.: 157-412-15-00 Section: 13 Twp.: 11S Range: 4W Base: San Bernardino
Within 2 Miles: State Hwy #: 76 Waterways: Guajome Lake
Airports: n/a Railways: n/a Schools: Mission Meadows Elementary

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [x] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[x] Residential: Units 83 Acres 9.86
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [x] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Single Family Detached Residential (SFD-R) General Plan Designation; Single-Family Residential - Scenic Park Overlay Zone and Equestrian Overlay Zone (RS-SP-EQ)

Project Description: (please use a separate page if necessary)

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 9.86 acres of the 16.78-acre project site. The project would also include approximately 35,151 square feet of private recreational and amenity area within the center of the development, featuring common open space with lawn areas, a play area, and culinary lounge. The project is subject to the 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 and Equestrian Overlay (RS-SP-EQ). Four of the proposed 83 single-family homes (5% 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 the 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 per lot, and increase of retaining wall heights. The average proposed lot size would be approximately 3,200 square feet, with homes ranging in size from 1,800 to 2,200 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 over the length of the property frontage, connecting to Albright Street. Road improvements would include 40-foot curb to curb improvements, including a 5.0-foot parkway and a 5.0-foot sidewalk. The internal private road would be 28-32 feet wide with 5-foot-wide sidewalks. Each proposed home would include a two-car garage and a private driveway that would allow for additional parking of two more cars (Figure 3-3, Conceptual Site Plan). All homes would be developed on the southern portion of the project site, which has been previously disturbed and graded. The project would avoid the northernmost portion of the project site along the riparian corridor, preserving approximately 6.92 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 structure in the northern portion of the property. The existing residence is a single-family structure that would be removed with implementation of the proposed development.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 9
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 20, 2024 Ending Date January 10, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>DUDEK</u>	Applicant: <u>Rincon</u>
Address: <u>605 Third Street</u>	Address: <u>5315 Avenida Encinas, Suite 200</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Carlsbad, CA 92008</u>
Contact: <u>Vanessa Scheidel</u>	Phone: <u>888-357-3553</u>
Phone: <u>760-479-4159</u>	

Signature of Lead Agency Representative: Robert Dmohowski Digitally signed by Robert Dmohowski
DN: cn=Robert Dmohowski, ou=Planning, ou=Development Services,
c=California, o=Caltrans, ou=State Date: 11/13/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.