



## 1.0 EXECUTIVE SUMMARY

### 1.1 PROJECT LOCATION

The City of Oceanside (City) is located in the northern portion of San Diego County, just south of Orange County. The community consists of a harbor and beaches located along four miles of the Pacific Ocean. Surrounding areas include Marine Corps Base Camp Pendleton to the north, the City of Vista to the east, the City of Carlsbad to the south, and the Pacific Ocean to the west.

The project site is located at the existing North County Transit District's (NCTD's) Oceanside Transit Center at 235 South Tremont Street, in the southeastern portion of the city within the downtown core. The site is approximately 10.15 acres, situated at Assessor's Parcel Numbers (APNs) 150-046-17-00, -046-01-00 through -046-08-00, -043-01-00 through -043-04-00, -043-05-00, and -043-06-00. The project site is surrounded by a mix of commercial, retail, and residential land uses, with mixed-use, hospitality, and commercial retail and entertainment uses (including the Regal Oceanside Cinema) to the north, low-density residential and commercial uses to the east, low-to-moderate density residential uses to the south, and the Amtrak Pacific Surfliner rail line right-of-way and residential uses to the west. The project site is bounded by railroad right-of-way to the west, Seagaze Drive to the north, South Tremont Street to the east, and Missouri Avenue to the south. Local access is provided via Seagaze Drive, South Tremont Street, and Missouri Avenue. Regional access to the site is provided via Interstate 5 (I-5), Mission Avenue, and Coast Highway.

### 1.2 PROJECT SUMMARY

The project proposal includes a General Plan Amendment (GPA), Zone Amendment (ZA), approval of a Specific Plan (Oceanside Transit Center Specific Plan), Local Coastal Program Amendment (LCPA), Regular Coastal Development Permit (RC), Development Plan, and Vesting Tentative Tract Map to allow the demolition of existing structures and construction of a mixed-use transit-oriented community with office, retail, hotel, transit, community facilities, and multi-family residential uses, as well as public and private open space and associated parking and landscaping.

The project would construct up to 852,434 gross square feet of development, with an additional 297,673 gross square feet devoted to above-grade parking and 454,276 gross square feet for below-grade parking, supplying up to 1,868 parking stalls. On-site development would include the following:

- Two mixed-use buildings would accommodate a total of 588,322 square feet of residential use, including 547 new residential apartment units. Market and affordable units would range in size from studios to 3 bedrooms, with resident-focused amenities to include generous courtyards and upper floor decks. Fifteen percent of the apartments (approximately 82 units) would be designated as affordable units. Pursuant to the requirements of the City of Oceanside's Inclusionary Housing Ordinance (Chapter 14C of the Oceanside Municipal Code) that specifies at least ten (10) percent of units shall be reserved for low-income residents as defined by the ordinance. As such, the project would reserve at least 55 units for low-income residents pursuant to the Municipal Code. The remaining 27 affordable housing units would be reserved for moderate-income residents.



- A 160,656-square foot, 170-room boutique hotel would incorporate amenity decks, including a pool deck, as well as private balconies with ocean views for west-facing guestrooms;
- A modern 64,085-square foot NCTD Headquarters building would replace the general administration office located at 810 South Mission Avenue and the NCTD offices currently located on the project site. The new building would allow for consolidation of NCTD facilities and operations, while on-site placement of the building would afford the NCTD direct oversight of the station operations;
- A series of transit improvements, in addition to the NCTD Headquarters building, would enhance the user experience, increase transit use, and emphasize improved intermodal connectivity. These improvements would include a 7,427-square-foot modern intermodal transportation center, comprised of a 3,124-square-foot NCTD Customer Service Building, 1,692-square-foot Amtrak Customer Service Center located within the NCTD Headquarters building envelope, 1,033-square-foot Bus Operator Building, as well as safe and efficient bus circulation improvements, 12 commuter bus stalls and bus layover space, and public restrooms. Moreover, transit facilities and improvements would be located to better facilitate the transfer between bus and train services;
- Commercial/retail and food and beverage services would total 29,196 square feet and allow for uses such as an art studio, bar and cocktail lounge, brewery/winery, convenience market, restaurants, health club and spa, and commercial recreation and entertainment;
- Proposed parking facilities, up to 1,868 parking stalls for public and private use, would provide replacement parking for the two public parking lots currently serving weekday commuters, as well as sufficient parking to meet the needs of all other uses and activities on-site. The above-grade garage would provide the majority of the public parking. To the extent feasible, shared parking would be promoted to reduce the overall parking requirement and support the project's transit orientation. Additionally, the project would provide secured bicycle parking facilities; and
- A proposed public Station Plaza would function as the active hub of the project, providing convenience and comfort for waiting transit riders and commuters, while also accommodating various community-based events of modest scale, such as seasonal events, passive art installations and street musician performances, subject to the terms and conditions as stated in NCTD Ordinance 3, Section 2.6, *Commercial Activities, Solicitation, and Expressive Activities*. The plaza would feature a high level of amenities, including patterned hardscape, native landscape materials, decorative lighting, seating areas, and public art. Moreover, various streetscape enhancements and pedestrian amenities would promote walkability and improve pedestrian connections.

The Specific Plan is intended as a regulatory tool used to implement the City's General Plan and direct development within a defined geographic area. While the General Plan is the primary vehicle to guide city-wide growth and development, the Specific Plan customizes the development goals and objectives, as well as the land use regulations for a defined area, consistent with the City's vision for the property, the surrounding context, and the distinct characteristics of the property.



The Specific Plan designation supports the mixture of uses and density of residential living that are critical to achieving the vision of a model transit-oriented development that extends the activity of downtown and promotes ongoing revitalization of the coastal area. The Specific Plan would serve both planning and regulatory functions including land use regulations, circulation patterns, public facilities/infrastructure, and development standards. All future development within the Specific Plan would be subject to compliance with the Specific Plan regulations, as well as other applicable City regulations.

### 1.3 PROJECT GOALS AND OBJECTIVES

Pursuant to Section 15124(b) of the California Environmental Quality Act Guidelines (*CEQA Guidelines*), the Environmental Impact Report (EIR) project description must include “[a] statement of objectives sought by the proposed project.... The statement of objectives should include the underlying purpose of the project.” The proposed project objectives are outlined below:

- Promote economic development of the coastal zone, while enhancing livability and walkability by accommodating a compatible mixture of uses that extends the activity of the downtown core into the planning area.
- Support public transit through transit-oriented development that integrates updated transit facilities and other mobility improvements that would increase ridership and enhance the user experience.
- Improve connectivity and in particular build stronger linkages between downtown and the residential neighborhoods to the south of the site.
- Deliver benefits to the public by increasing the available housing supply, including the provision of affordable units, while providing for amenities that create a destination and enrich the quality of life for on-site occupants and the community-at-large.
- Provide adequate infrastructure and public services to support the proposed development.
- Increase off-site storm drain capacity to serve the project site and immediately downstream area along Cleveland Street (to Wisconsin Avenue) to reduce localized flooding conditions in the public right-of-way.
- Ensure compatibility with surrounding land uses and improve the character of the surrounding community.
- Achieve a high standard of design through application of development standards and design guidelines that support mixed-use development typologies and promote effective placemaking.
- Accommodate phased development of the project with sufficient flexibility in the plan and accompanying development criteria to afford minor modifications in program and design due to a change in conditions.



