



DATE: April 22, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D12-00014), CONDITIONAL USE PERMIT (CUP12-00015), VARIANCE (V12-00002) AND ADDENDUM TO MITIGATED NEGATIVE DECLARATION FOR THE ESTABLISHMENT AND OPERATION OF AN ASSISTED LIVING AND MEMORY CARE FACILITY AT THE TERMINUS OF THE DEPOT ROAD WITHIN THE GUAJOME NEIGHBORHOOD – SPRING CREEK SENIOR LIVING COMMUNITY – APPLICANT: CASITAS OCEANSIDE TWO LP**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Adopt Planning Commission Resolution No. 2013-P21 approving Development Plan (D12-00014), Conditional Use Permit (CUP12-00015) and Variance (V12-00002) with findings and conditions of approval attached herein.

BACKGROUND AND PROJECT DESCRIPTION

Background: On January 24, 2005 the Planning Commission considered a development plan for a 20.41-acre site at the terminus of The Depot Road and unanimously approved construction of a 53-unit attached multiple-family development known as “Casitas at Spring Creek” on a residential pad and mass grading of a commercial pad (the subject project site) to accommodate dirt export and utilities for the residential project.

On January 26, 2009 the Planning Commission adopted Resolution No. 2009-P05 approving Tentative Subdivision Map (T-7-05), Development Plan (D12-05), Conditional Use Permit (C28-05) and Variance (V-7-05) on a 7-0 vote, to permit the subdivision of the commercial pad in order to create 180 air-space condominium units, allow residential care, and a variance from retaining wall height limitations. In addition, the Commission adopted Resolution No. 2009-P04, adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

On April 1, 2009, the City Council affirmed the aforementioned Planning Commission actions by adopting Resolution No. 09-R0204-1 and approving the project known as “Clublife Senior Living Center”.

Site review: Situated at the terminus of The Depot Road, the 6.71-acre vacant site was previously graded by Ord and Rodgers during the development of the “Casitas at Spring Creek” project (T-4-03, D-14-03, V-15-03). The subject property has two General Plan land use designations with the portion adjacent to The Depot Road designated Medium Density - B Residential (MDB-R) and the portion closest to SR-76 Expressway designated Neighborhood Commercial (NC). The property also has dual zoning designations, Medium Density Residential B (RM-B-SP-EQ) and Neighborhood Commercial with scenic park and equestrian overlays (CN-SP-EQ). Uses in the vicinity include single-family and multi-family residential uses, commercial uses (the Home Depot), the San Luis Rey Valley Methodist Church and the Mission Vista High School. A portion of the designated open space area associated with the “Casitas at Spring Creek” multi-family development is located immediately south of the site.

Project Description: The submitted application includes requests for consideration and approval of three entitlements; a development plan, conditional use permit and a variance from applicable development standards.

Development Plan D12-00014 represents a request to:

- (a) Construct two structures to accommodate an assisted living (81,977 sq. ft.) and memory care (22,350 sq. ft.) facility and associated site improvements.

The applicant is seeking approval to develop a two-story assisted living building (96 one-bedroom and two-bedroom units) and a single story memory care building (31 studio units) in lieu of the previously approved 5 residential buildings (180 living units /332 beds) and a separate community center building. The scaled down facility will accommodate a total of 191 beds. A tentative map is not proposed as the living units would not be available for individual ownership.

Summary of Living Units and Beds by Building and Unit Type						
UNIT TYPE	SIZE (sq. ft.)	# LIVING UNITS	# BEDS/UNIT	TOTAL BEDS	AREAS (sq.ft.)	
Memory Care				22,350		
Studio	455	31	2	62		
Assisted Living				81,977		
Studio	485	34	1 and 2	64		
1BR	625	59	1	59		
2BR	926	3	2	6		
Total AL		96		129		
TOTAL		127		191	104,327	

The development features a traditional Spanish/Mission architecture with smooth trowel finish stucco and red concrete tile roof exterior, curved parapets, projecting eaves, exposed rafters arches, recessed windows, decorative tile accents, and ornamental ironwork at patio and balcony railings. The project's long linear dimensions are addressed in its design by incorporating deep recesses between the assisted living building wings.

A total of 3.3 acres (49 percent) of the site, in addition to the 0.5 acre natural open space, will be allocated to landscaping and will provide a series of passive recreational amenities and outdoor living areas for future residents. The proposed landscape design expands upon the architectural style with the use of lush yet drought tolerant palette that uses color texture and form to complement and enhance the buildings and site amenities.

Access to the site will be provided via a single driveway from the existing cul-de-sac at the terminus of The Depot Road. Parking demand needs for the facility will be accommodated on-site by 68 parking spaces, exceeding the minimum requirements of one parking space per 3 beds by four stalls.

Conditional Use Permit CUP12-00015 represents a request to:

- (a) Allow the proposed assisted living and memory care land uses on Medium Density Residential (RM-B-SP-EQ) and Neighborhood Commercial zoned property (CN-SP-EQ).

The proposed memory care building and the majority of the assisted living structure is situated on the Neighborhood Commercial zoned portion of the property while the most easterly wing of the assisted living facility is located on the RM zoned portion. The proposed services/land uses are classified as Public and Semi Public under the Residential Care, General category. Residential Care, General uses within the RM residential zone and CN neighborhood commercial area are permitted, subject to approval of a conditional use permit.

Variance V12-00002 represents a request to:

- (a) Allow retaining walls in excess of the maximum 6 feet height permitted in the RM and CN zones.

Previously constructed retaining walls on the project site currently reach a maximum height of 14 feet. A variance has been requested to permit new and modified plantable retaining walls on the property with a height up to 13 feet.

The project is subject to the following City Ordinances and policies:

1. General Plan
2. Zoning Ordinance
3. CEQA

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for a portion of the site is Medium Density - B Residential (MDB-R) and the remaining, larger segment, is designated Neighborhood Commercial (NC). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

I. Community Enhancement

Goal: The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

1.11 Balanced Land Use

Objective: To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

Policy B: The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

Policy C: The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.

The proposed assisted living and memory care facility would benefit local and regional community members by providing necessary services for the aging and would contribute to the proper balance of land uses within the city. The project design and land use would be compatible with existing and potential development in the surrounding areas. The residential nature of the land use would provide an appropriate transition between the commercial uses to the north and residential uses to the south of the property. As a result of the proposed project's reduction in scale, impacts to the circulation system would be less than those originally anticipated by the prior project on site (Clublife Senior Living Center).

1.12 Land Use Compatibility

Objective: To minimize conflicts with adjacent or related uses.

Policy B: The use of land shall not create negative visual impacts to surrounding land uses.

Adequate building setbacks and landscape buffering of structures and parking areas will complement the existing neighborhood context. Removal of existing retaining walls and reconstruction of walls at lower heights would reduce the visual prominence of the existing walls from SR-76 expressway.

1.22 Landscaping

Objective: The enhancement of community and neighborhood identity through landscaping requirements that frame and soften the built environment consistent with water and energy conservation.

Policy A: Existing mature trees shall be retained whenever possible.

Policy B: Mature trees removed for development shall be mitigated by replacement with an appropriate type, size and number of trees.

Policy C: Drought-tolerant materials, including native California plant species, shall be encouraged as a landscape type.

1.23 Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy A: Architectural form, treatment, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

Policy B: Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.

The proposed assisted living and memory care facility will enhance its surroundings through building siting, landscaping, architectural design and use of high quality materials. Architectural building massing and details would sufficiently articulate building surfaces. Classic architectural forms and deep recesses between building wings would address the long linear dimension of the proposed assisted living facility. Reduced building heights (from the previously approved three and four-story to one and two-story structures) in conjunction with balconies/patios, extended curved roofline parapets, arches, recessed windows, decorative tile accents, and ornamental ironwork would contribute to human scale design and create focal points on the building facades. The project will provide a harmonious transition between commercial and residential development.

1.24 Topographical Resources

Objective: To ensure that development preserves and enhances the unique beauty and character of the City's natural topographic features and does not contribute to slope instability, flooding, or erosion hazards to life and property.

Policy I: The structural quality of the soil and geologic conditions shall be incorporated into the site design and determine the method and type of construction. Slope stability shall be ensured during and after construction.

The project site was previously graded and approved for development with an assisted living facility. Reconstruction of existing retaining walls would enhance slope stability and reduce the visual prominence of the existing walls from SR-76 expressway.

1.25 Undevelopable Lands

Objective: To ensure that the proposed development on the developable area of a site is compatible with surrounding developments within the same land use designation.

Policy B: Since land use patterns and developments are long-term features, lands on which significant natural hazards are likely to occur within the economic life of the proposed use shall be evaluated for their developability. The City may require studies, mitigation measures, and or hazard setbacks to fulfill this policy.

As part of a geotechnical evaluation of the site it has been concluded that the geologic unit that underlies the project site includes dense Quaternary-age terrace deposits which correspond to a low potential of liquefaction. Additionally, conformance with the California Building Code standards would ensure stability of the proposed project.

1.37 Guajome Regional Park Sphere of Influence

Objective: To ensure that structures shall be visually compatible with the open space nature of Guajome Regional Park.

Policy D: Building exteriors shall have textured surfaces and extensive use of natural building materials for accents and treatments.

Policy E: The colors of exterior surfaces of structures shall be tones compatible with the surrounding landscape and not bright, glossy, or otherwise visually out of character with the natural setting.

The subject site is located within the Guajome Regional Park Sphere of Influence, but is not visible from Guajome Park. The project design features a traditional Spanish/Mission architectural design with smooth trowel finish stucco, red concrete tile

roofs, and projecting eaves with exposed rafter tails. The overall neutral/earth tone color palette would complement the site's natural setting, the physical scale and character of the area, and would not materially degrade the visual resources of public parks in the vicinity.

2. Zoning Ordinance Compliance

Article 10 and 11, Section 1040 and 1120

Sections 1040 and 1120 of the Oceanside Zoning Ordinance permit the establishment and operation of senior assisted care and memory care facilities in the underlying Medium Density Residential B (RM-B-SP-EQ) and Neighborhood Commercial (CN-SP-EQ) zoning districts subject to approval of a conditional use permit and compliance with the development standards set forth in Section 1050 and 1130 of the zoning ordinance. With the exception of the requested variance to permit reconstruction of existing retaining walls in excess of the allowed 6 foot height, the project will comply with all other development standards including but not limited to parking, lot coverage and building height.

DISCUSSION

Issue: Project Consistency with applicable development standards - Retaining wall height variance:

The Oceanside zoning ordinance states “variances are intended to resolve practical difficulties or unnecessary physical hardships that may result from the size, shape, dimensions of a site or the location of existing structures thereon;...” With regard to the subject property, significant topographic differences between the project site and open space habitat area to the west, existing retaining walls, and an elongated parcel configuration present significant challenges for its development.

As noted under the site review section, the subject site was previously graded by Ord and Rodgers during the development of the “Casitas at Spring Creek” project. As part of that preliminary site work a number of plantable, keystone retaining walls up to 14 feet in height, were constructed to preserve existing habitat areas. The applicant proposes the following:

- Modify an existing plantable retaining wall along the access drive (8.8 ft. max height) to accommodate fire access;
- Construct a new wall between the parking area adjacent to The Depot Road and the assisted living building (8 ft. max height);
- Remove the existing (14 ft. max height) wall closest to SR-76 Expressway to extend sewer and water connections to the existing utility easement;
- Construct a new wall facing the expressway (7 ft. max height) along the west edge of the utility easement; and

- Add two new retaining wall sections along the western edge of the graded pad (13 ft. max height) connecting to an existing 14 ft. wall.

Staff has evaluated to proposed retaining wall modifications and has determined that the new retaining wall segments in excess of the allowed six-foot maximum height are necessary in order to meet fire code requirements, accommodate utility connection improvements and enhance the structural integrity of existing walls and approval of the requested variance would not constitute a grant of a special privilege inconsistent with limitation on other properties in the vicinity based on the following:

- The project site is not located within the Wildlife Corridor Planning Zone and the variance will not promote development of a designated Subarea Habitat Conservation Plan preserve planning area;
- Biological resources adjacent to the site and special circumstances and conditions applicable to the property, including topography, lot shape and easements substantially limit development on the parcel and deprive this property of privileges enjoyed by other properties in the vicinity and under identical zoning classification;
- The proposed plantable, segmented wall design solution would result in a project that balances environmental feasibility and preservation of ownership development rights;
- The project will comply with all other applicable Code requirements and City policies.
- The requested variance would not be detrimental to adjacent properties or the neighborhood as a whole.

ENVIRONMENTAL DETERMINATION

An Addendum to the previously adopted Mitigated Negative Declaration (MND) for the development of an assisted living facility (Clublife Senior Living Center - SCH# 2008071055) on the subject site has been prepared. The addendum reflects proposed revisions to the project which was evaluated and approved under California Environmental Quality Act (CEQA) documentation and states that the proposed changes (Spring Creek Senior Living Community) would not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the previous MND.

PUBLIC NOTIFICATION

Legal notice was published in the newspaper and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification and the applicant.

SUMMARY

The proposed assisted living and memory care facility would provide necessary services for the aging and would contribute to the proper balance of land uses within the city. The project design and land use would be compatible with existing and potential development in the surrounding areas. The residential nature of the land use would provide an appropriate transition between the commercial uses to the north and residential uses to the south of the property. The development, as conditioned, would be consistent with General Plan land use policies and Zoning Ordinance development standards, with the exception of applicable maximum retaining wall height.

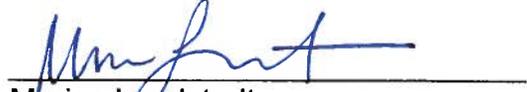
Staff recommends that the Planning Commission by motion:

- Adopt Planning Commission Resolution No. 2013-P21 approving Development Plan (D12-00014), Conditional Use Permit (CUP12-00015) and Variance (V12-00002) with findings and conditions of approval attached herein.

