

EXECUTIVE SUMMARY

ES.1 INTRODUCTION

This Environmental Impact Report (EIR) has been prepared by the City of Oceanside (City) as lead agency pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Section 15000 et seq.). This EIR has been prepared to evaluate the environmental impacts associated with implementation of the Alta Oceanside project (proposed project).

This EIR is an informational document intended for use by the City of Oceanside, other public agencies, and members of the public in evaluating the potential environmental effects of the proposed project.

CEQA Statute, Section 21002, states that public agencies should not approve projects that would result in significant effects on the environment if there are feasible mitigation measures or alternatives that can mitigate or avoid these effects. This EIR evaluates the environmental effects associated with the proposed project and discusses the manner in which the proposed project's significant effects can be reduced or avoided through mitigation measures or feasible alternatives to the proposed project. In accordance with Section 15130 of the CEQA Guidelines, this EIR also includes an examination of the effects of cumulative development. Cumulative impacts occur when the combined effects of several projects may be significant when considered collectively.

This summary provides a brief synopsis of: the proposed project, results of the environmental analysis contained within this environmental document, alternatives to the proposed project that were considered, and major areas of controversy and issues to be resolved by decision-makers. This summary does not contain the extensive background and analysis found throughout the individual chapters within the EIR. Therefore, the reader should review the entire document to fully understand the proposed project and its environmental effects.

ES.2 PROJECT DESCRIPTION AND LOCATION

ES.2.1 Project Location

The 5.3-acre project site is located west of North Coast Highway (State Route 101) and south of Costa Pacifica Way. The proposed project site comprises a portion of Assessor's Parcel Numbers 143-040-20, -22, -23, -26, and -54. The project site is found within the Downtown District of the City. The 5.3-acre site is located west of Interstate (I-) 5, south of the San Luis Rey River, east of the San Luis Rey River Trail, and north of State Route (SR-) 76 western terminus. More specifically, the site is located at the southwest corner of the North Coast Highway and Costa Pacifica Way intersection, at 939 and 1009 North Coast Highway. The developed parcels front North Coast Highway and include an existing business (The Main Attraction) as well as buildings that are currently unused or not used by the general public. Existing uses in the vicinity include a variety of commercial, restaurant, and hotel/motels, as

well as some residential mobile home and multi-family developments. The project site is located within the coastal zone.

ES.2.2 Project Description

The proposed project proposes a mixed-use development consisting of a Mixed-Use Development Plan as part of the Development Plan application. The Mixed-Use Development Plan standards proposed for the project use the City’s Base Downtown District Regulations for Residential and Nonresidential land uses as a guideline, as modified in accordance with Density Bonus law. As the project proposes 26 very low income units, the Density Bonus Law requires the City to grant two incentives/concessions and unlimited waivers. The project is requesting one incentive to eliminate the daylight plane setback above 12 feet, and one to reduce parking space dimension at a vertical obstruction from 1 to 0.5 foot. If approved, these entitlements would allow the development of a mixed-use development on 5.3 acres of land in the northwestern portion of the City along North Coast Highway. The proposed project would allow for the development of up to 309 dwelling units, for a total overall density of 58.2 dwelling units per gross acre.

The project also includes approximately 5,422 square-feet of commercial retail space on the street level fronting on North Coast Highway. The space would be suitable for restaurant, retail or visitor uses, and would have access to both North Coast Highway and the proposed public plaza serving as the entry to the building. Another 1.5 acres of the site are planned for open space including courtyards, roof deck, non-street side yards, private balconies, and patio open space.

ES.2.3 Project Objectives

Section 15124(b) of the CEQA Guidelines requires that an EIR include a statement of the project objectives that “include the underlying purpose of the project and may discuss the project benefits.” The following objectives have been identified for the project:

1. Provide a mixed-use development that contributes to the revitalization of Downtown Oceanside pursuant to the City of Oceanside (City) General Plan Special Management Area Redevelopment Project Area, and the Coast Highway Vision and Strategic Plan Redevelopment Area.
2. Provide frontage improvements consistent with the current draft Coast Highway Corridor Study and General Plan Circulation Element.
3. Develop a project with market rate housing that at least meets the General Plan authorized density of 43 dwelling units/acre to help satisfy the City’s current and future demand for housing, as outlined in the General Plan Housing Element and the City’s Regional Housing Needs Assessment allocation.

