

STAFF REPORT



ITEM NO. 13

CITY OF OCEANSIDE

DATE: August 16, 2006

TO: Honorable Mayor and City Council Members

FROM: Water Utilities Department

SUBJECT: **APPROVAL OF A REIMBURSEMENT AGREEMENT WITH PACIFIC COAST BUSINESS PARK LLC AND ACCEPTANCE OF A MITIGATED NEGATIVE DECLARATION FOR THE CONSTRUCTION OF THE 24-INCH MESA DRIVE AND OLD GROVE WATERLINE PROJECT**

SYNOPSIS

Staff and the Utilities Commission recommend that the City Council approve the Reimbursement Agreement with Pacific Coast Business Park, LLC of Laguna Hills and accept the Mitigated Negative Declaration for the construction of the 24-inch Mesa Drive and Old Grove Waterline project, and authorize the City Manager to execute the agreement.

BACKGROUND

Pacific Coast Business Park is developing a parcel at Old Grove Road and College Boulevard. During the planning stage of the project, it was assumed that this area could receive water from the Peacock Hills pressure zone, but it was determined that this zone was over-extended and could provide no additional service. In analyzing the situation, staff found that the only way to provide water to this area was to bring water from North Santa Fe along Mesa Drive to Old Grove Road (Exhibit A), where pressure regulating stations will be installed to provide the additional water to the development and the Peacock Hills service area. Staff also realized that by providing another regulating station it could enhance service to the Guajome service area and protect against service interruption should the older lines serving the area fail.

It was determined that the developer would need to bring a 12-inch line to service their development. The City determined that a 24-inch line would be needed to service the addition of the Guajome along with the Peacock Hills service areas. A 12-inch line is equal to one-fourth the capacity of a 24-inch line; therefore, the developer agreed to contribute 25 percent of the cost of the facilities with the City contributing the remaining 75 percent.

ANALYSIS

The Water Utilities Department proposes that the developer, on behalf of the City, will install a 24-inch pipeline, two pressure-regulating stations, and appurtenant structures including engineering design, survey, geotechnical services, construction management and engineering inspection. The pipeline will be shared by the City and the developer, with the City paying 75 percent and the developer paying 25 percent of the cost of construction and engineering design for the project.

This project was reviewed for compliance with California Environmental Quality Act (CEQA) requirements. On September 26, 2005, a Mitigated Negative Declaration was issued by the City of Oceanside Planning Department (Exhibit A). All mitigation measures have been added to the project.

FISCAL IMPACT

In Fiscal Year 2006-2007, \$4,700,000 was appropriated for the 24-inch Mesa Drive and Old Grove Waterline project for the design and construction of this project. The estimated design and construction cost of the project is \$5,922,209.09. The developer will contribute \$1,480,552.30 with the City reimbursing the developer \$4,527,131.90. Adequate funds are available for the project.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be met.

COMMISSION OR COMMITTEE REPORT

The Utilities Commission approved staff's recommendation at its meeting on July 18, 2006.

RECOMMENDATIONS

Staff and the Utilities Commission recommend that the City Council approve the Reimbursement Agreement with Pacific Coast Business Park, LLC of Laguna Hills and accept the Mitigated Negative Declaration for the construction of the 24-inch Mesa Drive and Old Grove Waterline project, and authorize the City Manager to execute the agreement.

PREPARED BY:



Greg Blakely
Administration Manager

SUBMITTED BY:

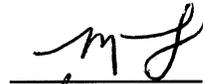


Barry E. Martin
Interim City Manager

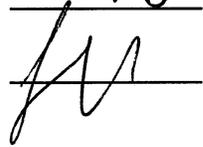
Exhibit A - Mitigated Negative Declaration
Exhibit B - Reimbursement Agreement

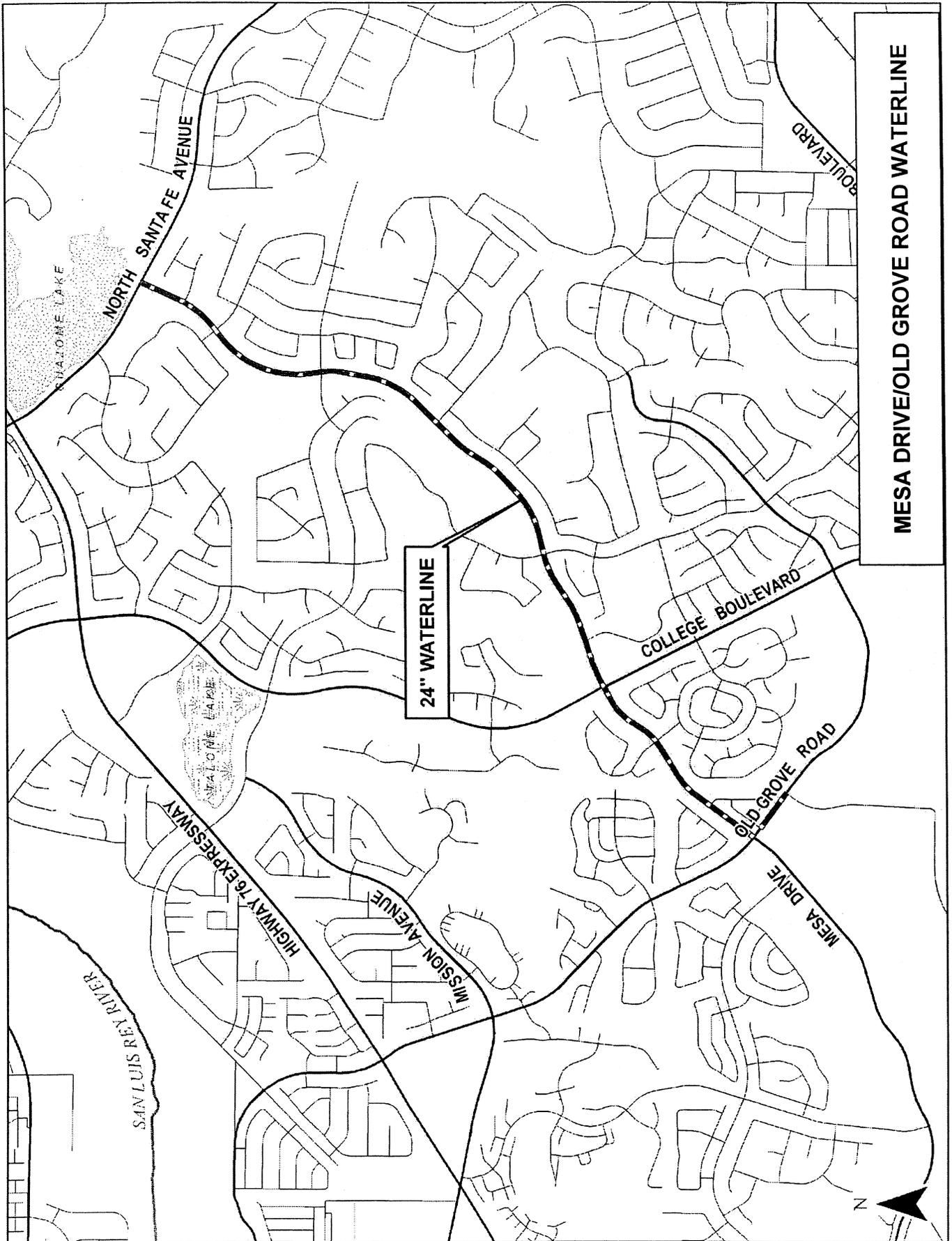
REVIEWED BY:

Michelle Skaggs Lawrence, Assistant to the City Manager



Lonnie Thibodeaux, Interim Water Utilities Director





REIMBURSEMENT AGREEMENT
(CITY OF OCEANSIDE/PACIFIC COAST BUSINESS PARK, LLC)

THIS AGREEMENT is made and entered into this _____ day of _____, 2006, by and between the CITY OF OCEANSIDE, hereinafter referred to as "CITY" and PACIFIC COAST BUSINESS PARK, LLC, a California limited liability company, hereinafter referred to as "Developer".

