

Initial Study / Environmental Checklist &
Mitigated Negative Declaration

Horne Street Parcel Map Project
Tentative Parcel Map P18-00011

2102 S. Nevada Street
Oceanside, California

Prepared For:
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Table of Contents

INITIAL STUDY	4
1.0 PROJECT TITLE	4
2.0 LEAD AGENCY	4
3.0 PROJECT MANAGER	4
4.0 PROJECT LOCATION	4
5.0 APPLICANT	4
6.0 GENERAL PLAN DESIGNATION	4
7.0 ZONING DESIGNATION	4
8.0 PROJECT DESCRIPTION	4
9.0 SURROUNDING LAND USE(S) AND SETTING:	4
10.0 OTHER REQUIRED AGENCY APPROVALS:	8
11.0 PREVIOUS ENVIRONMENTAL DOCUMENTATION	8
12.0 NATIVE AMERICAN CONSULTATION:	8
13.0 SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	9
14.0 ENVIRONMENTAL CHECKLIST	9
14.1 Aesthetics	10
14.2 Agriculture and Forestry Resources	11
14.3 Air Quality	12
14.4 Biological Resources	14
14.5 Cultural Resources	19
14.6 Energy	22
14.7 Geology and Soils	22
14.8 Greenhouse Gas Emissions	25
14.9 Hazards And Hazardous Materials	26
14.10 Hydrology and Water Quality	28
14.11 Land Use and Planning	31
14.12 Mineral Resources	31
14.13 Noise	32
14.14 Population and Housing	33
14.15 Public Services	33
14.16 Recreation	35
14.17 Transportation	35

14.18	Tribal Cultural Resources.....	36
14.19	Utilities And Service Systems.....	38
14.20	Wildfire.....	40
14.21	Mandatory Findings of Significance.....	41
15.0	PREPARATION.....	45
16.0	DETERMINATION.....	45
17.0	ENVIRONMENTAL DETERMINATION.....	46
18.0	REFERENCES.....	47

FIGURES

Figure 1: General Location.....	5
Figure 2: Aerial Image and Topography	6
Figure 3: Tentative Parcel Map	7
Figure 4: Sensitive Habitats	16

APPENDICES

Appendix A: Biological Resources Technical Report (Tierra Data, 2019)

Appendix B: Cultural Resources Study (Red Tail Environmental, 2019)



INITIAL STUDY

City of Oceanside, California

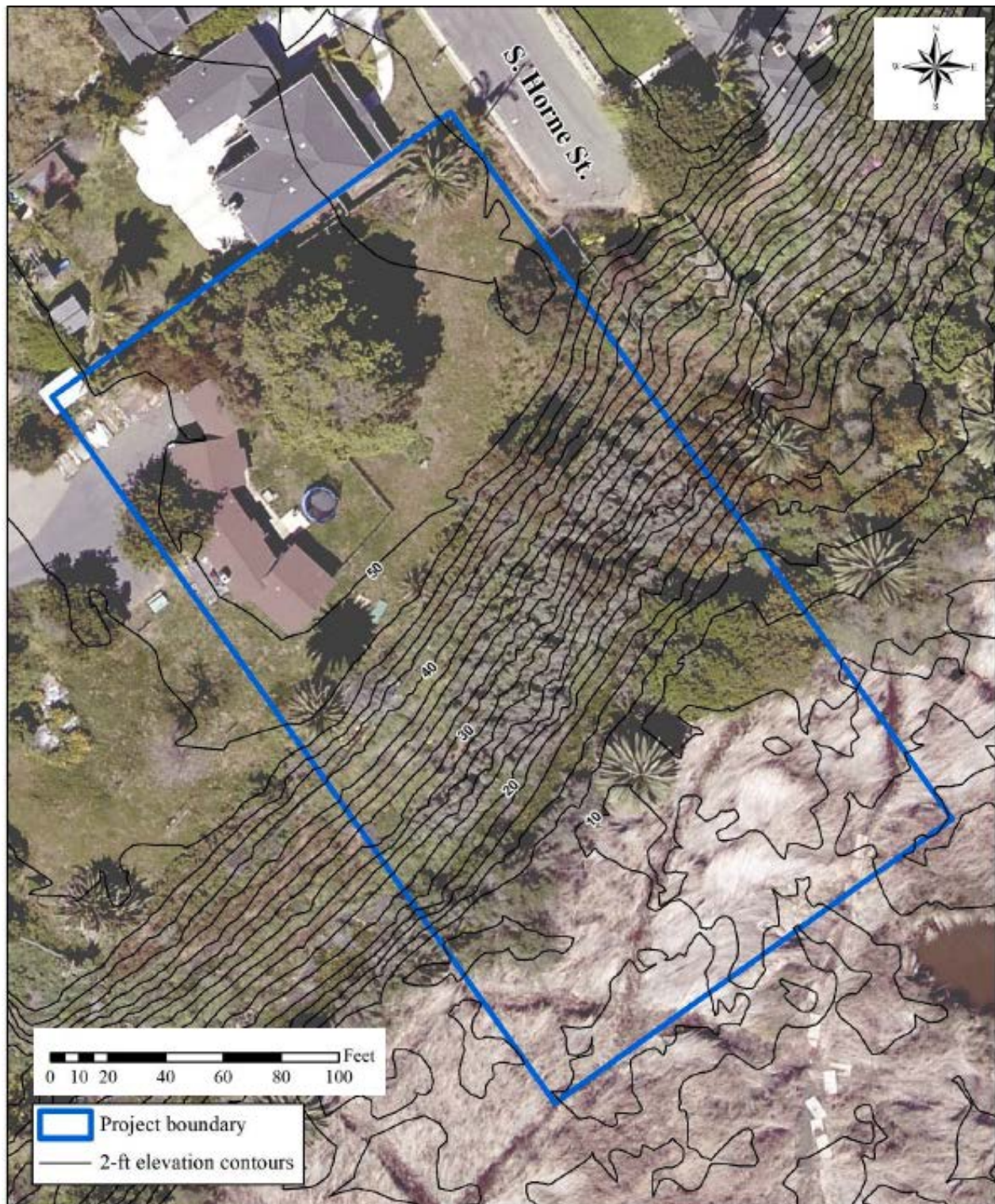
- 1.0 PROJECT TITLE:** Horne Street Parcel Map - Tentative Map P18-00011
- 2.0 LEAD AGENCY:** City of Oceanside, 300 North Coast Highway, Oceanside, CA 92054
- 3.0 PROJECT MANAGER:** Richard Greenbauer, Principal Planner, (760) 435-3519
- 4.0 PROJECT LOCATION:** The proposed Project site is located at 2101 S. Nevada Street, within the South Oceanside neighborhood of the City of Oceanside. The proposed Project site is the eastern parcel of three located at 2102 S. Nevada Street, Oceanside, California. The proposed Project is situated along the northern bank of Buena Vista Lagoon, in northern San Diego County, approximately one-half mile east of the Pacific Ocean, 2.3 miles southeast of Oceanside City Hall, and approximately 34.5 miles northwest of downtown San Diego. (See *Figure 1, General Location* and *Figure 2, Aerial Image and Topography*). The County Assessor's Parcel Number (APN) for the site is 155-130-42-00.
- 5.0 APPLICANT:** Buccola Engineering, Inc.
- 6.0 GENERAL PLAN DESIGNATION:** Coastal Residential -- C-RL
- 7.0 ZONING DESIGNATION:** R-1 (Single Family Residential - Coastal)
- 8.0 PROJECT DESCRIPTION:** The proposed project involves the splitting the existing 50,780 square foot parcel into two new parcels - Parcel A and Parcel B. An existing family home would remain on Parcel A. Parcel A shall be a gross 23,780 square feet in size, with a net 10,390 square feet of developable land, and Parcel B shall be a gross 27,000 square feet in size, with a net 8,872 square feet of developable land. The southern portions of Parcels A and B shall include two conservation easements and landscape maintenance areas dedicated to the City of Oceanside totaling 12,896 square feet. While no development of the new parcels and no removal of existing structures is proposed as part of this project, the tentative parcel map identify areas that could be developed with single family homes on each subsequent lot. Direct impacts would occur from future development of the lots. Per CEQA, it must be assumed that the areas outside of the conservation easements will eventually be graded and developed and will be directly and permanently impacted by future work. See *Figure 3, Tentative Parcel Map*.
- 9.0 SURROUNDING LAND USE(S) AND SETTING:** The City of Oceanside, incorporated in 1889, is a coastal city in northern San Diego County that encompasses an area of 41.2 square miles (26,964 acres) and is bounded on the north by Marine Corps Base Camp Pendleton (MCB Camp Pendleton), on the south by the Buena Vista Lagoon and the City of Carlsbad, on the west by the Pacific Ocean and on the east by the City of Vista and unincorporated areas of the County. It is the third-largest city in San Diego County, California.

