PLANNING DIVISION
INSTRUCTIONS FOR COMPLETING
ENVIRONMENTAL INFORMATION FORM

SUBMITTAL INFORMATION:

Attached is an Environmental Information Form which is to be filed with all projects in accordance with the California Environmental Quality Act. This form must be accompanied by the applicable processing fee and a legal description of the property (please refer to the fee schedule – Appendix C). If the Environmental Administrator/ City Planner determines that an Environmental Impact Report (EIR) is required, an additional fee will also be required for reimbursement of costs incurred in the processing of the EIR.

If the information requested does not apply to the project, insert "NA" (Not Applicable) in the space provided.

If the project is Categorically Exempt under the provisions of the California Environmental Quality Act, you need only complete Items 1 through 34 on the Environmental Information Form. The determination that the project is Categorically Exempt must be confirmed by a staff planner.

Please contact the Planning Division if you have any questions regarding the Environmental Information Form.

PROCESSING PROCEDURE:

The information in this form will be to conduct an Initial Study of your project. Following interdepartmental review of the project by the Application Review Committee, the Initial Study will be completed by the project's environmental consultant. The Project Planner in consultation with the Environmental Administrator/City Planner will then determine whether a Negative Declaration should be issued or an EIR required. If an EIR is required, the Environmental Review Committee will review the decision and determine the scope of the EIR. The Planning Division will transmit a letter to you describing the procedure to be followed and the specific areas of concern to be addressed in the EIR.

If an EIR is required, the report must be prepared, published and circulated for public review, and any comments received must be responded to before the project can be scheduled for public hearing. Additional public input on the EIR may be provided during the public hearing of the project.

This form is not complete.

City of Oceanside Planning Division
Environmental Information Form

TO BE COMPLETED BY APPLICANT

Date Filed:_____
Environmental Fee Paid:_____

MAPS REQUIRED:

1. The project site and surrounding area within 1000-ft. from the project's property lines must be shown on an aerial map (less than 2-years old).

2. The project must be shown on a copy of a page or pages of a street map (i.e. Thomas Brothers Map). The project site must be labeled and the page numbers shown.

GENERAL INFORMATION:

1. Name of Applicant: Trumark Homes
   Address: 450 Newport Center Drive, Suite 450
   City: Newport Beach State: CA Zip: 92660
   Telephone: 949-247-0108
2. Name of Applicant's Representative: Vivian Extale and/or Liz Belloso
   Address: 450 Newport Center Drive, Suite 450
   City: Newport Beach State: CA Zip: 92660
   Telephone: 949-247-0108
3. Project Title and/or Application Number(s): Ocean Kamp Residences
4. If a Specific Plan has been prepared on the project site, give Specific Plan title: N/A
5. List any other related permits or approvals, required from agencies other than the City of Oceanside:_____
6. Has the project site had any prior environmental review as part of this or another project? If so, please provide the Planning Application file number(s) of the permits previously applied for (i.e., A-1-92, D-1-92, C-1-92, Z-1-92, S-1-92, T-1-92) and the name of the project: Ocean Kamp-Resolution No. 22-R0718-1, TM 19-00004, D19-00016 and CUP 19-00021
7. Is the project part of a larger project or series of projects? Yes If so, describe the project's relationship to the project or series of projects: Residential portion of the project
8. If the project is included in an approved Specific Plan, is it in conformance with the plan? _____ If not, explain how it differs: _____
9. Existing zoning: CC Proposed zoning: CC
   Existing General Plan Land Use Designation: CC
   Proposed General Plan Land Use Designation:_____

LOCATION:

10. Address of project: 3460 Mission Avenue and 3436 San Luis Rey Road
11. Project site is located on the (N)S.E.W. (circle one) side of SR76 between Foussat Road and Fireside Road streets.
12. Is the project located within the Airport Influence Area? Yes
13. Is the project located within the Coastal Zone? No
14. What is the distance in miles on existing roadways from the project site to the nearest: Fire Station 1/8 mile Airport 1/4 mile
    Hospital Tri-City Medical Center =5+/- Miles
    Public Transportation North County Bus Stop =.4 +/- miles away
15. Is the site within ½ mile of a former sanitary landfill? No

PROJECT DESCRIPTION:

North = 16.1 ac. + Lot B
East = 11.3 ac. + Lots E & F

16. Site size: _____ acres/square feet.
17. Please describe all off-site improvements proposed as part of the project. (Such improvements might include: drainage facilities, street improvements, extension of utilities, cut and fill slopes, pedestrian and bicycle paths, etc., that would be constructed outside of the project boundaries).

FOR RESIDENTIAL PROJECTS: (IF PROJECT IS COMMERCIAL OR INDUSTRIAL, SKIP ITEMS 18 THROUGH 26).

North=6 lots and market rate 307 d.u. East= 10 lots. market rate 204 d.u. and 63 affordable apartments.

18. Number of lots/dwelling units
19. Maximum building height: Single Family up to 38', Duplexes up to 38', 2 Story Town Homes up to 29', 3 Story Town Homes up to 37'-10", 4 story affordable= 48'-11"
20. Amount of off-street parking:
    (a) Number required: 1197 stalls
    (b) Number proposed: 1,251 stalls
    (c) Type of parking (size, whether covered): 992 in garages and 259 open bay 8.5'x 18'
21. Please describe any recreational facilities to be provided: North=Pool/restroom/tot lot/shade structure. East=Overlook/2 tot lots/shade structure/lawn area
22. What is the distance in miles on existing roads from the project site to the nearest:
    Elementary School Foussat 1.5 miles Shopping Center Less than 2 miles away
    High School Mission Vista 7.2 miles away Public Library Mission Branch 0.9 miles away
23. If applicable, describe the project's relationship to larger project or series of projects: (How does it relate or conform to the larger project?) The residential will support the Resort area & the larger Oceanside community
24. Will air conditioning or mechanical ventilation be provided? Yes
25. Describe the proposed scheduling or phasing of the project Start improvements at the end of 2026.
26. What percentage of the project site will be covered by:
    Paving 19.5% %; Buildings 36% 44.5% %; Landscaping + Decomposed Granite

FOR COMMERCIAL, INDUSTRIAL OR AGRICULTURAL PROJECTS: (IF PROJECT IS RESIDENTIAL, SKIP ITEMS 27 THROUGH 39.)