WHEREAS, City has approved, pursuant to Developer's application, the construction of that certain industrial development known as Pacific Coast Business Park; and

WHEREAS, Developer and City agree that Developer, on behalf of the City, will install a 24" pipeline, two pressure reducing stations and appurtenant structures inclusive of engineering design, survey, geotechnical services, construction management and engineering inspection. The construction costs inclusive of engineering design, survey, geotechnical services, construction management and engineering inspection will be shared between the City and the Developer; the City paying seventy-five percent (75%) and the Developer paying twenty-five percent (25%) except for the cost of construction and engineering design fee for the 1060 / 511 Pressure Reducing Station. The City will pay for one hundred percent (100%) of the construction costs and engineering design costs for the 1060 / 511 Pressure Reducing Station. The design and construction costs are included in the City's approved Capital Improvement Budget for Fiscal Years: 2006-2007; and

WHEREAS, said improvements shall be constructed in accordance with design specifications, procedures and standards set forth by the City, as well as pursuant to applicable Federal, State and City regulations, including but not limited to, obtaining all applicable construction permits, and subject to the approval and acceptance of the City Engineer and the Water Utilities Department; and

WHEREAS, City and Developer desire, at this time, to enter into a formal written agreement concerning reimbursement for the design and construction of the 24" pipeline, two pressure reducing stations, and appurtenant structures inclusive of engineering design, survey, geotechnical services, construction management and engineering inspection.

NOW, THEREFORE, in consideration of the mutual promises and obligations set forth herein, the parties hereto agree as follows:

1. City has made calculations and determinations in accordance with said work and has determined that:
 - A. The total estimated cost of design and construction of said 24" pipeline, two pressure reducing stations, and appurtenant structures inclusive of engineering design, survey, geotechnical services, construction management and engineering inspection is \$5,922,209.20.

- B. Developer is entitled to reimbursement in an amount up to seventy-five percent (75%) for actual costs incurred for all work except for the cost of construction and engineering design fee for the 1060 / 511 Pressure Reducing Station which will be reimbursed in full – one hundred percent (100%) to the Developer. Any change orders, as approved by the City, shall be limited to a maximum of five percent (5%) of the estimated cost. The total amount is hereinafter designated as the “estimated reimbursement sum”.
2. Developer shall submit a monthly request to the City for disbursement of the reimbursement funds in accordance with a schedule agreed upon by City and Developer. The Developer’s request for disbursement shall be accompanied by copies of invoices, receipts and other documentation as may be requested by the City for the purpose of verifying the actual costs incurred to be reimbursed pursuant to this Agreement. Such disbursements shall be made to Developer from the 24” Mesa Dr. waterline expansion.
 3. Payments shall be made to Developer at the following address: Pacific Coast Business Park, LLC, 385 Airway Avenue, Suite F, Costa Mesa, CA 92626, Attn: Brett Anderson. City shall disburse funds to Developer within thirty (30) days after City’s receipt of disbursement request.
 4. The City shall retain a maximum of ten percent (10%) of the reimbursement sum monthly, until the improvements are completed and accepted, and unconditional releases have been received by the City from all equipment and materials suppliers and subcontractors.
 5. Developer, by executing this Agreement, accepts and approves the determination by City that the estimated reimbursement sum to which Developer is entitled for said 24” pipeline, two pressure reducing stations, and appurtenant structures inclusive of engineering design, survey, geotechnical services, construction management and engineering inspection shall not exceed \$4,527,131.90 without a written amendment to this agreement by the City.
 6. This Agreement contemplates the completion of the 24” pipeline, two pressure reducing stations, and appurtenant structures construction inclusive of engineering design, survey, geotechnical services, construction management and engineering inspection to the reasonable satisfaction of the City. The City may terminate this Agreement on ten (10) days written notice to Developer in the event it determines that developer is not performing the construction work in accordance with City construction standards. In the event that Developer fails to complete any portion of the work or abandons the project, City shall pay the Developer for any work completed up to and including the date of termination or abandonment.

7. It is expressly and specifically agreed that this Agreement comprises the entire integrated understanding of the parties concerning the reimbursement for the 24" pipeline, two pressure reducing stations, and appurtenant structures construction inclusive of engineering design, survey, geotechnical services, construction management and engineering inspection, and supersedes all prior negotiations, representations or agreements. There are no promises, representations, agreements or inducements either expressed orally or implied by the parties hereto, except as fully set forth herein; and further, that this Agreement cannot be enlarged, modified or changed in any respect whatsoever except by a written agreement duly executed by and between the parties hereto.
8. The interpretation, validity and enforcement of this Agreement shall be governed and construed by the laws of the State of California.
9. This Agreement and any portion thereof shall not be assigned or transferred, nor shall any of the duties expressed herein be delegated, without the express written consent of the City.
10. Any controversy or claim arising out of or relating to this Agreement, or concerning a breach or interpretation thereof, shall be first submitted to mediation, the cost of which shall be borne equally by the parties.
11. All notices, demands, requests, consents or other communications which this Agreement contemplates or authorizes, or requires or permits either party to give to the other, shall be in writing and shall be personally delivered or mailed to the respective party as follows:

To the City:

City of Oceanside
300 North Coast Highway
Oceanside, CA 92054
Attn: Lonnie Thibodeaux,
Interim Water Utilities Director

To the Developer:

Pacific Coast Business Park, LLC
3185 Airway Avenue, Suite F
Costa Mesa, CA 92626
Attn: Brett Anderson

IN WITNESS WHEREOF, City and Developer have caused this Agreement to be executed by their duly authorized officers.

DEVELOPER
PACIFIC COAST BUSINESS PARK, LLC
A California limited liability company

CITY
CITY OF OCEANSIDE

By: RPRS LAND COMPANY, LLC,
a California limited liability company

Barry E. Martin, Interim City Manager

By: RPR Oceanside Holdings, LLC,
a California limited liability company,
Its: Member

ATTEST:



City Clerk

member
Its: Manager

APPROVED AS TO FORM

OFFICE OF THE CITY ATTORNEY:

By: DWO ENTERPRISES, INC.
a California corporation

By:  ASST.
City Attorney

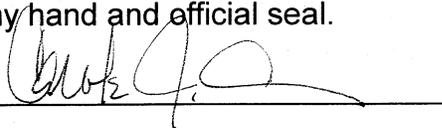
By: 
President
Its: President

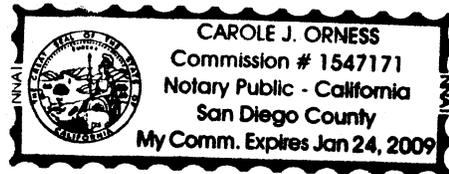
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On 12 July 2006 before me, Carole J. Orness, a notary public in and for said State, personally appeared Don Oliphant personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____





State of California

County of SAN DIEGO

} ss.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On July 17, 2006, before me, S. Rose Lemoine,
Date Printed Name of Notary Public

personally appeared Rodney F. Stone,
Printed Name(s) of Signer(s)

- personally known to me - or -
- proved to me on the basis of satisfactory evidence:
 - form(s) of identification _____
 - credible witness(es) _____

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



(Seal)

S. Rose Lemoine
Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> Other	



CITY OF OCEANSIDE
PLANNING DEPARTMENT

MITIGATED NEGATIVE DECLARATION

TO — OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

X RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
PACIFIC COAST BUSINESS PARK PIPELINE PROJECT

PROJECT LOCATION:
Mesa Drive and Old Grove Road in the City of Oceanside.