4. Implement State density bonus law and the City's General Plan Housing Element by providing housing for a mix of income levels, including at least 10% of the project's base dwelling units for very low income households on the project site.
5. Increase the intensity of development sufficiently to feasibly provide amenities and services that add value and contribute to a higher quality of life for residents, such as wellness/fitness areas, common recreational spaces, access to co-work space, and proximity to multi-modal transportation options (transit, pedestrian, and bicycle connections) and coastal recreation areas.
6. Conserve natural resources and promote efficient use of land by developing a previously disturbed, in-fill property with a mixed-use development that incorporates energy efficient and sustainability features into the project's design in an area currently served by existing utility infrastructure.
7. Provide pedestrian oriented building design and site layout elements along North Coast Highway by screening parking areas from public view, providing pedestrian features such as plazas and providing visual relief features to break up building massing.
8. Provide commercial space suitable for both visitor-serving and resident-serving commercial uses near residential and recreational areas.
9. Provide retail and/or restaurant commercial uses and other project features that front on North Coast Highway to activate the streetscape and pedestrian corridor in accordance with the Coast Highway Vision and Strategic Plan.

ES.2.4 Discretionary Actions

Consistent with the City's General Plan, Local Coastal Program, and Zoning Ordinance, the proposed project requires certain entitlements be submitted, reviewed, and approved by the City. The requested entitlements include a Tentative Map, Mixed-Use Development Plan, Regular Coastal Permit, and a Request for Density Bonus. As the project proposes 26 very low income units, Density Bonus Law requires the City to grant two incentives/concessions and unlimited waivers. The project is requesting one incentive to eliminate the daylight plane setback above 12 feet, and one to reduce parking space dimension at a vertical obstruction from 1 to 0.5 foot.

The City would use this EIR and associated documentation in its decision to approve or deny the required discretionary permits. Other responsible and/or trustee agencies can use this EIR and supporting documentation in their decision-making process to issue additional approvals. These additional approvals may include approvals such as a site-specific Stormwater Pollution Prevention Plan.

ES.3 AREAS OF CONTROVERSY

Pursuant to Section 15082 of the CEQA Guidelines, the City circulated a Notice of Preparation (NOP) dated May 17, 2019, to interested agencies, organizations, and parties. The NOP was also sent to the State Clearinghouse at the California Office of Planning and Research. The State Clearinghouse assigned a state identification number (SCH No. 2019050007) to this EIR. A public scoping meeting was held on June 3, 2019, at 6:00 p.m. at the Civic Center Library (330 North Coast Highway, Oceanside, CA 92054) to gather additional public input. The initial 30-day public scoping period ended on June 17, 2019. Both scoping meetings were recorded and are viewable on the City's website for the proposed project (<http://www.ci.oceanside.ca.us/gov/dev/planning/project/nrpf.asp>). Comments received during the NOP public scoping period were considered during the preparation of this EIR. The NOP and comments are included in Appendix A to this EIR.

Comments covered numerous topics, including site access, fire risk and evacuation plans, utility infrastructure and supply, traffic generation and roadway improvements, visual impact, emergency access, growth inducement, and preservation of biological and cultural resources. Public scoping comments regarding the proposed project's potential impact on the environment were evaluated as part of the preparation of this EIR. More specifically, fire risk and evacuation plans are addressed in Sections 5.6(f) and 4.5; utility infrastructure and supply are discussed in Section 5.13; traffic generation and roadway improvements are discussed in Sections 3.2.3 and 4.5; visual impacts are addressed in Section 5.1; emergency access is addressed in Section 4.5; growth inducement is discussed in Chapter 7; and biological and cultural resources are addressed in Sections 4.1 and 4.2. Consistent with CEQA's requirements that an alternative must reduce or avoid a potentially significant project impact and an EIR need not consider every conceivable alternative, the NOP comments were also considered in the development and evaluation of the reasonable range of feasible alternatives evaluated in this EIR.