PREPARED BY:


Amy Fousekis
Principal Planner

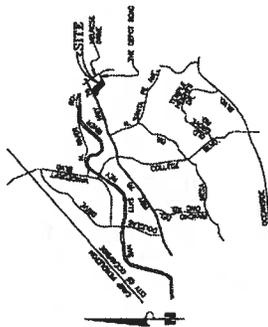
SUBMITTED BY:


Marisa Lundstedt
City Planner

Attachments:

1. Floor/Site Plans
2. Planning Commission Resolution No. 2013-P21
3. Mitigated Negative Declaration and Addendum

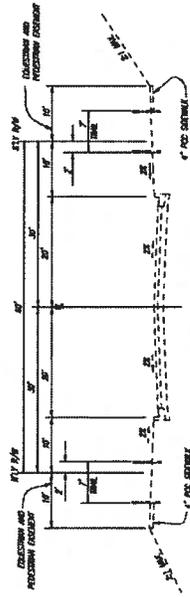
REVISED DEVELOPMENT PLAN FOR SPRING CREEK SENIOR LIVING COMMUNITY



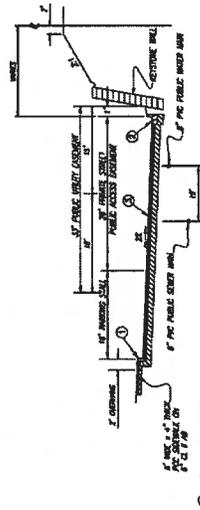
LEGAL DESCRIPTION

THOSE PORTIONS OF PARCELS A AND B OF PARCEL MAP NO. 178111, IN THE CITY OF OESANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 15, 1983, LYING WITHIN THE LAND DESCRIBED AS PARCEL 2 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. PUA-03-04 RECORDED ON FEBRUARY 16, 2005 AS DOCUMENT NO. 2005-0131238 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

VACUITY MAP
1/11/12 SCALE



TYPICAL SECTION
THE IDEAL ROAD (EXISTING)
1/11/12 SCALE



TYPICAL SECTION
FRONT STREET

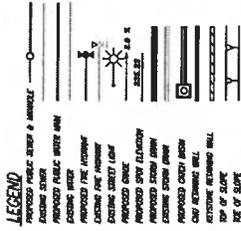
- ① 6" CONC. CURB AND GUTTER (G-1)
- ② 12" CONC. CURB & GUTTER AND GROUND (G-2)
- ③ 3" CONC. INTERLOCK PAVEMENT (I-1) CLASS 1 CONC. COURSE

- SOURCE OF TOPOGRAPHY**
THE TOPOGRAPHY FOR THIS PROJECT WAS OBTAINED FROM THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS, DIVISION OF AERIAL PHOTOGRAPHY, IN 2004. THE TOPOGRAPHY WAS OBTAINED FROM THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS, DIVISION OF AERIAL PHOTOGRAPHY, IN 2004. THE TOPOGRAPHY WAS OBTAINED FROM THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS, DIVISION OF AERIAL PHOTOGRAPHY, IN 2004.
- HYDROLOGY REPORT**
THE HYDROLOGY REPORT FOR THIS PROJECT WAS PREPARED BY BUCKLE ENGINEERING, INC. IN JULY, 2012.
- SOILS REPORT**
THE SOILS REPORT FOR THIS PROJECT WAS PREPARED BY BUCKLE ENGINEERING, INC. IN JULY, 2012.
- STORM WATER PLAN**
THE STORM WATER PLAN FOR THIS PROJECT WAS PREPARED BY BUCKLE ENGINEERING, INC. IN JULY, 2012.
- FLOOD INSURANCE RATE MAP**
THE FLOOD INSURANCE RATE MAP FOR THIS PROJECT WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED MAY 16, 2012.

- NOTE:**
1. SHEET SHALL BE PUBLIC MAP A 1" SCALE, TO EACH BUILDING.
 2. SHEET SHALL BE PUBLIC MAP A 1-1/2" OR 2" SCALE TO EACH BUILDING.
 3. ALL OTHER DIMENSIONS SHOWN SHALL BE PROBABLY APPROVED.

Received
JAN 23 2012
Planning Division

Received
JAN 23 2012
Planning Division



CONCRETE SENIOR LIVING GENERAL NOTES TABLE

COMMERCIAL DEVELOPMENT AREAS:

TOTAL - 6.71 ACRES (6.69 ACRES COMMERCIAL, 1.66 ACRES RESIDENTIAL)
EXISTING ZONING - RM-9-S-02, CM-9-S-03
PROPOSED ZONING - NO CHANGE
EXISTING ZONING PLAN - MDP-17 AND 18C
PROPOSED ZONING PLAN - NO CHANGE
PROPOSED USE - RESIDENTIAL CARE GENERAL
NUMBER OF LIVING UNITS - 137
CONTAINER MATERIAL - 1 FOOT
PARKING DIMENSIONS
PARKING (1) PARKING SPACE PER 3 BEDS = 181/3=61 SPACES
1' x 18' PARKING SPACES (P) OVER (M) = 51 SPACES
1' x 18' PARKING SPACES (S) OVER (M) = 10 SPACES
TOTAL PARKING SPACES PROVIDED = 61 SPACES
10' x 20' CYCLING SPACES = 3 SPACES
BUILDING COVERAGE - 67,530 SF (63.1%)
PAVED AREA - 59,772 SF (60.4%)
PROPOSED LOT COVERAGE - 67,530 SF (63.1%)
PROPOSED LANDSCAPING AREA - 18,268 SF (14.5%)
PROPOSED LANDSCAPING - 15%
PROPOSED LANDSCAPING - 18,268 SF (14.5%)
NATURAL OPEN SPACE - 14,863 SF (14.2%)
ASSESSOR'S PACEY NUMBER (AMN) 157-411-19
ENVIRONMENT
PROPOSED LOT - 2,714 SQ
PROPOSED LOT - 13,171 SQ
PROPOSED LOT - 10,857 SQ

OWNER'S REPRESENTATIVE:

THE UNIVERSITY PLANNING GROUP
2000 AVENUE C, SUITE 110
SAN DIEGO, CA 92110
TEL: (619) 484-1834

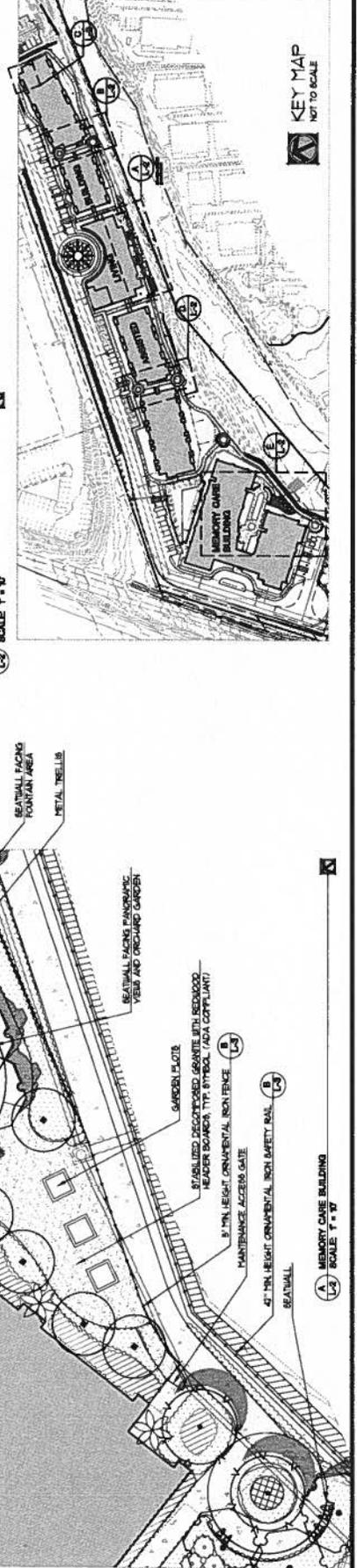
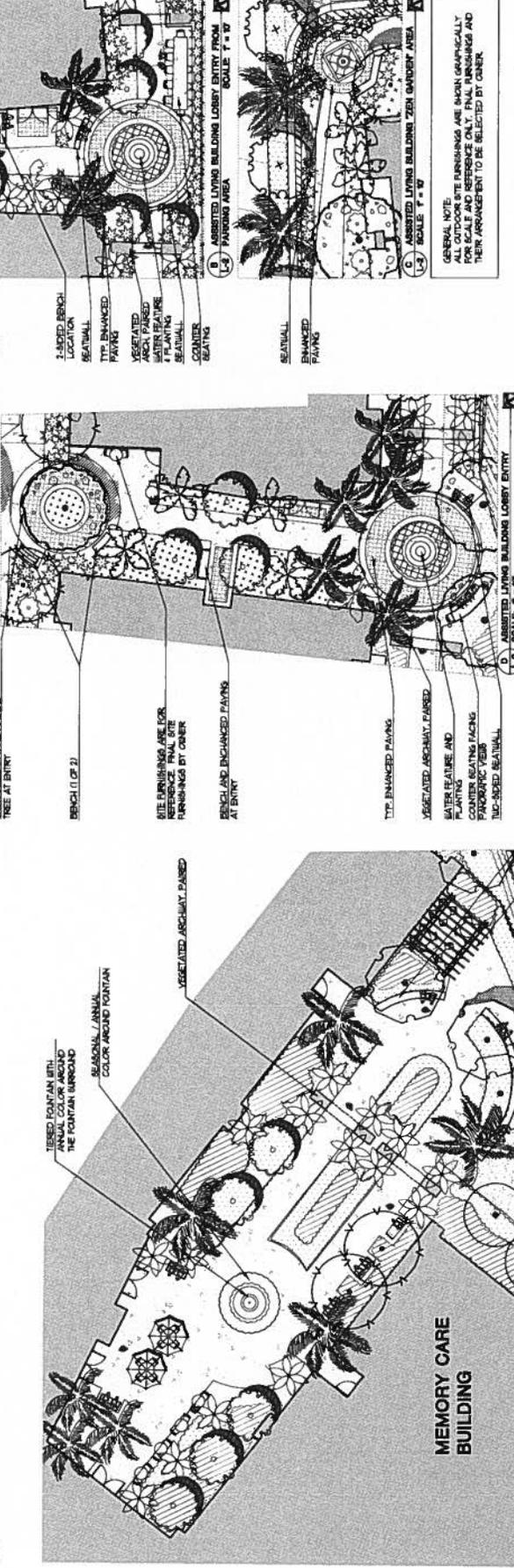
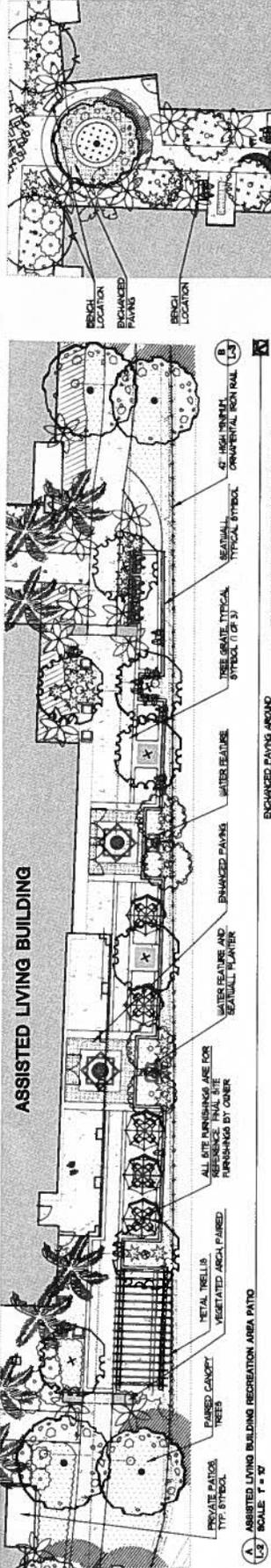
OWNER / DEVELOPER:

OSCARA COMMUNITY CARE LP
10000 AVENUE C, SUITE 110
SAN DIEGO, CA 92110
TEL: (619) 294-0000 / FAX (619) 294-0000

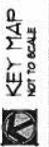
PREPARED BY THIS OFFICE FOR:

BUCCOLA ENGINEERING, INC
10000 AVENUE C, SUITE 110
SAN DIEGO, CA 92110
TEL: (619) 294-0000 / FAX (619) 294-0000

PREPARED BY THIS OFFICE FOR: DATE



GENERAL NOTE:
 ALL OUTDOOR SITE FURNISHINGS ARE SHOWN GRAPHICALLY FOR SCALE AND REFERENCE ONLY. FINAL FURNISHINGS AND THEIR ARRANGEMENT TO BE SELECTED BY OWNER.



REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	
2	REVISED PER COMMENTS	
3	REVISED PER COMMENTS	
4	REVISED PER COMMENTS	
5	REVISED PER COMMENTS	
6	REVISED PER COMMENTS	
7	REVISED PER COMMENTS	
8	REVISED PER COMMENTS	
9	REVISED PER COMMENTS	
10	REVISED PER COMMENTS	

PACIFICA COMPANIES
 SPRING CREEK SENIOR
 LIVING COMMUNITY
 OCEANSIDE, CALIFORNIA

JWDA
 JENNIFER WOOD DESIGN ARCHITECTS
 2800 FORTUNE AVENUE
 PALM BEACH, FLORIDA 33480-3777 TEL: (561) 897-0844

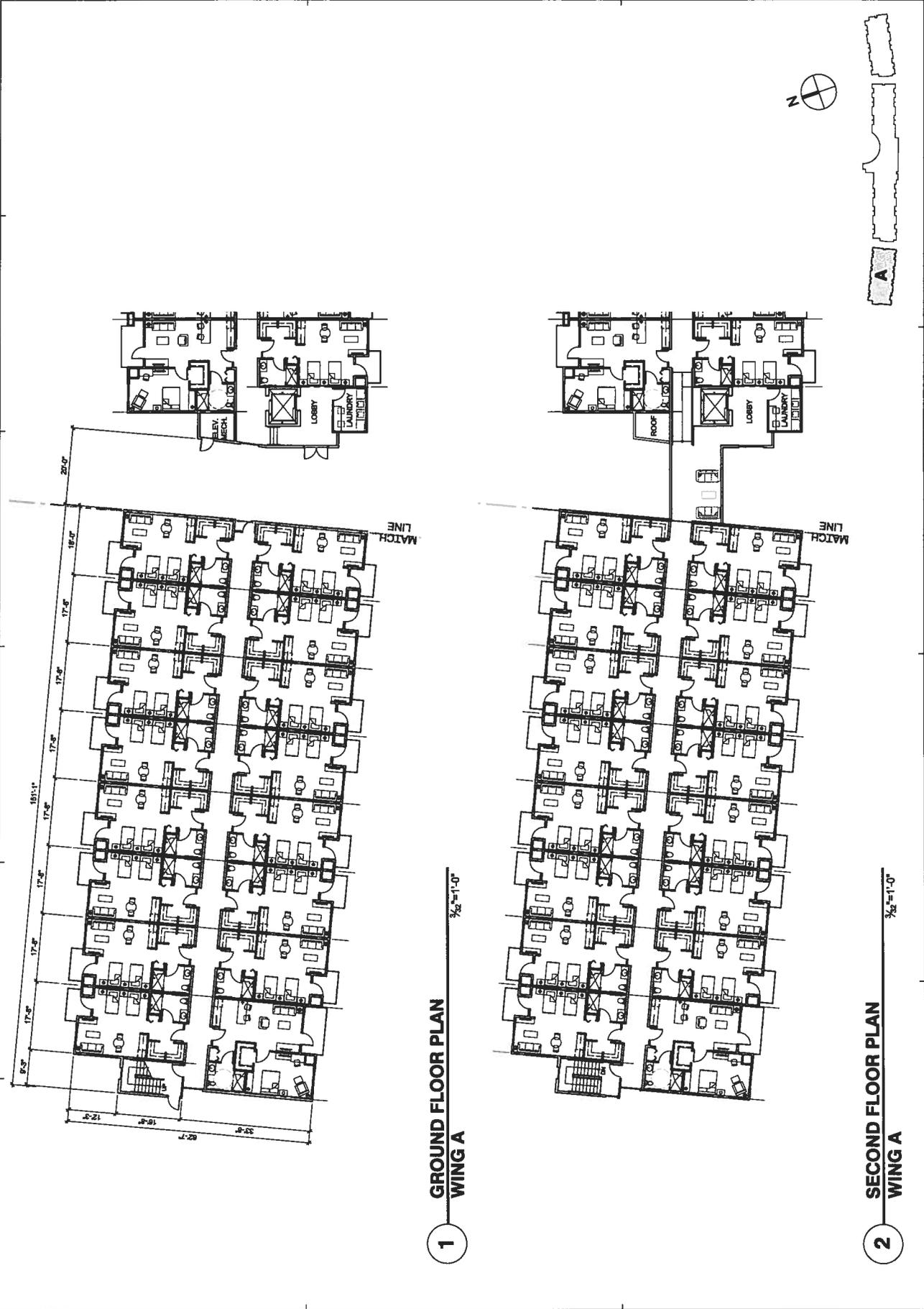
JWDA
 JENNIFER WOOD DESIGN ARCHITECTS
 2800 FORTUNE AVENUE
 PALM BEACH, FLORIDA 33480-3777 TEL: (561) 897-0844