The proposed Project site is located at 2102 S. Nevada Street. The proposed Project site is identified as County of San Diego Assessor's Parcel Number 155-130-42-00, and is located in Township 11 South, Range 5 West, Section 36. Vista Way is the nearest cross street. The proposed Project site is located within the South Oceanside neighborhood in a residential setting at an elevation of approximately 25 feet above mean sea level.

Figure 1: General Location



Figure 2: Aerial Image and Topography



Source: Tierra Data Inc.

TENTATIVE PARCEL MAP

LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP NO. 19057, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 11, 2002 AS DOCUMENT NO. 2002-074433 OF OPTICAL RECORDS. (APN 155-130-42)

P18-00011
RC18-00019

SHEET INDEX

SHEET 1 _____ TENTATIVE PARCEL MAP

SOURCE OF TOPOGRAPHY

ATLAS GEOSPATIAL
2101 EL CAMINO REAL, SUITE 200
OCEANSIDE, CA 92054
AERIAL PHOTO DATE: OCTOBER 5, 2018

PRELIMINARY HYDROLOGY REPORT

EXAMPLE: NO DEVELOPMENT PROPOSED WITH THIS TENTATIVE PARCEL MAP

FLOOD INSURANCE RATE MAP

PANEL 761 OF 2375
MAP NUMBER 0052200011 G
FEDERAL EMERGENCY MANAGEMENT AGENCY
DATED MAY 16, 2012

SOILS REPORT

EXAMPLE: NO DEVELOPMENT PROPOSED WITH THIS TENTATIVE PARCEL MAP

STORM WATER MITIGATION PLAN

EXAMPLE: NO DEVELOPMENT PROPOSED WITH THIS TENTATIVE PARCEL MAP

GRADING QUANTITIES:

NO DEVELOPMENT PROPOSED WITH THIS TENTATIVE PARCEL MAP

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM - 1983 (ZONE 10, 2011.00 EPOCH, NORTH AMERICAN DATUM OF 1983) AND ALL THE GRID BEARING BETWEEN STATION 2113 AND 10113 SHOWN ON THE CITY OF OCEANSIDE SURVEY CONTROL NETWORK ESTABLISHED BY RECORD OF SURVEY NO. 21789 IS N 17°02'20" E.

BENCHMARK:

CITY OF OCEANSIDE BENCHMARK NO. F-20, FOUND CHISELED SQUARE ON TOP OF CURB, WESTERLY P.C., SOUTHWESTERLY CORNER RETURN OF NEVADA ST AND HEREIN SHOWN.
ELEVATION = 48.359 FEET (NAVD 83)

LEGEND

- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- STORM DRAIN CATCH BASIN
- EXISTING BUILDING
- EXISTING ASPHALT DRIVEWAY
- 18' ANNUAL CHANCE FLOODPLAIN BOUNDARY

NOTES:

ASSESSOR'S PARCEL NO. (APN) 155-130-42
SITE ADDRESS: 2102 NEVADA STREET, OCEANSIDE, CA 92054
EXISTING ZONING: RE-M
PROPOSED ZONING: RE-M
EXISTING GENERAL PLAN LAND USE: RESIDENTIAL ESTATE - B
PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL ESTATE - B
MAXIMUM SLOPE GRADIENT: 2:1
CONTOUR INTERVAL: 1 FEET
GROSS AREA: 26,190 SQ. FT. 1.605 ACRES
NET DEVELOPABLE AREA: 16,936 SQ. FT. 0.442 ACRES
NO. OF PARCELS: 2
NUMBER OF RESIDENTIAL UNITS: 1 EXISTING
ALLOWABLE DENSITY: 2.6 TO 5.9 D.U. / ACRE
PROPOSED DENSITY: 4.52 D.U. / ACRE

SITE DATA

PARCEL NUMBER	2113	2114	2115
GROSS AREA	24,183 SQ. FT.	27,000 SQ. FT.	27,000 SQ. FT.
NET DEVELOPABLE AREA	16,936 SQ. FT.	16,936 SQ. FT.	16,936 SQ. FT.
MAX. SLOPE GRADIENT	2:1	2:1	2:1
CONTOUR INTERVAL	1 FT.	1 FT.	1 FT.
GROSS AREA	26,190 SQ. FT.	26,190 SQ. FT.	26,190 SQ. FT.
NET DEVELOPABLE AREA	16,936 SQ. FT.	16,936 SQ. FT.	16,936 SQ. FT.
NO. OF PARCELS	2	2	2
NUMBER OF RESIDENTIAL UNITS	1 EXISTING	1 EXISTING	1 EXISTING
ALLOWABLE DENSITY	2.6 TO 5.9 D.U. / ACRE	2.6 TO 5.9 D.U. / ACRE	2.6 TO 5.9 D.U. / ACRE
PROPOSED DENSITY	4.52 D.U. / ACRE	4.52 D.U. / ACRE	4.52 D.U. / ACRE

SITE ADDRESS

2102 NEVADA STREET,
OCEANSIDE, CA 92054
LATITUDE: 33°-10'-27" N
LONGITUDE: 117°-21'-16" W

PUBLIC SERVICES

SCHOOL DISTRICT: OCEANSIDE UNIFIED SCHOOL DISTRICT
TELEPHONE: 4047
POLICE: CITY OF OCEANSIDE
FIRE: CITY OF OCEANSIDE
SEWER: CITY OF OCEANSIDE
WATER: CITY OF OCEANSIDE
CABLE TV: CSX COMMUNICATIONS
NATURAL GAS: SAN DIEGO GAS & ELECTRIC
ELECTRICITY: SAN DIEGO GAS & ELECTRIC

OWNER'S REPRESENTATIVE

PAUL SARRISON
3001 Wetmore Drive
Encinitas, CA 92024
760-412-7600

PREPARED IN THE OFFICE OF:

BUCCOLA ENGINEERING, inc
760/731-3999
3142 Vista Way, Suite 181, Oceanside, CA 92056

REVISED: FEB. 01, 2019

PREPARED: MAR. 13, 2018

SHEET 1 OF 1 SHEET

APN:

ACCESSOR PARCEL NUMBER: 155-130-42

The parcel slopes gently from west to east. At the southern boundary of the property there is a steep slope of an approximate 2:1 slope ratio. At the bottom of the slope is wetland habitat and Buena Vista Lagoon. The project site is surrounded on the west by 2 maintained vacant parcels, and on the north by residential development between South Horne and South Nevada streets, and to the east by the South Horne Street terminus, the slope of Buena Vista Lagoon and the Lagoon itself.

10.0 OTHER REQUIRED AGENCY APPROVALS: The City of Oceanside is the land use authority for this project, requiring the following approvals:

- General Plan Land Use Element
- Zoning ordinance
- Coastal permit
- California Environmental Quality Act (CEQA)
- Subdivision ordinance

The proposed project lies within the Appeal Jurisdiction of the California Coastal Commission (CCC). The Appeal Jurisdiction of the CCC includes lands located between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of any coastal bluff. City actions on proposed development in these areas can be appealed to the CCC, which has the authority to uphold, modify, or reverse City's determination.

11.0 PREVIOUS ENVIRONMENTAL DOCUMENTATION: A CEQA study and biological resources technical report for a previous lot split project occurring on the proposed Project site was prepared for the City of Oceanside (Lead Agency) by Lettieri-McIntyre and Associates (LMA) in 1996.

This report draws upon previous studies of the site and updates those past reports with current natural resource conditions. Additional field observations were collected to ensure existing conditions were evaluated to provide the City, any other interested agencies, and the public with information to satisfy review under the California Environmental Quality Act (CEQA).