## 1.4 ENVIRONMENTAL ISSUES/MITIGATION SUMMARY

The following table summarizes the impacts, mitigation measures, and significance after mitigation analyzed in Section 5.0, *Environmental Analysis*, of this EIR. Refer to the appropriate EIR section for detailed information.



**Table 1-1**  
**Summary of Impacts, Mitigation Measures, and Significance After Mitigation**

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
<b>5.1</b>	<b>Land Use and Relevant Planning</b>		
	LU-1: The proposed project could conflict with applicable General Plan policies.	No mitigation measures are required.	Less Than Significant Impact.
	LU-2: The proposed project could conflict with Oceanside Zoning Ordinance standards or regulations.	No mitigation measures are required.	Less Than Significant Impact.
	LU-3: The proposed project could conflict with relevant sections of the California Coastal Act.	No mitigation measures are required.	Less Than Significant Impact.
	LU-4: The proposed project could conflict with policies provided in the Local Coastal Program.	No mitigation measures are required.	Less Than Significant Impact.
	LU-5: The proposed project may conflict with policies provided in the Coast Highway Vision and Strategic Plan.	No mitigation measures are required.	Less Than Significant Impact.
	LU-6: The proposed project may conflict with SANDAG's 2021 Regional Plan policies.	No mitigation measures are required.	Less Than Significant Impact.
	LU-7: The proposed project may conflict with the City's Climate Action Plan.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The proposed project, combined with other related projects, could conflict with land use plans, policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect.	No mitigation measures are required.	Less Than Significant Impact.
<b>5.2</b>	<b>Aesthetics/Light and Glare</b>		
	AES-1: Project implementation could have a substantial adverse impact on a scenic vista.	No mitigation measures are required.	Less Than Significant Impact.
	AES-2: Implementation of the proposed project could conflict with applicable zoning and other regulations governing scenic quality.	No mitigation measures are required.	Less Than Significant Impact.
	AES-3: Implementation of the proposed project could create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.	No mitigation measures are required.	Less Than Significant Impact.



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
	Cumulative Impacts: The project combined with other cumulative projects could result in significant impacts to scenic vistas.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The project combined with other cumulative projects could conflict with applicable zoning and other regulations governing scenic quality.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The project combined with other cumulative projects could create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.	No mitigation measures are required.	Less Than Significant Impact.
<b>5.3</b>	<b>Biological Resources</b>		
	BIO-1: The proposed project could potentially result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	No mitigation measures are required.	Less Than Significant Impact.
	BIO-2: The project could interfere substantially with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.	BIO-1 The project Applicant shall develop an educational pamphlet (in English and Spanish) for the identification of raptor nests and to guide tree pruning activities in suburban areas during the breeding season. Landscaping companies and tree trimming services that have projects in the City shall be required to use the pamphlet to educate their employees on the recognition of raptor nest trees. Trimming of trees containing raptor or migrating bird nests shall be prohibited during the raptor breeding season (January 15 to August 31).	Less Than Significant Impact With Mitigation Incorporated.
		BIO-2 <u>Migratory Bird and Raptor Nest Buffers</u> . To avoid any direct and indirect impacts to raptors and/or any migratory birds, grubbing and clearing of vegetation that may support active nests and construction activities adjacent to nesting habitat shall occur outside of the breeding season (January 15 to August 31). If removal of habitat and/or construction activities is necessary adjacent to nesting habitat during the breeding season, the Applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of	



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>non-listed nesting migratory birds on or within 300 feet of the construction area, and Federally or State-listed birds and raptors on or within 500 feet of the construction area. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction, the results of which must be submitted to the City for review and approval prior to initiating any construction activities. If nesting birds are detected by the City-approved biologist, the following buffers shall be established: 1) no work within 300 feet of a non-listed nesting migratory bird nest, and 2) no work within 500 feet of a listed bird or raptor nest. However, the City may reduce these buffer widths depending on site-specific conditions (e.g., the width and type of screening vegetation between the nest and proposed activity) or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance). If construction must take place within the recommended buffer widths above, the project Applicant shall contact the City and wildlife agencies (i.e., California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) to determine the appropriate buffer.</p>	
	<p>BIO-3: The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>No mitigation measures are required.</p>	<p>No Impact.</p>
	<p>BIO-4: The project could conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.</p>	<p>BIO-3 During project construction, the project Applicant shall ensure that impacts from fugitive dust be avoided and minimized through watering and other appropriate dust control measures. Fugitive dust reduction measures to be implemented shall be specific on the project plans for City verification.</p> <p>BIO-4 Prior to issuance of grading permits, the Applicant shall ensure that the following conditions are implemented during project construction:</p> <ul style="list-style-type: none"> <li>▪ Employees shall strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint;</li> </ul>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<ul style="list-style-type: none"> <li>▪ To avoid attracting predators of covered species, the project site shall be kept as clean of debris as possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site; and</li> <li>▪ Pets of construction employee personnel shall not be allowed on the project site.</li> </ul>	
	Cumulative Impacts: The proposed project, in conjunction with cumulative development, could result in cumulatively considerable impacts to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife service.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The proposed project, in conjunction with cumulative development, could result in cumulatively considerable impacts to the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.	Refer to Mitigation Measures BIO-1 and BIO-2.	Less Than Significant Impact With Mitigation Incorporated.
	Cumulative Impacts: The proposed project, in conjunction with cumulative development, could result in cumulatively considerable impacts regarding a conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	No mitigation measures are required.	No Impact.
	Cumulative Impacts: The proposed project, in conjunction with cumulative development, could result in cumulatively considerable impacts regarding a conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.	Refer to Mitigation Measures BIO-1 through BIO-4.	Less Than Significant Impact With Mitigation Incorporated.
<b>5.4</b>	<b>Tribal and Cultural Resources</b>		
	CUL-1: The project could cause a significant impact to a historical resource.	CUL-1 <u>Worker Environmental Awareness Program</u> . Prior to the beginning of the earth-moving construction activities (including initial pavement removal and grading), a qualified archaeologist retained by the project Applicant shall prepare and present a Workers Environmental Awareness Program (WEAP) training for all contractors, subcontractors, and workers expected to be	Less Than Significant Impact With Mitigation Incorporated.