**ASSISTED LIVING
 ENLARGED FLOOR PLAN**

Project Number: 2887
 Date: 01/15/2013
 Drawn By:
 Checked By:

A-02
 Scale: 3/8" = 1'-0"



NO.	DESCRIPTION	DATE
1	PRELIMINARY	02/01/13
2	REVISED	02/01/13
3	REVISED	02/01/13
4	REVISED	02/01/13
5	REVISED	02/01/13

PACIFICA COMPANIES
SPRING CREEK SENIOR
LIVING COMMUNITY
OCEANSIDE, CALIFORNIA

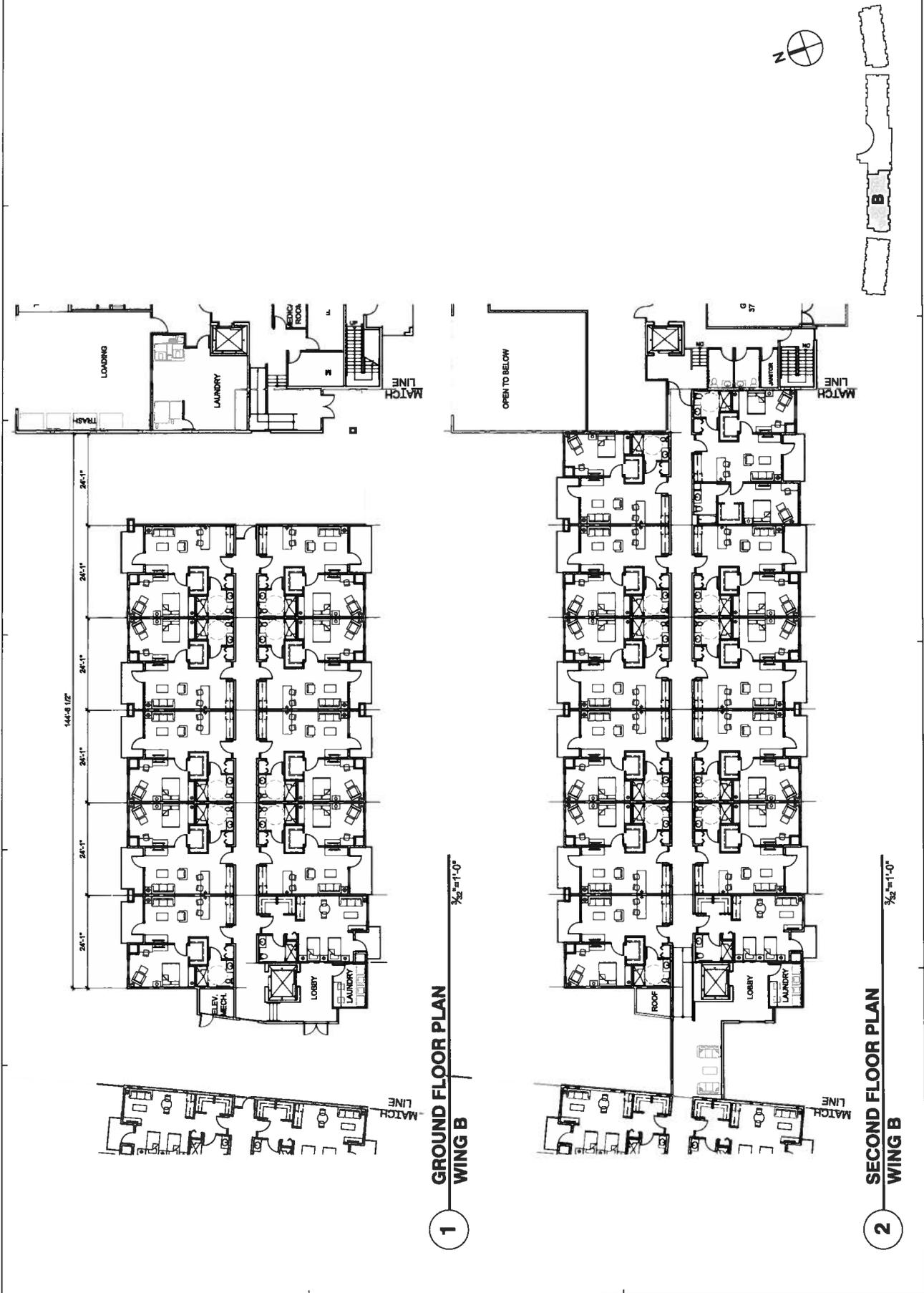
JWDA
 Joseph Wong Design Associates
 2888 Pacific Avenue
 San Diego, California 92101-1908
 Phone: (619) 552-8777 Fax: (619) 557-0941



ASSISTED LIVING
ENLARGED FLOOR PLAN

Project Number: 2887
 Date: 01/15/2013
 Drawn By:
 Checked By:

A-03
 Scale: 3/32"=1'-0"



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01/15/2013
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

PACIFICA COMPANIES
 SPRING CREEK SENIOR
 LIVING COMMUNITY
 OCEANSIDE, CALIFORNIA

THIS DOCUMENT IS THE PROPERTY OF JWD&A ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF JWD&A ARCHITECTS IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL INDEMNIFY AND HOLD HARMLESS JWD&A ARCHITECTS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.

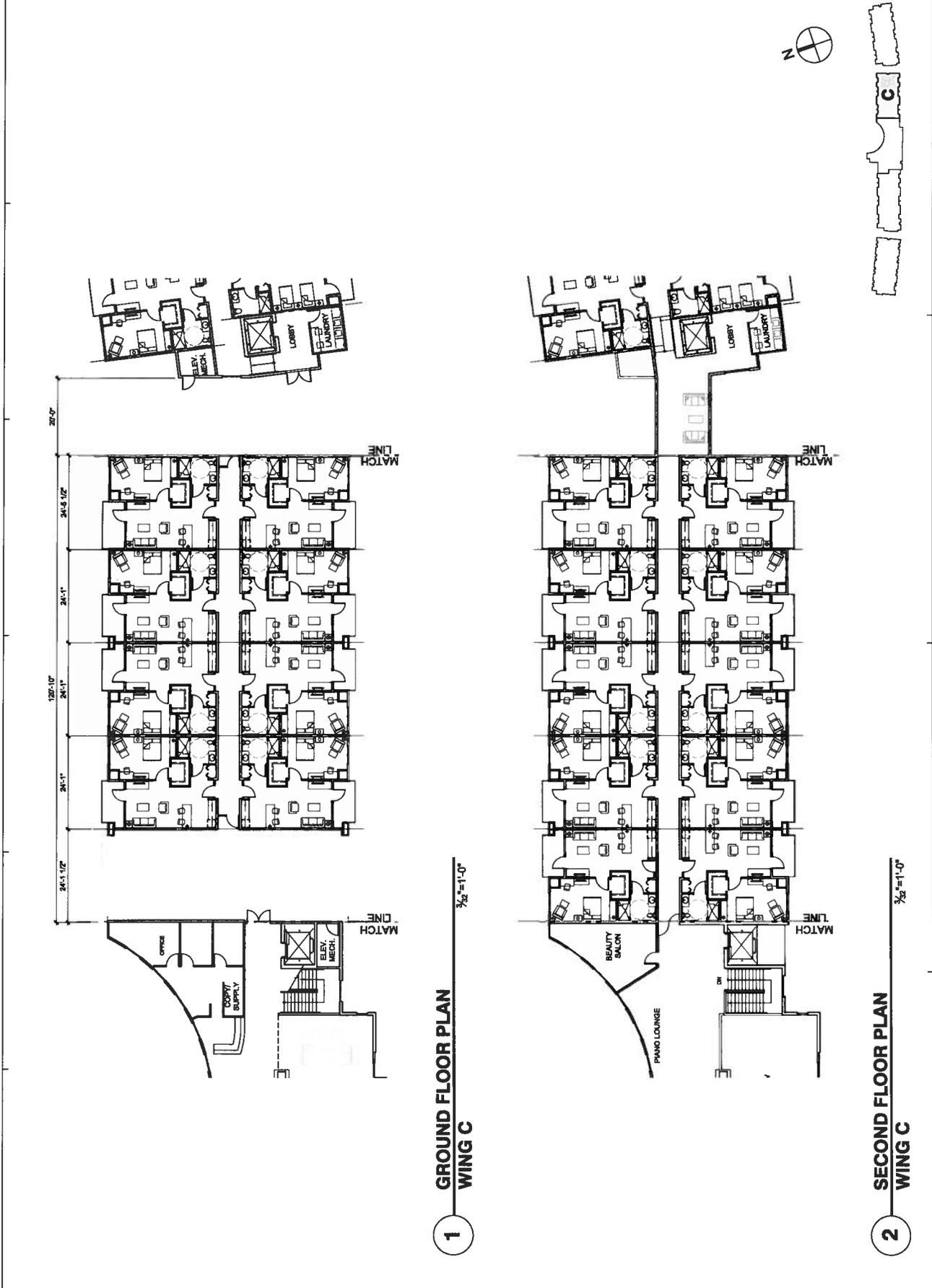
JWDA
 JWD&A ARCHITECTS
 2888 Pacific Avenue
 San Diego, California 92101-1008
 Phone (619) 594-9777 Fax (619) 597-0411



ASSISTED LIVING
 ENLARGED FLOOR PLAN

Project Number 2887
 Date 01/15/2013
 Drawn By
 Checked By

A-05
 Scale 3/8" = 1'-0"



NO.	DESCRIPTION	DATE

PACIFICA COMPANIES
 SPRING CREEK SENIOR
 LIVING COMMUNITY
 OCEANSIDE, CALIFORNIA

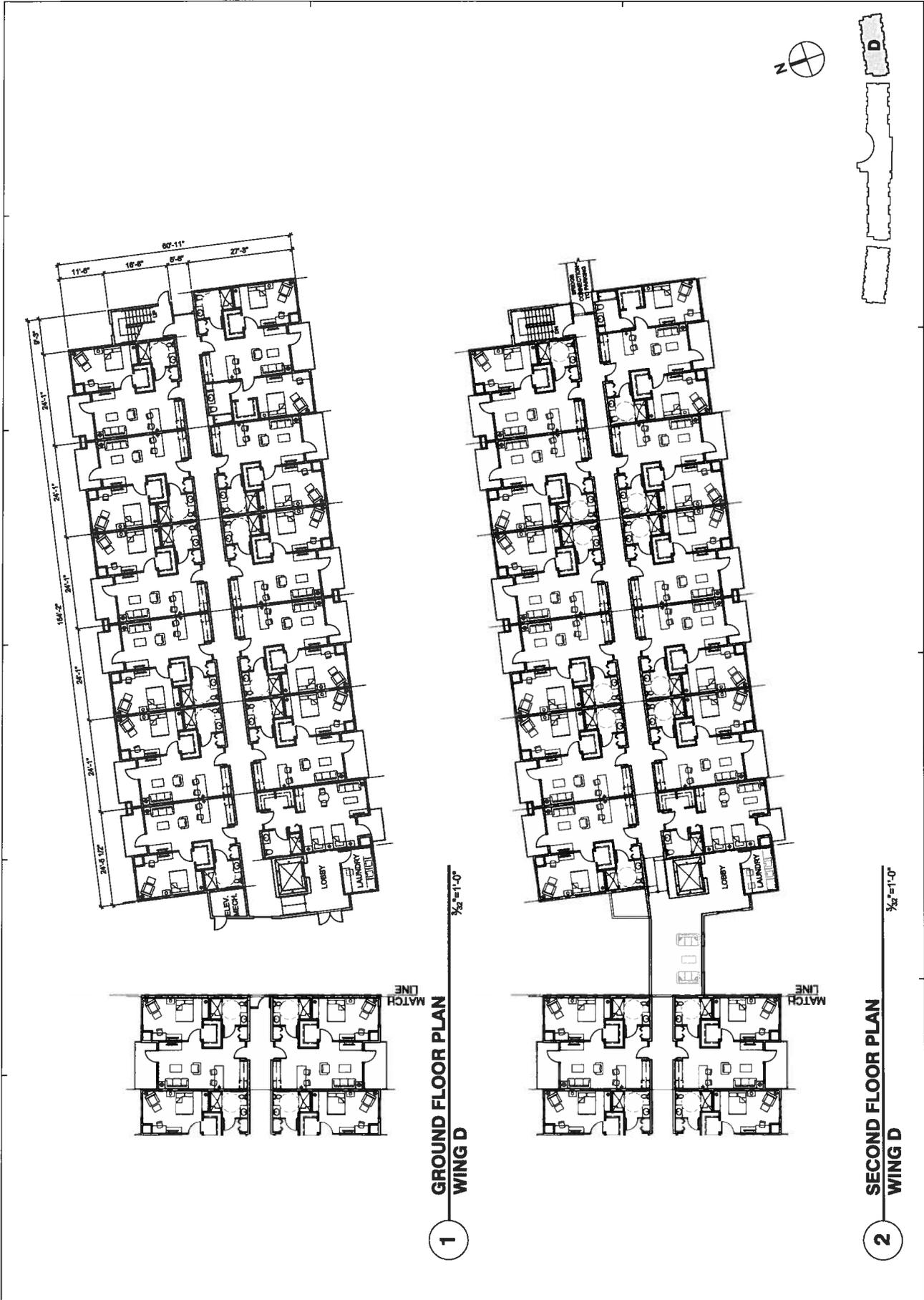
Professional Seal and Stamp
 State of California
 License No. 10000
 Exp. Date 12/31/2013
 Seal No. 10000
 Exp. Date 12/31/2013
 State of California
 License No. 10000
 Exp. Date 12/31/2013
 Seal No. 10000
 Exp. Date 12/31/2013

JWDA
 Joseph Wong Design Associates
 2888 Pacific Avenue
 San Diego, California 92101-1004
 Phone (619) 594-8777 Fax (619) 597-0441



**ASSISTED LIVING
 ENLARGED FLOOR PLAN**
 Project Number 2887
 Date 01/15/2013
 Drawn By
 Checked By

A-06
 Scale 3/8" = 1'-0"



1 GROUND FLOOR PLAN
 WING D

2 SECOND FLOOR PLAN
 WING D

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	01/15/2013
2	ISSUE FOR PERMITS	01/15/2013
3	ISSUE FOR PERMITS	01/15/2013
4	ISSUE FOR PERMITS	01/15/2013
5	ISSUE FOR PERMITS	01/15/2013

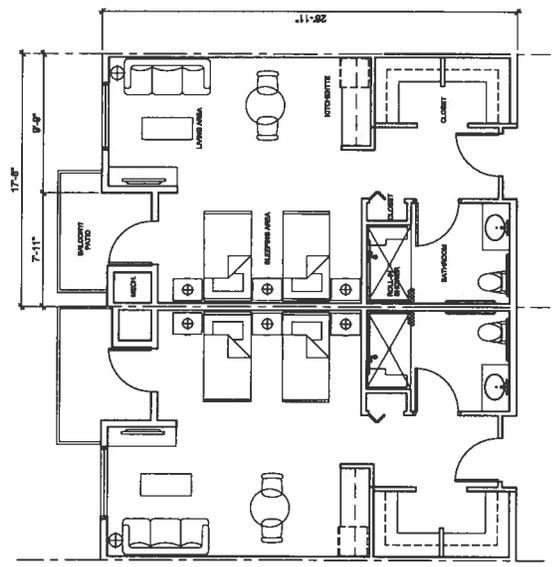
PACIFICA COMPANIES
 SPRING CREEK SENIOR
 LIVING COMMUNITY
 OCEANSIDE, CALIFORNIA