PROJECT DESCRIPTION:

The proposed project is construction of a 24-inch, 12,000-foot long water transmission main.

FINDING: Pursuant to the provisions of Ordinance No. 88-31, pertaining to procedures and guidelines to implement the California Environmental Quality Act (Public Resources Code Section 21000 et. al.), the proposed project has been reviewed by the Environmental Review Committee established by ordinance to be responsible for evaluating the information. The Environmental Review Committee, after study of the facts and findings, has on September 26, 2005 determined that the project will not have a significant effect on the environment.

— THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECT UPON THE ENVIRONMENT.

X THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECTS UPON THE ENVIRONMENT PER COMPLIANCE WITH THE FOLLOWING CONDITIONS:

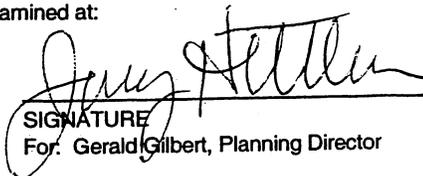
See attached Initial Study

Initial Study prepared by:
Jerry Hittleman, Senior Planner

Contact Person:
Greg Blakely, Water Utilities Department

The Initial Study is available for public review and may be examined at:

City of Oceanside
Planning Department
300 N. Coast Highway
Oceanside, CA 92054



SIGNATURE For: Gerald Gilbert, Planning Director
September 26, 2005
DATE

**LEGAL NOTICE
CITY OF OCEANSIDE
DRAFT MITIGATED NEGATIVE DECLARATION
AVAILABLE FOR PUBLIC REVIEW**

PACIFIC COAST BUSINESS PARK PIPELINE PROJECT

AVAILABLE FOR PUBLIC REVIEW AND COMMENT. The Draft Mitigated Negative Declaration for: PACIFIC COAST BUSINESS PARK PIPELINE PROJECT

PROJECT DESCRIPTION: The proposed project is construction of a 24-inch, 12,000 foot long water transmission main in the City of Oceanside.

PROJECT LOCATION: the project site is located within the right-of-way (ROW) of Mesa Drive from North Santa Fe Avenue to Old Grove Road and within the ROW of Old Grove Road from Mesa Drive to the entry of the Pacific Coast Business Park just southward of Ocean Ranch Boulevard.

ENVIRONMENTAL DETERMINATION: Based on an Initial Study prepared for the proposed project it has been determined that there is no substantial evidence in light of the whole public record which indicates the potential for significant environmental impacts associated with the proposed project; therefore, a Draft Mitigated Negative Declaration has been prepared.

The Mitigated Negative Declaration and all documents referenced therein are available for review at the Planning Department, 300 North Coast Highway, Oceanside, California. Written comments regarding the Draft Negative Declaration should be sent to Mr. Jerry Hittleman, City of Oceanside, Planning Department, 300 North Coast Highway, Oceanside, California 92054. Comments should be submitted within the next 21 days, by October 20, 2005.

Pacific Coast Business Park Pipeline Project Initial Study Environmental Checklist

I. INTRODUCTION

1. Project Title:

Pacific Coast Business Park (PCBP) Pipeline Project

2. Lead Agency Name and Address:

City of Oceanside
Planning Department
300 North Coast Highway
Oceanside, California 92054

3. Contact Person and Phone Number:

Jerry Hittleman
(760) 435-3535
(760) 435-3538 (fax)

4. Project Location:

The project site is located within the right-of-way of Mesa Drive from North Santa Fe Avenue to Old Grove Road and within the right-of-way (ROW) of Old Grove Road from Mesa Drive to the entry of the PCBP just southwest of Ocean Ranch Boulevard.

5. Project Sponsor's Name and Address:

City of Oceanside
Water Utilities Department
300 North Coast Highway
Oceanside, California 92054

6. General Plan Designation:

Mesa Drive is a 4-lane Secondary Arterial between North Santa Fe Avenue and Old Grove Road. The connecting streets are mostly collector streets leading to residential areas. Old Grove Road is a 2-lane Secondary Arterial.

7. Zoning:

N/A

8. Description of Project:

Summary. This project would include the installation of approximately 12,000 feet of 24-inch water transmission main in the City of Oceanside (Figure 1). As illustrated in Figure 2, the

alignment would begin at the intersection of North Santa Fe Avenue and Mesa Drive and extend to the southwest under Mesa Drive for approximately 11,250 feet to the Mesa Drive/Old Grove Road intersection. The alignment would then turn to the southeast under Old Grove Road for approximately 750 feet to a connection with a 14-inch pipeline in Old Grove Road. The 14-inch pipeline would be installed as part of the improvements for Pacific Coast Business Park (PCBP). PCBP project improvements are not part of this project and have already been subject to CEQA review and approval.

