

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 #: 2024040851

Project Title: Olive Park Apartments Project

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 project proposes to develop 6.11 acres of the 43.50-acre site. The remaining approximately 32.63 acres would remain as natural open space and would be placed in conservation easement as part of the proposed project. A total of approximately 50,375 square feet of common open space is proposed, which consists of common areas for each building including courtyards, paseo area, community garden, and dog run. Development of the project is anticipated to occur over two phases. Phase 1 would include Building No. One located at the western portion of the site. Building No. One would be a 4-story building with 172 units with below grade parking. Phase 2 would include the construction of Building No. Two at the eastern portion of the project site. Two options are presented for Building No. Two: Option A includes 110 units and Option B includes 88 units. The project would construct up to a maximum of 282 multi-family dwelling units depending on which option is chosen for Building No. Two. All the dwelling units would be affordable to low, very-low, and extremely-low income households with one to three bedroom/two bath units. Access to the site would be provided via Olive Drive, at the eastern side of the project site. An emergency access only entry/exit to the project would be provided adjacent to the NCTD rail line.

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

Air Quality - MM-AQ-2 Require Use of Tier 4 Off-Road Equipment During Construction.

Biological Resources - MM-BIO-1 Designation of Open Space; MM-BIO-2 Conservation Easement; MM-BIO-3 Nesting Bird Surveys; MM-BIO-4 Biological Monitoring; MM-BIO-5 Temporary Installation of Fencing; MM-BIO-6 Invasive Species Prohibition; MM-BIO-7 Resident Education Program; MM-BIO-8 Crotch's Bumble Bee Pre-Construction Survey;

Cultural Resources - MM-CUL-1 through MM-CUL-9 would be implemented to reduce potential impacts to archeological resources and unknown human remains.

Geology and Soils - MM-GEO-1 would be implemented to reduce impacts to paleontological resources.

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

Comments received during the NOP public scoping period were considered as part of the preparation of this EIR. The NOP and written comments are included in Appendix A to this EIR. Comments covered numerous topics, including biological habitat, site access and circulation, traffic generation and roadway improvements, tribal cultural resources, air quality, growth inducement, open space and recreation, noise, and parking. Public scoping comments regarding the project's potential impact on the environment were evaluated as part of the preparation of this EIR.

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

City of Oceanside, CDFW, and RWQCB.