

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022110028

Project Title: Guajome Lake Homes

Lead Agency: City of Oceanside

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Project Location: Oceanside San Diego
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

All potential impacts of the project can be mitigated to a less-than-significant level. For air quality, the mitigation measures MM-AQ-1 and MM-AQ-2 are proposed to minimize potentially significant impacts during and after construction of the project. To reduce the potential impacts on biological resources to a less-than-significant level, MM-BIO-1, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-5, MM-BIO-6, MM-BIO-7, MM-BIO-8, MM-BIO-9, MM-BIO-10, and MM-BIO-11 are proposed. Potential impacts to cultural resources will be less than significant with the implementation of MM-CUL-1, MM-CUL-2, MM-CUL-3, MM-CUL-4, MM-CUL-5, MM-CUL-6, MM-CUL-7, MM-CUL-8, and MM-CUL-9. Additionally, MM-GEO-1 will be implemented to reduce potential impacts to paleontological resources below a significant level. Potential impacts related to Tribal Cultural Resources would be addressed through implementation of MM-CUL-1 through MM-CUL-9.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

During the Notice of Preparation, public comments were received that raised concerns related to traffic, land use, biological resources, aesthetics, noise, air quality, hydrology, and wildfire.

Provide a list of the responsible or trustee agencies for the project.

USFWS, CDFW