ES.4 EFFECTS NOT FOUND TO BE SIGNIFICANT

Environmental impacts associated with aesthetics, agriculture and forestry, energy consumption, greenhouse gas emissions, hazards and hazardous waste, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire were found to be less than significant.

ES.5 IMPACTS DETERMINED TO BE SIGNIFICANT

Table ES-1 provides a summary of significant project-related impacts pursuant to the CEQA Guidelines, Section 15123(b)(1). Impacts associated with biological resources, cultural resources, geology and soils, noise, transportation, tribal cultural resources, and air quality were identified as significant. However, implementation of mitigation measures would reduce impacts to a less-than-significant level for biological resources, cultural resources, geology and soils, noise, and tribal cultural resources. Impacts related to transportation would remain significant and not mitigated.

**Table ES-1
Summary of Significant Environmental Impacts**

Impact	Mitigation Measures	Level of Significance After Mitigation
Biological Resources		
Impacts to nesting birds	<p>MM-BIO-1: Prior to the issuance of any demolition or grading permit, the associated plans must state the following within the plan notes: Migratory Bird and Raptor Nest Buffers. Trimming of trees containing raptor or migrating bird nests shall be prohibited during the raptor breeding season (January 15 to August 31). Human disturbance shall be restricted around documented nesting habitat during the breeding season based on the following: 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 would 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 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 must 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:</p> <ul style="list-style-type: none"> • No work within 300 feet of a non-listed nesting migratory bird nest, and • No work within 500 feet of a listed bird or raptor nest. <p>The City, in consultation with a City-approved biologist and/or Wildlife Agency (if list bird or raptor nest is present), may identify reduced buffers for species depending on site-specific conditions (e.g., the width and type of screening vegetation between the nest and proposed activity), specie's sensitivity to noise, or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance).</p>	Less than significant

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Impacts to non-native grassland	<p>MM-BIO-2: Significant impacts to 2.45 acres of non-native grassland shall be mitigated at a 0.5:1 ratio for a total of 1.23 acres of non-native grassland or other City-approved native vegetation community. The mitigation location shall be prioritized as follows: (1) Oceanside Subarea Plan Wildlife Corridor Planning Zone, (2) City of Oceanside, and (3) Northwestern San Diego County area. Mitigation shall be provided via one of the following options:</p> <ul style="list-style-type: none"> • Mitigation Bank Option. Prior to the issuance of any grading permit, the applicant shall provide proof of purchase of mitigation credits at a mitigation bank within San Diego County equal to 1.23 acres of non-native grasslands or higher value vegetation community. • Habitat Preservation Option. Prior to the issuance of any grading permit, the applicant shall provide evidence to the City of Oceanside Planning Division that a minimum of 1.23 acres of non-native grassland or other City-approved native vegetation community are provided as mitigation through compensatory preservation. The habitat preservation mitigation site shall (1) be protected by a conservation easement or other City-approved mechanism that provides preservation in perpetuity, (2) have a permanent responsible party clearly designated, and (3) be managed in accordance with a Habitat Management Plan in perpetuity. The Habitat Management Plan shall also include Property Analysis Report (PAR) analysis to identify yearly maintenance and monitoring costs pursuant to meeting those performance criteria, as well as identify an initial management fund endowment to provide for management in perpetuity. Prior to grading permit issuance, the applicant shall provide proof that such funds have been provided to the permanent responsible party. • Habitat Restoration Option. Prior to the issuance of any grading permit, the applicant shall provide evidence to the City of Oceanside Planning Division that a minimum of 1.23 acres of habitat intended to be restored to non-native grassland or other City-approved native vegetation community are provided as mitigation. In addition, the applicant shall provide a performance bond to the City prior to the issuance of a grading permit to ensure the completion of the restoration. The habitat restoration mitigation site shall (1) be protected by a conservation easement or other City-approved mechanism that provides preservation in perpetuity, (2) have a permanent responsible party clearly designated, and (3) be managed in accordance with a Habitat Management Plan in perpetuity. 	Less than significant