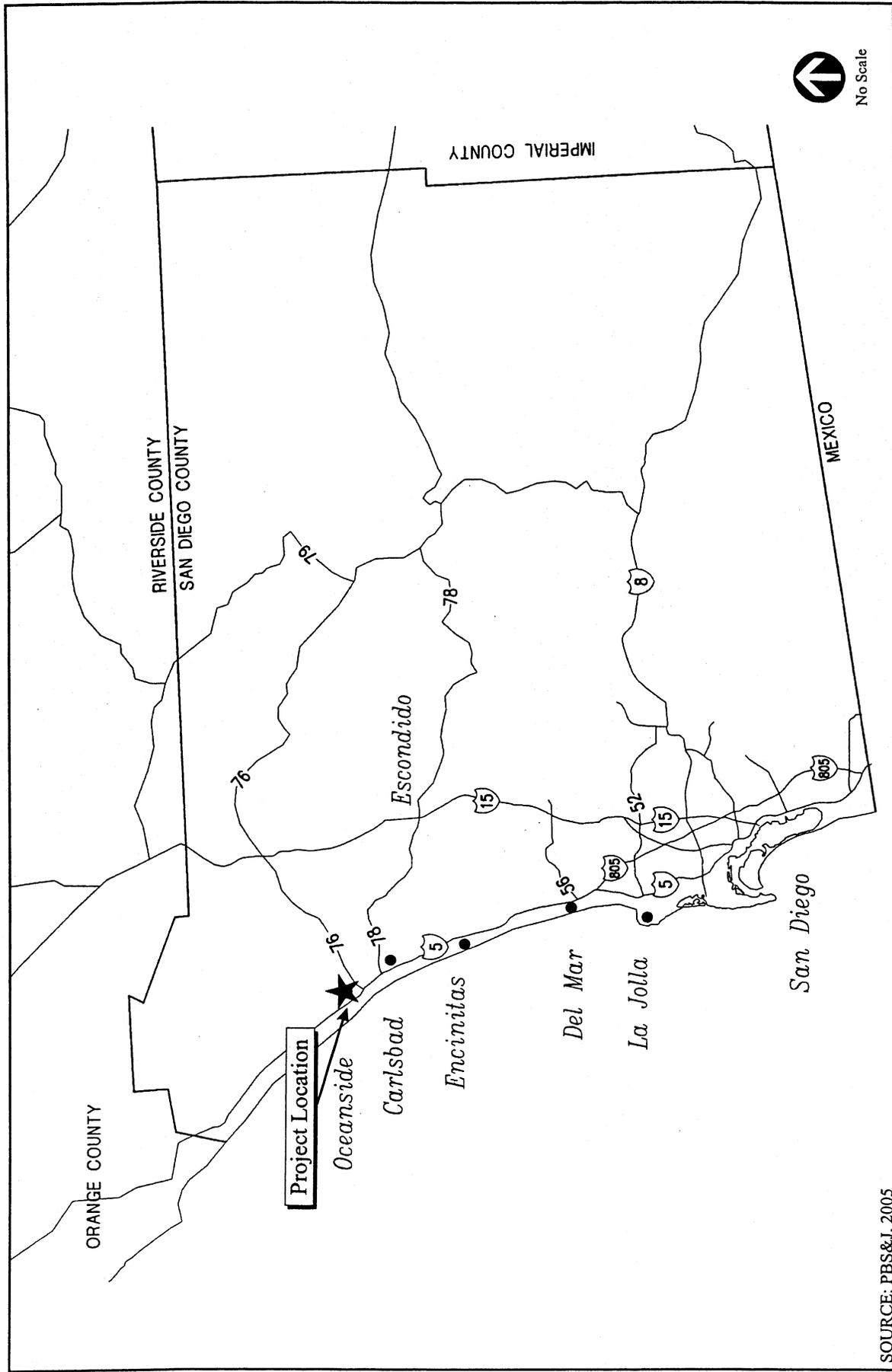
The project would also include construction of two pressure reducing stations (PRS) near the intersection of Old Grove Road and Ocean Ranch Boulevard. One PRS would reduce the pressure in the pipeline to match the gradient of the City's Peacock Hills Zone (630 hydraulic grade line [HGL]) in order to improve service to PCBP and the surrounding area. The second PRS would be installed to provide supplemental flow to the City's Guajome Zone (511 HGL).

System Hydraulics. An existing 42-inch transmission main exists in North Santa Fe Avenue that brings high-pressure treated water to the City from the San Diego County Water Authority aqueduct. This existing 42-inch transmission main is one of the City's major supply conduits. Near the intersection of Mesa Drive, the 42-inch main is reduced in diameter to 24-inch that connects to a 24-inch tee at Mesa Drive. A 24-inch pipeline with a valve extends from the tee and is the point of connection for this project. At this location, the system normally operates at an HGL of approximately 970 feet; however, the zone can experience an HGL of 1,060 feet during a static condition. As a worst-case scenario, the steeper gradient of 1,060 HGL has been used for design purposes.

The elevation at the North Santa Fe Avenue connection is approximately 110 feet above mean sea level (AMSL), equating to a maximum static pressure of about 411 pounds per square inch (psi). The grade of Mesa Drive gently increases along the alignment and then experiences a more pronounced elevation gain when it turns at Old Grove Road. The estimated elevation and projected maximum pressure upstream of the two proposed PRSs at the intersection of Old Grove Road and Ocean Ranch Boulevard are 325 feet and 318 psi, respectively.

The PRSs would be located underground, side-by-side, and would occupy approximately 1,040 square feet of area to a depth of approximately seven feet. The first PRS would reduce pressure in the pipeline from 1060 HGL to 630 HGL in order to supplement service to PCBP and existing customers in the City's surrounding Peacock Hills Zone (630 HGL). This implies a maximum pressure drop across this PRS of 186 psi. The second PRS would be a 1060/511 facility and would provide supplemental flows to the City's Guajome Zone (511 HGL). The projected maximum pressure drop across this PRS would be 238 psi. The two PRS facilities have been designed to pass 14 cubic feet per second (cfs), or 6,285 gallons per minute (gpm), to the 630 HGL zone and 25 cfs (11,225 gpm) to the 511 HGL zone.

Transmission Main. The transmission main would be 24 inches in diameter with a maximum flow rate of 39 cfs (16,164 gpm). The main would be constructed of ductile iron pipe (DIP). The average pipeline depth would be five feet; however, it may extend as deep as 10 feet to avoid existing utilities.