THESE PLANS WERE PREPARED BY THE ARCHITECT FOR THE PURPOSES INDICATED. THE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS RESULTING FROM THE FAILURE OF ANY CONTRACTOR TO FOLLOW THESE PLANS OR FOR ANY CHANGES MADE TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERFERENCE WITH THE PROGRESS OF THE WORK RESULTING FROM THE FAILURE OF ANY CONTRACTOR TO FOLLOW THESE PLANS OR FOR ANY CHANGES MADE TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

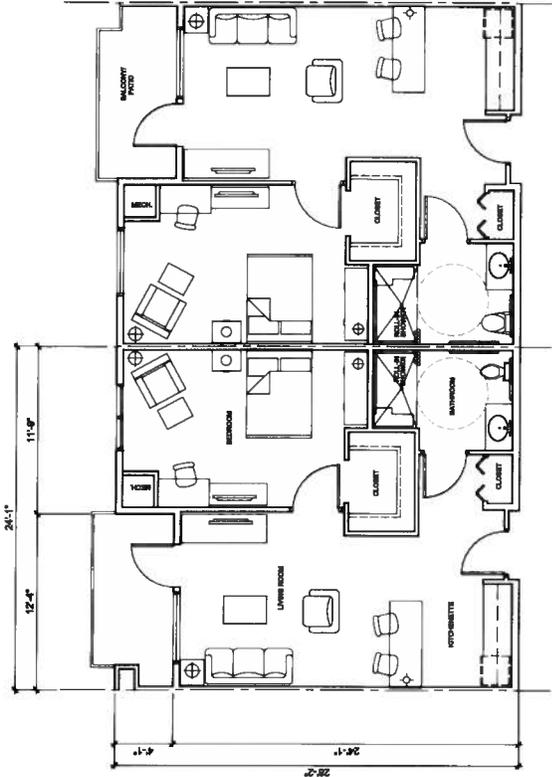
JWDA
 JENNIFER WOOD DESIGN ARCHITECTS
 2000 PLYMOUTH AVENUE
 SAN DIEGO, CALIFORNIA 92101-1008
 PHONE (619) 581-9777 FAX (619) 581-9744



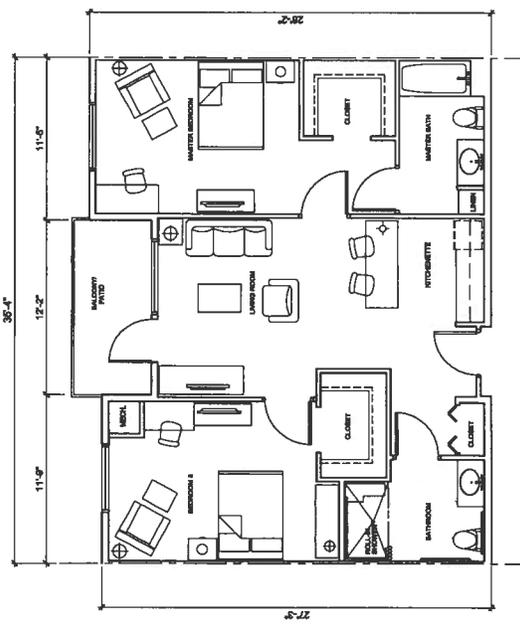
UNIT PLANS
 Project Number: 2887
 Date: 01/15/2013
 Drawn By:
 Checked By:
A-08
 Scale: 1/4" = 1'-0"



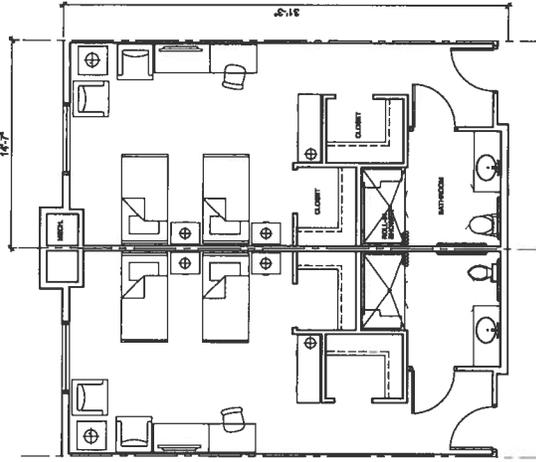
1 STUDIO - 480 SF
 1/4" = 1'-0"



2 1-BEDROOM - 625 SF
 1/4" = 1'-0"



3 2-BEDROOM - 915 SF
 1/4" = 1'-0"

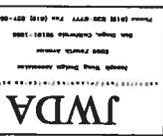


4 MEMORY CARE UNIT - 455 SF
 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/20/13
2	ISSUED FOR PERMITS	02/20/13
3	ISSUED FOR PERMITS	02/20/13
4	ISSUED FOR PERMITS	02/20/13
5	ISSUED FOR PERMITS	02/20/13
6	ISSUED FOR PERMITS	02/20/13
7	ISSUED FOR PERMITS	02/20/13
8	ISSUED FOR PERMITS	02/20/13
9	ISSUED FOR PERMITS	02/20/13
10	ISSUED FOR PERMITS	02/20/13
11	ISSUED FOR PERMITS	02/20/13
12	ISSUED FOR PERMITS	02/20/13
13	ISSUED FOR PERMITS	02/20/13
14	ISSUED FOR PERMITS	02/20/13

PACIFICA COMPANIES
 SPRING CREEK SENIOR
 LIVING COMMUNITY
 OCEANSIDE, CALIFORNIA

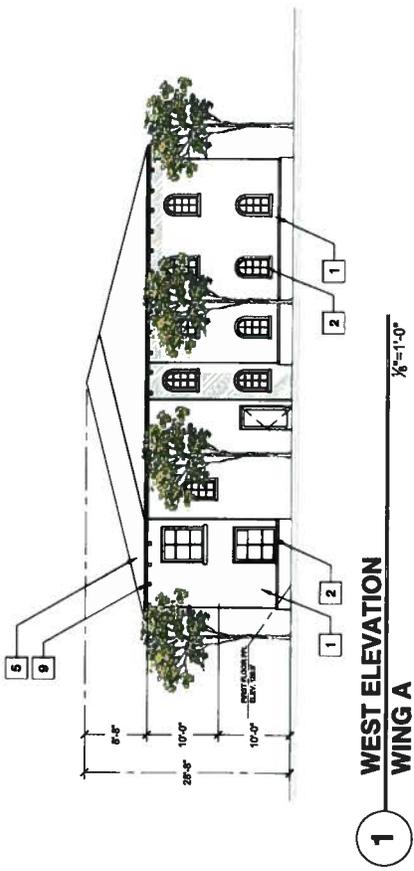
JWDA
 JENNIFER WONG DESIGN ARCHITECTS
 2009 Pacific Avenue
 San Diego, California 92101-1000
 Phone: (619) 529-9777 Fax: (619) 527-0841



ASSISTED LIVING
 ELEVATION

Project Number: 2887
 Date: 01/15/2013
 Drawn By:
 Checked By:

A-9.1
 Scale: 1/8"=1'-0"



ELEVATION KEY NOTES

- 1 EXTERIOR PLASTER - SMOOTH TROWEL FINISH COLOR - WHITE SHADOW
- 2 RECESSED ALUMINUM WINDOWS COLOR - BROWN
- 3 DECORATIVE SPANISH TILE ACCENT COLOR - WHITE/ BLUE/YELLOW
- 4 STONE VENEER ACCENT COLOR - GREY
- 5 CONCRETE TILE ROOF COLOR - RED
- 6 CLEAR GLAZING
- 7 EXTERIOR STOREFRONT DOOR COLOR TO MATCH WINDOWS - BROWN
- 8 ORNAMENTAL ROD IRON GUARDRAIL
- 9 EXPOSED WOOD BEAMS
- 10 DECORATIVE TRIM ACCENT COLOR
- 11 EXTERIOR LIGHTING
- 12 STONE CLAD COLUMN

ELEVATION KEY PLAN

- 13 ROLL-UP DOOR WITH ORNAMENTAL SCREEN
- 14 WOOD TRELLIS



NO.	DESCRIPTION	DATE

PACIFICA COMPANIES
 SPRING CREEK SENIOR
 LIVING COMMUNITY
 OCEANSIDE, CALIFORNIA

Professional Seal and Stamp area for the architect.

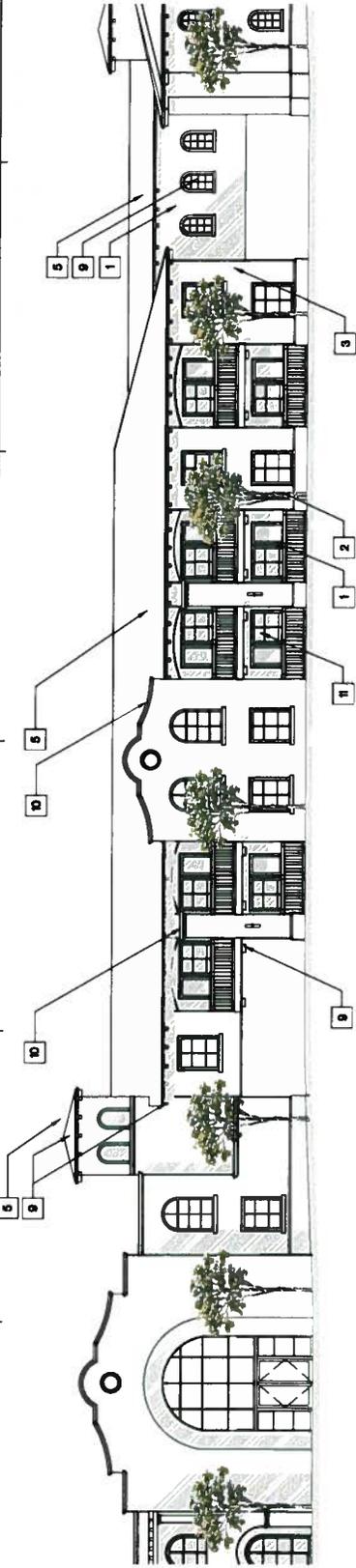
JWDA
 JENNIFER WONG DESIGN ARCHITECTS
 2022 PLYMOUTH AVENUE
 SAN DIEGO, CALIFORNIA 92108
 PHONE (619) 594-9777 FAX (619) 597-1100



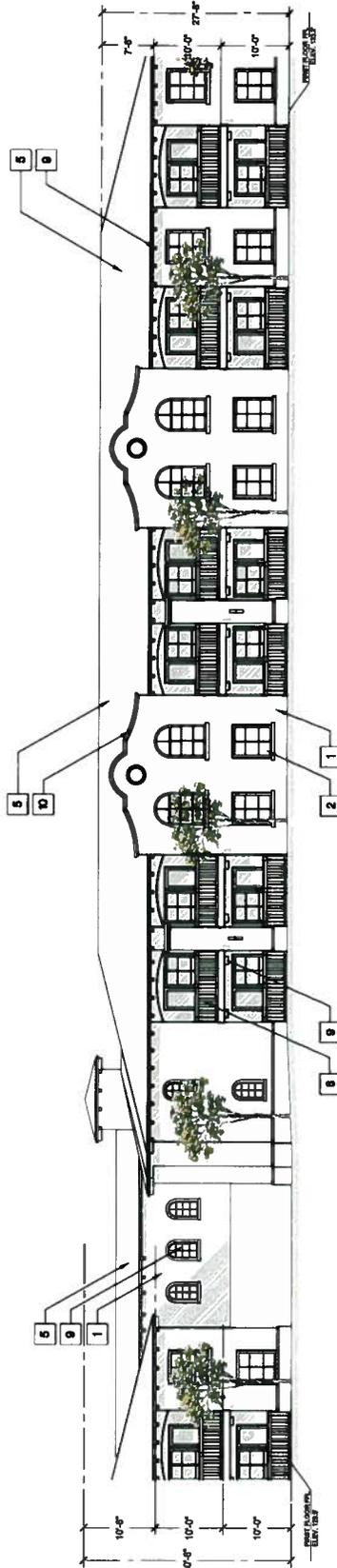
ASSISTED LIVING
 ELEVATION

Project Number 2887
 Date 01/15/2013
 Drawn By
 Checked By

A-11
 Scale 1/8"=1'-0"



1 SOUTH ELEVATION
 WING C

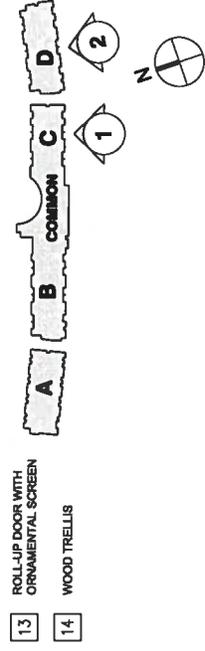


2 SOUTH ELEVATION
 WING D

ELEVATION KEY NOTES

- 1 EXTERIOR PLASTER - SMOOTH, TROWEL FINISH
COLOR - WHITE SHADOW
- 2 RECESSED ALUMINUM WINDOWS
COLOR - BROWN
- 3 DECORATIVE SPANISH TILE ACCENT
COLOR - WHITE/ BLUE/YELLOW
- 4 STONE VENEER ACCENT
COLOR - GREY
- 5 CONCRETE TILE ROOF
COLOR - RED
- 6 CLEAR GLAZING
- 7 EXTERIOR STOREFRONT DOOR
COLOR TO MATCH WINDOWS - BROWN
- 8 ORNAMENTAL ROD IRON GUARDRAIL
- 9 EXPOSED WOOD BEAMS
- 10 DECORATIVE TRIM
ACCENT COLOR
- 11 EXTERIOR LIGHTING
- 12 STONE CLAD COLUMN

ELEVATION KEY PLAN



- 13 ROLL-UP DOORS WITH
ORNAMENTAL SCREEN
- 14 WOOD TRELLIS

NO.	DESCRIPTION	DATE

PACIFICA COMPANIES
 SPRING CREEK SENIOR
 LIVING COMMUNITY
 OCEANSIDE, CALIFORNIA

Professional Seal and Stamp
 State of California
 License No. 10000
 Date of Issue: 01/15/2013
 Expiration Date: 01/15/2016
 Licensee Name: JWD & ASSOCIATES, INC.
 Licensee Address: 10000
 Licensee City: OCEANSIDE, CA 92053
 Licensee State: CA
 Licensee Title: ARCHITECT

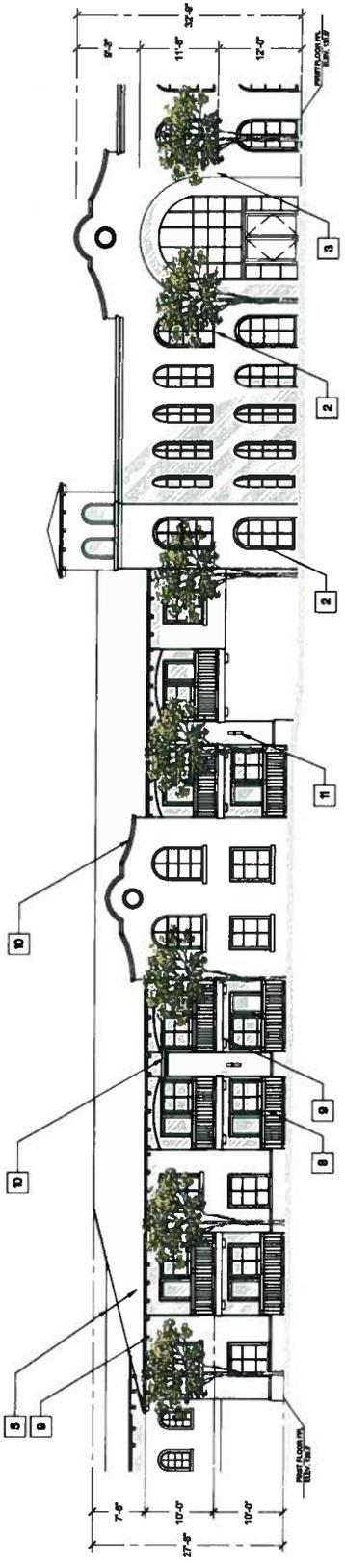
JWDA
 JWD & ASSOCIATES, INC.
 10000
 OCEANSIDE, CALIFORNIA 92053
 Phone: (619) 336-8777 Fax: (619) 337-4441