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	<p>The Habitat Management Plan shall also include a Property Analysis Record (PAR) to identify yearly maintenance and monitoring costs pursuant to meeting those performance criteria, as well as identify an initial management fund endowment to provide for management in perpetuity. Prior to grading permit issuance, the applicant shall provide proof that such funds have been provided to the permanent responsible party.</p> <p>Restoration activities shall be completed in accordance with a Habitat Restoration Plan. Prior to issuance of a grading permit, proof of the initiation of the habitat restoration must be provided to the City.</p>	
Cultural Resources		
<p>Impacts to archaeological resources and human remains.</p>	<p>MM-CUL-1: Prior to the issuance of a Grading Permit, the Applicant/Owner 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 Luiseno 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 Applicant/Owner and the “Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Luiseno Tribe” 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.</p> <p>Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor shall provide a written and signed letter to the City of Oceanside Planning Division stating that a Qualified Archaeologist and Luiseño Native American Monitor have been retained at the Applicant/Owner or Grading Contractor’s expense to implement the monitoring program, as described in the pre-excavation agreement.</p> <p>The Qualified Archaeologist shall maintain ongoing collaborative consultation with the Luiseño Native American monitor 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 Applicant/Owner or Grading Contractor shall notify the City of Oceanside Planning Division of the start and end of all ground disturbing activities.</p> <p>The Qualified Archaeologist and Luiseño Native American Monitor shall attend all applicable pre-</p>	<p>Less than significant</p>

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	<p>construction meetings with the General Contractor and/or associated Subcontractors to present the archaeological monitoring program. In order to prevent unnecessary negative effects to cultural resources within the project's APE, a brief archaeological sensitivity training would be provided during this pre-grading meeting with the grading contractor. This training would include a discussion concerning resources located in proximity to designated work areas.</p> <p>The Qualified Archaeologist and Luiseño Native American Monitor shall be present on-site full-time during grubbing, grading and/or other initial ground altering activities 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>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 Luiseño Native American monitor, the San Luis Rey Band, and the Applicant/Owner, subject to the approval of City representatives. The Controlled Grade Procedure shall establish requirements for any ground disturbing work with machinery occurring in and around areas the Qualified Archaeologist and Luiseño Native American monitor 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>The Qualified Archaeologist or the Luiseño Native American monitor 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 given to the San Luis Rey Band so that they may be repatriated at the site on a later date. If the Qualified Archaeologist and Luiseño Native American monitor determine that the unearthed tribal cultural resource, artifact deposits or cultural features are considered potentially significant, the San Luis Rey Band 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, the San Luis Rey Band shall be notified and consulted regarding the drafting and finalization of any such recovery plan. For significant tribal cultural resources, artifact</p>	

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	<p>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 will be collected using professional archaeological collection methods. The data recovery plan shall also incorporate and reflect the tribal values of the San Luis Rey Band. If the Qualified Archaeologist collects such resources, the Luiseño 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 Luiseño Native American monitor, may at their discretion, collect said resources and provide them to the San Luis Rey Band 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 Luiseño Native American Monitor, deems the cultural resource or feature has been appropriately documented and/or protected.</p> <p>The landowner 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 San Luis Rey Band for respectful and dignified treatment and 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>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 Luiseño Native American monitor’s notes and comments, to the City of Oceanside Planning Division for approval.</p> <p>As specified by California 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</p>	