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>on-site throughout the entire construction period. The qualified archaeologist shall meet the Secretary of the Interior's Professional Qualification Standards for Archaeology (48 Federal Register 44738). The WEAP shall inform the construction crew of the cultural resource values involved and of the regulatory protections afforded to those resources. The crew shall also be informed of procedures relating to the discovery of unanticipated resources (as outlined in the cultural resources monitoring and discovery plan). The crew shall be cautioned not to collect artifacts, and directed to inform a construction supervisor and the on-site archaeological monitor in the event that cultural remains are discovered during the course of construction, including if a cultural resources monitor is not present. The qualified archaeologist shall administer supplemental briefing to all new construction personnel, prior to their commencement of earth-moving construction activities.</p> <p>CUL-2 <u>Cultural Resources Monitoring and Mitigation Plan</u>. In the event a cultural resource is discovered, a qualified archaeologist retained by the project Applicant shall prepare and implement a cultural resources monitoring and discovery plan (CRMDP), which specifies monitoring methods, personnel, and procedures to be followed. The monitoring plan shall identify what activities require monitoring, describe monitoring procedures, and outline the protocol to be followed in the event of a find. Criteria shall be outlined, and triggers identified when further consultation (i.e., Native American consultation) is required for the treatment of a find (including consistency with Mitigation Measures CUL-6 through CUL-14). Key staff shall be identified, and the process of notification and consultation shall be specified in the CRMDP. A curation plan shall also be outlined in the CRMDP. All archaeological work shall be conducted under the direction of a qualified archaeological Principal Investigator who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology (48 Federal Register 44738).</p>	



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>CUL-3 <u>Archaeological Resources Monitoring.</u> Archaeological monitoring for all ground-disturbing activities that have the potential to encounter archaeological resources shall be conducted by a qualified archaeological monitor, retained by the project Applicant, who is working under the guidance of an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology (48 Federal Register 44738). Ground-disturbing activities include, but are not limited to, geotechnical boring, boring, trenching, grading, excavating, and pavement removal. The archaeological monitor shall observe ground-disturbing activities in all areas with potential to contain significant cultural deposits. If discoveries are made during ground-disturbing activities, additional work may be required in accordance with the terms specified in the cultural resources monitoring and discovery plan (required under Mitigation Measure CUL-2).</p> <p>CUL-4 <u>Evaluation of Unanticipated Finds.</u> In the event an archaeological resource is unearthed during excavation, all excavations shall be halted within 50 feet of the find. Work shall stop immediately, and the discovery shall be evaluated by a qualified archaeologist, retained by the project Applicant, meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology (48 Federal Register 44738), pursuant to the procedures set forth within <i>CEQA Guidelines</i> Section 15064.5. Depending on the nature of the find, the determination of significance may require additional excavation, potentially including the preparation and execution of a Phase II Archaeological Testing Plan. As the lead agency, the City of Oceanside shall make a determination of significance on the basis of the recommendations of the qualified archaeologist.</p> <p>CUL-5 <u>Treatment of Unanticipated Finds.</u> Avoidance and preservation-in-place are the preferred treatment for historical resources, but avoidance is not always feasible. In an event that a previously unknown archaeological resource is discovered and</p>	



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>disturbance to such a resource cannot be avoided, a Phase III, or “data recovery,” phase of investigation shall be required, pursuant to <i>CEQA Guidelines</i> Section 15064.5. The Phase III study shall be prepared by a qualified archaeologist retained by the project Applicant and generally consist of a limited-scale program of archaeological excavation and laboratory analysis. Any resources recovered shall be properly curated, as appropriate. Mitigation shall be considered complete when finds are curated and documentation of findings is completed to a level satisfactory to the City of Oceanside and filed with the South Coastal Information Center of the California Historical Resources Information System.</p>	
	<p>CUL-2: The project could cause a significant impact to an archaeological resource on-site.</p>	<p>Refer to Mitigation Measures CUL-1 through CUL-5.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>
	<p>CUL-3: The project could cause a significant impact regarding the disturbance to human remains, including those interred outside of dedicated cemeteries.</p>	<p>CUL-6 Prior to the issuance of a grading permit, the project Applicant shall enter into a pre-excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement with the Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Kumeyaay Tribe and Native American Monitor associated with a TCA Luiseño Tribe. A copy of the agreement shall be included in the grading plan submittals for the grading permit. The purpose of this agreement shall be to formalize protocols and procedures between the project Applicant and the TCA Native American Monitor(s) for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and tribal cultural resources, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities. At the discretion of the TCA Native American Monitor(s), artifacts may be made available for 3D</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		scanning/printing, with scanned/printed materials to be curated at a local repository meeting the federal standards of 36 Code of Federal Regulations 79.	
		CUL-7 As specified by the State of California Public Resources Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Office of the Medical Examiner by telephone. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Medical Examiner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. If suspected Native American remains are discovered, the remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of TCA Native American Monitor(s). By law, the Medical Examiner will determine within two working days of being notified if the remains are subject to his or her authority. If the Medical Examiner identifies the remains to be of Native American ancestry, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall make a determination as to the Most Likely Descendent.	
	CUL-4: The project could cause a significant impact to a tribal cultural resource.	Refer to Mitigation Measure CUL-6, and the following: CUL-8 Prior to the issuance of a grading permit, the project Applicant shall provide a written and signed letter to the City of Oceanside Planning Division stating that a qualified archaeologist and Traditionally and Culturally Affiliated (TCA) Native American	Less Than Significant Impact With Mitigation Incorporated.



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>Monitors associated with the Kumeyaay Tribe and Luiseño Tribe have been retained at the project Applicant's expense to implement the monitoring program, as described in the pre-excavation agreement.</p> <p>CUL-9 The qualified archaeologist and TCA Native American Monitor(s) (pursuant to Mitigation Measure CUL-8) shall attend all applicable pre-construction meetings with the general contractor and/or associated subcontractors to present the archaeological monitoring program. The qualified archaeologist and TCA Native American Monitor(s) shall be present on-site full time during grubbing, grading and/or other ground-altering activities, including the placement of imported fill materials or fill used from other areas of the project site, to identify any evidence of potential archaeological or tribal cultural resources. All fill materials shall be absent of any and all tribal cultural resources.</p> <p>CUL-10 The qualified archaeologist shall maintain on-going collaborative consultation with the TCA Native American Monitor(s) (pursuant to Mitigation Measure CUL-8) during all ground-disturbing activities. The requirement for the monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The project Applicant or grading contractor shall notify the City of Oceanside Planning Division of the start and end of all ground-disturbing activities.</p> <p>CUL-11 In order for potentially significant archaeological artifact deposits and/or cultural resources to be readily detected during mitigation monitoring, a written "controlled grade procedure" shall be prepared by a qualified archaeologist, in consultation with the TCA Native American Monitor(s) (pursuant to Mitigation Measure CUL-8) and the project Applicant, subject to the approval of City representatives. The controlled grade procedure shall establish requirements for any ground-</p>	