27. Describe the type of uses proposed: _____
28. Size of proposed buildings: _____ square feet.
29. Number of buildings proposed:_____
30. Maximum building height: _____
31. Amount of off-street parking to be provided:_____
    (a) Will there be a structure? _____ If so, how many aboveground levels? _____
32. Projected number of employees: _____ total _____ per shift. For agricultural projects, give maximum number of employees at harvesting time: _____; and specify harvesting times:_____
33. What will be the hours of operation? _____
34. Describe the proposed scheduling or phasing of the project: _____
35. For restaurants, how many seats will there be?_____
36. If applicable, describe the project's relationship to larger projects or series of projects:
37. What percentage of the project site will be covered by:
    Paving _____%; Buildings _____%; Landscaping _____%
38. Does the project involve the handling, storage or disposal of any toxic or hazardous substance?_____ If so, what safety measures have been incorporated into the project:_____
39. Will the project result in the emission of any odor, vibration, glare or electrical disturbance?_____

ENVIRONMENTAL SETTING:

See Approved SEIR Resolution No.. 2022-P15 Adopting T19-00004, D19-00016 and CUP 19-00021

40. Please attach copies of any special studies that have been prepared in regard to this project or the project site. Examples would include: archaeological survey, biological survey, noise study, geo-technical report, slope analysis, traffic analysis, environmental impact reports, etc.
41. Describe the following environmental conditions as they presently exist: (Use additional sheets, if necessary)
    (a) Topography Project Site:

    _____
    Within ½ mile:_____
    (b) Water Bodies Project Site:

    _____
    Within ½ mile:_____
    (c) Vegetation Project Site:

    _____
    (d) Wildlife Project Site:

    _____
    (e) Historical/Archaeological/Paleontological Resources Project Site:

    _____
    Within ½ mile:_____
    (f) Land Use Project Site:

    _____
    Within ½ mile:_____

42. Has the project site been previously graded?_____
If so, what percent of the site was graded? _____
43. If mature trees, wetlands, or riparian vegetation exist on site, please attach a map indicating their location.
44. Does the project contain slopes of more than 10 percent? _____ If the project area includes hillsides with slopes of 20 percent or more, the Hillside Development Regulations require that a slope analysis be provided, even if the slopes are not to be graded. The slope analysis must be done on an accurate and recent topographic map with minimum five (5) foot contour lines and a scale of at least 200 feet. The slope categories must be as follows: slopes of less than 20 percent; slopes of 20-40 percent; and slopes over 40 percent. Within these areas, the following must be depicted and labeled: areas with slopes of 20-40 percent and a minimum 50-foot differential, and areas with slopes of more than 40 percent and having a 25-foot differential.

45. Describe any existing structures on the project site and the current use of the structures_____
_____
_____

See Approved SEIR Resolution No. 2022-P15 Adopting T19-00004, D19-00016 and CUP 19-00021

ENVIRONMENTAL IMPACT:

46. What is the street classification of proposed new streets? (e.g., “two-lane collector” or “four-lane major street”, per Circulation Element of the General Plan)_____
47. What is the percentage grade of the steepest street involved in the project? _____
48. What is the right-of-way standard for proposed new streets? (e.g., private, dedicated, to be acquired, etc.)
49. If new water mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map.
50. If new sewer mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map.
51. Describe the improvements and extensions of existing electrical lines that will be required to serve the project. _____
52. If improvements are to be demolished or removed by the project, please describe them briefly.
_____
53. Identify any roadway or train track located within 500 feet of the project site._____
54. List any other potential noise sources which could affect the project site (i.e., industrial projects, etc.) and give approximate distances._____
55. Describe any noise that will be produced by the project during construction and after the project is completed. (Include equipment operation, blasting, etc. _____
56. Estimate the number of motor vehicle trips generated by the project site currently: _____ ; after development _____.
57. If the project is commercial or industrial, list any air pollutants that the project will emit.
58. To what extent will be project be located within a floodplain? (Specify whether U.S. Army Corps of Engineers Standard Project Flood or 100-year flood.)_____
59. If the drainage from the project will not be discharged into an existing public stormwater drainage system, please describe how it will be accommodated. _____

60. What percentage of the project site will be graded? _____%
61. Volume of cutting: _____ cubic yards; maximum cut-slope ratio will be _____; maximum cut-slope height will be _____ feet.
62. Volume of fill:_____ cubic yards; maximum fill-slope ratio will be _____; maximum fill-slope height will be _____ feet.
63. Does the cut-and-fill volume balance? _____. If not, how will import/export be handled?_____
64. Will the entire site be graded with the first phase? _____ If not, indicate those areas that will be left natural and those areas that will be used as temporary borrow sites. If so, please describe:_____
65. Will the project extract or preclude the extraction of any rock, sand, gravel, or other mineral resources? _____ If so, please describe:_____
66. Describe or indicate on a map any areas of vegetation to be removed by the project (May be combined with Item 40). _____

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge or belief.

Date August 15, 2025

Signature of Preparer Liz Belloso

For Trumark Homes