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	<p>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 a Luiseño Native American monitor. 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.</p>	
<p>Geology and Soils</p>		
<p>Impacts to paleontological resources</p>	<p>MM-GEO-1: Prior to the issuance of a grading permit, the applicant shall submit a letter to the City of Oceanside (City) from a qualified professional paleontologist or a California Registered Professional Geologist with appropriate paleontological expertise, as defined by the Society of Vertebrate Paleontology’s guidelines indicating that they have been retained by the applicant to prepare and implement a Paleontological Resources Impact Mitigation Program (PRIMP). The qualified paleontologist shall be available “on-call” to the City and the applicant throughout the duration of ground-disturbing activities. The PRIMP shall include preconstruction coordination; construction monitoring; emergency discovery procedures; sampling and data recovery, if needed; preparation, identification, and analysis of the significance of fossil specimens salvaged, if any; museum storage of any specimens and data recovered; and reporting. Earth-moving construction activities shall be monitored wherever these activities will disturb previously undisturbed sediment. Monitoring will not need to be conducted in areas where sediments have been previously disturbed or in areas where exposed sediments will be buried but not otherwise disturbed. In such cases, spot-checking of the excavation site is sufficient. This measure shall apply for all excavation activities within old paralac deposits that underlie the project.</p> <p>MM-GEO-2: Prior to the issuance of a grading permit, the City of Oceanside (City) shall confirm the following measure is identified on the grading plan and will be implemented: Grading activities are subject to a Paleontological Resources Impact Mitigation Program (PRIMP). If potential fossils are discovered by construction crews or during monitoring by a qualified paleontologist, all earthwork or other types of ground disturbance within 50 feet of the discovery shall stop immediately until the qualified professional paleontologist can assess the nature and importance of the discovery. If a fossil of scientific value or uniqueness is identified by the paleontologist, the paleontologist shall record the find and allow work to continue or recommend salvage and recovery of the fossil. If treatment and salvage is required, recommendations shall be consistent with Society of Vertebrate Paleontology guidelines and currently accepted scientific practice and shall be subject to</p>	<p>Less than significant</p>

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	review and approval by the City. Work in the affected area may resume once the fossil has been assessed and/or salvaged and the City, in consultation with the professional paleontologist, has provided written approval to resume work.	
Noise		
Generation of construction noise levels in excess of standards established in the local general plan or noise ordinance	<p>MM-NOI-1: Prior to the issuance of a Construction Permit, the Applicant/Owner or Construction Contractor shall prepare and submit a Construction Noise Management Plan (CNMP) to the City of Oceanside Planning Division (City Planner) for review and approval. Prior to the issuance of a Construction Permit, Construction Plans shall also include a note indicating compliance with the CNMP is required. The CNMP shall be prepared or reviewed by a Qualified Acoustician (retained at the Applicant/Owner or Construction Contractor’s expense) and feature the following:</p> <ul style="list-style-type: none"> a. A detailed construction schedule at daily (or weekly, if activities during each day of the week are typical) resolution and correlating to areas or zones of on-site project construction activity(ies) and the anticipated equipment types and quantities involved. Information will include expected hours of actual operation per day for each type of equipment per phase, and indication of anticipated concurrent construction activities on site. b. Suggested locations of a set of noise level monitors, attended by a Qualified Acoustician or another party under its supervision or direction, at which sample outdoor ambient noise levels will be measured and collected over a sufficient sample period and subsequently analyzed (i.e., compared with applicable time-dependent A-weighted decibel [dBA] thresholds) to ascertain compliance with the eight hour Federal Transit Administration (FTA) guidance-based limit of 80 dBA equivalent sound level over a consecutive eight hour period. Sampling shall be performed, at a minimum, on the first (or otherwise considered typical construction operations) day of each distinct construction phase. c. If sample collected noise level data indicates that the eight hour noise threshold has or will be exceeded, construction work shall be suspended (for the activity or phase of concern) and the Applicant/Owner or Construction Contractor shall implement one or more of the following measures as detailed or specified in the CNMP: <ul style="list-style-type: none"> i. Administrative controls (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances). ii. Engineering controls (upgrade noise controls, such as install better engine exhaust mufflers). iii. Install noise abatement on the site boundary fencing (or within, as practical and appropriate) in the form of sound blankets or comparable temporary barriers to occlude construction noise 	Less than significant