12.0 NATIVE AMERICAN CONSULTATION: According to the Cultural Resources Inventory prepared for the Project (Red Tail Environmental, 2019), and included as Appendix B to this Initial Study/Mitigated Negative Declaration (IS/MND), the California Native American Heritage Commission (NAHC) was contacted on June 17, 2019 to request a search of the Sacred Lands File (SLF) for the Project Area of Potential Effects (APE). The NAHC responded on June 28, 2019 that the record search of the SLF was positive. The NAHC also provided a list of 31 individuals and organizations in the Native American community which may have additional information about unrecorded sites in the Project vicinity. Red Tail Environmental contacted all tribes that have requested notice pursuant to Assembly Bill 52 by letter and inquired about any concerns regarding sacred sites or traditional cultural properties in the vicinity that might be affected by the proposed action.

On July 1, 2019 a representative for the Lipay Nation of Santa Ysabel responded that they defer to the San Luis Rey Band of Mission Indians. On July 2, 2019 a representative for the Agua Caliente Band of Cahuilla Indians responded that the Project is not located in their Traditional Use Area and therefore defer to other tribes in the area. On July 5, 2019, a representative for the Pala Band of Mission Indians responded that the Project is within the Tribe's Traditional Use Area and they request to be in the information loop and recommend

archaeological monitoring during any future development of the property due to the proximity of the Project to known cultural and historic resources. No additional responses were received.

13.0 SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

14.0 ENVIRONMENTAL CHECKLIST

This section analyzes the potential environmental impacts which may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 2) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts, and its operational or day-to-day impacts. For each question there are four possible responses. They include:

- a. No Impact: Future development arising from the project's implementation would not have any measurable environmental impact on the environment and no additional analysis is required.
- b. Less Than Significant Impact: The development associated with project implementation would have the potential to impact the environment; these impacts, however, would be less than the levels or thresholds that are considered significant and no additional analysis is required.
- c. Potentially Significant Unless Mitigated: The development would have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- d. Potentially Significant Impact: Future implementation would have impacts that are considered significant and additional analysis is required to identify mitigation measures that could reduce these impact to less than significant levels.

14.1 Aesthetics

<i>Except as provided in Public Resources Code Section 21099, would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Less Than Significant** - Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). Views to the Pacific Ocean would not be affected by the proposed project. Views are protected by the Local Coastal Programs for the City and the General Plan, as well as the underlying Coastal Act policies.

The proposed project does not have any development or construction proposed, and therefore implementation of the proposed Project would not have any immediate direct, indirect, or cumulative impacts on scenic vistas or views, and general the aesthetics of the area. There would be two (2) parcels created by this project. One of the parcels would have the existing residential home on it. The other parcel would have an area suitable for the eventual development of a single-family residence that would be required to conform to density and other residential requirements of the area if/when developed.

Any future proposed residential development would be required to meet all City of Oceanside regulations and be compatible in terms of appearance with the surrounding neighborhood. Even with a new home eventually constructed on the developable area of Parcel B, the housing density would remain within allowable limits, and the home would be set back on the property from the bluff; therefore, less than significant adverse aesthetic impacts are anticipated to result from implementation of the proposed residential project.

b) **No impact** – The proposed Project is not located along or near a designated state scenic highway, and is therefore no impacts to scenic resources within a state scenic highway would occur.

c) **No impact** - No development or construction is associated with the proposed Project; therefore, implementation of the project is not anticipated to degrade the existing visual character or quality of public views of the site and its surroundings.

d) **No impact** - No development or construction is associated with the proposed Project; therefore, there would be no new sources of substantial light or glare introduced which could adversely affect day or nighttime views in the area. Any future proposed residential development on the newly created parcels would be required to meet all City of Oceanside regulations.

14.2 Agriculture and Forestry Resources

<i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a – e) No impact – The proposed Project site is located on land which is not mapped or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). According to the Farmland Mapping and Monitoring Program of the California Resources Agency, the proposed Project is located on land mapped as Other Land (California Resources Agency 2016). Other Land refers to land not included in any other mapping category. Non-agricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

The proposed Project site is not zoned for agriculture use nor would there be a conflict with a Williamson Act contract. It is not used for farmland, and would not be associated with agriculture conversion. The proposed Project site is not zoned as forest land or timberland and does not include any forest land or timberland. Therefore, the project would have no impact on agricultural resources, forest land, or timberland.

14.3 Air Quality

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a - d: No Impact

The proposed Project site is located within the San Diego Air Basin (SDAB) and is subject to the San Diego Air Pollution Control District (SDAPCD) guidelines and regulations. The SDAB is one of fifteen air basins that geographically divide the state of California. The SDAB is currently classified as a federal nonattainment area for ozone (O₃) and a state nonattainment area for particulate matter less than or equal to 10 microns (PM₁₀), particulate matter less than or equal to 2.5 microns (PM_{2.5}), and O₃.

The SDAB lies in the southwest corner of California and comprises the entire San Diego region, covering 4,260 square miles, and is an area of high air pollution potential. The SDAB

experiences warm summers, mild winters, infrequent rainfalls, light winds, and moderate humidity. This usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds.

The SDAB experiences frequent temperature inversions. Subsidence inversions occur during the warmer months as descending air associated with the Pacific High Pressure Zone meets cool marine air. The boundary between the two layers of air creates a temperature inversion that traps pollutants.

The other type of inversion, a radiation inversion, develops on winter nights when air near the ground cools by heat radiation and air aloft remains warm. The shallow inversion layer formed between these two air masses also can trap pollutants. As the pollutants become more concentrated in the atmosphere, photochemical reactions occur that produce O₃, commonly known as smog.

Light and daytime winds, predominately from the west, further aggravate the condition by driving air pollutants inland, toward the mountains. During the fall and winter, air quality problems are created due to carbon monoxide (CO) and oxides of nitrogen (NO_x) emissions. CO concentrations are generally higher in the morning and late evening. In the morning, CO levels are relatively high due to cold temperatures and the large number of motor vehicles traveling. High CO levels during the late evenings are a result of stagnant atmospheric conditions trapping CO in the area. Since CO is produced almost entirely from automobiles, the highest CO concentrations in the SDAB are associated with heavy traffic. Nitrogen dioxide (NO₂) levels are also generally higher during fall and winter days.

A consistency determination is important in local agency project review by comparing local planning projects to the Regional Air Quality Strategy (RAQS) in several ways. It fulfills the CEQA goal of fully informing local agency decision makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Projects that are consistent with existing General Plan and do not create significant air quality impacts are considered consistent with the air quality-related regional plan.

Because the proposed project is consistent with the goals of the City of Oceanside General Plan, and would not produce long-term significant quantities of criteria pollutants or violate ambient air quality standards, the proposed Project is considered to be consistent with the RAQS and a more detailed consistency analysis is not warranted.

The proposed Project does not include any development or construction activity and would not be creating any significant air quality impacts or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Air quality sensitive receptors are land uses such as residences, schools, or other facilities that could house individuals with health conditions who would be adversely impacted by poor air quality. Sensitive receptors would not be exposed to substantial pollutant concentrations, and the implementation of the proposed Project. Implementation of the proposed Project would also not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

14.4 Biological Resources

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have 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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Natural Community Conservation Planning (NCCP) Act (Section 2835) allows California Department of Fish & Wildlife (CDFW) to authorize take of species covered by plans in agreement with NCCP guidelines. An NCCP initiated by the State of California under Section 4(d) of the federal ESA focuses on conserving coastal sage scrub to avoid the need for future federal and state listing of coastal sage scrub-dependent species. The Coastal California Gnatcatcher is presently listed as threatened under the ESA, while several additional species inhabiting coastal sage scrub are candidates for federal and/or state listing. The MHCP and draft Subarea Plans (SAPs) are intended to act as plans under the NCCP and Habitat Conservation Plan (HCP) processes.

The MHCP Subregional Plan was adopted and certified by San Diego Association of Governments (SANDAG) Board of Directors on March 28, 2003. Each of the seven jurisdictions within the MHCP planning area (including Oceanside) is required to implement their respective portion of the MHCP via citywide SAPs. The City's draft MHCP SAP (City 2010) has yet to be adopted by the City or approved by the CDFW or United States Fish & Wildlife Service (USFWS), though the City uses it as guidance when reviewing impacts to biological resources.