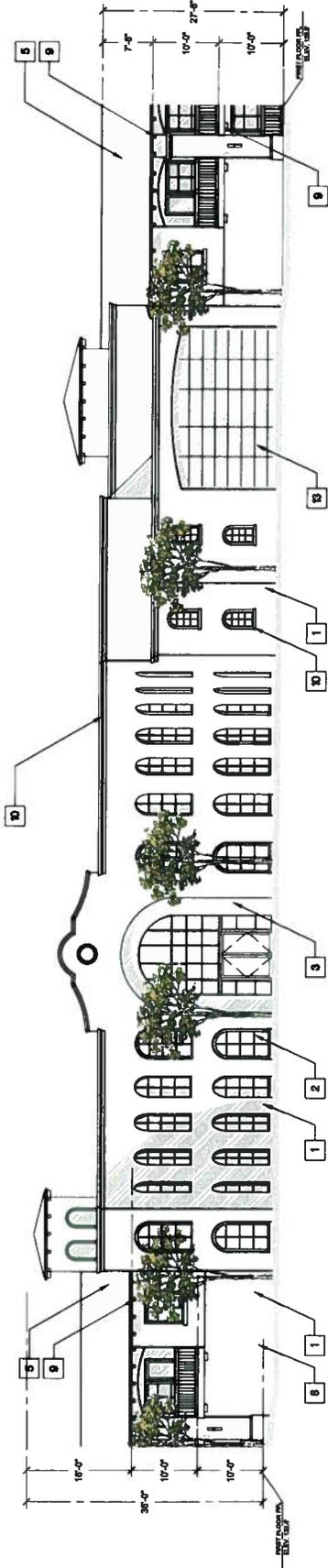
ASSISTED LIVING
 ELEVATION

Project Number: 2887
 Date: 01/15/2013
 Drawn By:
 Checked By:

A-13
 Scale: 1/8" = 1'-0"



1 NORTH ELEVATION
 WING C
 1/8" = 1'-0"

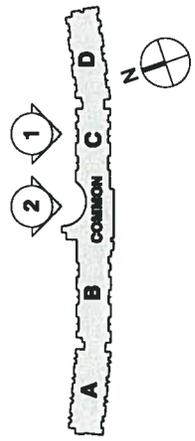


2 NORTH ELEVATION
 COMMON AREA
 1/8" = 1'-0"

ELEVATION KEY NOTES

- 1 EXTERIOR PLASTER - SMOOTH TROWEL FINISH
COLOR - WHITE SHADOW
- 2 RECESSED ALUMINUM WINDOWS
COLOR - BROWN
- 3 DECORATIVE SPANISH TILE ACCENT
COLOR - WHITE/BLUE/YELLOW
- 4 STONE VENER ACCENT
COLOR - GREY
- 5 CONCRETE TILE ROOF
COLOR - RED
- 6 CLEAR GLAZING
- 7 EXTERIOR STOREFRONT DOOR
COLOR TO MATCH WINDOWS - BROWN
- 8 ORNAMENTAL ROD IRON GUARDRAIL
- 9 EXPOSED WOOD BEAMS
- 10 DECORATIVE TRIM
ACCENT COLOR
- 11 EXTERIOR LIGHTING
- 12 STONE CLAD COLUMN
- 13 ROLL-UP DOOR WITH
ORNAMENTAL SCREEN
- 14 WOOD TRELLIS

ELEVATION KEY PLAN

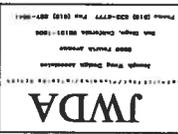


NO.	DESCRIPTION	DATE

REVISIONS:

PACIFICA COMPANIES
 SPRING CREEK SENIOR
 LIVING COMMUNITY
 OCEANSIDE, CALIFORNIA

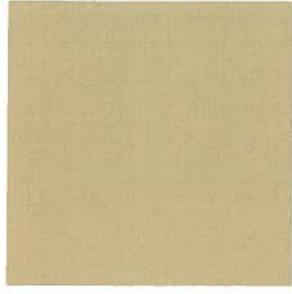
Project: 1210 020-0777 Pch (0110) 077-1041
 San Diego, California 92111-1000
 Joseph Young Design Associates
 1000 Fourth Avenue
 San Diego, California 92101-1000
 Phone: (619) 594-4777 Fax: (619) 597-1041



MATERIAL BOARD

Project Number: 2887
 Date: 01/15/2013
 Drawn By:
 Checked By:

A-17
 Scale: 1/8"=1'-0"



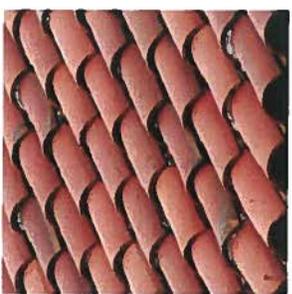
10



8



9



5



6



3



4

12



2

7

- 9 EXPOSED WOOD BEAMS
- 10 DECORATIVE TRIM ACCENT COLOR
- 11 N/A
- 12 STONE CLAD COLUMN

- 5 CONCRETE TILE ROOF
- 6 CLEAR GLAZING
- 7 EXTERIOR STOREFRONT DOOR FRAME
- 8 ORNAMENTAL ROD IRON GUARDRAIL

- 1 EXTERIOR PLASTER - SMOOTH TROWEL FINISH
- 2 ALUMINUM WINDOW FRAME
- 3 DECORATIVE SPANISH TILE
- 4 STONE VENEER ACCENT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

PLANNING COMMISSION
RESOLUTION NO. 2013-P21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D12-00014, CUP12-00015, and V12-00002

APPLICANT: Casitas Oceanside Two LP

LOCATION: The southern terminus of The Depot Road

THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting approval of a Development Plan, Conditional Use Permit and Variance under the provisions of Articles 10, 11, 22, 28, 30, 31, 41 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

establishment and operation of an assisted living and memory care facility consisting of two buildings totaling 104,327 square feet, providing 96 general care and 31 memory care units, and construction of retaining walls in excess of the six-foot (max) permitted pursuant to Section 1040, 1130 and 3040 of the Zoning Ordinance; on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd day of April, 2013 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), and State Guidelines thereto an Addendum to the previously adopted Mitigated Negative Declaration (MND has been prepared, per Article 11, Section 15164) to address project modifications on the site; and

WHEREAS, the Addendum to the Mitigated Negative Declaration (MND) states that if the mitigation measures are met there will not be an adverse impact upon the environment and the proposed project changes to the development previously evaluated for the MND would not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified;

1
2 WHEREAS, the previously adopted Mitigated Negative Declaration (MND), Mitigation
3 and Monitoring and Reporting Program (MMRP) and Addendum to the Mitigated Negative
4 Declaration (MND), were presented to the Planning Commission, and the Planning Commission
5 reviewed and considered the information contained in these documents prior to making a decision
6 on the project;

7 WHEREAS, the Mitigated Negative Declaration (MND), Mitigation Monitoring and
8 Reporting Program (MMRP) and Addendum to the MND have been determined to be accurate
9 and adequate documents, which reflect the independent judgment and analysis of the Planning
10 Commission and on the basis of the entire record before it, the Planning Commission finds that
11 there is no substantial evidence that the project, with implementation of the mitigation measures
12 proposed, will have a significant impact on the environment

13 WHEREAS, there is hereby imposed on the subject development project certain fees,
14 dedications, reservations and other exactions pursuant to state law and city ordinance;

15 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that
16 the project is subject to certain fees, dedications, reservations and other exactions as provided
17 below:

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
19 Inclusionary Housing	Oceanside Municipal Code	\$1,000 plus \$100 per unit
20 Administration Fee	Chapter 14C.9	
21 Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$0.713 per square foot or \$713 per thousand square feet for non- residential uses
23 School Facilities 24 Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non- residential for Oceanside
25 Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
27 Thoroughfare Fee 28 (For commercial and 29 industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is \$37,205 for a 2" meter.
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is \$50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$23,358 for a 2" meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

///////

///////

1 FINDINGS:

2 For the Development Plan:

- 3 1. The site plan and physical design of the project is consistent with the Zoning Ordinance
4 including the purpose of Residential Districts, Commercial Districts, Scenic Park
5 Overlay Districts, and Equestrian Overlay Districts. The proposal complies with
6 requirements for equestrian trails, exterior building façade design and building height.
- 7 2. The proposed 104,327-square-foot assisted living and memory care facility conforms to
8 the General Plan of the City, including the Community Enhancement Goal and Objective
9 1.11, 1.12, 1.22, and 1.23. The proposed facility would provide access to 24-hour non-
10 medical care for persons 55 and older in need of personal services, supervision,
11 protection, or assistance essential for sustaining the activities for daily living. The
12 proposed land use supports the continual long term enhancement of the community by
13 providing necessary services on a well planned site within attractively designed buildings.
- 14 3. The 6.71-acre site can be adequately, reasonably and conveniently served by existing and
15 planned public services, utilities and public facilities. The property is an infill site and all
16 public services and utilities are available to the property. The project's driveway has been
17 designed to allow for access and staging of emergency vehicles.
- 18 4. The 104,327-square-foot assisted living and memory care facility is compatible with
19 existing and potential development on adjoining properties and the surrounding Guajome
20 Neighborhood. The site is an infill lot between adjoining commercial and residential
21 zoned properties. The proposed development will visually enhance the existing site
22 context by screening undesirable views of the Home Depot from residential areas to the
23 south of the property. The residential nature of the land use would provide an appropriate
24 transition between the commercial uses to the north and residential uses to the south of
25 the subject property.
- 26 5. The site plan and physical design of the project is consistent with applicable sections of
27 1.24 and 1.25 of the Land Use Element of the General Plan. The project site was
28 previously graded and approved for development with an assisted living facility.
29 Reconstruction of existing retaining walls would enhance slope stability and reduce the
visual prominence of the existing walls from SR-76 expressway.

1 For Conditional Use Permit CUP12-00015:

- 2 1. The proposed location of the assisted living and memory care facility is in accord with
3 the Residential District, Commercial District, Scenic Park Overlay District, and the
4 Equestrian District objectives of the Zoning Ordinance and the purposes of the CN-SP-
5 EQ Districts and the RM-B-SP-EQ Districts in which the 6.71-acre site is located.
- 6 2. The proposed location of the assisted living and memory care facility and conditions
7 under which it would be operated and maintained will be consistent with the General
8 Plan, including Objective 1.11 Balanced Land Use; will not be detrimental to the public
9 health, safety or welfare of persons residing or working in or adjacent to the
10 neighborhood of such use; and will not be detrimental to properties or improvements in
11 the vicinity or to the general welfare of the city.
- 12 3. The proposed assisted living and memory care facility complies with the provisions of
13 Zoning Ordinance, including 1120 L-34 and specific conditions required for the proposed
14 land use within the CN-SP-EQ Districts and the RM-B-SP-EQ Districts.

15 For the Variance V12-00002:

- 16 1. Special circumstances and conditions applicable to the 6.71-acre site, including
17 topography, lot shape and easements substantially limit development on the parcel.
18 Strict application of the six-foot maximum retaining wall height requirement will deprive
19 this property of privileges enjoyed by other properties in the vicinity subject to CN-SP-
20 EQ and RM-B-SP-EQ zoning District requirements. The variance will not promote
21 development of a designated Subarea Habitat Conservation Plan preserve planning area.
22 No other exceptions to development standards will be granted as part of this proposal.
23 The project will comply with all other applicable Code requirements and City policies.
- 24 2. Granting permission to construct retaining walls in excess of the permitted six-foot
25 maximum height will not be detrimental or injurious to the property or improvements in
26 the vicinity of the site or to the public health, safety or general welfare. The proposed
27 plantable, segmented wall design will result in a project that balances environmental
28 feasibility and preservation of ownership development rights. The variance will not
29 promote development of a designated Subarea Habitat Conservation Plan preserve
planning area. No other exceptions to development standards will be granted as part of

1 this proposal. The project will comply with all other applicable Code requirements and
2 City policies.

- 3 3. Granting permission to construct retaining walls in excess of the maximum six-foot
4 height is consistent with the purposes of the Zoning Ordinance and will not constitute a
5 grant of special privilege inconsistent with the limitations on other properties in the
6 vicinity and in the CN-SP-EQ Districts and the RM-B-SP-EQ Districts Zoning
7 classification. The proposed retaining wall segments are necessary in order to meet Fire
8 Code requirements, accommodate utility connection improvements and enhance the
9 structural integrity of existing walls. The variance will not promote development of a
10 designated Subarea Habitat Conservation Plan preserve planning area. No other
11 exceptions to development standards will be granted as part of this proposal. The project
12 will comply with all other applicable Code requirements and City policies.

13 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
14 approve Development Plan (D12-00014), Conditional Use Permit (CUP12-00015) and Variance
15 (V12-00002) subject to the following conditions:

16 **Building:**

- 17 1. Construction shall comply with the 2010 edition of the California Codes. The granting
18 of approval under this action shall in no way relieve the applicant/project from
19 compliance with all State and local building codes.
- 20 2. The developer shall monitor, supervise and control all building construction and
21 supportive activities so as to prevent these activities from causing a public nuisance,
22 including, but not limited to, strict adherence to the following:
- 23 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
24 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
25 work that is not inherently noise-producing. Examples of work not permitted on
26 Saturday are concrete and grout pours, roof nailing and activities of similar
27 noise-producing nature. No work shall be permitted on Sundays and Federal
28 Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving
29 Day, Christmas Day) except as allowed for emergency work under the provisions
of the Oceanside City Code Chapter 38 (Noise Ordinance).

1 b) The construction site shall be kept reasonably free of construction debris as
2 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
3 approved solid waste containers shall be considered compliance with this
4 requirement. Small amounts of construction debris may be stored on-site in a
5 neat, safe manner for short periods of time pending disposal.

6 3. The building plans for this project are required by State law to be prepared by a licensed
7 architect or engineer and shall be in compliance with this requirement prior to submittal for
8 building plan review.

9 4. Site development, common use areas, access and adaptability of apartments and
10 condominiums shall comply with Part 2, Title 24, and C.C.R. (Disabled Access &
11 Adaptability – HCD).

12 5. All electrical, communication, CATV, etc. service lines, within the exterior lines of the
13 property shall be underground (City Code Sec. 6.30).

Planning:

14 6. Development Plan (D12-00014), Conditional Use Permit (CUP12-00015) and Variance
15 (V12-00002) shall expire on April 22, 2015 unless implemented as required by the Zoning
16 Ordinance. A time extension may be granted in accordance with Section 4308.C and
17 Section 4108.B of the Zoning Ordinance.

18 7. Development Plan (D12-00014), approves only the construction of two buildings totaling
19 104,327 square feet and associated improvements as shown on the plans and exhibits
20 presented to the Planning Commission for review and approval. No deviation from these
21 approved plans and exhibits shall occur without the City Planner and/or Planning
22 Commission's approval. Substantial deviations shall require a revision to the Development
23 Plan or a new Development Plan.

