

GUAJOME CREST PROJECT

(APN 157-412-15-00)

NOVEMBER 15, 2022

EL CORAZON SENIOR CENTER

OCEANSIDE, CALIFORNIA



PURPOSE AND AGENDA

PURPOSE

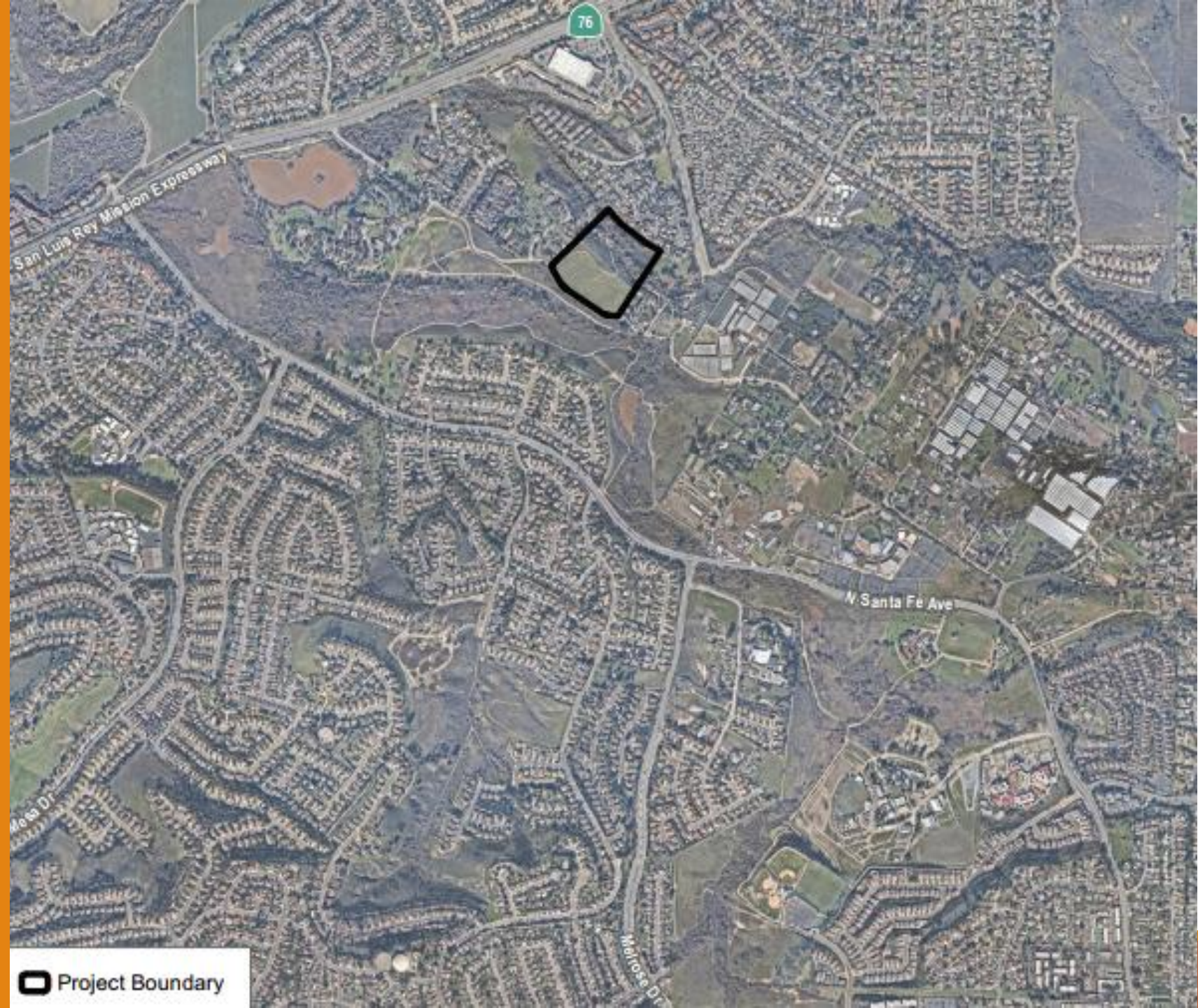
To obtain feedback on the environmental concerns to be addressed within the Environmental Impact Report