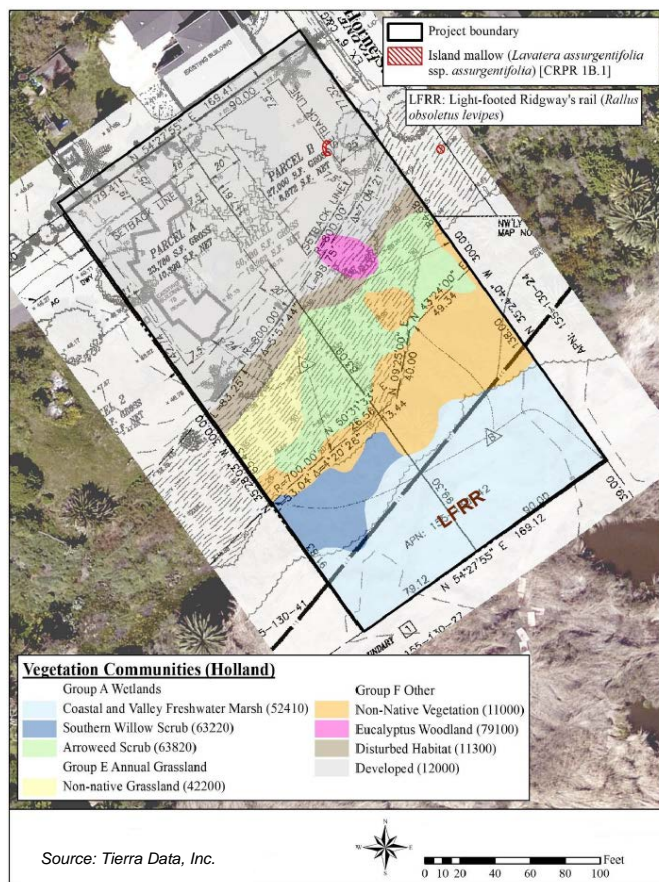
The City has no specific ordinances that regulate biological resources resulting in reliance on its existing planning regulations, NCCP Guidelines, CEQA, and using the draft MHCP SAP (City 2010) as guidance for determining the significance of impacts and mitigation. Mitigation ratios for impacts to habitats reflect the intention to preserve areas within the Focused Planning Area as identified for the MHCP in each jurisdiction or within specific areas identified in each SAP. The proposed Project parcel is adjacent to the MHCP Core Focused Planning Area that covers Buena Vista Lagoon and the 200-meter edge effect buffer that is a Hardline preserve area within the draft MHCP SAP (City 2010). The parcel is identified as being outside the Off-site Mitigation Zone. The parcel is within the City's Coastal Zone and subject to the requirements of the City's Local Coastal Program.

A Biological Resources Technical Report was prepared by Tierra Data, Inc. in September 2019 for the proposed Project and is included as Appendix A to this Initial Study/Mitigated Negative Declaration document. The Biological Resources Technical Report identifies the current biological resources at the proposed Project site that could be impacted with development of the subsequent parcels. The report also identifies measures to avoid, minimize, or mitigate for impacts to resources identified as sensitive in compliance with federal, state, and City regulations and ordinances. The report draws upon previous studies of the site (LMA 1996) and updates past reports with current natural resource conditions. Additional field observations were collected to ensure existing conditions were evaluated to provide the City, California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), other agencies, and the public with information to satisfy review under the California Environmental Quality Act (CEQA). The responses to this section of the Initial Study/Mitigated Negative Declaration are based on the findings of the Biological Resources Technical Report.

Direct Effects:

While the proposed Project is to split the lot into two, with no construction or demolition proposed, the tentative parcel map identify areas that could be developed with single family homes on each subsequent lot. Direct impacts would occur from future development of the lots (See *Figure 4, Sensitive Habitats*). The areas outside the conservation easements could be graded and developed, and could be directly and permanently impacted by future work.

Figure 4: Sensitive Habitats



Indirect Effects:

Indirect impacts to sensitive habitats or species can occur from errant grading impacts, construction or operation noise, changes in drainage patterns after grading that modify habitats, degraded surface water quality from runoff during construction, lighting onto habitat areas, introduction of invasive plant species, and brush management that leads to habitat degradation.

No grading or construction are part of the proposed Project and future actions would be required to avoid impacts to the conservation easements, so indirect impacts to sensitive habitats or species are unlikely.

Cumulative Effects:

The MHCP was designed to compensate for the loss of regional biological functionality that would otherwise occur on a project-by-project basis under CEQA. Compliance with the

requirements of the MHCP would not result in cumulatively considerable impacts for those resources covered by the plan. As no impacts to sensitive resources occur on site and the project is in compliance with the draft SAP, impacts are not cumulatively considerable and not significant.

In Summary:

No direct or indirect impacts would occur to sensitive habitats or species from the proposed Project and no avoidance, minimization, or mitigation would be required.

Future development at the site would avoid impacts through compliance with the MHCP and City codes.

Any future development would be within Developed Habitat. Impacts to MHCP Group F habitats (Other) are not significant and do not require mitigation per the MHCP.

Impacts to nesting birds will be avoided though clearing outside the bird-breeding season (January 15–August 31) unless a preconstruction survey demonstrates no active nests would be affected. As a result, future development would be in compliance with the MBTA, and CFG Code.

Application of MHCP Standard BMPs would ensure the proposed Project would be in compliance with CEQA and the MHCP.

California law requires lead agencies under CEQA to adopt a Mitigation Monitoring and Reporting Program (MMRP). Environmental commitments in conjunction with any mitigation measures needed as conditions of project approval would be included in an MMRP to verify compliance. After application of the MMRP, no significant direct or indirect impacts to sensitive or special status, riparian or sensitive vegetation communities, species, wetlands, wildlife corridors or nursery sites, local policies or ordinances, would occur and future development would be in compliance with the MHCP, all state or federal laws, codes, and treaties.

As a result of the proposed Project design and MMRP, the proposed Project and future development would have a less than significant effect on biological resources.

a) **Less Than Significant** – While no development is proposed for this project, and no adverse effects would occur to any special status species from the subdivision, three Island mallow shrubs occur within with proposed new Parcel B outside of any currently existing conservation easements. This species is identified as CRPR 1B.1 by CDFW; however, it is also identified as being native to the Channel Islands and naturalized on the mainland after cultivation (Baldwin et al. 2012). As a result, the individuals on site may be survivors from past cultivation in the area or may have been planted on site by a former occupant as part of the residential landscaping, given that it is within the maintained yard of the existing residence. With the provenance of the specimens on site likely being from prior cultivation, and an individual occurring off site to provide propagules for future maintenance of the species in the vicinity, any future impacts from development of the lots would not be significant.

The federal-listed as endangered Light-footed Ridgway's Rail was detected in thick cattail marsh in Buena Vista Lagoon approximately 200 feet from the flat portions of the site. The density and height of the cattails and the elevation difference and distance of the developable portion of the parcels from the habitat plus the fact that building a home would not generate the noise levels typically associated with larger development, mean that impacts to the rails are not expected. As a result, no significant impacts to special status are expected from the proposed project, nor future development.

b) **No Impact** - There is no development or activity proposed as part of this project, so no adverse effects to any sensitive habitat can occur. All riparian and other sensitive habitats occur outside of the future development area on the two proposed parcels and are within the existing conservation easements B and C (See *Figure 4*) so no substantial adverse impacts would occur to sensitive habitats.

c) **No Impact** - No development is planned as part of this project, but if development occurs on this parcel in the future the wetlands on the site are protected by conservation easements that protect and buffer the resources. As a result, no adverse effects will occur to protected wetlands as a result of implementation of the proposed Project or future development of the parcels.

d) **Potentially Significant Unless Mitigated** - The proposed Project site is outside of any known wildlife corridor and is outside the City's Wildlife Corridor Planning Zone (City 2010). The site is bound by development on three sides and so wildlife cannot pass through it to access habitat to the north, west, or northeast. Movement may be possible along the slope above the Lagoon or through the marsh, but those areas are within conservation easements and would not be affected by any proposed or future actions. This proposed Project specifically involves no activity or development, so it will not interfere with animal movement in any way, and no mitigation measures are required.