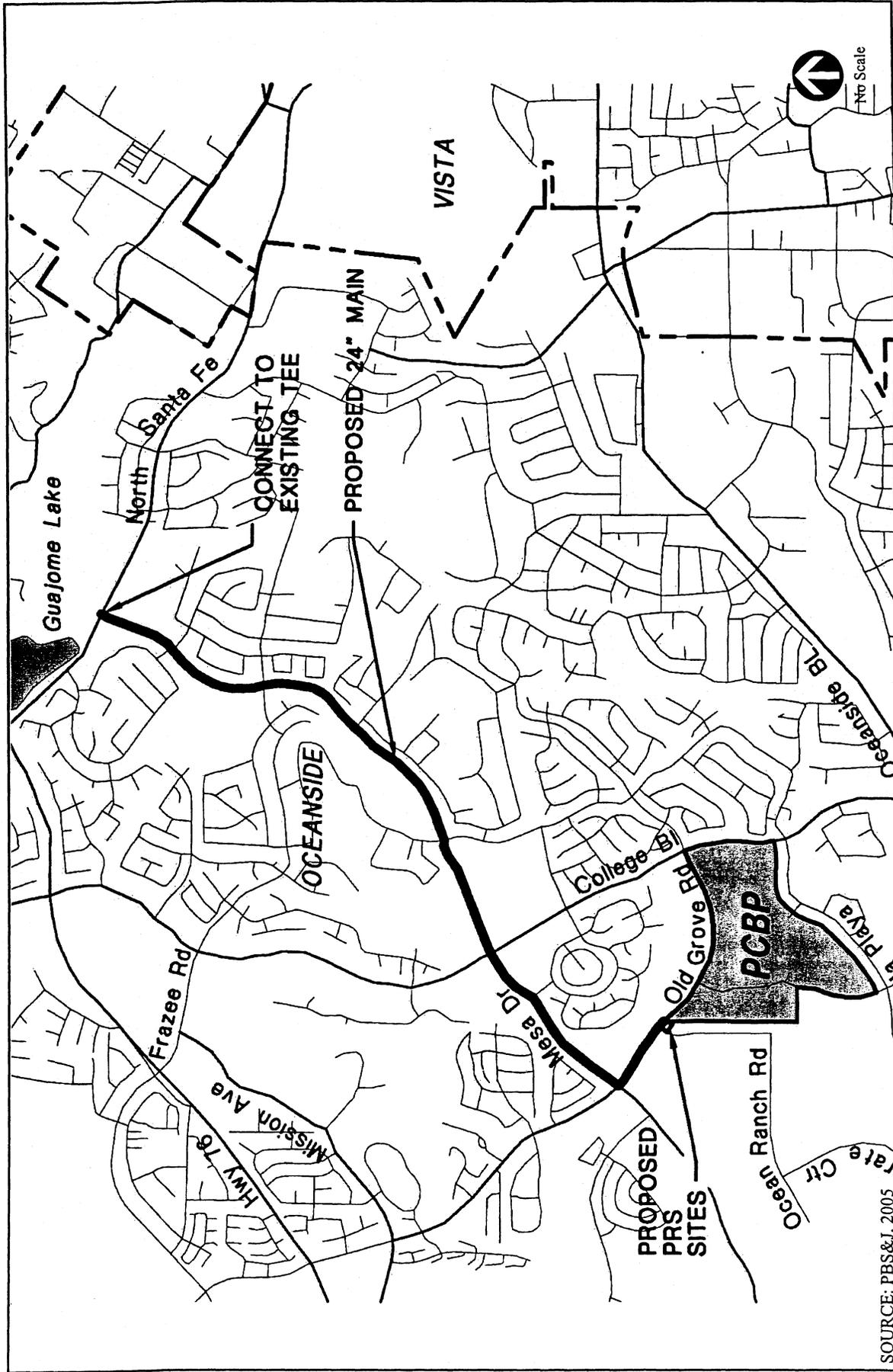


SOURCE: PBS&J, 2005

REGIONAL LOCATION MAP

FIGURE 1

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SOURCE: PBS&J, 2005



PROPOSED PIPELINE ALIGNMENT

FIGURE 2

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II. 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.

Land Use/Planning	<input type="checkbox"/>	Transportation/Traffic	<input checked="" type="checkbox"/>	Public Services	<input type="checkbox"/>
Population/Housing	<input type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>
Geology and Soils	<input type="checkbox"/>	Energy/Mining Resources	<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>
Hydrology/Water Quality	<input checked="" type="checkbox"/>	Hazards/Hazardous Materials	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>
Air Quality	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
		Mandatory Findings of Significance	<input type="checkbox"/>		

III. DETERMINATION: (To be completed by the Lead Agency.)

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 revisions in the project have been made by or agreed to be the project proponent. 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.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to the applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



City of Oceanside, Planning Department

9/26/05

IV. INITIAL STUDY ENVIRONMENTAL IMPACTS CHECKLIST:

This checklist is designed to identify the potential for significant environmental impacts, which could be associated with the proposed project. All "Yes" and "Yes, Unless Mitigated" responses are discussed for the corresponding issue. "No" responses are explained where it is based on project-specific factors.

	YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
1. LAND USE AND PLANNING – Would the project:				
a) Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. POPULATION AND HOUSING – Would the project:				
a) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Induce substantial 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"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. GEOLOGY AND SOILS – Would the project result in or expose people to potential impacts involving:				
a) Erosion, changes in topography, or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IMPACTS CHECKLIST (continued)

	YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
d) Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. HYDROLOGY AND WATER – Would the project result in:				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards, such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. AIR QUALITY –Would the project:				
a) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Alter air movement, moisture, or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IMPACTS CHECKLIST (continued)

	YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
6. TRANSPORTATION/CIRCULATION – Would the project result in:				
a) Increase vehicle trips or traffic congestion?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Rail, waterborne, or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. BIOLOGICAL RESOURCES – Would the project result in impacts to:				
a) Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, mammals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Wetland habitat (e.g. marsh, riparian, vernal pool)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Wildlife dispersal and migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. ENERGY AND MINERAL RESOURCES – Would the project:				
a) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IMPACTS CHECKLIST (continued)

	YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
9. HAZARDS AND HAZARDOUS MATERIAL – Would the project involve:				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Possible interference with an emergency response or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. NOISE – Would the project result in:				
a) Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. UTILITIES AND SERVICE SYSTEMS – Would the project result in a need for new systems or supplies, or substantial alterations to the following utilities:				
a) Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IMPACTS CHECKLIST (continued)

	YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
c) Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Local or regional water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. AESTHETICS – Would the project:				
a) Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. CULTURAL RESOURCES – Would the project:				
a) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb archeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Affect historical resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. RECREATION – Would the project:				
a) Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IMPACTS CHECKLIST (continued)

	YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
16. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to 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, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulative 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V. MITIGATION MEASURES

- MM-1** In order to limit the potential for discharges into surface water, all construction shall avoid rainy periods.
- MM-2** Sandbags and dewatering pumps with filters shall be used as necessary during rain events to prevent the pipe from floating and ensure that sediments remain onsite during construction.
- MM-3** All broken asphalt and other construction materials shall be collected and located a minimum of 50 feet away from concentrated flows of stormwater, drainage courses, and inlets. All stockpiles shall be protected from stormwater run-on using a temporary perimeter sediment barrier.
- MM-4** Prior to construction, the contractor shall prepare a traffic control plan to include at minimum, the following elements:
 - Schedule of construction activities – construction shall be scheduled during non-peak hours to the extent feasible to avoid peak-hour congestion on roadways.

- Plan to maintain through vehicular and pedestrian traffic, as well as access to local residences and businesses to the extent feasible.
- Coordination with Fire Station #6 when there is the potential for interruption of service due to pipeline construction.

MM-5 Prior to the City's first pre-construction meeting, all construction and staging area limits shall be clearly delineated with orange construction fencing and silt fencing or fiber rolls to ensure that construction activity remains within the defined construction limits. The silt fencing or fiber rolls shall also be placed along the edge of the existing riparian area located to the east of the PRS sites to prevent erosion and to prevent sediment from entering the riparian area.

A qualified biologist shall inspect all fencing and/or barriers prior to the start of construction and shall monitor activities during construction to avoid unauthorized impacts. The schedule for the biological monitoring visits during construction shall be determined at the pre-construction meeting for each phase of project construction. In addition, an educational brochure shall be developed for distribution to construction and maintenance personnel to minimize the occurrence of unauthorized activities. The qualified biologist shall provide direction to construction personnel regarding the need to avoid impacts adjacent to sensitive areas.

MM-6 Prior to the City's first pre-construction meeting for the PRS phase of construction, a qualified biologist shall field verify the proposed PRS installations to determine any areas where the installation would be located outside of the ROW. If no areas would be located outside of the ROW, no further action shall be required. If construction activities would extend outside of the ROW, an appropriately timed field survey shall be conducted to determine if any sensitive habitats, animal or plant species would be impacted during construction.

MM-7 If impacts to either coastal sage scrub or riparian habitat occur, then this impact would be mitigated at a ratio of 3:1 or as required by City staff.

VII. REFERENCES

- AMEC Earth and Environmental, Inc., 2004. Review Draft of Final Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan. Prepared for City of Oceanside Planning Department. April 2004.
- City of Oceanside, 1986. General Plan – Circulation Element.
- City of Oceanside, 1986. General Plan – Land Use Element

VIII. PREPARERS

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Diane Catalano, PBS&J
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Pacific Coast Business Park Pipeline and Pressure Reducing Stations Project

Environmental Impacts Checklist Explanations

1. LAND USE AND PLANNING

1.1 Significance Criteria

The proposed Pacific Coast Business Park Pipeline and Pressure Reducing Stations Project (project) would result in significant adverse land use and planning impacts if the project:

- a) Conflicts with the City of Oceanside (City) General Plan or zoning ordinance.
- b) Conflicts with other policies in area
- c) Is incompatible with existing land uses in the vicinity.
- d) Affects agricultural resources or operations.
- e) Physically divides an established community.