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	<p>emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern.</p> <p>The implemented measure(s) will be reviewed or otherwise inspected and approved by the Qualified Acoustician (or another party under its supervision or direction) prior to resumption of the construction activity or process that caused the measured noise concern or need for noise mitigation. Noise levels shall be re-measured after installation of said measures to ascertain post-mitigation compliance with the noise threshold. As needed, this process shall be repeated and refined until noise level compliance is demonstrated and documented. A report of this implemented mitigation and its documented success will be provided to the City Planner.</p> <p>d. The Applicant/Owner or Construction Contractor shall make available a telephone hotline so that concerned neighbors in the community may call to report noise complaints. The CNMP shall include a process to investigate these complaints and, if determined to be valid, detail efforts to provide a timely resolution and response to the complainant, with a copy of resolution provided to the City Planner.</p>	
Transportation		
<p>A direct and cumulative impact to the segment of North Coast Highway, between Costa Pacifica Way and SR-76</p>	<p>MM-TRF-1 Prior to the issuance of occupancy permits, the following improvements shall be completed by the applicant to the satisfaction of the City of Oceanside:</p> <ul style="list-style-type: none"> • Provide a dedicated northbound left turn lane at the North Coast Highway/Costa Pacifica Way intersection; • Install raised medians on North Coast Highway, between Costa Pacifica Way and south of the southerly In-N-Out driveway, which includes raised medians on both sides of the left turn lane; and, • Install signage indicating left turn restrictions at the southerly In-N-Out driveway. 	<p>Significant not mitigated</p>
<p>A cumulative impact to North Coast Highway, between Harbor Drive to Costa Pacifica Way</p>	<p>MM-TRF-2 Prior to the issuance of occupancy permits, the following improvements shall be completed by the applicant to the satisfaction of the City of Oceanside:</p> <ul style="list-style-type: none"> • Construct a refuge median (pork chop) for left-turning vehicles on Costa Pacifica Way destined to travel northbound North Coast Highway; and, • Add “Keep Clear” pavement markings on the southbound approach at the intersection of North Coast Highway/Costa Pacifica Way. 	<p>Significant not mitigated</p>
Tribal Cultural Resources		
<p>Potential impacts to tribal cultural resources, as defined in California</p>	<p>MM-TCR-1: An appropriate approach to potential impacts to Tribal Cultural Resources (TCRs) (as defined by PRC</p>	<p>Less than</p>

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Public Resources Code Section 21074	<p>Section 21074) is developed in response to the identified presence of a TCR by California Native American Tribes through the process of consultation. While no TCRs have been identified that may be affected by the project, the following approach for the inadvertent discovery of TCRs has been prepared to ensure there are no impacts to unanticipated resources.</p> <p>The City shall require that a Native American and archaeological monitor are present during ground-disturbing activities with the greatest potential to encounter Native American cultural resources, consistent with, and as required by MM-CUL-1.</p> <p>The archaeological and Native American monitors shall have the authority to temporarily halt work to inspect areas as needed for potential cultural material or deposits. Should a potential TCR be inadvertently encountered, all construction work involving ground-disturbance occurring within 50 feet of the find shall immediately stop and the City notified. If the unanticipated resource is archaeological in nature, appropriate management requirements shall be implemented as outlined in MM-CUL-1. Ground disturbance in this area shall not commence until the qualified archaeological principal investigator, meeting the Secretary of the Interior’s Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. The 50 foot buffer may be adjusted based on the recommendation of the qualified archaeological principal investigator. Should it be required, temporary flagging may be installed around this resource in order to avoid any disturbances from construction equipment. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeological monitor in correspondence with the qualified archaeological principal investigator may simply be required to record the find to appropriate standards (thereby addressing any data potential).</p> <p>If the qualified archaeological principal investigator observes the discovery to be potentially significant under City, CEQA or Section 106 of the NHPA, additional efforts such as preparation of an archaeological treatment plan, testing, and/or data recovery may be warranted prior to allowing construction to proceed in this area. The feasibility for avoidance of any identified resource will also be discussed with the City. The City shall be notified of any identified Native American cultural resource, regardless of significance, and provided the opportunity to provide management recommendations prior to moving forward in construction in areas that might disturb the identified resource. If the City determines through consultation with NAHC-listed representatives that the potential resource appears to be a tribal cultural resource (as defined by PRC Section 21074), any affected tribe shall be provided a reasonable period of time to conduct a site visit and make recommendations regarding future ground</p>	significant