24 8. Conditional Use Permit CUP12-00015, approves only a 96-unit assisted living and 31-unit
25 memory care facility offering 24-hour non-medical care to persons 55 years and older in
26 need of services, supervision, protection, or assistance essential for sustaining the activities
27 of daily living, as shown on the plans and exhibits presented to the Planning Commission
28 for review and approval. No deviation from these approved plans and exhibits shall occur
29 without City Planner and/or Planning Commission approval. Substantial deviations shall
require a revision to the Conditional Use Permit or a new Conditional Use Permit.

- 1 9. Variance (V12-00002) from the allowable six-foot maximum wall height regulations
2 (Section 1050, 1130 and 3040) approves only retaining wall height as shown on the plans
3 and exhibits presented to the Planning Commission for review and approval and planted in
4 accordance with the requirements of the Zoning Ordinance. No deviation from these
5 approved plans and exhibits shall occur with out City Planner, City Engineer, and/or
6 Planning Commission approval. Substantial deviations shall require a revision to the
7 Variance or a new Variance. If the variance is exercised in violation of a condition of
8 approval or a provision of the Zoning Ordinance it may be revoked, pursuant to Article 47
9 Enforcement, of the Zoning Ordinance.
- 10 10. Changes to the approved plans are subject to Section 4308.D and Section 4109 of the
11 Zoning Ordinance.
- 12 11. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
13 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
14 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
15 annul an approval of the City, concerning Development Plan (D12-000014), Conditional
16 Use Permit (CUP12-00015) and Variance (V12-00002). The City will promptly notify the
17 applicant of any such claim, action or proceeding against the city and will cooperate fully
18 in the defense. If the City fails to promptly notify the applicant of any such claim action or
19 proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be
20 responsible to defend, indemnify or hold harmless the City.
- 21 12. All mechanical rooftop and ground equipment shall be screened from public view as
22 required by the Zoning Ordinance. The roof jacks, mechanical equipment, screen and
23 vents shall be painted with non-reflective paint to match the roof. This information shall be
24 shown on the building plans.
- 25 13. A trash enclosure (or trash enclosures) must be provided as required by Chapter 13 of the
26 City Code and shall include additional space for storage and collection of recyclable
27 materials per City standards. Recycling is required by City Ordinance. The enclosure (or
28 enclosures) must be built in a flat, accessible location as determined by the City Engineer.
29 Trash enclosures and driveways and service access areas shall be shown on both the
improvement and landscape plans submitted to the City Engineer. The specifications shall
be reviewed and approved by the City Engineer. The City's waste disposal contractor is

1 required to access private property to service the trash enclosures, a service agreement must
2 be signed by the property owner and shall remain in effect for the life of the project. All
3 trash enclosures shall be designed to provide user access without the use and opening of the
4 service doors for the bins. This design shall be shown on the landscape plans and shall be
5 approved by the City Planner.

- 6 14. Prior to approval of a building permit a Management Plan shall be prepared and submitted
7 to the Development Services Department for review. The Management Plan shall be
8 subject to review and approval by the City Planner and the Police Chief prior to the
9 occupancy of the project, and shall be recorded as CC&R against the property. The
10 Management Plan shall cover the following:

11 Security - The Management Plan, at a minimum, shall address on-site management, hours-
12 of-operation and measures for providing appropriate security for the project site.

13 Maintenance - The Management Plan shall cover, but not be limited to anti-graffiti and site
14 and exterior building, landscaping, parking lots, sidewalks, walkways and overall site
15 maintenance measures and shall ensure that a high standard of maintenance exist at this site
16 at all times. The maintenance portion of the management plan shall include a commitment
17 for the sweeping and cleaning of parking lots, sidewalks and other concrete surfaces at
18 sufficient intervals to maintain a "like new" appearance. Wastewater, sediment, trash or
19 other pollutants shall be collected on site and properly disposed of and shall not be
20 discharged off the property or into the City's storm drain system. Any graffiti within the
21 center shall be removed within 24 hours of occurrence. Any new paint used to cover
22 graffiti shall match the existing color scheme.

- 23 15. Prior to the issuance of building permits, compliance with the applicable provisions of the
24 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
25 and approved by the City Planner. These requirements, including the obligation to remove
26 or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape
27 Plan and shall be recorded in the form of a covenant affecting the subject property.

- 28 16. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
29 written copy of the applications, staff report and resolutions for the project to the new
owner and or operator. This notification's provision shall run with the life of the project
and shall be recorded as a covenant on the property.

- 1 17. Unless expressly waived, all current zoning standards and City ordinances and policies in
2 effect at the time building permits are issued are required to be met by this project. The
3 approval of this project constitutes the applicant's agreement with all statements in the
4 Description and Justification and other materials and information submitted with this
5 application, unless specifically waived by an adopted condition of approval.
- 6 18. This Conditional Use Permit shall be called for review by the Planning Commission if
7 complaints are filed and verified as valid by the Code Enforcement Office concerning the
8 violation of any of the approved conditions or does not conform with the information
9 contained in or representations made in the application, any supporting material submitted
10 to the City or during any hearing on the application.
- 11 19. If any aspect of the project's fencing and walls is not covered by the approved
12 Development Plan or Variance, the construction of fencing and walls shall conform to the
13 development standards of the City Zoning Ordinance. In no case, shall the construction of
14 fences and walls (including combinations thereof) exceed the limitations of the zoning
15 code, unless expressly granted by Variance (V12-00002) or other development approval.
- 16 20. Project entrance signs shall meet the requirements of the Sign Ordinance and shall be
17 approved by the City Planner.
- 18 21. Off-street parking spaces shall be kept available and useable for the parking of employee
19 and tenant's automobiles at all times.
- 20 22. A covenant or other recordable document approved by the City Attorney shall be prepared
21 by the applicant and recorded prior to the issuance of building permits. The covenant shall
22 provide that the property is subject to this Resolution, and shall generally list the conditions
23 of approval.
- 24 23. All mitigation measures identified in the approved Mitigated Negative Declaration shall be
25 complied with as stated in that document, associated Mitigation Monitoring and Reporting
26 Program and Addendum.
- 27 24. The applicant, tenants, or successors in interest shall comply with the City's business
28 license requirements, as necessary.
- 29 25. Elevations, siding materials, colors, roofing materials and floor plans shall be
substantially the same as those approved by the Planning Commission. These shall be

1 shown on plans submitted to the Building Division and Planning Division for permit
2 plan check, prior to issuance of any building permit.

3 **Engineering:**

4 26. Design and construction of all improvements shall be in accordance with the City of
5 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard
6 engineering and specifications of the City of Oceanside and subject to approval by the
7 City Engineer.

8 27. Where proposed off-site improvements, including but not limited to slopes, public utility
9 facilities, and drainage facilities, are proposed to be constructed, the owner/developer
10 shall, at his own expense, obtain all necessary easements or other interests in real
11 property and shall dedicate the same to the City of Oceanside as required. The
12 owner/developer shall provide documentary proof satisfactory to the City of Oceanside
13 that such easements or other interest in real property have been obtained prior to
14 issuance of any grading permit for the development. Additionally, the City of
15 Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole
16 expense a title policy insuring the necessary title for the easement or other interest in real
17 property to have vested with the City of Oceanside or the owner/developer, as
18 applicable.

19 28. A Declaration of Covenants, Conditions and Restrictions (DCC&R) is required prior to
20 the grading permit, and shall be reviewed and approved by the City Attorney. The
21 DCC&Rs shall be recorded with the San Diego County Recorder Office attesting to
22 these improvement conditions prior to issuance of any grading permit.

23 29. Prior to the issuance of a grading permit, the owner/developer shall notify and host a
24 neighborhood meeting with all of the area residents located within 300 feet of the project
25 site, to inform them of the grading and construction schedule, and to answer questions.

26 30. The owner/developer shall monitor, supervise and control all construction and
27 construction-supportive activities, so as to prevent these activities from causing a public
28 nuisance, including but not limited to, insuring strict adherence to the following:

- 29 a) Dirt, debris and other construction material shall not be deposited on any public
street or within the City's stormwater conveyance system.

1 b) All grading and related site preparation and construction activities shall be
2 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No
3 engineering related construction activities shall be conducted on Saturdays,
4 Sundays or legal holidays unless written permission is granted by the City
5 Engineer with specific limitations to the working hours and types of permitted
6 operations. All on-site construction staging areas shall be as far as possible
7 (minimum 100 feet) from any existing residential development. Because
8 construction noise may still be intrusive in the evening or on holidays, the City of
9 Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive
10 noise which causes discomfort or annoyance to reasonable persons of normal
11 sensitivity."

12 c) The construction site shall accommodate the parking of all motor vehicles used
13 by persons working at or providing deliveries to the site. An alternate parking
14 site can be considered by the City Engineer in the event that the lot size is too
15 small and cannot accommodate parking of all motor vehicles.

16 d) The owner/developer shall complete a haul route permit application (if required
17 for import/export of dirt) and submit to the City of Oceanside Engineering
18 Division 48 hours in advance of beginning of work. Hauling operations (if
19 required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

20 31. It is the responsibility of the owner/developer to evaluate and determine that all soil
21 imported and exported as part of this development is free of hazardous and/or
22 contaminated material as defined by the City and the County of San Diego Department
23 of Environmental Health. Exported or imported soils shall be properly screened, tested,
24 and documented regarding hazardous contamination.

25 32. A traffic control plan shall be prepared according to the City traffic control guidelines
26 and approved to the satisfaction of the City Engineer prior to the start of work within the
27 public right-of-way. Traffic control during construction of streets that have been opened
28 to public traffic shall be in accordance with construction signing, marking and other
29 protection as required by the Caltrans Traffic Manual and City Traffic Control
Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
approved otherwise.

- 1 33. Sidewalk improvements shall comply with ADA requirements. Publicly maintained
2 pedestrian ramps (maintained by the City of Oceanside) must be fully located within
3 public right-of-way. Minimum curb return radius shall comply with the City of
4 Oceanside Engineers Design and Processing Manual.
- 5 34. Proposed relocation of the existing streetlight on The Depot Road shall be maintained
6 and installed per City Standards. The system shall provide uniform lighting, and be
7 secured prior to occupancy. The owner/developer shall pay all applicable fees, energy
8 charges, and/or assessments associated with City-owned (LS-2 rate schedule) streetlights
9 and shall also agree to the formulation of, or the annexation to, any appropriate street
10 lighting district.
- 11 35. This project's driveway shall remain private and shall be maintained by the owner. The
12 pavement sections, traffic indices shall be based on approved geotechnical report and in
13 compliance with the City of Oceanside Engineers Design and Processing Manual. The
14 private project driveway alignments and geometric layouts shall meet the City of
15 Oceanside Engineers Design and Processing Manual.
- 16 36. Pavement sections for the driveway and parking areas shall be based upon approved soil
17 tests and traffic indices. The pavement design shall be prepared by the
18 owner/developer's soil engineer and must be in compliance with the City of Oceanside
19 Engineers Design and Processing Manual and approved by the City Engineer, prior to
20 paving.
- 21 37. Any existing public or private pavement, concrete curb, gutter, driveways, paved
22 easements, pedestrian ramps and sidewalk within the project, or adjacent to the project
23 boundary that are already damaged or damaged during construction of the project, shall
24 be repaired or replaced as directed by the City Engineer.
- 25 38. The approval of the project shall not mean that proposed grading or improvements on
26 adjacent properties (including any City properties/right-of-way or easements) is granted
27 or guaranteed to the owner/developer. The owner/developer is responsible for obtaining
28 permission to grade to construct on adjacent properties. Should such permission be
29 denied, the project shall be subject to going back to the public hearing or a substantial
conformity review.

1 39. Prior to any grading of any part of the project, a comprehensive soils and geologic
2 investigation shall be conducted of the soils, slopes, existing and proposed retaining
3 walls and formations in the project. All necessary measures shall be taken and
4 implemented to assure slope stability, erosion control, the retaining walls and soil
5 integrity. No grading shall occur until a detailed grading plan, to be prepared in
6 accordance with the Grading Ordinance and Zoning Ordinance is approved by the City
7 Engineer.

8 40. This project shall provide year-round erosion control including measures for the site
9 required for the phasing of grading. Prior to the issuance of grading permit, an erosion
10 control plan, designed for all proposed stages of construction, shall be reviewed, secured
11 by the owner/developer with cash securities and approved by the City Engineer.

12 41. A precise grading and private improvement plan shall be prepared, reviewed, secured
13 and approved prior to the issuance of any building permits. The plan shall reflect all
14 pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, striping, and
15 signage, footprints of all structures, walls, drainage devices and utility services. Parking
16 lot striping and any on-site traffic calming devices shall be shown on all precise grading
and private improvement plans.

17 42. Landscaping plans, including plans for the construction of walls, fences or other
18 structures at or near intersections, must conform to intersection sight distance
19 requirements. Landscape and irrigation plans for disturbed areas shall be submitted to
20 the City Engineer prior to the issuance of a preliminary grading permit and approved by
21 the City Engineer prior to the issuance of building permits. Frontage landscaping shall
22 be installed prior to the issuance of any certificates of occupancy. Securities shall be
23 required only for landscape items in the public right-of-way. Any project fences, sound
24 or privacy walls and monument entry walls/signs shall be shown on, bonded for and
25 built from the landscape plans. These features shall also be shown on the precise
26 grading plans for purposes of location only. Plantable, segmental walls shall be
27 designed, reviewed and constructed by the grading plans and landscaped/irrigated
28 through project landscape plans. All plans must be approved by the City Engineer and a
29 pre-construction meeting held, prior to the start of any improvements.

1 43. The drainage design shown on the site plan or preliminary grading plan, and the
2 drainage report for this development plan is conceptual only. The final drainage report
3 and drainage design shall be based upon a hydrologic/hydraulic study that is in
4 compliance with the latest San Diego County Hydrology and Drainage Manual to be
5 approved by the City Engineer during final engineering. All drainage picked up in an
6 underground system shall remain underground until it is discharged into an approved
7 channel, or as otherwise approved by the City Engineer. All public storm drains shall be
8 shown on City standard plan and profile sheets. All storm drain easements shall be
9 dedicated where required. The owner/developer shall be responsible for obtaining any
10 off-site easements for storm drainage facilities.

11 44. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and
12 disposed of in accordance with all state and federal requirements, prior to stormwater
13 discharge either off-site or into the City drainage system.

14 45. The owner/developer shall comply with the provisions of National Pollution Discharge
15 Elimination System (NPDES) General Permit for Storm Water Discharges Associated
16 with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ.
17 The General Permit continues in force and effect until a new General Permit is issued or
18 the SWRCB rescinds this General Permit. Only those owner/developers authorized to
19 discharge under the expiring General Permit are covered by the continued General
20 Permit. Construction activity subject to the General Permit includes clearing, grading,
21 and disturbances to the ground such as stockpiling, or excavation that results in land
22 disturbances of equal to or greater than one acre. The owner/developer shall obtain
23 coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining
24 a Waste Discharge Identification Number (WDID#) from the State Water Resources
25 Control Board (SWRCB). In addition, coverage under the General Permit shall not
26 occur until an adequate SWPPP is developed for the project as outlined in Section A of
27 the General Permit. The site specific SWPPP shall be maintained on the project site at
28 all times. The SWPPP shall be provided, upon request, to the United States
29 Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control
Board (RWQCB), City of Oceanside, and other applicable governing regulatory
agencies. The SWPPP is considered a report that shall be available to the public by the

1 RWQCB under section 308(b) of the Clean Water Act. The provisions of the General
2 Permit and the site specific SWPPP shall be continuously implemented and enforced
3 until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The
4 owner/developer is required to retain records of all monitoring information, copies of all
5 reports required by this General Permit, and records of all data used to complete the NOI
6 for all construction activities to be covered by the General Permit for a period of at least
7 three years from the date generated. This period may be extended by request of the
8 SWRCB and/or RWQCB.