For any future development or construction activity, potential impacts would be offset by conditions applied during review of development plans. Environmental commitments in conjunction with any mitigation measures needed as conditions of project approval would be included in an MMRP to verify compliance. In the case of raptors and migratory birds, the proximity of sensitive habitat and mature trees on site provide potential nesting sites. Future construction activity and noise could potentially interfere with nesting of native birds protected by the federal MBTA and CFG Code, and the following mitigation measures would apply:

MM-BIO-1 For any future development or construction activity: to avoid any direct and indirect impacts to raptors and/or any migratory birds, grubbing and clearing of that may support active nests and construction activities adjacent to nesting habitat will occur outside of the breeding season (January 15–August 31). If removal of habitat and/or construction activities is necessary adjacent to nesting habitat during the bird breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds within the construction area.

e) ***Potentially Significant Unless Mitigated-*** As a matter of administrative policy, the City requires replacement of trees removed by development if the trees or palms are greater than 10 inches in diameter as measured 2-1/2 feet above grade. There are several trees that likely meet this criterion on site that could be affected by further development. While the proposed Project involves no activity or development, any future development will need to comply with this policy.

MM-BIO-2: When eventually developed, the City of Oceanside requires the replacement of all trees or palms greater than 10 inches in diameter, as measured 2-1/2 feet above grade, that are removed by development.

f) ***No Impact*** - The City participates in the Multiple Habitat Conservation Program (MHCP), a regional conservation plan under the state's Natural Community Conservation Plan (NCCP) Program that will also act as a Habitat Conservation Plan (HCP) under the ESA (SANDAG 2003). While the City's draft MHCP Sub-Area Plan (SAP) has not been adopted, the City complies with the MHCP by using the draft MHCP SAP as guidance during project review.

The proposed Project site is currently mapped as DEV, DH, and Freshwater Marsh and located outside the "Offsite Mitigation Zone" of the draft MHCP SAP (City 2010). The project is required to comply with the SAP Project Implementation Guidelines and the requirements.

The proposed Project will not have any impacts and because the sensitive habitats are within conservation easements, no mitigation for impacts from future development of the parcels will be required. The draft MHCP SAP identifies a Habitat Development Fee program for other undeveloped areas but this would only occur upon adoption of Draft MHCP SAP. As the SAP has not been adopted the fee does not apply. Therefore, the project will not conflict with the provisions of the MHCP.

14.5 Cultural Resources

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) and b): ***Potentially Significant Unless Mitigated*** - A Cultural Resources Study was prepared by Red Tail Environmental in July 2019 for the proposed Project and is included as Appendix B to this Initial Study/Mitigated Negative Declaration document. The cultural resources study consisted of a review of all relevant site records and reports on file with the South Coastal Information Center (SCIC) of the California Historical Resources Information System (CHRIS) at San Diego State University within a 1-mile (mi.) search radius, a pedestrian survey of the Project area by an archaeologist and Native American monitor, and a review of the Sacred Lands File held by the Native American Heritage Commission (NAHC). No archaeological resources were identified during the archaeological survey. The record search of the Sacred Lands File was positive. Seventy-three cultural resources were identified within one-mile of the Project area.

The proposed Project does not include any demolition or development of the property; therefore, there will be no effect to historical or cultural resources, and no mitigation measures are required. However, in the future if the properties are developed, the following mitigation measures shall be employed:

MM-CUL-1: There is one existing single-family residence that will be remaining on Parcel A. Based on archival research the building was constructed between 1938 and 1947 and meets the age threshold for significance under CEQA. The proposed Project will have no impact on the building. However, if future work impacts the building then the Owner/Applicant shall have it be evaluated for eligibility to the California Register of Historic Resources (CRHR) and the City of Oceanside's Local Register (Local Register) per the City's Historical Preservation Ordinance (Ord. No. 82-41, § 1, 9-8-82).

MM CUL-2: 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 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 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 of Mission Indians 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 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.

MM-CUL-3: The Qualified Archaeologist and Luiseño Native American Monitor 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 Luiseño Native American Monitor 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.

MM-CUL-4: 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 of Mission Indians, 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.

MM-CUL-5: 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.

c) **No Impact** - There are no known paleontological resources or unique geologic features on the proposed Project site. The proposed Project would not result in subsurface excavation that could impact buried resources. Therefore, a paleontological resource or site, or unique geologic feature, would not be directly or indirectly destroyed. No impact would occur.

d) **Potentially Significant Unless Mitigated** - There are no known human remains on the proposed Project site, and no previously recorded cultural sites located on the proposed Project site. The proposed Project does not propose any activity where there would be subsurface excavation. Therefore, human remains, including those interred outside of formal cemeteries, would not be disturbed. No impact would occur. However, in the future if the created parcels are developed, then the following mitigation measure shall be employed:

MM-CUL-6: 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 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.

14.6 Energy

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) and b): **No Impact** - The proposed Project does not include any development, demolition, or construction and therefore will have no adverse environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, and it does not conflict or obstruct a state or local plan for renewable energy or energy efficiency.

14.7 Geology and Soils

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a, i-iv) No impact - According to the State of California Earthquake Fault Zoning Maps (formerly referred to as Alquist–Priolo Fault Zones) (CGS 2018), the proposed placement areas are not located near a known fault, and the City is not listed as potentially being affected by earthquake fault zones.

The nearest known active fault is the northern extension of the Rose Canyon fault located approximately 5 miles to the southwest (offshore). The project area could be subject to moderate to severe ground shaking in the event of an earthquake along any of the several faults in the Southern California/Northern Baja California region. The purpose of the proposed Project is to split the lot into two, and no development or demolition is proposed, but the tentative parcel map does identify areas that could be developed with single family homes on each subsequent lot. Future development of these areas would be required to be in conformance with the Uniform Building Code (UBC), the City's Seismic Hazard Mitigation Ordinance, and other applicable standards. Conformance with standard engineering practices and design criteria would reduce the effects of seismic groundshaking to less than significant levels.

Potential liquefaction is primarily limited to valley bottoms and shoreline areas. Exposure of people to seismic ground failure, including liquefaction, will not occur as development and construction are not included as part of the proposed Project, so no impact will occur. according to the City of Oceanside General Plan, dated June 2002, the areas around the lagoons do have some potential for liquefaction. During future development, the potential for liquefaction would be required to be evaluated in a geotechnical study, then reviewed by the City as part of the approval process, and any issues addressed and mitigated through project design and good engineering practices.

A landslide is the downslope movement of a large amount of soil due to gravity. These typically occur when the side of a hill or mountain becomes unstable to external factors, such as erosion, moisture, or seismic events. The proposed project is not located in a known potential landslide areas.

As the proposed Project does not involve any development or construction, the possibility of a landslide would not change from what it is currently, so there would be no impact. During any potential future development, the potential for landslide would be required to be evaluated in a geotechnical study, then reviewed by the City as part of the approval process, and any issues addressed and mitigated through project design and good engineering practices.

b) **Potentially Significant Unless Mitigated** - The soils at the proposed Project site (Natural Resource Conservation Service 2019) are Tujunga sand (0-5% slopes) on the level terrace top above the Lagoon, terrace escarpments on the slope down to the Lagoon, and lagoon water at the Lagoon.

The Tujunga sand soil type with 0 to 5 percent slopes is characterized by very deep, somewhat excessively drained, granitic alluvium-derived soil. This soil generally has a surface of loam which rapidly grades into a substratum of coarse to fine sand. This soil is not a wetland soil and rarely is prone to flooding.

The proposed project does not propose any development; therefore, implementing the proposed Project would have no impact on soil erosion or the loss of topsoil. During any potential future development, the implementation of **MM-HYD-1**, as described in Section 14.10, would prevent soil erosion and the loss of topsoil.

c) **No Impact** - The proposed Project site is not located on a geologic unit or soil that is known to be unstable. No construction or development is proposed as part of this proposed Project. No other type of unstable soil condition (e.g., lurch cracking, lateral spreading, local subsidence) is known to exist or would be created by the proposed Project, since no development or construction is proposed, therefore no impact would occur.