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	<p>disturbance activities as well as the treatment and disposition of any discovered tribal cultural resources. Depending on the nature of the potential resource and Tribal recommendations, review by a qualified archaeologist may be required. Implementation of proposed recommendations will be made based on the determination of the City that the approach is reasonable and feasible. All activities shall be conducted in accordance with regulatory requirements.</p>	
Air Quality		
<p>Potential impact related to the exposure of sensitive receptors to Toxic Air Contaminants during construction.</p>	<p>MM-AQ-1: Prior to the issuance of a grading permit, the City shall verify that the grading plan notes identify the following: Prior to the start of construction activities, the project applicant, or its designee, shall ensure that all 75 horsepower or greater diesel-powered equipment are powered with CARB certified Tier 4 Interim engines or better, except where the project applicant establishes to the satisfaction of the City that Tier 4 Interim equipment is not available. All other diesel-powered construction equipment will be classified as Tier 3 or higher, at a minimum, except where the project applicant establishes to the satisfaction of the City that Tier 3 equipment is not available. In the case where the applicant is unable to secure a piece of equipment that meets the Tier 4 Interim requirement, the applicant may upgrade another piece of equipment to compensate (e.g. from Tier 4 Interim to Tier 4 Final) or take such other actions as would reduce the contemplated emissions from 75 horsepower or greater diesel-powered equipment to a level that would have been achieved had Tier 4 Interim engines been used. Engine Tier requirements in accordance with this measure shall be incorporated on all construction plans.</p>	<p>Less than significant</p>
<p>Potential impact related to the exposure of sensitive receptors to Toxic Air Contaminants during operations.</p>	<p>MM-AQ-2a Prior to the issuance of a construction permit, the City shall verify that the construction plan notes identify the following: The applicant or its successor shall install high-efficiency return air filters on all heating, ventilation, and air conditioning (HVAC) systems serving the project. The air filtration system shall reduce at least 90% of particulate matter emissions, such as can be achieved with a Minimum Efficiency Reporting Value 13 (MERV 13) air filtration system installed on return vents in residential units.</p> <p>MM-AQ-2b Prior to the issuance of a certificate of occupancy, the City shall verify the installation of the MERV 13 air filtration system on any HVAC system installed for the specified residential units in accordance with the manufacturer's recommendations for the life of the project. On-going maintenance of the installed filtration systems shall be the responsibility of the applicant or its successor.</p>	<p>Less than significant</p>

ES.6 SIGNIFICANT AND UNAVOIDABLE IMPACTS

As discussed in this EIR, implementation of the proposed project would result in significant impacts and unavoidable impacts related to transportation. While the project would provide mitigation that would improve traffic flow, transportation impacts would remain significant due to the inability to provide mitigation that would increase the capacity of roadway segments. Refer to Section 4.5 of this EIR for additional information.

ES.7 ANALYSIS OF ALTERNATIVES

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, EIRs are required to “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives” (14 CCR 15126.6(a)). This EIR “must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation” (14 CCR 15126.6(a)). The alternatives discussion is required even if these alternatives “would impede to some degree the attainment of the project objectives, or would be more costly” (14 CCR 15126.6(b)).

ES.7.1 No Project (No Build) Alternative

Under the No Project (No Build) Alternative, the project site would remain in its existing condition and would not involve the construction of any new development or associated improvements. The existing commercial developments, vacant buildings, and other site conditions would remain in their current state. Refer to Chapter 2.1.3, Existing Land Uses, for a description of the existing uses on site.