1.2 Analysis

a) No Impact

The project is consistent with the adopted *City of Oceanside General Plan (1986)*. The project consists of installing a water transmission main line and two pressure reducing stations (PRSs) in order to serve the Pacific Coast Business Park Development (PCBP) and expand the City's water distribution system. Utility infrastructure is compatible with all land uses identified in the General Plan. As a result, the project would not conflict with any applicable land use plan, policy, or regulation. Therefore, no impact would occur.

b) No Impact

Other policies in the area include the Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan. The proposed project would be located within the existing right-of-ways (ROW) of Mesa Drive and Old Grove Road. The vegetation adjacent to the Old Grove Road ROW, where the PRSs would be located, is coastal sage scrub. Construction is not expected to directly impact this habitat as the project would be wholly located within the ROW; however, mitigation measures are provided in section 7.3 to ensure no direct impacts to this vegetation occur. The project would not impact any habitat conservation plans or community conservation plans. Therefore, no impact would occur.

c) No impact

Existing land uses in the project vicinity are mostly residential. The proposed project would be located within the existing right-of-ways of Mesa Drive and Old Grove Road. As a result, the project does not conflict with the existing residential and commercial land uses. Therefore, no impact would occur.

- b) Subsidence of the land.
- c) Expansive soils.
- d) Impacts to unique geologic or physical features.

3.2 Analysis

- a-c) No Impact

The proposed project would require trenching activities between five to ten feet deep depending on the location of existing utilities. The proposed waterline would be located within the Mesa Drive and Old Grove Road ROWs, which are already graded and compacted. The proposed PRSs would be located primarily underground within the north ROW of Old Grove Road, with the exception of the above ground structure and ventilation piping at the PRSs, described in Section 2.2. This location has been partially graded and will ultimately include a future sidewalk. During construction, the contractor would be required to provide erosion control in compliance with the City of Oceanside Erosion Control Ordinance. Therefore, no impact would occur.

- d) No Impact

There are no unique geologic or physical features in the vicinity of the area; therefore, no impact would occur.

4. HYDROLOGY AND WATER QUALITY

4.1 Significance Criteria

The proposed project would result in significant adverse hydrology and water quality impacts if the project:

- a) Changes absorption rates, drainage patterns, or the rate and amount of runoff.
- b) Exposes people or property to water related hazards such as flooding.
- c) Discharges into surface waters or other alteration of surface water quality.
- d) Changes the amount of surface water in any water body.
- e) Changes currents, or the course or direction of water movements.
- f) Changes the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability.
- g) Alters the direction or rate of flow of groundwater.
- h) Impacts groundwater quality.

4.2 Analysis

- a) No Impact

The transmission line would be installed within existing ROWs. Upon completion of the installation, the site would be returned to pre-project conditions. The location of the PRSs would be within the north part of the Old Grove Road ROW. However, the relatively small area that would be disturbed as part of the PRS installation would not change absorption rates or drainage patterns. Therefore, no impact would occur.

b) No Impact

The proposed project would be located below ground in ROWs. The project would be located outside of the 100-year flood plain; therefore, no impact would occur.

c) Mitigable Impact

Trenching would be required to install the transmission line and the PRSs. The contractor will be responsible for storm water management of the trench to prevent the pipe from floating and ensure that sediments remain onsite during construction. Best Management Practices (BMPs), such as construction scheduling and the use of sandbags and dewatering pumps, would be implemented during construction. Therefore, while impacts could occur, mitigation measures will prevent significant impacts.

d,e) No Impact

The proposed project would be located within existing roadway ROWs and would not be located near any water bodies. The two closest water bodies are Loma Alta Creek located approximately one mile south of the project and San Luis Rey River located approximately 2 miles north of the project. Therefore, due to the distance of the project from nearby water bodies, no impact would occur.

f,g,h) No Impact

Construction of the proposed project would involve trenching to install the transmission line and PRSs; however, it is not anticipated that trenching would encounter groundwater. Therefore, the project would not alter the direction or rate of flow of groundwater and no impact would occur.

4.3 Mitigation Measures

- MM-1** In order to limit the potential for discharges into surface water, no construction activities shall be conducted during rain events.
- MM-2** Sandbags and dewatering pumps with filters shall be used as necessary during rain events to prevent the pipe from floating and ensure that sediments remain onsite during construction.
- MM-3** All broken asphalt and other construction materials shall be collected and located a minimum of 50 feet away from concentrated flows of stormwater, drainage courses, and inlets. All stockpiles shall be protected from stormwater run-on using a temporary perimeter sediment barrier.

5. AIR QUALITY

5.1 Significance Criteria

The proposed project would result in significant adverse air quality impacts if the project:

- a) Violates any air quality standard or contribute to an existing or projected air quality violation.
- b) Exposes sensitive receptors to pollutants.

- c) Alters air movement, moisture, or temperature, or cause any change in climate.
- d) Creates objectionable odors.

5.2 Analysis

a,b) No Impact

The proposed project includes construction of a water transmission line and two PRSs. All project components would be located below grade, with the exception of the above ground structure and ventilation pipes at the PRSs. The project would not emit air pollutants. The project would not cause a significant increase in motorized traffic or activity in the project area and, therefore, would not result in a significant increase in vehicular emissions. Dust emissions during construction would be managed by wetting exposed soils as required by the City's Grading Ordinance and San Diego Air Pollution Control District rules. Therefore, air quality impacts would not occur.

c) No Impact

The proposed project includes the installation of a water transmission main and two PRSs. All project components would be located below grade, with the exception of the above ground structure and ventilation pipes at the PRSs, and would not impact air movement or temperature; therefore, no impact would occur.

d) No Impact

The proposed project includes the installation of a water transmission main and two PRSs. Construction and operation of the proposed project would not create objectionable odors. Therefore, no impact would occur.

6. TRANSPORTATION/TRAFFIC

6.1 Significance Criteria

Implementation of the proposed project would result in a significant adverse transportation impacts if any of the following occurs as a result of project implementation:

- a) Increased vehicle trips or traffic congestion.
- b) Hazards to safety from design features or incompatible uses.
- c) Inadequate emergency access or access to nearby uses.
- d) Insufficient parking capacity on-site or off-site.
- e) Hazards or barriers for pedestrians or bicyclists.
- f) Conflicts with adopted policies supporting alternative transportation.
- g) Rail, waterborne, or air traffic impacts.