During any potential future development, the potential for stability issues would be required to be evaluated in a geotechnical study, then reviewed by the City as part of the approval process, and any issues addressed and mitigated through project design and good engineering practices

d) **No Impact** - Expansive soils are not documented to exist at the proposed Project site, nor would they be created by the proposed Project. Therefore, the proposed project would not create risk to human life or property due to expansive soils. No impact would occur. During any potential future development, the potential for soil expansion would be required to be evaluated in a geotechnical study, then reviewed by the City as part of the approval process, and any issues addressed and mitigated through project design and good engineering practices

e) **No Impact** - The proposed would not require the use of septic tanks or alternative wastewater disposal systems; nor would it affect such existing facilities. No impact would occur.

14.8 Greenhouse Gas Emissions

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Global warming is the observed increase in average temperature of the Earth's surface and atmosphere caused by increased Greenhouse Gas (GHG) emissions, which can contribute to changes in global climate patterns resulting in global climate change. 10 GHG emissions are the result of both natural and anthropogenic activities, and the primary sources of these emissions is caused by the consumption of fossil fuels for power generation and transportation, forest fires, decomposition of organic waste, and industrial processes. GHG emissions that contribute to global climate change (and which are also defined by California Health and Safety Code Section 38505(g) as GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases (i.e., hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride). CO₂, followed by CH₄ and N₂O, are the most common GHGs that result from human activity, and are the ones that will be the focus of the discussion in this section.

Sources of CO₂ occur largely from combustion of fossil fuels (coal, oil, natural gas, gasoline and wood). CH₄ is the main component of natural gas and also arises naturally from anaerobic decay of organic matter. Accordingly, anthropogenic sources of CH₄ include landfills, fermentation of manure and cattle farming. Anthropogenic sources of N₂O include combustion of fossil fuels and industrial processes such as nylon production and production of nitric acid.

a) **No Impact** - The proposed Project does not include any development or construction activity, and would therefore not be creating any greenhouse gas emissions that may have a significant impact on the environment, or result in a cumulatively considerable net increase of greenhouse gases.

During any potential future development, the potential greenhouse gas generation during the construction phase would be required to be evaluated, then reviewed by the City as part of the approval process, and any issues addressed and mitigated, as necessary.

b) **No impact** - The City of Oceanside's General Plan Update includes the development of a Climate Action Plan (CAP), which was adopted on May 8, 2019. The CAP was developed in order to reduce GHG emissions within the City and thereby reduce the City's contribution to global climate change concerns. The City CAP includes GHG reduction strategies in the sectors of energy and buildings, water and wastewater, solid waste, transportation and land

use, and agriculture and forestry to reach the City's GHG reduction targets (City of Oceanside 2019).

As part of the CAP, the City developed a CAP Consistency Checklist that established efficiency metric thresholds against which projects can be evaluated for their impacts from GHG emissions. Projects are required to meet an efficiency metric threshold of 4.0 MT CO₂^e per service population per year (MT CO₂^e/SP/yr) for projects implemented prior to 2020, and an efficiency metric threshold of 3.5 MT CO₂^e/SP/yr for projects implemented prior to year 2030 (City of Oceanside 2019). Projects that meet these thresholds are considered consistent with the City's CAP. Only those projects that cannot comply with the checklist criteria are required to conduct detailed GHG emissions impact analyses demonstrating compliance with the above noted thresholds.

The proposed Project would be considered consistent with the applicable guidance set forth in the City's CAP, because no development or construction of the newly created parcels is proposed. If there is any future development of the newly created parcels, then the potential greenhouse gas generation during the construction and operational phases would be required to be evaluated, then reviewed by the City as part of the approval process to determine if there was conflict with the CAP.

14.9 Hazards And Hazardous Materials

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) **No Impact** - The proposed Project would not involve the routine transport, use, or disposal of hazardous materials.

b) **No Impact** - The proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as the proposed Project does not involve the use of hazardous materials.

c) **No Impact** - The proposed Project does not involve any development or construction that would emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d) **No Impact** - The Hazardous Waste and Substances Sites (Cortese) List is a planning document that provides information about the location of hazardous materials release sites in the state. Government Code section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional information for the Cortese List.

There are several databases that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements, including the following:

- Department of Toxic Substances Control (DTSC) EnviroStor database (DTSC 2013)
- State Water Resources Control Board (SWRCB) GeoTracker database (2013)

According to a search of the above two databases, the proposed Project site is not included on a list of sites pursuant to Government Code §65962.5, containing hazardous materials, and therefore implementation of this proposed Project would not result in a significant hazard to the public or to the environment.

e) **No Impact** - The proposed project site is not located within an airport land use plan or within two miles of a public airport and would not result in a safety hazard for people residing or working in the project area.

The closest airport to the proposed Project site is the Oceanside Municipal Airport, which is a little over 3 miles away.

f) **No Impact** - The proposed Project would have no impacts on emergency response plans or emergency evacuation plans. No revisions to adopted emergency plans would be required as a result of the proposed Project.

g) **No Impact** - The project would not expose people or structures to a significant risk of wildland fires because the project site does not adjoin City of Oceanside Fire Department-designated wildland areas.

14.10 Hydrology and Water Quality

<i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a): **Potentially Significant Unless Mitigated** - The proposed Project does not involve any development of the newly created parcels and would therefore have no impact on water quality standards or waste discharge requirements, and would not otherwise substantially degrade surface or ground water quality.

During any potential future development, the following mitigation would be required by the City as part of the approval process to reduce the impacts to less than significant:

MM-HYD-1: Short-term erosion impacts that would affect water quality or waste discharge requirements during the construction phase of any future development of the newly created parcels would be prevented through implementation of an erosion control BMPs that would be part of the SWQMP developed for the project. A Storm Water Quality Management Plan (SWQMP) for the project will be required to be approved by the City of Oceanside that emphasizes structural and nonstructural Best Management Practices (BMPs) in compliance with NPDES Program requirements. The hydrology analysis for the future project, which would be included as part of the project's SWQMP, which would need to be approved by the City of Oceanside, and it should ensure the current water shed runoff will be protected by the runoff mitigation implemented on site.

b) **Less Than Significant** - The proposed Project does not involve any development of the newly created parcels and would therefore have no impact on groundwater supplies or recharge.

Future development of the newly created parcels would not be expected to have the potential to substantially deplete groundwater supplies or interfere with groundwater recharge. No significant impacts to groundwater resources would be anticipated with development of the project. The project would result in potentially one new home being constructed on the newly created Parcel B. Added demand from one new single family home would not be expected to significantly increase the amount of water consumed regionally through increased withdrawals from groundwater sources. Any dewatering activities associated with construction would be short-term in nature, and would not be expected to substantially affect the groundwater table. Any long term impacts on groundwater would be expected to be less than significant.

c i) **Less Than Significant** - The proposed Project would involve no construction or development of the two newly created parcels so there would be no impact to existing drainage patterns, erosion, surface runoff causing flooding, or stormwater drainage systems.

For future development of the newly created parcels drainage patterns associated with the project should be maintained and drainage design for the proposed development would be required to meet County of San Diego Standards and City of Oceanside Standards for flood protection. Erosion control BMPs would be part of the SWQMP developed for the project and would reduce the possibility of damage to less than significant.

ii) **Less Than Significant With Mitigation** - The proposed Project would involve no construction or development of the two newly created parcels so there would be no impact on flooding.

For future development of the newly created parcels, flooding on- or off-site would not be expected to occur as a result of a significant increase in the rate or amount of surface runoff generated by implementing this project, since good engineering design would not be expected to substantially increase the rate or amount of surface runoff. See MM-HYD-1.

iii) **Less Than Significant With Mitigation** - Implementation of the proposed Project would involve no construction or development of the two newly created parcels. Therefore, the proposed Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

For future development of the newly created parcels, the hydrology analysis for the future project, which would be included as part of the project's SWQMP, which would need to be prepared and approved by the City of Oceanside, and it should ensure the proposed Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. See mitigation MM-HYD-1, above.

iv) **Less Than Significant With Mitigation** - Implementation of the proposed Project would involve no construction or development of the two newly created parcels. Therefore, the proposed Project would not impede or redirect flood flows.