ES.7.2 No Project (Development per Entitlements)

The No Project (Development per Entitlements) Alternative would include the development of the entitled Seacliff Terraces project on the property and no new development on the remainder of the site. The 1.7-acre residential and retail development would be located on APNs 143-040-23 and -54 in the northwestern area of the site. The development to be constructed would include 1,152 square feet of retail space, 52 residential condominium units, a public recreational viewing deck, a public retail patio, and supporting amenities. This development would be included within one four-story building with two levels of underground parking. The remaining 3.4 acres of the site would remain in its current condition as vacant, previously disturbed land. (See Chapter 2). This would include the continued operation of the existing commercial uses. In addition, this No Project (Development per Entitlements) alternative assumes that the currently vacant buildings could be occupied.

ES.7.3 Reduced Footprint Alternative

The Reduced Footprint Alternative has been designed to avoid all impacts to on-site non-native grasslands. As such, this alternative would compress the development into only the eastern portion of the site along North Coast Highway and preserve the western portion of the site. This Reduced Footprint Alternative would be designed as a five-story podium with 1.5 levels of below grade garage. Due to development constraints associated with a smaller footprint, fewer units and a reduction in recreational amenities would result. The proposed site access would be directly to North Coast Highway, as a strip of non-native grassland extends along the northern property line, thereby eliminating vehicular access from Costa Pacifica Way. The North Coast Highway access point would be located across from the City of Oceanside Chamber of Commerce northern driveway, and would be limited to right-turn in/out access only. Due to the reduced area of disturbance, at least 1.5 levels of below grade parking would be required. Additionally due to the reduced development footprint, the total number of units would be below the allowed density for this zone, and this alternative would not require a density bonus nor include affordable housing. Overall, this Alternative would include 117 residential units and 2,700 square-feet of commercial. The non-native grassland on site would be preserved as open space via a conservation easement.

ES.7.4 Environmentally Superior Alternative

Table ES-2 outlines the comparative impacts between each alternative and the proposed project. The No Project (No Build) Alternative would result in the least environmental impacts and would be the environmentally superior alternative. However, CEQA Guidelines, Section 15126.6(e)(2), states that if the environmentally superior alternative is the “no project” alternative, the EIR also must identify an environmentally superior alternative among the other alternatives. While the No Project alternatives would reduce impacts relative to the project, neither would meet the majority of the basic project objectives. Thus, the environmentally superior alternative is the Reduced Footprint Alternative as it would reduce project impacts while meeting the majority of project objectives. However, it should be noted that the Reduced Footprint Alternative would result in greater impacts to geology and soils, and transportation than the project.

**Table ES-2
Comparative Summary of Alternatives Under Consideration and Proposed Project**

Alternative	Impacts									
	Biological Resources		Cultural Resources	Geology and Soils	Noise	Tribal Cultural Resources	Transportation		Air Quality	
	BIO-1/BIO-3: Nesting Birds	BIO-2/BIO-4: Raptor Foraging and NNG	CUL-1: Archaeological Resources	GEO-1: Paleontological Resources	NOI-1: Construction Noise	TCR-1: Tribal Cultural Resources	TRF-1 and TRF-2: Roadway	General Plan Policies, Hazards and Intersections	AQ-1: TACs Exposure During Construction	AQ-2: Operational TACs Exposure
No Project (No Build)	Less	Less	Less	Less	Less	Less	Less	Less	Less	Less
No Project (Development Per Entitlements)	Less	Less	Less	More	Less	Less	Less	Less	Less	Less
Reduced Footprint	Less	Less	Less	More	Less	Less	Less	More	Less	Same

“Less” = reduced impact relative to the project
 “Same” = similar impact relative to the project
 “More” = greater impact relative to the project

ES.8 ISSUES TO BE RESOLVED BY LEAD AGENCY

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain a discussion of issues to be resolved. With respect to the proposed project, the key issues to be resolved include decisions by the City, as lead agency, as to the following:

- Whether this environmental document adequately describes the environmental impacts of the proposed project.
- Whether the recommended mitigation measures should be modified and/or adopted.
- Whether there are other mitigation measures or alternatives that should be considered for the proposed project besides those identified in the Draft EIR.

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