6.2 Analysis

a,b) Mitigable Impact

Potential circulation impacts associated with implementation of the proposed pipeline project would be limited to short-term construction activities. These impacts would alter traffic flow, which could potentially

result in a safety hazard. Construction of the pipeline would be located within the Mesa Drive ROW between North Santa Fe Avenue and Old Grove Road and within the Old Grove Road ROW from Mesa Drive to approximately 300 feet southeast of Ocean Ranch Boulevard. Mesa Drive is a secondary arterial road that connects residential areas to major arterial streets. Old Grove Road is currently closed for construction. It is anticipated that one to two lanes of traffic would be closed at various times during construction, leaving one to two lanes for traffic to pass the construction area. Potential significant impacts from project construction would include lane closures as described, detours, increased truck and other construction-related traffic, and disruption of access to residences, schools, and a church on the northeast corner of College Boulevard and Mesa Drive. Restricting construction work within peak travel hours and implementation of a traffic control plan by the contractor would reduce potential construction traffic impacts to below a level of significance.

c) Mitigable Impact

Project construction could temporarily affect emergency operations from Fire Station #6, located at the southwest corner of North Santa Fe Avenue and Mesa Drive. Coordination with Station #6 and implementation of a traffic control plan by the project contractor would reduce potential construction traffic impacts to below a level of significance.

d) No Impact

No parking currently exists within the project area. A construction staging area would be located on the currently closed section of Old Grove Road, south of Mesa Drive. Construction equipment and materials would be temporarily stored at this location. Therefore, no impact to parking would occur.

e) Mitigable Impact

Sidewalks and bicycle lanes line both sides of Mesa Drive. Potential pedestrian and bicyclist impacts associated with implementation of the proposed pipeline project would be limited to short-term construction activities. Construction of the pipeline would take place within the Mesa Drive ROW between North Santa Fe Avenue and Old Grove Road and within the Old Grove Road ROW from Mesa Drive to approximately 300 feet southeast of Ocean Ranch Boulevard. It is anticipated that one side of the roadway would be closed at various times leaving the other side available for pedestrian and bicyclist use. Implementation of a traffic control plan by the contractor would reduce potential impacts associated with hazards or barriers for pedestrians or bicyclists to below a level of significance.

f) No Impact

The project is the installation of a water transmission line and two PRSs. There are no bus routes within the project area and the implementation of the project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Therefore, no impact would occur.

g) No Impact

The project is the installation of a water transmission line and two PRSs. All project components would be located below ground and would not impact air traffic patterns. Therefore, no impact would occur.

6.3 Mitigation Measures

MM-4 Prior to construction, the contractor shall prepare a traffic control plan to include at minimum, the following elements:

- Schedule of construction activities – construction shall be scheduled during non-peak hours to the extent feasible to avoid peak-hour congestion on roadways.
- Plan to maintain through vehicular, bicycle, and pedestrian traffic, as well as access to local residences and businesses to the extent feasible.
- Coordination with Fire Station #6 when there is the potential for interruption of service due to pipeline construction.

7. BIOLOGICAL RESOURCES

7.1 Significance Criteria

The proposed project would result in significant adverse biological resource impacts if any of the following exist on-site:

- a) Endangered, threatened, or rare species or their habitats.
- b) Locally designated species.
- c) Locally designated natural communities.
- d) Wetland habitat.
- e) Wildlife dispersal and migration corridors.

7.2 Analysis

a-b) No Impact

The area of the water main installation is located within existing ROWs and is surrounded by single-family and multi-unit residences. The area adjacent to the PRS installations contains coastal sage scrub. This vegetation is located on the opposite side of a wrought iron fence and is wholly contained within a fenced, park-like area. Because of this area is fenced off, no endangered, threatened, rare, or locally designated species are likely to occur within this vegetation; therefore, no impact would occur.

c) Mitigable Impact

The area of the water main installation is located within existing ROWs and is surrounded by single-family and multi-unit residences. The area adjacent to the PRS installations, on the opposite side of a wrought iron fence, contains coastal sage scrub, which is protected under the City of Oceanside Habitat Conservation Plan. While the fence would be removed during construction; the construction footprint would not encroach into the coastal sage scrub vegetation. However, because the fence would be removed, there is a potential for significant impacts to this sensitive habitat. To prevent accidental impacts, a qualified biologist shall monitor construction activities and an orange boundary fence shall be erected to delineate the boundary of the temporary construction easement. These measures would reduce the potential for impacts to below a level of significance.

d) Mitigable Impact

The proposed water main would be installed within an existing right-of-way and would not impact any wetland habitat. The construction footprint of the proposed PRSs would also be wholly within the ROW and would not result in direct impacts to any riparian habitat, but may result in indirect impacts to a riparian area that is located approximately 30 feet down slope and east of the PRS installation site, within a gated area. No portion of the project site contains federally protected wetlands as defined by Section 404 of the Clean Water Act. Specifically, no marshes, vernal pools or other wetlands as defined by either the U.S. Army Corps of Engineers or the California Department of Fish and Game are located within the limits of the project site. To reduce indirect impacts to the riparian area, the proposed project shall include water quality BMPs, such as the placement of silt fences and sandbags upslope to keep sediment from entering the riparian area. The implementation of these measures would ensure that installation of the proposed PRSs would reduce indirect impacts to this riparian area to less than significant.

e) No Impact

The proposed transmission line installation would be located within roadway ROW in a residential area. The proposed PRS would be installed in a previously graded site. Project construction would not interfere with the movement of any native resident or migratory fish or wildlife species or interfere with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, no impacts would occur as a result of project implementation.

7.3 Mitigation Measures

MM-5 Prior to the City's first pre-construction meeting, all construction and staging area limits shall be clearly delineated with orange construction fencing and silt fencing or fiber rolls to ensure that construction activity remains within the defined construction limits. The silt fencing or fiber rolls shall also be placed along the edge of the existing coastal sage scrub area located east of the PRS sites to prevent erosion and to prevent sediment from entering the riparian area located downslope.

A qualified biologist shall inspect all fencing and/or barriers prior to the start of construction and shall monitor activities during construction to avoid unauthorized impacts. The schedule for the biological monitoring visits during construction shall be determined at the pre-construction meeting for each phase of project construction. In addition, an educational brochure shall be developed for distribution to construction and maintenance personnel to minimize the occurrence of unauthorized activities. The qualified biologist shall provide direction to construction personnel regarding the need to avoid impacts to adjacent sensitive areas.

MM-6 Prior to the City's first pre-construction meeting for the PRS phase of construction, a qualified biologist shall field verify the proposed PRS installations to determine any areas where the installation would be located outside of the ROW. If no areas would be located outside of the ROW, no further action shall be required. If construction activities would extend outside of the ROW, an appropriately timed field survey shall be conducted to determine if any sensitive habitats, animal or plant species would be impacted during construction.

MM-7 If impacts to either coastal sage scrub or riparian habitat occur, then this impact would be mitigated at a ratio of 3:1 or as required by City staff.

8. ENERGY AND MINERAL RESOURCES

8.1 Significance Criteria

The proposed project would result in significant adverse mineral resource impacts if the project:

- a) Conflicts with adopted energy conservation plans.
- b) Uses non-renewable resources in a wasteful and inefficient manner.
- c) Results in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State.

8.2 Analysis

- a) No Impact

The proposed project is the installation of a water main and two PRSs to serve a commercial business park and upgrade the City's water system. The proposed project would not conflict with adopted energy conservation plans. Therefore, no impact would occur.

- b) No Impact

The proposed project is the installation of a water main and two PRSs to serve a commercial business park and upgrade the City's water system. The project would not use non-renewable resources in a wasteful or inefficient manner. Therefore, no impact would occur.

- c). No Impact

The site and its surroundings are highly developed and are not known to contain mineral resources that would be of future value to the region and the residents of the State. Therefore, no impact would occur.