For future development of the newly created parcels, the hydrology analysis for the future project, which would be included as part of the project's SWQMP, which would need to be prepared and approved by the City of Oceanside, should ensure the proposed Project would not impede or redirect flood flows See Mitigation MM-HYD-1. above

d) **No Impact** - There are no anticipated impacts to the proposed project from seiche, tsunami or mudflow, as no topographical features or water bodies capable of producing such events occur within the proposed Project site vicinity.

e) **No Impact** - The proposed Project does not involve any development of the newly created parcels and would therefore not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

The future development of the parcels would potentially add only one single family home. Added demand from one new single family home would not be expected to significantly conflict with or obstruct implementation of a water quality control plan or sustainable groundwater plan.

14.11 Land Use and Planning

<i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) **No Impact** - The proposed Project would not disrupt or divide the physical arrangement of the community, conflict with any applicable land use plan or policy, or be incompatible with existing land uses in the vicinity. Therefore, no impacts are anticipated to occur.

b) **Less Than Significant** - The southern portions of the two newly created parcels - Parcels A and B - will include two conservation easements and landscape maintenance areas dedicated to the City of Oceanside totaling 12,896 square feet, which will prevent significant environmental impacts to riparian and other sensitive habitats during future development of the parcels. The proposed project is consistent with the General Plan Land Use Element's designation for the Project site and with the Official Zoning Map designation of the property.

14.12 Mineral Resources

<i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a - b) **No Impact** - The California Department of Conservation Division of Mines and Geology (1993) does not identify the project site as an area with high potential for aggregate or mineral resources. In addition, the City's GP 2030 Update (2011) does not identify the project site as a locally important mineral resource recovery site. As a result, implementation of the

proposed project would not result in the loss of availability of a regionally or locally known mineral resource; therefore, significant impacts would not occur.

Additionally, the City's General Plan and Zoning Ordinance does not permit any mineral extraction on or within the vicinity of the project site. Therefore, the project would have no impact.

14.13 Noise

<i>Would the project result in:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) **Potentially Significant Unless Mitigated** - The proposed Project would involve no construction or development of the two newly created parcels so there would be no impact to existing noise levels.

MM-NOI-1: For future development of the newly created parcels, the proposed development would be required to meet County of San Diego Standards and City of Oceanside Standards for noise. Noise reduction BMPs during construction would reduce any increase in ambient noise to less than significant.

b) **Potentially Significant Unless Mitigated** - The proposed Project would involve no construction or development of the two newly created parcels so there would be no impact to groundborne vibration or groundborne noise levels.

For future development of the newly created parcels, the proposed development would be required to meet County of San Diego Standards and City of Oceanside Standards for groundborne vibration and noise levels. See mitigation MM-NOI-1, above.

c) **No Impact** - No public or private airports or airstrips are located within 2 miles of the proposed Project site and would thus not result in the exposure of people on- or off-site to excessive noise levels. Therefore, the proposed Project would have no impact related to

airport noise.

14.14 Population and Housing

<i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) **Less Than Significant Impact** - The proposed Project would involve no construction or development of the two newly created parcels. Future development of the newly created parcels would not induce growth in the area. The proposed Project would result in potentially one new home being constructed on the newly created Parcel B. The project would be served by the existing public roadways, and would connect into the existing utility and service system of the city. The project does not include, and would not result in, an extension of roads or other infrastructure that could induce substantial population growth in the area.

b) **No Impact** - The home located on the property will remain as part of Parcel A. No existing people will be displaced due to the implementation of the proposed Project. The proposed Project would not require the removal existing housing, and therefore would not necessitate the construction of replacement housing elsewhere.

14.15 Public Services

<i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) **Less Than Significant** - The proposed Project consists of subdividing a parcel into two. The proposed Project does not include any development of the newly created parcels. So the implementation of the proposed Project would have no effect on any of the governmental facilities. The eventual development of homes of the newly created parcels be done in accordance with all applicable fire codes set forth by the State Fire Marshall, the Oceanside Fire Department, and the City's building code. Implementation of the proposed project may result in a slight incremental increase in the demand for emergency services; however the size and location of the project would not place an undue hardship on the fire department since they are presently servicing the area.

b) **Less Than Significant** - The proposed Project consists of subdividing a parcel into two. The proposed Project does not include any development of the newly created parcels. So the implementation of the proposed Project would have no effect on any of the governmental facilities. The proposed Project would not result in significant impacts on police protective services. Increased demand for police protection is not expected since they are presently servicing the area. For that reason, the proposed project would not exceed the capacity of the Oceanside Police Department to provide police protective services to the proposed project, and impacts would be less than significant.

c) **No Impact** - Implementation of the proposed project would not result in the need for the construction of additional school facilities. Therefore, no impacts in this regard will occur.

d) **No Impact** - Implementation of the proposed project will not affect any existing park facilities nor increase the demand for additional recreational facilities. Therefore, no impacts to parks are anticipated as a result of this project.

e) **No Impact** - No significant impacts to other public facilities (such as libraries, senior centers, etc.) are anticipated to occur with project implementation.

14.16 Recreation

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) **No Impact** - Implementation of the proposed Project will not generate an increase in demand on existing public or private parks or other recreational facilities that would either result in or increase physical deterioration of the facility.

b) **No Impact** - Implementation of the proposed project does not include recreational facilities, nor does it require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

14.17 Transportation

<i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) **Less Than Significant** - No development is planned as part of this project, but if development later occurs on the newly created parcels, the project would result in a very minor increase in vehicular trips as a result of the addition of one single family home. Anticipated traffic impacts to traffic capacity or volume would be minor. Therefore, less than significant impacts are anticipated.

Impacts to bus routes in the vicinity of the proposed project would be expected to be less than significant. Pedestrian and bike route usage is anticipated to be similarly less than significantly impacted.

b) **Less Than Significant** - CEQA Guidelines § 15064.3, subdivision (b) for land use projects states that vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. The proposed Project is within one half mile of a stop along an existing high quality transit corridor. Therefore, the impact of the proposed Project is less than significant.

c and d) **No Impact** - The proposed Project would not involve any changes to roadways and therefore would not substantially increase hazards due to a design feature or incompatible uses; nor would it result in inadequate emergency access..

14.18 Tribal Cultural Resources

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				
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Discussion:

a) See the response for Section 5.5. A Cultural Resources Study was prepared by Red Tail Environmental in July 2019 for the proposed Project and is included as Appendix B to this Initial Study/Mitigated Negative Declaration document. The Cultural Resources Study consisted of a review of all relevant site records and reports on file with the South Coastal Information Center (SCIC) of the California Historical Resources Information System (CHRIS) at San Diego State University within a 1-mile (mi.) search radius, a pedestrian survey of the Project area by an archaeologist and Native American monitor, and a review of the Sacred Lands File held by the Native American Heritage Commission (NAHC). Seventy-three cultural resources were identified within one-mile of the Project area. However, no archaeological resources were identified during the pedestrian survey of the site.

i and ii) **Potentially Significant Unless Mitigated** - The proposed Project does not include any demolition or development of the property; therefore, there will be no effect to historical or cultural resources, and no mitigation measures are required. However, in the future if the properties are developed, cultural resource mitigation measures MM-TCR-1 shall be employed (see Section 5.5, above).

MM-TCR-1: Due to the positive Sacred Lands File record search, the numerous cultural resources near the Project area, and the Project's proximity to Buena Vista Lagoon, if the created parcels are developed in the future, the Owner/Applicant shall ensure that construction monitoring by a qualified archaeologist and Native American monitor occurs during any future project's initial ground disturbance on the proposed Project site is recommended. With a qualified archaeologist and Native American monitor present, the potential for causing an adverse change in the significance of an archaeological resource would be reduced to less than significant.

MM-TCR-2: 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.

MM-TCR-3: 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.

MM-TCR-4: 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.

MM-TCR-5: 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.

14.19 Utilities And Service Systems

<i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the waste water 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The San Diego Regional Water Quality Control Board (SD RWQCB) regulates water quality in portions of San Diego, Orange, and Riverside Counties pursuant to the Federal Clean Water Act. RWQCB sets standards, determines regulatory compliance, issues discharge permits, and enforces other actions related to ensuring the water quality of the region. The San Luis Rey Treatment Plant, La Salinas Treatment Plant, and Mission Basin Groundwater Purification Facility in the City of Oceanside operate in compliance with the NPDES permit. The Oceanside Wastewater Division of WUD provides wastewater collection, treatment, and disposal services for the city.