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>disturbing work with machinery occurring in and around areas the qualified archaeologist and TCA Native American Monitor(s) determine to be sensitive through the cultural resource mitigation monitoring process. The controlled grade procedure shall include, but not be limited to, appropriate operating pace, increments of removal, weight and other characteristics of the earth disturbing equipment. A copy of the controlled grade procedure shall be included in the grading plan submittals for the grading permit.</p> <p>CUL-12 The qualified archaeologist and TCA Native American Monitor(s) (pursuant to Mitigation Measure CUL-8) may halt ground-disturbing activities if unknown tribal cultural resources, archaeological artifact deposits or cultural features are discovered. Ground disturbing activities shall be directed away from these deposits to allow a determination of potential importance. Isolates and clearly non-significant deposits will be minimally documented in the field, and before grading proceeds these items shall be secured until they can be repatriated. If items cannot be securely stored on the project site, they may be stored in off-site facilities located in San Diego County. If the qualified archaeologist and TCA Native American Monitor(s) determine that the unearthed tribal cultural resource, artifact deposits, or cultural features are considered potentially significant to a TCA Luiseño Tribe or TCA Kumeyaay Tribe that has participated in the state-prescribed consultation process for this project, the TCA Luiseño Tribe or TCA Kumeyaay Tribe shall be notified and consulted regarding the respectful and dignified treatment of those resources. The avoidance and protection of the significant tribal cultural resource and/or unique archaeological resource is the preferable mitigation. If, however, it is determined by the City that avoidance of the resource is infeasible, and it is determined that a data recovery plan is necessary by the City as the Lead Agency under CEQA, TCA Luiseño Tribes and/or TCA Kumeyaay Tribes that have</p>	



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>participated in the State-prescribed consultation process for this project shall be notified and consulted regarding the drafting and finalization of any such recovery plan. For significant tribal cultural resources, artifact deposits, or cultural features that are part of a data recovery plan, an adequate artifact sample to address research avenues previously identified for sites in the area shall be collected using professional archaeological collection methods. The data recovery plan shall also incorporate and reflect the tribal values of the TCA Luiseño Tribes and/or TCA Kumeyaay Tribes that have participated in the State-prescribed consultation process for the proposed project. If the qualified archaeologist collects such resources, the TCA Luiseño Native American Monitor and TCA Kumeyaay Native American Monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the tribal cultural resources that are unearthed during the ground-disturbing activities, the TCA Luiseño Native American Monitor and TCA Kumeyaay Native American Monitor, at their discretion, may collect said resources and provide them to the appropriate TCA Luiseño Tribe and/or TCA Kumeyaay Tribe, as determined through the appropriate process, for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Ground-disturbing activities shall not resume until the qualified archaeologist, in consultation with the TCA Native American Monitor(s), deems the cultural resource or feature has been appropriately documented and/or protected.</p> <p>CUL-13 The project Applicant shall relinquish ownership of all tribal cultural resources unearthed during the cultural resource mitigation monitoring conducted during all ground-disturbing activities, and from any previous archaeological studies or excavations on the project site, to the appropriate TCA Luiseño Tribe and/or TCA Kumeyaay Tribe, as determined through the appropriate process, for respectful and dignified treatment and</p>	



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>disposition, including reburial at a protected location on-site, in accordance with the Tribe's cultural and spiritual traditions. All cultural materials that are associated with burial and/or funerary goods will be repatriated to the Most Likely Descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98. No tribal cultural resources shall be subject to curation.</p> <p>CUL-14 Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusions of the archaeological monitoring program (e.g., data recovery plan) shall be submitted by the qualified archaeologist, along with the TCA Native American Monitor(s)' notes and comments, to the City of Oceanside Planning Division for approval.</p>	
	<p>Cumulative Impacts: The project, combined with other related cumulative projects, could cause a cumulatively considerable impacts to historical resources, archaeological resources, human remains, or tribal cultural resources.</p>	<p>Refer to Mitigation Measures CUL-1 through CUL-14.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>
<b>5.5</b>	<b>Geology and Soils</b>		
	<p>GEO-1: Project implementation could expose people and structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
	<p>GEO-2: Project implementation could result in substantial soil erosion or loss of topsoil.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
	<p>GEO-3: The project could be located on soils that are unstable, or expansive, as a result of the project, and potentially result in geologic hazards.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
	<p>GEO-4: Project implementation could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>GEO-1 The Applicant shall retain a Society of Vertebrate Paleontology-qualified paleontologist (SVP 2010) to provide or supervise a paleontological sensitivity training to all personnel planned to be involved with earth-moving activities, prior to grading or excavation in sedimentary rock material other than topsoil. The</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>training session shall focus on how to identify paleontological resources, such as fossils that may be encountered, and the procedures to follow if identified.</p> <p>GEO-2 Prior to grading or excavation in sedimentary rock material other than topsoil, the Applicant shall retain a Society of Vertebrate Paleontology (SVP)-qualified paleontologist to monitor or supervise the monitoring of these activities. The SVP-qualified paleontologist will supervise a paleontological monitor. Paleontological monitoring shall also be conducted during ground disturbance in undisturbed geologic contexts (i.e., bedrock and outcrops) which have the potential to contain significant paleontological resources. Ground disturbance refers to activities that would impact subsurface geologic deposits, such as grading, excavation, boring, etc. Activities taking place in current topsoil or within previously disturbed fill sediments (e.g., clearing, grubbing, and pavement rehabilitation) do not require paleontological monitoring. Bedrock can occur at varying depths depending on the portion of the project area. If fossils are discovered during grading at any depth, the paleontological monitor, in discussion with the SVP-qualified paleontologist, will notify the on-site construction supervisor, who shall redirect work away from the location of the discovery. The recommendations of the SVP-qualified paleontologist shall be implemented with respect to the evaluation and recovery of fossils, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the fossil discovery.</p> <p>GEO-3 If any paleontological resources are encountered at the project area during construction or the course of any ground-disturbance activities, all such activities within 100 feet of the find shall halt immediately. At this time, the Applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. The assessment will follow SVP 2010 standards. If any find is determined to be significant, appropriate</p>	