9 46. After the Storm Water Mitigation Plan (SWMP) has been deemed complete by the City
10 Engineer and prior to issuance of grading permits, the owner/developer shall submit and
11 obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the
12 satisfaction of the City Engineer. The O&M Plan shall include an approved and
13 executed Maintenance Mechanism pursuant to Section 5 of the Standard Urban Storm
14 Water Mitigation Plan (SUSMP). The O&M shall satisfy the minimum Maintenance
15 Requirements pursuant to Section 5 of the SUSMP. At a minimum the O&M Plan shall
16 include the designated responsible party to manage the stormwater BMP(s), employee
17 training program and duties, operating schedule, maintenance frequency, routine service
18 schedule, specific maintenance activities, copies of resource agency permits, cost
19 estimate for implementation of the O&M Plan, a non-refundable cash security to provide
20 maintenance funding in the event of noncompliance to the O&M Plan, and any other
21 necessary elements. The owner/developer shall provide the City with access to site for
22 the purpose of BMP inspection and maintenance by entering into an Access Rights
23 Agreement with the City. The owner/developer shall complete and maintain O&M
24 forms to document all operation, inspection, and maintenance activities. The
25 owner/developer shall retain records for a minimum of 5 years. The records shall be
26 made available to the City upon request.

27 47. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance
28 Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair
29 and replace the Storm Water Best Management Practices (BMPs) identified in the
project's approved SWMP, as detailed in the O&M Plan into perpetuity. The
Agreement shall be approved by the City Attorney prior to issuance of any precise

1 grading permit and shall be recorded at the County Recorder's Office prior to issuance
2 of any building permit. A non-refundable Security in the form of cash shall be required
3 prior to issuance of a precise grading permit. The amount of the non-refundable security
4 shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not
5 to exceed a total of \$25,000. The owner/developer's civil engineer shall prepare the
6 O&M cost estimate.

7 48. At a minimum, maintenance agreements shall require the staff training, inspection and
8 maintenance of all BMPs on an annual basis. The owner/developer shall complete and
9 maintain O&M forms to document all maintenance activities. Parties responsible for the
10 O&M plan shall retain records at the subject property for at least 5 years. These
11 documents shall be made available to the City for inspection upon request at any time.

12 49. The Agreement shall include a copy of executed on-site and off-site access easement and
13 or access rights necessary for the operation and maintenance of BMPs that shall be
14 binding on the land throughout the life of the project to the benefit of the party
15 responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement
16 shall also include a copy of the O&M Plan approved by the City Engineer.

17 50. The BMPs described in the project's approved SWMP shall not be altered in any way,
18 unless reviewed and approved to the satisfaction of the City Engineer. The
19 determination of whatever action is required for changes to a project's approved SWMP
20 shall be made by the City Engineer.

21 51. The owner/developer shall provide a copy of the title/cover page of a deemed complete
22 SWMP with the first engineering submittal package. If the SWMP is not finalized
23 during the entitlement review, the appropriate document shall be submitted for review
24 and approval by the City Engineer. The SWMP shall be prepared by the
25 owner/developer's Civil Engineer and approved by the City prior to issuance of any
26 grading permit. All Stormwater documents shall be in compliance with the latest edition
27 of submission requirements.

28 52. The approval of the project shall not mean that closure, vacation, or abandonment of any
29 public street, right-of-way, easement, or facility is granted or guaranteed to the
owner/developer. The owner/developer is responsible for applying for all closures,
vacations, and abandonments as necessary. The application(s) shall be reviewed and

1 approved or rejected by the City of Oceanside under separate process (es) per codes,
2 ordinances, and policies in effect at the time of the application. The City of Oceanside
3 retains its full legislative discretion to consider any application to vacate a public street
4 or right-of-way.

5 53. The owner/developer shall comply with all the provisions of the City's cable television
6 ordinances including those relating to notification as required by the City Engineer.

7 54. Approval of this development is conditioned upon payment of all applicable impact fees
8 and connection fees in the manner provided in chapter 32B of the Oceanside City Code.
9 All traffic signal fees and contributions, highway thoroughfare fees, park fees,
10 reimbursements, and other applicable charges, fees and deposits shall be paid prior to
11 issuance of any building permits, in accordance with City Ordinances and policies. The
12 owner/developer shall also be required to join into, contribute, or participate in any
13 improvement, lighting, or other special district affecting or affected by this project.
14 Approval of this project shall constitute the owner/developer's approval of such
15 payments, and his agreement to pay for any other similar assessments or charges in
16 effect when any increment is submitted for final map or building permit approval, and to
17 join, contribute, and/or participate in such districts.

18 55. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high
19 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose
20 height exceeds 20 feet or where the slope height exceeds 4 feet and is adjacent to any
21 streets, an arterial street or state highway.

22 56. The owner/developer shall obtain any necessary permits and clearances from all public
23 agencies having jurisdiction over the project due to its type, size, or location, including
24 but not limited to the U. S. Army Corps of Engineers, California Department of Fish &
25 Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality
26 Control Board (including NPDES), San Diego County Health Department, prior to the
27 issuance of grading permits.

28 57. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
29 project will be subject to prevailing wage requirements as specified by Labor Code
section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging
the prevailing wage requirements prior to the granting of any fee reductions or waivers.

1 58. A digital file of the as-built grading plan in a format consistent with the City's
2 requirements for digital submittals shall be submitted to the City of Oceanside prior to
3 occupancy permit.

4 59. In the event that the conceptual plan does not match the conditions of approval, the
5 resolution of approval shall govern.

6 **Water Utilities:**

7 **General conditions:**

8 60. The developer will be responsible for developing all water and sewer utilities necessary
9 to develop the property. Any relocation of water and/or sewer utilities is the
10 responsibility of the developer and shall be done by an approved licensed contractor at
11 the developer's expense.

12 61. The property owner shall maintain private water and wastewater utilities located on
13 private property.

14 62. Water services and sewer laterals constructed in existing right-of-way locations shall be
15 constructed by approved and licensed contractors at developer's expense.

16 63. All Water and Wastewater construction shall conform to the most recent edition of the
17 Water, Sewer, and Reclaimed Water Design and Construction Manual (Design Manual)
18 or as approved by the Water Utilities Director.

19 **The following conditions shall be met prior to the approval of engineering design plans.**

20 64. Each building shall be individually metered, and these meters shall be sized by the
21 Water Utilities' Department in accordance with the most current edition of the
22 California Plumbing Code.

23 65. In accordance with the Design Manual, Section 3.2, F, the maximum slope of sewer
24 lines shall be 14 percent unless otherwise approved by the Water Utilities Director.

25 66. Water and Sewer easements shall be dedicated by separate documentation prior to the
26 approval of Engineering Improvement Plans.

27 67. All public water and/or sewer facilities not located within the public right-of-way shall
28 be provided with easements sized according to the Water, Sewer, and Reclaimed Water
29 Design and Construction Manual. Easements shall be constructed for all weather access.

68. No trees, structures or building overhang shall be located within any water or
wastewater utility easement.

1 69. All lots with a finish pad elevation located below the elevation of the next upstream
2 manhole cover of the public sewer shall be protected from backflow of sewage by
3 installing and maintaining an approved type backwater valve, per the Uniform Plumbing
4 Code (U.P.C.).

5 70. The developer shall construct a public reclamation water system that will serve each lot
6 and or parcels that are located in the proposed project in accordance with the City of
7 Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be
8 located in the public right-of-way or in a public utility easement.

9 71. A separate irrigation meter and approved backflow prevention device is required and
10 shall be displayed on the plans.

11 **The following conditions of approval shall be met prior to building permit issuance.**

12 72. A Grease Interceptors shall be installed in the Assisted Living Building and Memory
13 Care Building sewer lateral serving kitchen facilities, in an appropriate location and shall
14 be maintained by the property owner, in accordance with City of Oceanside Ordinance
15 07-OR0021-1. The location shall be called out on the approved Building Plans.

16 73. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees
17 shall be paid to the City and collected by the Water Utilities Department at the time of
18 Building Permit issuance.

19 74. All Water Utilities Fees are due at the time of building permit issuance per City Code
20 Section 32B.7, unless the developer/applicant applies and is approved for a deferral of
21 all fees per City of Oceanside Ordinance No. 09-OR0676-1.

22 **The following conditions of approval shall be met prior to occupancy.**

23 75. Each unit shall include hot water pipe insulation and installation of a hot water
24 recirculation device or design to provide hot water to the tap within 15 seconds in
25 accordance with City of Oceanside Ordinance No. 02-OR126-1.

26 **Fire Department:**

27 76. A copy of as-built plans shall be submitted on a CD for all projects on the job site. A
28 site plan indicating the fire access and hydrant locations must also be submitted on CD
29 Rom.

77. Fire Department requirements shall be placed on plans in the notes section.

78. Fire flow shall be determined at the time of building permit application.

- 1 79. All proposed and existing fire hydrants within 400 feet of the project shall be shown on
2 the site plan.
- 3 80. The fire hydrants shall be installed and tested prior to placing any combustible materials
4 on the job site.
- 5 81. On-site hydrants and mains capable of supplying the required fire flow shall be
6 provided.
- 7 82. The developer shall supply the Fire Department with updated map and hydrant locations
8 in a digital format compatible with the Fire Department's mapping program upon
9 approval of final improvements plans.
- 10 83. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design
11 and Processing Manual Standard Drawing No. M-13.
- 12 84. All weather access roads shall be installed and made serviceable prior to and maintained
13 during time of construction.
- 14 85. A fire apparatus access road shall be provided as shown on the approved Development
15 Plan.
- 16 86. The project shall pay an in-lieu fee of \$10,000 for purchasing hose packs, prior to
17 issuance of building permits.
- 18 87. Apparatus access roads shall have a minimum unobstructed width of 28 feet. A
19 minimum vertical clearance of 14 feet shall be provided for the apparatus access roads.
- 20 88. Buildings or portions of buildings more than 35 feet in height, as defined by the Fire
21 Code of the City of Oceanside, shall be provided with a street, driveway, or designated
22 fire lane not less than 35 feet wide which shall be able to accommodate Fire Department
23 aerial apparatus and designed in a matter so that ladder truck operations can be affected
24 on at least one side of the building which has openings into its interior. Such street,
25 alley, driveway, or designated fire lane shall be located not more than 15 feet from
26 buildings at a point adjacent to the highest building or portion thereof.
- 27 89. The Fire Department access roadway shall be provided with adequate turning radius for
28 Fire Department apparatus: a 50-foot outside and 30-foot inside turning radius.
- 29 90. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per
Vehicle Code Section 22500.1. Any markings, signs and/or fire lane identification shall
be in accordance with the Fire Department Standard Guidelines for Emergency Access.

- 1 91. A "Knox" key storage box shall be provided for all new construction.
- 2 92. All security gates shall have a Knox-box override and as required have strobe activation
- 3 capability.
- 4 93. Fire extinguishers are required and shall be included on the plans submitted for plan
- 5 check. Minimum size 2A10BC.
- 6 94. An automatic fire extinguishing system complying with UL300 shall be provided to
- 7 protect commercial-type cooking or heating equipment that produces grease-laden
- 8 vapors. A separate plan submittal is required for the installation of the system.
- 9 95. A class "K" type portable fire extinguisher within 30 feet of kitchen appliances emitting
- 10 grease-laden vapors shall be provided.
- 11 96. The Fire Department connection shall be located on the address side of the building –
- 12 unless otherwise determined by the Fire Department. The hydrant shall be located on
- 13 the same side of the street as the Fire Department connection.
- 14 97. A fire alarm system as required per California Fire Code Section 907 and NFPA 72.
- 15 Approved building address numbers for commercial and residential occupancies shall be
- 16 placed on the structure in such a position as to be plainly visible and legible from the
- 17 street or roadway fronting the property. Numbers shall be contrasting with their
- 18 background and meet the current City of Oceanside size and design standard.
- 19 98. Commercial buildings and multi-family dwellings require six-inch address numbers.
- 20 99. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
- 21 approval prior to the issuance of building permits.
- 22 100. Fire sprinklers required. An approved fire sprinkler system must be installed throughout
- 23 the R occupancies. If used for area increase as allowed per CBC Chapter 5, sprinkler
- 24 system must be installed per NFPA 13 and CFC 903.3.1.1
- 25 101. Fire apparatus access roads shall be designed and maintained to support the imposed
- 26 loads of fire apparatus not less than 78,000 lbs and shall be provided with an approved
- 27 paved surface to provide all-weather driving capabilities.
- 28 102. The gradient for a fire apparatus access roadway shall not exceed 12 percent.
- 29 103. Any new development that necessitates updating of emergency response maps by virtue
- of new structures, hydrants, roadways or similar features, shall be required to provide
- map updates in a format (PDF, GIS and/or CAD) as approved by the FAHJ or

1 compatible with current department mapping services. The Fire Department is
2 authorized to charge a reasonable fee for updating all response maps.

3 104. All water mains which support fire hydrants shall be looped as required by City of
4 Oceanside Engineer's Manual.

5 105. Except as otherwise provided, no person shall own, erect, construct or occupy any
6 building or structure, or any part thereof, or cause the same to be done, which fails to
7 support adequate radio coverage for City emergency service workers operating on the
8 800MHz Countywide Coordinated Communication System, or the current radio system
9 in use. Further, owners shall maintain a reasonable standard of reliable radio
10 communication within their buildings and structures once a Certificate of Occupancy is
11 issued. The BDA coverage enhancers shall be maintained as a condition of occupancy
12 and tested annually. When tested, if the 800MHz signal strength readings (RSSI) fall
13 below 65 in any portion of the building, either above or below grade as measured by an
14 800 MHz portable radio, the purchase and installation of one or more bidirectional
15 amplifier radio coverage enhancers is required. A minimum signal strength of (-95dBm)
16 in 90 percent of the area of each floor building from both the 800 MHz Countywide
17 Communications Systems and from within the building is required.

18 106. At least one elevator car shall be of such size and arrangement to accommodate a 24-
19 inch by 84-inch ambulance gurney or stretcher with not less than 5-inch radius corners,
20 in the horizontal, open position. Elevator must be designated as a medical emergency
21 elevator by the international symbol (Star of Life) for emergency medical services.

22 107. Trees shall not project into the fire access roadway width.

23 108. Required emergency escape and rescue openings shall not be obstructed by landscape.
24 In addition, area below openings must be accessible to fire department ladders.

25 109. A Fire Master Plan shall be provided for review prior to Building permit application.

26 110. Private underground fire lines shall be submitted to the fire department under a separate
27 submittal.

