



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

City of Oceanside

Subject: TENTATIVE MAP (T21-00001), DEVELOPMENT PLAN (D21-00001), AND A REQUEST FOR DENSITY BONUS (DB21-00001); SCH No. 2021040691. A request for approval to allow the construction of 54 single-family homes ranging from about 1,200 to 1,700 square feet in size located around a private loop road within the project site. The Cypress Point project (APN 158-301-46-00) is located west of Los Arbolitos Boulevard at the Aspen Street and Pala Road intersections. A portion in the northwest corner of the site has been left undeveloped as part of the City of Oceanside's Draft Subarea Plan hardline preserve and to accommodate the existing San Luis Rey Trail located on the property. The property was sold as surplus land by the City of Oceanside. Under the Surplus Lands Act of California, if a project is developed with 10 or more residences, no fewer than 15% of those residences must be designated as "affordable" as defined by the state. The Cypress Point project proposes 54 total units, fewer than the 57 allowed under Density Bonus. Of that total, the Surplus Lands Act requires that 15%, or 8 units, be affordable, which is one more affordable unit than the 7 required under Density Bonus. The project will designate 8 units to be Low-Income units, with the remaining 46 units as market rate, which complies with both the Surplus Lands Act and Density Bonus Law provisions regarding affordable housing.

The homes in the development have been setback from existing residential homes on the east side by approximately 48 feet in order to provide privacy and visual relief to the existing homes on Los Arbolitos Boulevard. Primary site access is proposed to be taken from a westerly extension of Pala Road at the southern edge of the project site, with secondary/emergency access occurring off of Aspen Street.

The approvals required for the project include a Tentative Map, Development Plan, and a request for Density Bonus with waivers for development standards such as lot size, lot width, setbacks, lot front landscaping requirements, overall height of fences and walls, and a requirement that retaining walls over four feet high be plantable.

NOTICE IS HEREBY GIVEN that the City of Oceanside has caused to be prepared a Draft Environmental Impact Report (DEIR) for the subject project. The Draft EIR identifies that the proposed project would result in impacts mitigated to less than significant levels relative to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities/Service Systems. The City's decision to prepare a DEIR should not be construed as a recommendation of either approval or denial of this project. The DEIR public review period is from **October 6, 2021 – November 19, 2021 at 4:00 p.m.** The City invites members of the general public to review and comment on this environmental documentation.

Copies of the DEIR and supporting documents are available for public review and comment on the City of Oceanside website: <https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp>, the City of Oceanside Planning Division counter located in the Civic Center at 300 North Coast Highway, the City of Oceanside Main Library located at 330 North Coast Highway, or the City of Oceanside Mission Branch Library located at 3861-B Mission Avenue. Please direct any questions regarding the DEIR to Richard Greenbauer, Principal Planner at (760) 435-3519. Comments are to be forwarded to Mr. Greenbauer at the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, CA, 92054 or by email to rgreenbauer@oceansideca.org

Richard Greenbauer,
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