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>avoidance measures recommended by the SVP-qualified paleontologist and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.</p> <p>If the fossils are determined to be significant, then the SVP-qualified paleontologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> <li>▪ The paleontologist shall ensure that all significant fossils collected are cleaned, identified, catalogued, and permanently curated with an appropriate institution with a research interest in the materials (which may include the Western Science Center in Hemet);</li> <li>▪ The paleontologist shall ensure that specialty studies are completed, as appropriate, for any significant fossil collected; and</li> <li>▪ The paleontologist shall ensure that curation of fossils is completed in consultation with the City. A letter of acceptance from the curation institution shall be submitted to the City.</li> </ul> <p>A qualified professional paleontologist is a professional with a graduate degree in paleontology, geology, or related field, with demonstrated experience in the vertebrate, invertebrate, or botanical paleontology of California, as well as at least one year of full-time professional experience or equivalent specialized training in paleontological research (i.e., the identification of fossil deposits, application of paleontological field and laboratory procedures and techniques, and curation of fossil specimens), and at least four months of supervised field and analytic experience in general North American paleontology.</p>	



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
	Cumulative Impacts: Project implementation, combined with other related cumulative projects, could expose people or structures to potential substantial adverse effects involving geology and soils and could impact unknown paleontological resources.	Refer to Mitigation Measures GEO-1 through GEO-3.	Less Than Significant Impact With Mitigation Incorporated.
<b>5.6</b>	<b>Hydrology and Water Quality</b>		
	HWQ-1: The project could violate any water quality standards or waste discharge requirements, or otherwise substantially degrade water quality.	No mitigation measures are required.	Less Than Significant Impact.
	HWQ-2: The project could substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site.	No mitigation measures are required.	Less Than Significant Impact.
	HWQ-3: The project could create or contribute runoff water which could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	No mitigation measures are required.	Less Than Significant Impact.
	HWQ-4: The project could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the Basin.	No mitigation measures are required.	Less Than Significant Impact.
	HWQ-5: The project could conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The proposed project, combined with other related cumulative projects, could violate any water quality standards or waste discharge requirements, or otherwise substantially degrade water quality.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The proposed project, combined with other related cumulative projects, could substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The proposed project, combined with other related cumulative projects, could create or contribute runoff water which could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	No mitigation measures are required.	Less Than Significant Impact.



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
	Cumulative Impacts: The proposed project, combined with other related cumulative projects, could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the Basin.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The proposed project, combined with other related cumulative projects, could conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	No mitigation measures are required.	Less Than Significant Impact.
<b>5.7</b>	<b>Hazards and Hazardous Materials</b>		
	HAZ-1: Project implementation could create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, or being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	<p>HAZ-1 Prior to issuance of a grading permit, a qualified environmental professional with Phase II/Site Characterization experience shall conduct on-site sampling near the adjacent City-operated parking structure in order to confirm whether or not any off-site hazardous materials have migrated into on-site soil/soil gas at the project site, that which presents a concern to the public or the environment.</p> <p>HAZ-2 Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified environmental professional with Phase II/Site Characterization experience. Any results and/or recommendations from Mitigation Measure HAZ-1 shall be incorporated into the SMP. The SMP shall present procedures for the excavation and construction contractors to be used in the event that unknown structures (i.e., underground storage tanks, sumps, etc.) or soil contamination are encountered during demolition, excavations, grading, or any other soil disturbance activities. The SMP shall provide guidance for the characterization, proper handling, and management of impacted or suspect impacted soil that may be encountered. The SMP shall also include a decision framework and specific risk management measures for characterization, proper handling, and management of impacted or suspect impacted soil, including any soil import/export activities, in a manner protective of human health and consistent with applicable regulatory requirements. The SMP shall be made</p>	Less Than Significant Impact With Mitigation Incorporated.



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>available to the contractor and the City Engineer for use during grading activities.</p> <p>HAZ-3 Prior to demolition of existing structures (including piping materials), the project Applicant shall retain a qualified specialists or contractors who have completed a current U.S. Environmental Protection Agency (EPA)-approved Building Inspector Course to conduct surveys of asbestos-containing materials (ACMs), lead-based paints (LBP), and polychlorinated biphenyls (PCBs) to be conducted by, and submitted to the County of San Diego, Department of Environmental Health and Quality, Hazardous Materials Division (HMD) for review and comment, and to the City Engineer for approval, prior to demolition of existing structures (including piping materials).</p> <p>Specifically, if ACMs are located, abatement of asbestos would be required to be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard. Asbestos removal shall be performed by qualified specialists or contractors who have completed a current EPA-approved Building Inspector Course in accordance with the San Diego Air Pollution Control District (SDAPCD) Rule 1206. If more than 100 square feet of ACMs would be disturbed or demolition would occur, a notification shall be submitted to SDAPCD, and procedures for asbestos emission control and waste handling and disposal must be in compliance with SDAPCD Rule 1206.</p> <p>If LBPs are found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or a fume hazard. LBP removal and disposal shall be performed in accordance with California Code of Regulations (CCR) Title 8, Section 1532.1, which specifies exposure limits, specifies exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead.</p> <p>Specialists or contractors performing ACM, LBP, and/or PCB removal shall provide evidence of abatement activities to the</p>	



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>HMD and City Engineer. The project Applicant would be required to inform the City Engineer, via the monthly compliance report, of the date when all ACMs, LBPs, and/or PCBs are removed from the site, if applicable.</p> <p>HAZ-4 Prior to issuance of building permits, the project Applicant shall provide verification documentation to the City Engineer, demonstrating that any proposed elevator shaft(s) for the subterranean parking garage are properly sealed to prevent any potential vapor intrusion into the proposed structures that could then be delivered to the upper floors of the overlying buildings.</p>	
	HAZ-2: Project implementation could create a significant hazard to the public or environment through interference with an adopted emergency response evacuation plan.	Refer to Mitigation Measure TRA-1.	Less Than Significant Impact With Mitigation Incorporated.
	Cumulative Impacts: The proposed project, combined with other related projects, could create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, or being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	Refer to Mitigation Measures HAZ-1 through HAZ-4.	Less Than Significant Impact With Mitigation Incorporated.
	Cumulative Impacts: The project, combined with other related projects, could create a significant hazard to the public or environment through interference with an adopted emergency response evacuation plan.	Refer to Mitigation Measure TRA-1.	Less Than Significant Impact With Mitigation Incorporated.
<b>5.8</b>	<b>Transportation</b>		
	TRA-1: Project implementation could conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.	No mitigation measures are required.	Less Than Significant Impact.
	TRA-2: Project implementation could conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	No mitigation measures are required.	Less Than Significant Impact.
	TRA-3: Project implementation could increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	No mitigation measures are required.	Less Than Significant Impact.