AGENDA

- Project Location
- Project Overview
- Environmental Review Process
- Environmental Issues
- Public Comments

PROJECT LOCATION

- APN 157-412-15
- 16.78-acre site located directly north of Guajome Lake Road, and east of Albright Street
- The project site has been previously disturbed as a result of grading and land development on-site and on adjacent parcels
- The project site has a General Plan designation of Single Family Detached Residential (SFD-R)
- The project site has a zoning designation of Single-Family Residential – Scenic Park Overlay zone and Equestrian Overlay zone (RS-SP-EQ)



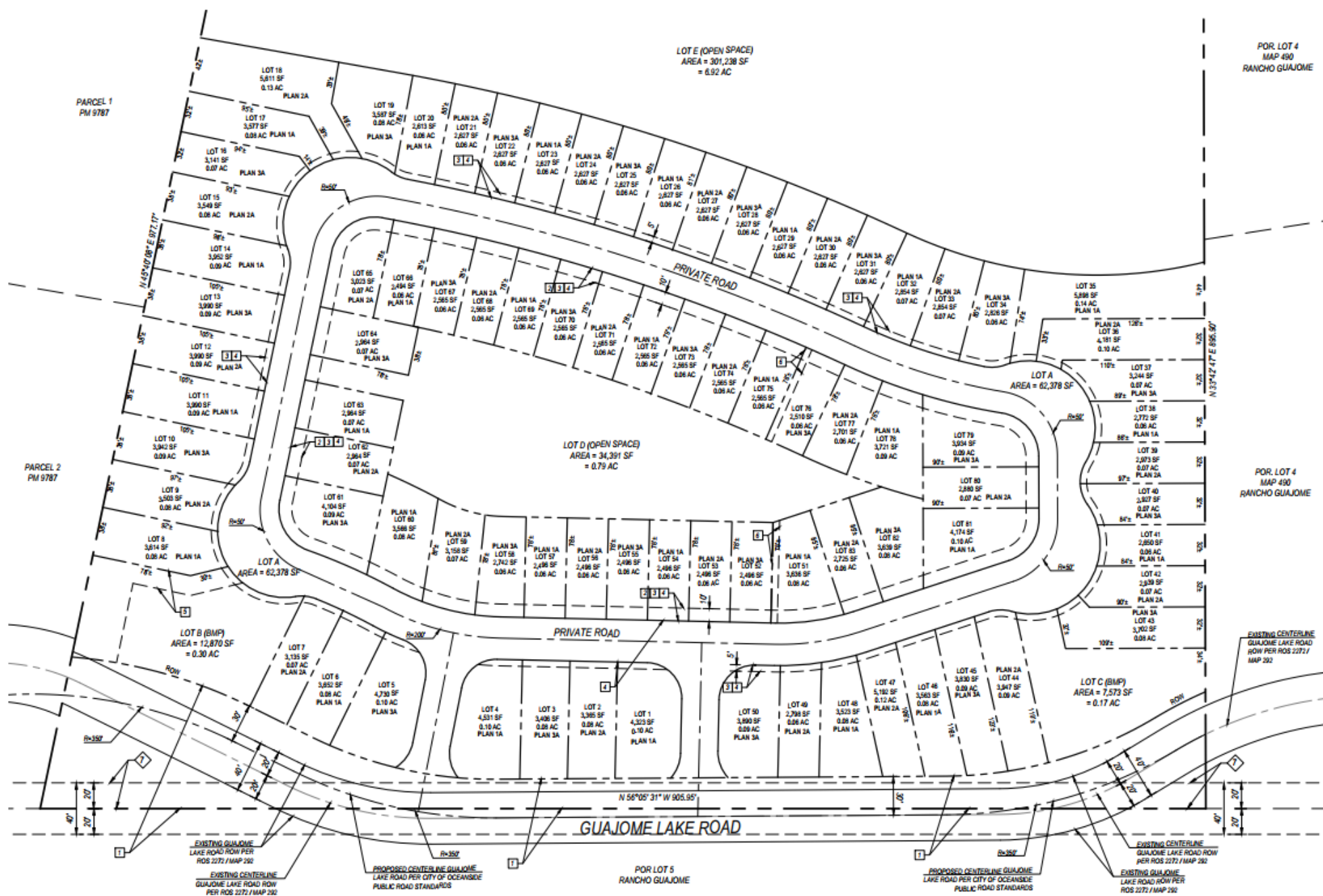
PROJECT LOCATION

- The project site is surrounded by existing residential uses to the west, north, and east, and open space uses, including Guajome Regional Park, to the south
- Similar single-family homes are located further south of the project site, on the south side of Guajome Regional Park
- The project site is located within close proximity to existing schools, recreational facilities, and transportation corridors such as State Route 76



PROJECT OVERVIEW

- The project proposes development of 83 single-family homes on approximately 12.45-acres of the 16.78-acre project site
- The project would include 34,391 square feet of private recreational and amenity area within the development
- Four (4) of the proposed 83 single-family homes (5% of the total) would be designated as deed-restricted affordable housing, and the remaining 79 homes would be sold at market rate
- The average proposed lot sizes would be approximately 3,200 square feet with homes ranging in size from 1,850 to 2,250 square feet
- Each proposed home would include a 2-car garage, and a private driveway that would allow for additional parking of 2 more cars
- Three different models or plan types would be proposed for development of the single-family homes
- Primary access to the project site would be from Guajome Lake Road, which would be improved as part of the project
- The project involves a request for approval of a Development Plan, Tentative Map, and Density Bonus
- In order to accommodate the project as allowed under Density Bonus Law, 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 (FAR) per lot, and retaining wall heights.



