



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT City of Oceanside

Subject: TENTATIVE TRACT MAP (T22-00004); DEVELOPMENT PLAN (D22-00009); AND DENSITY BONUS (DB22-00005); **SCH NO. 2022110028**. The proposed Guajome Lake Homes (project) site is located along the north side of Guajome Lake Road (APN: 157-412-15-00), southeast of Albright Street in the east-central portion of the City of Oceanside. The 16.78-acre project site has a General Plan land use designation of Single-Family Detached Residential (SFD-R) and a zoning designation of Single-Family Residential – Scenic Park Overlay – Equestrian Overlay (RS-SP-EQ). Surrounding land use consists of single-family residential development to the north, south, and east and Guajome Regional Park to the west.

The proposed project is a request for a Tentative Tract Map, Development Plan, and Density Bonus (Government Code Section 65915) to allow the construction of 83 single-family homes on approximately 9.86 acres of the 16.78-acre project site. Four of the 83 homes (5% of total) would be reserved for lower income households with the remaining 79 homes to be sold at market rate. Approximately 35,151 square feet of private recreational space would be provided within the center of the development. To accommodate the project as allowed under Density Bonus Law, the project seeks waivers of development standards, including reduction of lot sizes, equestrian development standards removed, reduction of setbacks, reduction of open space/landscape minimums, increased floor area ratio per lot, and increased retaining wall heights. The average proposed lot sizes would be approximately 3,200 square feet, with homes ranging in size from 1,869 to 2,220 square feet. Primary access to the project site would be from Guajome Lake Road, which 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. 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.

NOTICE IS HEREBY GIVEN that the City, pursuant to Public Resources Code Section 21092 and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15087), has completed the Draft Environmental Impact Report (Draft EIR) for the proposed project described above, and that the Draft EIR is available for public review.

WHERE TO ACCESS THE DRAFT EIR: The Draft EIR, along with documents referenced in the Draft EIR, are available for review during the 45-day public review period at the City of Oceanside Planning Division counter, located at 300 North Coast Highway, Oceanside, CA 92054, the City of Oceanside Civic Center Library, located at 330 North Coast Highway, Oceanside, CA, the City of Oceanside Mission Branch Library located at 3861-B Mission Avenue, Oceanside, CA, or online on the City of Oceanside website:

<https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp>

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Please direct any questions or comments regarding the Draft EIR to Rob Dmohowski, AICP, Principal Planner at the City of Oceanside's Planning Division, 300 North Coast Highway, Oceanside, CA, 92054, at (760) 435-3563 or by email to rdmohowski@oceansideca.org.

DRAFT EIR PUBLIC REVIEW PERIOD: Agencies, organizations, and the public must submit comments in response to this notice within the required public review period beginning **November 20, 2024** and ending the close of business on **January 10, 2025** (45-day review period extended 6 days to account for holidays). All comments must be submitted in writing via mail or email to:

Rob Dmohowski, AICP, Principal Planner
City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054
rdmohowski@oceansideca.org

PUBLIC HEARING: Following the close of the public review period for the Draft EIR and preparation of the Final EIR, the proposed project will be reviewed by the Planning Commission. Notification of the public hearing(s) will be provided in accordance with State law and the City's Public notification requirements.