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
	<p>TRA-4: Project implementation would not result in inadequate emergency access.</p>	<p>TRA-1 Prior to issuance of any grading and/or demolition permits, whichever occurs first, the construction contractor shall prepare a Construction Management Plan (CMP) to be submitted for review and approval by the City Director of Public Works. The requirement for a CMP shall be incorporated into the project specifications and subject to verification by the City Director of Public Works prior to final plan approval. The CMP shall include, at a minimum, the following measures, which shall be implemented during all construction activities:</p> <ul style="list-style-type: none"> <li>▪ Meet the standards established in the current <i>California Manual on Uniform Traffic Control Devices</i> (MUTCD) as well as all applicable City of Oceanside requirements pertaining to off-site work, including sidewalk construction, building façade, underground utilities, and any work that would require temporary lane closures. The plan shall also detail plans for traffic signs, traffic cone arrangements, and flaggers to assist with pedestrian and traffic.</li> <li>▪ Identify traffic control for any street closure, detour, or other disruption to traffic circulation, including the necessary traffic controls to allow for construction-related traffic to efficiently enter and exit the site and maintain emergency access to the site and surrounding area.</li> <li>▪ Should project construction activities require temporary vehicle lane and/or sidewalk closures, the construction contractor shall coordinate with the City Director of Public Works regarding timing and duration of proposed temporary lane and/or sidewalk closures to ensure the closures do not impact operations of adjacent uses or emergency access.</li> <li>▪ Identify the routes that construction vehicles must utilize for the delivery of construction materials (i.e., lumber, tiles, piping, windows, etc.), to access the site, traffic controls and detours, and proposed construction phasing plan for</li> </ul>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>the project. Require all construction vehicles to carry the required hauling permits and use the most direct route per approval by the City Director of Public Works.</p> <ul style="list-style-type: none"> <li>Require the construction contractor to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt, as a result of its operations. The construction contractor shall clean adjacent streets, as directed by the City Director of Public Works, of any material which may have been spilled, tracked, or blown onto adjacent streets or areas.</li> </ul>	
	Cumulative Impacts: Future development, combined with other related projects, could conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and result in cumulative impacts.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: Future development, combined with other related projects, could conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: Future development, combined with other related projects, could substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), and result in cumulative impacts.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: Future development, combined with other related projects, could result in inadequate emergency access.	Refer to Mitigation Measure TRA-1.	Less Than Significant Impact With Mitigation Incorporated.
<b>5.9</b>	<b>Air Quality</b>		
	AQ-1: Implementation of the proposed project could conflict with or obstruct implementation of the applicable air quality plan.	No mitigation measures are required.	Less Than Significant Impact.
	AQ-2: The project could result in a cumulatively considerable net increase in criteria pollutants for which the project region is non-attainment under an applicable federal or State ambient air quality standard.	No mitigation measures are required.	Less Than Significant Impact.



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
	AQ-3: Development associated with implementation of the proposed project could result in localized emissions impacts or expose sensitive receptors to substantial pollutant concentrations.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: Implementation of the proposed project and related projects could result in cumulatively considerable inconsistencies with the applicable air quality plan.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: Short-term construction activities associated with the proposed project and other related cumulative projects, could result in increased air pollutant emission impacts or expose sensitive receptors to increased pollutant concentrations.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: Implementation of the proposed project and other related cumulative projects could result in increased impacts pertaining to operational air emissions.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: Implementation of the proposed project and related projects could result in cumulatively considerable carbon monoxide hotspot impacts.	No mitigation measures are required.	Less Than Significant Impact.
<b>5.10</b>	<b>Greenhouse Gas Emissions</b>		
	GHG-1: Greenhouse gas emissions generated by the project could have a significant impact on global climate change and could conflict with an applicable greenhouse gas reduction plan, policy, or regulation.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: Greenhouse gas emissions generated by the project and other related cumulative projects could have a significant impact on global climate change or could conflict with an applicable greenhouse gas reduction plan, policy, or regulation.	No mitigation measures are required.	Less Than Significant Impact.
<b>5.11</b>	<b>Energy</b>		
	EN-1: The project could result in wasteful, inefficient, or unnecessary consumption of energy resources.	No mitigation measures are required.	Less Than Significant Impact.
	EN-2: The project could conflict with or obstruct a State or local plan for renewable energy or energy efficiency.	No mitigation measures are required.	Less Than Significant Impact.



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
	Cumulative Impacts: Implementation of the project and other cumulative projects could result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency.	No mitigation measures are required.	Less Than Significant Impact.
<b>5.12</b>	<b>Noise</b>		
	NOI-1: Construction-related activities within the project area could result in significant temporary noise impacts to nearby noise sensitive receivers.	NOI-1 To reduce noise impacts due to construction, the project Applicant shall demonstrate to the satisfaction of the City Development Services Department Director that the project complies with the following: <ul style="list-style-type: none"> <li>▪ Prior to construction, written notification to residents within 500 feet of the proposed facilities undergoing construction shall be provided, identifying the type, duration, and frequency of construction activities. Notification materials shall also identify a mechanism for residents to register complaints with the City if construction-related noise impacts should occur.</li> <li>▪ All equipment and trucks used for project construction shall use the best available noise control techniques (including mufflers, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) and be maintained in good operating condition to minimize construction noise impacts. All internal combustion engine-drive equipment shall be fitted with intake and exhaust mufflers which are in good condition.</li> <li>▪ Place noise-generating construction equipment and construction staging areas away from sensitive uses to the extent feasible.</li> <li>▪ Construction activities shall occur between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, pursuant to Section 38.17, <i>Special Noise Prohibited</i>, of the <i>City of Oceanside Municipal Code</i>.</li> </ul>	Less Than Significant Impact With Mitigation Incorporated.



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<ul style="list-style-type: none"> <li>▪ Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</li> <li>▪ Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes.</li> <li>▪ The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday). The haul routes shall be designed to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.</li> <li>▪ Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party and the City of Oceanside Development Services Department Director.</li> </ul>	
	<p>NOI-2: Project implementation could result in adverse vibration impacts to nearby sensitive receptors and structures.</p>	<p>NOI-2 The project Applicant shall incorporate the following measures on all grading and building plans and specifications subject to approval of the City's Building Division prior to issuance of a demolition or grading permit (whichever occurs first):</p> <ul style="list-style-type: none"> <li>▪ Construction equipment shall not approach the construction buffer zone adjacent to existing structures adjoining the project site to the north and east. The buffer zone shall be tiered based on distances established in the table below.</li> </ul>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