9. HAZARDS AND HAZARDOUS MATERIALS

9.1 Significance Criteria

The proposed project would result in significant adverse hazards and hazardous materials impacts if the project causes any of the following to occur:

- a) A risk of accidental explosion or release of hazardous substances.
- b) Possible interference with an emergency response or emergency evacuation plan.
- c) The creation of any health hazard or potential health hazard.
- d) Exposure of people to existing sources of potential health hazards.
- e) Increased fire hazard in areas with flammable brush, grass, or trees.

9.2 Analysis

a) No Impact

Construction of the proposed project would involve the use of hazardous materials typical of pipeline installations, such as glue, paint, and oil. However, the use of these materials would be temporary and would not result in a hazard to the public due to accidental explosion or release. Operation of the proposed pipeline and PRSs would not utilize hazardous materials. Therefore, there is no risk of accidental explosion or release and no impact would occur.

b) Mitigable Impact

Construction could temporarily affect emergency response operations from the Fire Station #6 located at the southwest corner of North Santa Fe Avenue and Mesa Drive. Implementation of MM-4 would require the construction contractor to implement a traffic control plan during construction that includes coordination with Station #6. Implementation of MM-4 would reduce potential impacts associated with possible interference with an emergency response or emergency evacuation plan to below a level of significance.

c,d) No Impact

No health hazards currently exist in the project area, which is characterized by mostly residential land uses. The project would include installation of a water pipeline and two PRSs and would not result in health hazards to the public or the environment. Therefore, no impact would occur.

e) No Impact

The project area is located within a residential area with a low wildland fire hazard. In addition, the proposed water line and PRSs would be located completely underground and would not increase fire hazard in the area and no impacts would occur.

9.3 Mitigation Measures

See MM-4 in Section 6.3 above.

10. NOISE

10.1 Significance Criteria

The proposed project would result in significant adverse noise impacts if the project:

- a) Increases existing noise levels.
- b) Exposes people to severe noise levels.

10.2 Analysis

a, b) No Impact

The only component of the proposed project that would potentially create noise would be during the construction/installation phase and this temporary impact is not anticipated to greatly exceed the current noise level created by traffic. Further, construction activities would be limited to normal daylight hours consistent with the City's noise ordinance. Therefore, no impact would occur.

11. PUBLIC SERVICES

11.1 Significance Criteria

The proposed project would result in significant adverse impacts if project implementation resulted in a need for new or altered services of any of the following public services:

- a) Fire protection.
- b) Police protection.
- c) Schools.
- d) Maintenance of public facilities or roads.
- e) Other governmental services.

11.2 Analysis

a-e) No Impact

The project is the installation of a water pipeline and two PRSs and would not include any uses or operations that would create additional demand for public services. As a result, the project would not have significant impact to public services.

12. UTILITIES AND SERVICE SYSTEMS

12.1 Significance Criteria

The proposed project would result in significant adverse impacts if project implementation resulted in a need for new systems or supplies or substantially altered any of the following utilities and service systems:

- a) Power or natural gas.
- b) Communications systems.
- c) Local or regional water treatment or distribution facilities.
- d) Sewer or septic tanks.
- e) Storm water drainage.
- f) Solid waste disposal.
- g) Local or regional water supplies.

12.2 Analysis

a-g) No Impact

The project would include installation of a water pipeline and two PRSs to serve a commercial business park and would not include any uses or operations that would create additional demand for utilities or service systems. As a result, the project would not have a significant impact to public services.

13. AESTHETICS

13.1 Significance Criteria

The proposed project would result in significant adverse aesthetic impacts if the project:

- a) Affects a scenic vista or scenic highway.
- b) Has a demonstrable negative aesthetic effect.
- c) Creates light or glare.

13.2 Analysis

a-c) No Impact

Upon completion of the installations, the project would be located entirely underground and would not affect a scenic vista or scenic highway, have a demonstrable negative aesthetic effect, obstruct views, or create light or glare. Therefore, no impacts would occur.

14. CULTURAL RESOURCES

14.1 Significance Criteria

The proposed project would result in significant adverse cultural resource impacts if the project:

- a) Disturbs paleontological resources.
- b) Disturbs archeological resources.
- c) Affects historical resources.
- d) Has the potential to cause a physical change which would affect unique ethnic cultural values.
- e) Restricts existing religious or sacred uses within the potential impact area.

14.2 Analysis

a) No Impact

All areas where the proposed project components are located have been previously graded and any paleontological resources that may have been present would have been destroyed from grading and construction of roadways. Therefore, the project site is considered to have a low probability for encountering paleontological resources. No impact would occur.

b) No Impact

All areas where the proposed project components are located have been previously graded and any archaeological resources that may have been present would have been destroyed from grading and construction of roadways. Therefore, the project site is considered to have a low probability for encountering archaeological resources. No impact would occur.

c) No Impact

All areas where the proposed project components are located have been previously graded. The project site does not contain any known historic resources. Therefore, no impact would occur.

d) No Impact

No cultural resources are known to exist on the project site. The proposed project would not cause a physical change, which would affect a unique ethnic cultural value. Therefore, no impact would occur.

e) No Impact

No known existing religious or sacred uses exist on the project site. The proposed project would not restrict existing religious or sacred uses within the potential impact area. Therefore, no impact would occur.

15. RECREATION**15.1 Significance Criteria**

The proposed project would result in significant adverse recreational impacts if the project:

- a) Increases the demand for neighborhood or regional parks or other recreational facilities.
- b) Affects existing recreational facilities.

15.2 Analysis**a, b) No Impact**

The proposed project is the installation of a water pipeline and two PRSs and would not result in an increase in demand for neighborhood or regional parks or other recreational facilities. Therefore, no impact would occur to recreational resources.

16. MANDATORY FINDINGS OF SIGNIFICANCE

- a) *Does the project have the potential to 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, 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?

No Impact

The proposed water transmission line and PRSs would be installed within existing ROWs. While the installation of the PRSs are located adjacent to sensitive coastal sage scrub habitat, the construction footprint would not encroach into this vegetation. Riparian habitat also exists approximately 30 feet down slope from the construction footprint. While the installation would not directly impact these areas, preventative mitigation measures have been identified to avoid these potential significant impacts. All project components would be located below ground. Therefore, the proposed project would not 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, reduce the number or restrict the range of a rare or endangered plant or animal, because no such resources exist onsite. In addition, this project would not eliminate important examples of the major periods of California history or prehistory. Therefore, the project would result in no impact to these resources.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulative 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)?***

No Impact

The proposed project is the installation of a water transmission line and two PRSs. There are no current or future projects in the vicinity of the transmission line installation. Projects near the PRS installation site are the construction of the Pacific Coast Business Park, resurfacing of Old Grove Road south of Mesa Drive, and the development of a residential area on the southwest corner of Mesa Drive and Old Grove Road. A potentially concurrent project would build a noise attenuation wall between the right-of-way and the residences on the north side of Old Grove Road. Potential construction-related impacts to water quality, traffic, and noise would be short-term in nature and, therefore, would not contribute to a cumulative impact. Operation of the proposed project would be underground and would not contribute to a cumulative impact. Therefore, no cumulative impacts would result from this project.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

No Impact

The proposed project would be located entirely underground, with the exception of electrical meters and vents, and would measure approximately 30” high by 35” wide by 48” long. The proposed project would not have the potential to generate significant environmental effects which could cause adverse effects on humans, either directly (e.g. water quality, traffic and circulation, etc.) or indirectly (e.g., contribute to deficiencies in public services and/or facilities). Therefore, no impacts to humans would occur.

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