PROJECT OVERVIEW

- In existing conditions, the project site is mostly vacant and previously disturbed, with one existing residential house in the northern portion of the property.
- All homes would be developed on the southern portion of the project site which has been previously disturbed and graded.
- The project may be required to clear part or all of the Coastal Sage Scrub to provide a fuel modification zone for fire requirements.
- The project would avoid the northernmost portion of the project site along the riparian corridor, preserving approximately 3.77 acres of the 16.78-acre project site as open space.



ENVIRONMENTAL REVIEW PROCESS

Purpose and Objectives of the California Environmental Quality Act (CEQA)

- Inform the public and decision makers about the project and potential environmental impacts
- Provide an opportunity for the public and local/state agencies to comment on the environmental issues
- Identify feasible ways to avoid or reduce environmental impacts
- Consider alternatives that reduce or avoid impacts
- Disclose significant and unavoidable impacts

THE ENVIRONMENTAL IMPACT REPORT REVIEW PROCESS



ENVIRONMENTAL REVIEW PROCESS

EIR Process Schedule

- **Notice of Preparation Published:** *November 2, 2022*
- **Close of Scoping Period:** *December 1, 2022 at 5:00 pm*
- **Estimated Future Schedule:**
 - **Public Review of Draft EIR:** *February 2023*
 - **Final EIR:** *Early Summer 2023*
 - **Project Hearings:** *Late Summer 2023*

ENVIRONMENTAL ISSUES COVERED IN THE EIR

- Aesthetic/Visual
- Agriculture Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Drainage/Absorption
- Flood Plain/Flooding
- Geology/Seismic
- Minerals
- Noise
- Population/Housing Balance
- Public Services/Facilities
- Recreation/Parks
- Schools/Universities
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/Circulation
- Water Quality/Supply/Groundwater
- Growth Inducement
- Land Use
- Cumulative Effects

PUBLIC COMMENT PERIOD ON THE NOP

Comments must be received by 5:00pm on December 1, 2022

How to Comment on the environmental scope of the EIR:



At the meeting today
(comment letter form)



Email comments to:
Rob Dmohowski
rdmohowski@oceansideca.org



Mail comments to:
Rob Dmohowski
300 N. Coast Hwy.
Oceanside, CA 92057