Table 1-1, continued

			Equipment	Nearest Distance of Heavy-Duty Construction Equipment Activity to Northern and Eastern Structures (Feet)	Peak Particle Velocity (in/sec)	
			Pile Driver (Impact – Upper Range)	97	0.2	
			Pile Driver (Sonic – Upper Range)	59	0.2	
			Vibratory Roller	26	0.2	
			Large Bulldozer	15	0.2	
			Loaded Trucks	13	0.2	
			Jackhammer	8	0.2	
			Small Bulldozer	2	0.2	
			<p>As shown in the table above, impact pile drivers shall not operate within 97 feet, sonic pile drivers shall not operate within 59 feet, vibratory rollers shall not operate within 26 feet, large bulldozers shall not operate within 15 feet, and loaded trucks shall not operate within 13 feet of the structures adjoining the project site to the north and east. The buffer zone shall be in enforced between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, pursuant to Section 38.17, <i>Special Noise Prohibited</i>, of the City of Oceanside Municipal Code.</p> <ul style="list-style-type: none"> <li>▪ When the use of pile driver and vibratory roller cannot be avoided, the following measures should be taken: <ul style="list-style-type: none"> <li>○ Non-Impact Piles or Cast in Drilled Hole (CIDH) piles: Using the soil-mix or CIDH method would reduce the vibration below the FTA Criteria. This method is recommended for homes which would be within 75 feet of pile driving.</li> <li>○ Reduced Impact Pile Driving Time: Limiting the hours per day of impact pile driving would reduce the</li> </ul> </li> </ul>			



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>equivalent noise level and would reduce potential work interference.</p> <ul style="list-style-type: none"> <li>○ Excessive Vibration: if pile driving amplitudes exceed the building threshold criteria, cosmetic repair work may be required at nearby buildings. A detailed preconstruction crack survey will be conducted at homes and businesses where these criteria are expected to be exceeded. Vibration monitoring, crack monitors and photo documentation will be employed at these locations during pile driving activity.</li> <li>○ Relocating items on shelves: since items on shelves and walls may move during pile driving activity, nearby residents will be advised through the community outreach process that they should move fragile and precious items off of shelves and walls for the duration of the impact pile driving. Achievement of standards for building damage would not eliminate annoyance, since the vibration would still be quite perceptible.</li> <li>○ Advance Notification (Work Interference): The impact pile driving vibration may cause interference with persons working at home or the office on their computers. Nearby residents and businesses will be advised in advance of times when piles would drive, particularly piles within 100 feet of any occupied building, so that they may plan accordingly, if possible.</li> <li>○ Notification of Pile Driving Schedule: Nearby residents and businesses will be notified of the expected pile driving schedule. In particular, these notification should be made with home-bound residents, homes where there is day-time occupancy (e.g., work at home, stay-at-home parents) and</li> </ul>	



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
		<p>offices/commercial businesses where extensive computer/video monitor work is conducted.</p> <ul style="list-style-type: none"> <li>▪ The project Applicant shall utilize a construction vibration monitoring system with the potential to measure low levels of vibration to ensure vibration levels do not exceed the FTA's 0.2 inch-per-second PPV threshold.</li> <li>▪ The project Applicant shall conduct sensitivity training to inform construction personnel about the existing sensitive receptors surrounding the project and about methods to reduce noise and vibration.</li> <li>▪ Alternatively, if the above measures are deemed infeasible by the City's Building Division, the Applicant shall require by contract specifications that a certified structural engineer and/or geologist be retained to submit evidence that the operation of vibration-generating equipment associated with the project would not result vibration levels exceeding the FTA's 0.2 inch-per-second PPV threshold. Contract specifications shall be included in the project construction documents, which shall be reviewed by the City prior to issuance of a demolition or grading permit (whichever occurs first). The documents shall include provisions for vibration monitoring during the operation of heavy-duty construction equipment, as well as include provisions to ensure vibration levels do not exceed 0.2 inch-per-second PPV at the structures adjoining the project site to the north and east.</li> </ul>	
	<p>NOI-3: Future noise levels associated with implementation of the proposed project could result in a substantial permanent increase in ambient noise levels in the project vicinity and expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
	Cumulative Impacts: Construction-related activities within the project area could result in significant temporary noise impacts to nearby noise sensitive receivers.	Refer to Mitigation Measure NOI-1.	Less Than Significant Impact With Mitigation Incorporated.
	Cumulative Impacts: Project implementation could result in significant vibration impacts to nearby sensitive receptors and structures.	Refer to Mitigation Measure NOI-2.	Less Than Significant Impact With Mitigation Incorporated.
	Cumulative Impacts: The proposed project could result in a significant increase in traffic and long-term stationary ambient noise levels.	No mitigation measures are required.	Less Than Significant Impact.
<b>5.13</b>	<b>Population and Housing</b>		
	PH-1: The project could directly or indirectly induce substantial unplanned population growth.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The proposed project, combined with other related projects, could result in cumulatively considerable impacts related to substantial unplanned population growth.	No mitigation measures are required.	Less Than Significant Impact.
<b>5.14</b>	<b>Public Services/Recreation and Utilities</b>		
	PSR-1: Project implementation could result in the need for additional fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.	No mitigation measures are required.	Less Than Significant Impact.
	PSR-2: Project implementation could result in the need for additional police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.	Refer to Mitigation Measure TRA-1.	Less Than Significant Impact With Mitigation Incorporated.
	PSR-3: Project implementation could result in the need for additional school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives.	No mitigation measures are required.	Less Than Significant Impact.
	PSR-4: Project implementation could result in the need for additional parks and recreational facilities and/or the increased use of existing neighborhood and regional parks such that substantial physical deterioration could occur or be accelerated. Project implementation would	No mitigation measures are required.	Less Than Significant Impact.



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
	result in the construction of parks and recreational facilities which could have an adverse physical effect on the environment.		
	PSR-5: Project implementation could result in the need for additional public library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The project combined with other cumulative projects could create increased demand for fire protection services that could cause significant environmental impacts.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The project combined with other cumulative projects could create increased demand for police protection services that could cause significant environmental impacts.	Refer to Mitigation Measure TRA-1.	Less Than Significant Impact With Mitigation Incorporated.
	Cumulative Impacts: The project combined with other cumulative projects could create increased demand for school services that could cause significant environmental impacts.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The project combined with other cumulative projects could create increased demand for parks and recreational facilities that could cause significant environmental impacts.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The project combined with other cumulative projects could create increased demand for other public facilities that could cause significant environmental impacts.	No mitigation measures are required.	Less Than Significant Impact.
<b>5.15</b>	<b>Utilities and Service Systems</b>		
	USS-1: Project implementation could have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years, and would not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	No mitigation measures are required.	Less Than Significant Impact.



Table 1-1, continued

EIR Section	Impact Statement	Mitigation Measure	Significance After Mitigation
	USS-2: Project implementation could result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments, exceed wastewater treatment requirements of the applicable regional water quality control board, or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	No mitigation measures are required.	Less Than Significant Impact.
	USS-3: Project implementation could result in the construction of new storm water drainage facilities.	No mitigation measures are required.	Less Than Significant Impact.
	USS-4: Project implementation could be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, State, and local statutes and regulations related to solid waste.	No mitigation measures are required.	Less Than Significant Impact.
	USS-5: The project could result in the relocation or construction of new or expanded dry utility facilities, which could cause significant environmental effects.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The project combined with other cumulative projects could create increased demand for water facilities that could cause significant environmental impacts.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The project combined with other cumulative projects could create increased demand for wastewater facilities that could cause significant environmental impacts.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The project combined with other cumulative projects could create increased demand for stormwater drainage facilities that could cause significant environmental impacts.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts: The project combined with other cumulative projects could create increased demand for solid waste generation that could cause significant environmental impacts.	No mitigation measures are required.	Less Than Significant Impact.