The City owns and operates the San Luis Rey Treatment Plant, which has a secondary treatment capacity of 13.5 mgd and tertiary treatment capacity of 0.78 mgd. Wastewater is also treated at the La Salina Wastewater Treatment Plant, with a secondary treatment capacity of 5.5 mgd. Both plants discharge treated effluent through the Oceanside Ocean Outfall.

The project consists of subdividing an approximately 8-acre parcel and constructing three single-family homes. Due to the limited scope of the project, improvements associated with the proposed project would not exceed wastewater treatment requirements of the RWQCB.

a) **Less Than Significant** - The proposed Project includes no development of the newly created parcels; therefore, no impact on wastewater treatment, storm water drainage facilities, or existing water supply would occur. Therefore, no impact would occur. If development later occurs on the newly created parcels, the addition of one single family home on Parcel B would have a less than significant effect on wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities.

b) **Less Than Significant** - The proposed Project includes no development of the newly created parcels; therefore, no impact on water supplies would occur. If development later occurs on the newly created parcels, the addition of one single family home on Parcel B would have a less than significant effect on water supplies during normal, dry and multiple dry years?

c) **Less Than Significant** - The proposed Project includes no development of the newly created parcels; therefore, no impact on waste water treatment would occur. If development later occurs on the newly created parcels, the addition of one single family home on Parcel B would have a less than significant effect on waste water treatment.

d) **Less Than Significant** - The City implements and oversees solid waste and recycling services in order to ensure compliance with state regulations and the City's Municipal Code. The City has partnered with Waste Management, Agri Service, and Moody's Recycling in order to meet the City's goal of achieving zero waste. Solid waste collected in the City of Oceanside is disposed at the El Sobrante Landfill, located at 10910 Dawson Canyon Road, Corona, CA 92883. The El Sobrante Landfill is permitted to accept up to 16,054 tons per day,

or 112,378 tons per week, has a remaining capacity of 145,530,000 tons, and is estimated to be operational until 2045 (CalRecycle 2016).

The proposed Project includes no development of the newly created parcels; therefore, no impact on solid waste treatment would occur. If development later occurs on the newly created parcels, the addition of one single family home on Parcel B would have a less than significant effect on solid waste generation, capacity of local infrastructure, and would not impair the attainment of solid waste reduction goals.

e) **Less Than Significant** - The proposed Project includes no development of the newly created parcels; therefore, no impact on solid waste treatment would occur. If development later occurs on the newly created parcels, the addition of one single family home on Parcel B would have a less than significant effect on compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

14.20 Wildfire

<i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-d) **No Impact** - The proposed Project includes no development of the newly created parcels; therefore, there would be no newly created impairment of an emergency response plan, no additional risk of exposure to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire. No installation or maintenance of associated infrastructure would be required, and there would be no additional risk of exposure to people or structures of significant risks. If development later occurs on the newly created parcels, the addition of one single family home on Parcel B would have a less than significant effect on all of the above issues.

14.21 Mandatory Findings of Significance

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) **Potentially Significant Unless Mitigated:** If no development occurs on the newly created parcels, then there would be no impacts. However, if either parcel is developed in the future, then unless mitigated, there would be potentially significant environmental impacts related to:

- Biological Resources
- Hydrology and Water Quality
- Noise
- Tribal Cultural Resources

As discussed in Section 14 above, these impacts would be reduced to below a level of significance through the implementation of the following mitigations:

MM-BIO-1 For any future development or construction activity: to avoid any direct and indirect impacts to raptors and/or any migratory birds, grubbing and clearing of that may support active nests and construction activities adjacent to nesting habitat will occur outside of the breeding season (January 15–August 31). If removal of habitat and/or construction activities is necessary adjacent to nesting habitat during the bird breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction

survey to determine the presence or absence of nesting birds within the construction area.

MM-BIO-2: For any future development or construction activity, the City of Oceanside would require the replacement of all trees or palms greater than 10 inches in diameter, as measured 2-1/2 feet above grade, that are removed by development.

MM-CUL-1: There is one existing single-family residence that will be remaining on Parcel A. Based on archival research the building was constructed between 1938 and 1947 and meets the age threshold for significance under CEQA. The proposed Project will have no impact on the building. However, if future work impacts the building then the Owner/Applicant shall have it be evaluated for eligibility to the California Register of Historic Resources (CRHR) and the City of Oceanside's Local Register (Local Register) per the City's Historical Preservation Ordinance (Ord. No. 82-41, § 1, 9-8-82).

MM CUL-2: 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 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 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 of Mission Indians 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 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.

MM-CUL-3: The Qualified Archaeologist and Luiseño Native American Monitor 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 Luiseño Native American Monitor 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.

MM-CUL-4: 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 of Mission Indians, 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.

MM-CUL-5: 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.

MM-CUL-6: 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 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.

MM-HYD-1: Short-term erosion impacts that would affect water quality or waste discharge requirements during the construction phase of any future development of the newly created parcels would be prevented through implementation of an erosion control BMPs that would be part of the SWQMP developed for the project. A Storm Water Quality Management Plan (SWQMP) for the project will be required to be approved by the City of Oceanside that emphasizes structural and nonstructural Best Management Practices (BMPs) in compliance with NPDES Program requirements. The hydrology analysis for the future project, which would be included as part of the project's SWQMP, which would need to be approved by the City of Oceanside, and it should ensure the current water shed runoff will be protected by the runoff mitigation implemented on site.

MM-NOI-1: For future development of the newly created parcels, the proposed development would be required to meet County of San Diego Standards and City of Oceanside Standards for noise. Noise reduction BMPs during construction would reduce any increase in ambient noise to less than significant.

MM-TCR-1: Due to the positive Sacred Lands File record search, the numerous cultural resources near the Project area, and the Project's proximity to Buena Vista Lagoon, if the created parcels are developed in the future, the Owner/Applicant shall ensure that construction monitoring by a qualified archaeologist and Native American monitor occurs during any future project's initial ground disturbance on the proposed Project site is recommended. With a qualified archaeologist and Native American monitor present, the potential for causing an adverse change in the significance of an archaeological resource would be reduced to less than significant.

MM-TCR-2: 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.

MM-TCR-3: 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.

MM-TCR-4: 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.

MM-TCR-5: 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.

b) **Potentially Significant Unless Mitigated:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Section 14 of this checklist giving consideration to the other recent and possible projects that occur in and adjacent to the proposed project site. In addition to impacts directly associated with the proposed project, this evaluation considered the project's potential for incremental effects that are cumulatively considerable. If no development occurs on the newly created parcels, then there would be no cumulative impacts. However, if either parcel is developed in the future, there would be the potential for incremental effects that would contribute to cumulative impacts. However, all reasonably foreseeable future development in the City would be subject to the same land use and environmental regulations that are described throughout this document. Furthermore, all development projects are guided by the policies identified in the City's General Plan and by the regulations established in the Municipal Code. Therefore, compliance with applicable land use and environmental regulations and mitigation measures outlined throughout this MND would ensure that environmental effects associated with the proposed project do not combine with effects from reasonably foreseeable future development in Oceanside to cause cumulatively considerable significant impacts.

c) **Potentially Significant Unless Mitigated:** If no development occurs on the newly created parcels, then there would be no adverse effects on human beings, either directly or indirectly. However, if either parcel is developed in the future, there would be the potential for adverse effects on human beings unless mitigated. However, based on the analysis contained herein and summarized in response (a) above, all potential impacts related to the proposed project that would cause adverse effects on human beings, including cultural resources, hydrology and water quality, noise, and tribal cultural resources, would not occur as a result of the proposed project.

15.0 PREPARATION

The initial study for the subject project was prepared by:

Camille Merchant, Principal Environmental Specialist, Cali EnviroFirm, Inc.

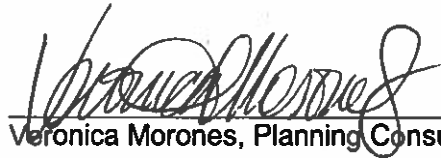
16.0 DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been included in this project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

17.0 ENVIRONMENTAL DETERMINATION

The initial study for this project has been reviewed and the environmental determination contained in Section 16 preceding, is hereby approved.



Veronica Morones, Planning Consultant, City of Oceanside

18.0 REFERENCES

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