## 1.5 SIGNIFICANT UNAVOIDABLE IMPACTS

Compliance with existing regulations and the specific mitigation measures summarized above would reduce project impacts to less than significant levels and no significant unavoidable impacts would result.

## 1.6 SUMMARY OF PROJECT ALTERNATIVES CONSIDERED

### “NO PROJECT” ALTERNATIVE

In accordance with the *CEQA Guidelines*, “the no project analysis shall discuss the existing conditions ..., as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.” The *CEQA Guidelines* continue to state that “in certain instances, the no project alternative means ‘no build’ wherein the existing environmental setting is maintained.” The “No Project” Alternative includes a discussion and analysis of the existing baseline conditions at the time the Notice of Preparation was published on January 13, 2023. The “No Project” scenario is described and analyzed to enable the decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.

The “No Project” Alternative assumes the circumstance under which the proposed project does not proceed, and the project site’s current General Plan land use designations and zoning remain as is. Under this alternative, the site’s existing improvements associated with the site’s existing uses would remain. However, the “No Project” Alternative would not preclude future redevelopment in accordance with the site’s existing General Plan land use designations and zoning. Unlike the proposed project, the “No Project” Alternative would not require a General Plan Amendment, Zone Amendment, Specific Plan, Local Coastal Plan Amendment, Coastal Development Permit, or Vesting Tentative Tract Map.

Based on the General Plan, the project site is designated DT, C-TU, C-RH, and C-GC. Based on the City’s Zoning Map, the project site is divided into several zones: that portion of the site generally west of Cleveland Street falls within District D-14 and District D-5. The remainder of the site is zoned PUT, OP, and R-3. Given that the site is currently developed with uses consistent with the existing land use designations and zoning (i.e., the NCTD transit center facilities), it is reasonably expected that buildout of the site under existing designations and zoning would be the existing NCTD facilities. Thus, the “No Project” Alternative is essentially a ‘no build’ alternative wherein the existing environmental setting is maintained. Specifically, the site would continue to operate as the NCTD transit center, consisting of train platforms, NCTD satellite offices, and surface parking lots. The existing structures on-site would remain and no new development would occur.

### “REDUCED DENSITY” ALTERNATIVE

The “Reduced Density” Alternative aims to develop the project site in a way that prioritizes commercial/retail intensity and provides fewer residential units (including fewer affordable units), less commercial square footage associated with the NCTD office space, and fewer hotel rooms. This alternative would result in a similar pattern of land uses as the proposed project. However, on-site



residential uses would be constructed in three smaller buildings, instead of the project's two larger buildings. Further, the bus terminals would be situated along the western portion of the project site. This alternative would develop 27 fewer dwelling units (a total of 520 units) than the proposed project (547 units). Of these, this alternative would only supply 52 affordable units (30 fewer affordable units, compared to the project's 82 affordable units). It should be noted that as fewer dwelling units would be provided, less overall open space area would be provided due to fewer private outdoor spaces. Further, the division of residential buildings on Block 4 would reduce the outdoor roof amenity area.

Similar to the proposed project, the "Reduced Density" Alternative would require a General Plan Amendment, Zone Amendment, Specific Plan, Local Coastal Plan Amendment, Coastal Development Permit, and Vesting Tentative Tract Map.

### **"INCREASED DENSITY" ALTERNATIVE**

The "Increased Density" Alternative aims to develop the project site in a way that prioritizes transit ridership and reduces vehicle miles traveled (VMT) by increasing the residential units on-site. This alternative would include one additional floor in each residential building, increasing the residential units an additional 116 units, compared to the proposed project, for a total of 663 dwelling units. Building R1 on Block 3 would include 53 additional residential units, for a total of 303 units, and Building R2 on Block 4 would include 63 additional residential units, for a total of 360 units. This alternative would proportionately increase the rate of affordable units provided; similar to the proposed project, 15 percent of units would be affordable for a total of 100 affordable units (an increase of 18 affordable units compared to the proposed project). It should be noted that outdoor roof amenity areas under the proposed project would be elevated to the sixth floor under this alternative and would maintain the same layout and square footages as the proposed project.

Similar to the proposed project, the "Increased Density" Alternative would require a General Plan Amendment, Zone Amendment, Specific Plan, Local Coastal Plan Amendment, Coastal Development Permit, and Vesting Tentative Tract Map.

### **"ENVIRONMENTALLY SUPERIOR" ALTERNATIVE**

The "No Project" Alternative is the environmentally superior alternative, as it would avoid or lessen most of the project's environmental impacts. According to *CEQA Guidelines* Section 15126.6(e), "if the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." Accordingly, the "Reduced Density" Alternative is considered the environmentally superior alternative to the proposed project.

It is acknowledged that the "No Project" Alternative would not meet any of the project's basic objectives. This alternative would not promote economic development in the coastal zone; support public transit through transit-oriented development; improve connectivity and linkages between downtown and residential neighborhoods; increase available housing supply; provide new infrastructure and public services; increase off-site storm drain capacity to reduce flooding; provide compatible and improved community character; establish development standards and design guidelines that support mixed-use development; or accommodate phased development of the site.

The "Reduced Density" Alternative is considered environmentally superior to the proposed project. The "Reduced Density" Alternative would result in reduced environmental impacts regarding air



quality, greenhouse gas emissions, energy, noise, population and housing, public services and recreation, and utilities and service systems. The remaining environmental topical areas, including land use and relevant planning, aesthetics/light and glare, biological resources, tribal and cultural resources, geology and soils, hydrology and water quality, hazards and hazardous materials, and transportation, would have similar impacts as the proposed project. This alternative would achieve all of the project's basic objectives, however, not to the extent as the proposed project for some objectives. Specifically, this alternative would promote economic development and enhance livability and walkability by introducing a compatible mixture of uses in the coastal zone, but to a lesser extent than the proposed project given the reduction in development intensity. Additionally, given the reduction in dwelling units, this alternative would improve the connectivity and strengthen linkages between downtown and the residential neighborhood to the south to a lesser extent than the proposed project. Further, since this alternative would only supply 52 affordable units (30 fewer affordable units compared to the project's 82 affordable units), it would meet the project objective of increasing the City's housing supply (and affordable housing supply) to a lesser extent than the proposed project. Lastly, similar to the proposed project, this alternative would increase off-site storm drain capacity to serve the project site and immediately downstream area along Cleveland Street (to Wisconsin Avenue) to reduce localized flooding conditions in the public right-of-way.