28 **Landscaping:**

29 111. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
and Specifications for Landscape Development (latest revision), Water Conservation
Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and

1 ordinances, including the maintenance of such landscaping, and shall be reviewed and
2 approved by the City Engineer prior to the issuance of building permits. Landscaping
3 shall not be installed until bonds have been posted, fees paid, and plans signed for final
4 approval. A landscape pre-construction meeting shall be conducted by the landscape
5 architect of record, City Public Works Inspector, developer or owner's representative
6 and landscape contractor prior to commencement of the landscape and irrigation
7 installation. The following landscaping requirements shall be required prior to plan
8 approval and implementation prior to certificate of occupancy:

- 9 a) Final landscape plans shall accurately show placement of all plant material such
10 as but not limited to trees, shrubs, and groundcovers.
- 11 b) The Landscape Architect shall be aware of all utility, sewer, gas and storm drain
12 lines and utility easements and shall place planting locations accordingly to meet
13 City of Oceanside requirements.
- 14 c) All required landscape areas shall be maintained by the owner (including and
15 adjacent to the public right-of-way). The landscape areas shall be maintained per
16 City of Oceanside requirements.
- 17 d) Proposed landscape species shall be native or naturalized to fit the site and meet
18 climate changes indicative to their planting location. The selection of plant
19 material shall also be based on cultural, aesthetic, and maintenance
20 considerations. In addition proposed landscape species shall be low water users
21 as well as meet all Fire Department requirements.
- 22 e) The two existing keystone walls and the existing graded slopes along the
23 southern boundary shall be landscaped with native/ naturalized, drought tolerant
24 and fire-retardant trees and plants. Provide permanent low volume irrigation.
25 All existing invasive plants pursuant to the California Plant Invasive Council
26 (latest edition) shall be removed from the southern boundary prior to the
27 installation of new landscape and irrigation.
- 28 f) The existing keystone wall located on the most western boundary shall be
29 landscaped and irrigated per the project theme for keystone walls.
- g) The proposed keystone wall located on the most eastern boundary shall be
landscaped and irrigated per the project theme for keystone walls.

- 1 h) The existing equestrian trail, equestrian fence and parkway planting and
2 irrigation in the public right-of-way at the end of the cul-de-sac of The Depot
3 Road shall be renovated, repaired and supplemented with additional plant
4 material and trees per the approved construction drawings under the direction of
5 the landscape architect of record and City Public Works Inspector. Irrigation
6 shall be cut and capped from the existing irrigation at Rancho Rose and shall be
7 connected to Spring Creek Senior Living Community irrigation system.
8 Landscape maintenance shall be the responsibility of Spring Creek Senior Living
9 Community in perpetuity.
- 10 i) All planting areas shall be prepared with appropriate soil amendments, fertilizers,
11 and appropriate supplements based upon a soils report from an agricultural
12 suitability soil sample taken from the site.
- 13 j) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
14 from the sun, evapotranspiration and run-off. All the flower and shrub beds shall
15 be mulched to a 3" depth to help conserve water, lower the soil temperature and
16 reduce weed growth.
- 17 k) The shrubs shall be allowed to grow in their natural forms. All landscape
18 improvements shall follow the City of Oceanside Guidelines.
- 19 l) Root barriers shall be installed adjacent to all paving surfaces, where a paving
20 surface is located within six feet of a tree trunk on-site (private) and within 10
21 feet of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet
22 in each direction from the centerline of the trunk, for a total distance of 10 feet.
23 Root barriers shall be 24 inches in depth. Installing a root barrier around the
24 tree's root ball is unacceptable.
- 25 m) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
26 obtain Planning Division approval for these items in the conditions or application
27 stage prior to 1st submittal of working drawings.
- 28 n) For the planting and placement of trees and their distances from hardscape and
29 other utilities/structures the landscape plans shall follow the City of Oceanside's
(current) Tree Planting Distances and Spacing Standards.

- o) An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.
- p) Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.
- q) All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.
- r) The landscape plans shall match all plans affiliated with the project.
- s) Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with SWMP Best Management Practices and shall be to the satisfaction of the City Engineer.
- t) Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to the satisfaction of the City Engineer.

112. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way and within any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include: a) normal care and irrigation of the landscaping b) repair and replacement of plant materials (including interior trees and street trees) c) irrigation systems as necessary d) general cleanup of the landscaped and open areas e) parking lots and walkways, walls, fences, etc. f) pruning standards for street trees shall comply with the International Society of Arboriculture (ISA) Standard Practices for Tree Care Operations – ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning Guidelines, Appendix F (most current edition). Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions including but not limited to citations. This maintenance program condition shall be recorded with a covenant as required by this resolution.

////////////////

////////////////

1 113. In the event that the conceptual landscape plan (CLP) does not match the conditions of
2 approval, the resolution of approval shall govern.

3 PASSED AND ADOPTED Resolution No. 2013-P21 on April 22, 2013 by the
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9 _____
10 Tom Rosales, Chairperson
Oceanside Planning Commission

11 ATTEST:

12 _____
13 Marisa Lundstedt, Secretary

14 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
15 that this is a true and correct copy of Resolution No. 2013-P21.

16
17 Dated: April 22, 2013
18
19
20
21
22
23
24
25
26
27
28
29

**Addendum to the Final Mitigated Negative Declaration
for the
Spring Creek Senior Living Community Project**

SCH# 2008071055

Lead Agency:

**The City of Oceanside
Development Services Department
Oceanside Civic Center
300 North Coast Highway
Oceanside, CA 92054-2885**

Applicant:

**Mr. Sergio Sandoval
Pacifica Companies
1785 Hancock Street, Suite 200
San Diego, CA 92110**

Prepared by:

**HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard, Suite 200
La Mesa, CA 91942**

January 18, 2013

Received

JAN 23 2012

Planning Division

TABLE OF CONTENTS

<u>Section Title</u>	<u>Page</u>
1. INTRODUCTION.....	1
2. BACKGROUND.....	2
2.1 Statutory Background.....	2
2.2 Summary of Original Project Description	3
3. PROJECT DESCRIPTION	3
Architectural Design.....	4
Landscape Concept Plan.....	4
Retaining Walls and Fencing	5
Grading and Sewer Line Revisions.....	5
Water Supply	6
Access and Parking	6
Required City Approvals	7
Summary of Project Revisions.....	7
4. IMPACT ANALYSIS	8
4.1 Aesthetics.....	8
4.2 Biological Resources	8
4.3 Geology and Soils	9
4.4 Hydrology and Water Quality.....	9
4.5 Greenhouse Gases	9
4.6 Land Use.....	11
4.7 Noise.....	11
4.8 Traffic/Circulation	12
Direct Impacts	12
Cumulative Impacts	13
4.9 Utilities/Service Systems	13
5. SUMMARY AND FINDINGS	13
6. REFERENCES.....	14

TABLE OF CONTENTS (cont.)

LIST OF FIGURES

	<u>Follows Page</u>
1 Regional Location Map	16
2 Project Location Map	16
3 Aerial Photo.....	16
4 Site Plan.....	16
5 Typical Unit Elevation.....	16
6 Floor Plan – Memory Care Building	16
7 Floor Plan – Assisted Living Building	16
8a Landscape Concept Plan.....	16
8b Landscape Concept Plan.....	16
8c Landscape Concept Plan.....	16
9 Vegetation and Sensitive Resources	16

LIST OF TABLES

<u>No.</u>	<u>Name</u>	<u>Page</u>
1	Summary of Living Units and Beds by Building and Unit Type.....	4
2	Previously Approved Versus Currently Proposed Earthwork Quantities.....	6
3	Comparison of Previously Approved Project to Revised Project Design.....	7
4	Project Types that Require GHG Analysis	10

**SPRING CREEK SENIOR LIVING COMMUNITY PROJECT
ADDENDUM TO FINAL MITIGATED NEGATIVE DECLARATION
SCH# 2008071055**

1. INTRODUCTION

On January 26, 2009, a Final Mitigated Negative Declaration (MND) for the ClubLife Senior Living Center Project (ClubLife; SCH# 2008071055) was adopted by the City of Oceanside (City; City Council Resolution No. 09-R0204-1). This Addendum reflects proposed revisions to the Project Description from those evaluated and approved under previous California Environmental Quality Act (CEQA) documentation, in this case the Initial Study (IS) and Final MND for the Club Life project. The Club Life IS and Final MND evaluated the impacts of a Tentative Map (T-7-05), Development Plan (D-12-05), Conditional Use Permit (C-28-05), and Variance (V-7-05) for a proposed senior living facility on 6.6 acres. Project components consisted of five three-to-four story buildings, with 354 beds in 192 living units, as well as a separate community building, 225 parking spaces, and other ancillary facilities. The project site is located south of State Route 76 (SR 76), west of Melrose Drive, north of Old Ranch Road at the current terminus of The Depot Road in the City (see Figure 1, *Regional Location Map*, Figure 2, *Project Location Map*, and Figure 3, *Aerial Photo*). The site is within two General Plan land use designations, Neighborhood Commercial (NC) and Medium Density-B Residential (MDB-R), as well as two zoning designations, Neighborhood Commercial – Scenic Park Overlay – Equestrian Overlay Districts (CN-SP-EQ) and Medium Density B – Scenic Park Overlay – Equestrian Overlay Districts (RM-B-SP-EQ).

The potential impact areas evaluated in the Final MND include aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services (including fire, police, schools, and parks), recreation, transportation/traffic (including parking), and utilities and service systems (including wastewater services and facilities, stormwater facilities, water supply, and solid waste), and mandatory findings of significance. The analysis identified several mitigation measures to address and mitigate potentially significant impacts related to noise and traffic to less than significant levels. Potential project-related impacts to all other issues were found to result in either “no impact” or a “less than significant” impact.

Since the project approval in 2009, the applicant has refined the project details and design of the project, and submitted an application for revisions to the Development Plan (D-12-05), Conditional Use Permit (C-28-05) and Variance (V-7-05). New file numbers were assigned to this revision based on Oceanside's current records tracking system: D12-00014, CUP12-00015, and V12-00002. The revised project also would no longer require a Tentative Map (T-7-05), as the project no longer proposes individual (“condominium”) ownership of units. The revised project, reduced in scale, is now referred to as the Spring Creek Senior Living Community Project (project). This Addendum addresses the proposed modifications to the project and comparison of potential environmental impacts. This addendum is an informational document, intended to be used in the planning and decision making process as provided for under Section 15164 of the State CEQA Guidelines. This Addendum does not recommend approval or denial of the proposed modification to the project. The fundamental conclusion of this Addendum is that the proposed changes to the project would not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the previously adopted MND. Thus, a subsequent Negative Declaration (ND) or MND need not be prepared.

The following technical studies have been updated to support the findings in this Addendum, and consistent with Section 15150 of the State CEQA Guidelines, are incorporated herein by reference:

- Acoustical Analysis Report, Eilar Associates, Inc. (Eilar), May 4, 2012
- Memorandum: Current Condition of Project Site and Biological Conformance Review, HELIX Environmental Planning, Inc. (HELIX), May 15, 2012
- Draft Second Geotechnical Update Evaluation, GeoSoils, Inc. (GeoSoils), May 4, 2012
- Traffic Impact Analysis, Linscott, Law & Greenspan Engineers (LLG), August 10, 2012
- Water System Analysis for the Spring Creek Senior Living Community in the City of Oceanside, Dexter Wilson Engineering, Inc. (DWE), April 27, 2012
- Wildland Fire Protection Report, Aon Fire Protection Engineering (Aon), rev. April 12, 2012

It should be noted that the project site was previously part of another, larger project site, Casitas at Spring Creek project (Casitas) which included mitigation measures and permit conditions applicable to, and completed (or in progress) within the project site. On January 24, 2005, a MND for the Casitas at Spring Creek project (Casitas; SCH# 2004071139) was adopted by the City (Planning Commission Resolution No. 2005-P02). This project is also referenced in several of the technical reports prepared in support of the Final MND and this Addendum.

Consistent with Section 15150 of the State CEQA Guidelines, the following additional documents were used in the preparation of this Addendum and are incorporated herein by reference:

- Final MND for the Clublife Senior Living Center Project (SCH# 2008071055, certified by the City Council (Resolution No. 09-R0204-1) on January 26, 2009.
- Final MND for The Casitas Project (SCH# 2004071139, certified by the Planning Commission (Resolution No. 2005-P02) on January 24, 2005.

2. BACKGROUND

2.1 Statutory Background

The City is the CEQA lead agency responsible for the proposed project. Under CEQA, an addendum to a certified Environmental Impact Report (EIR), MND, or ND is needed if minor technical changes or modifications to the proposed project occur (State CEQA Guidelines Section 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (State CEQA Guidelines Section 15164[c]); however, an addendum is to be considered by the decision making body prior to making a decision on the project (State CEQA Guidelines Section 15164[d]).

This Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the project remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and would not exceed the level of impacts identified in the Final MND. Accordingly, recirculation of the Final MND for public review is not necessary pursuant to Section 15164 of the State CEQA Guidelines. Therefore, a decision was made by the City not to prepare a Subsequent MND pursuant to Section 15162 of the State CEQA guidelines. To support this decision, the discussion below describes the proposed project modifications and the environmental analysis.

2.2 Summary of Original Project Description

The original project description analyzed under the IS and Final MND consisted of a proposed senior living community, including five three-to-four story buildings, with 354 beds in 192 "condominium" living units, as well as a separate community building, 225 parking spaces (107 more than required), and other ancillary facilities including an equestrian trail. The community building was proposed to be located in a separate three-story building in the central portion of the site, with 30,164 square feet (SF) of usable space, inclusive of a main lobby and reception area, a resident services office, a mail room, laundry facilities, a community dining room, a large kitchen, a smaller dining room, an assembly room, an exercise room, and a library. The club house facility would not be open to the general public. Of the total 225 parking spaces, 203 would be located in an underground parking garage spanning the length of the site. The additional 22 parking spaces would be surface level and accessed via a main drive aisle. The project proposed designating 0.42 acre as permanent open space. The equestrian trail within the proposed project already exists and is located around the cul-de-sac of The Depot Road within the public right-of-way. It was constructed as part of the requirements of the Rancho Rose development. Access to the proposed project would be from the south via the existing The Depot Road.

The buildings proposed on the residentially zoned portion of the site and the community center consisted of three-story buildings, while each of the other buildings contained both three-story and four-story elements up to the 50-foot (FT) height limit of the CN Zone. The previously approved project architecture consisted of southwestern style elements, including tile roofing, stucco, arches, exposed rafter tails, and ornamental iron features. The previously approved design used varied building heights with three-story and four-story elements, off-sets and multiple roof line elements, and color blocking to address the larger scale and bulk of the original buildings and to help visually break up the massing.

The previously approved project required approval of a Tentative Map (T-7-05) to divide the property into two separate lots and 192 air space "condominiums;" a Development Plan (D-12-05); a Conditional Use Permit (C-28-05) to allow a "Residential Care – General" Land Use within a residential district; and Variance (V-7-05) for retaining wall heights and building heights.

3. PROJECT DESCRIPTION

The revised project includes 127 living units and 191 beds in a two-story Assisted Living Building, and a one-story Memory Care Building in place of the previous five residential buildings and separate community center building (see Figure 4, *Site Plan*). Rather than the previously approved maximum of 50 FT the revised project design proposes a maximum height of 33 FT (see Figure 5, *Typical Unit Elevation*).

The proposed Memory Care Building consists of 31 living units organized around a central courtyard to provide a secure area for outdoor activity. This building would also include common dining and living room areas, activity areas, a kitchen and staff offices. This building entry would be oriented towards SR 76 (see Figure 6, *Floor Plan – Memory Care Building*).

The proposed Assisted Living Building includes 96 living units organized along central hallways and oriented along the length of the site (see Figure 7, *Floor Plan – Assisted Living Building*). The building would be divided into wings, with two ground floor openings with additional access points and lobbies entering each wing. The revised project proposes to maintain the central location for the main lobby, drop-off area, dining rooms, and activity rooms, incorporating these features into the main Assisted Living Building. In addition, there would be a mailroom, staff lounge, laundry, and storage areas. The second floor would contain more resident-serving facilities including a gym, private meeting/dining room, lounge area, and beauty salon. The

kitchen would also be located on this level with elevator access to the main dining room. In addition, there would be an outdoor balcony area along the building's southern elevation that takes advantage of the vistas toward the open space adjacent to the site.

Table 1 presents a summary of the living units proposed within each building.

Table 1 SUMMARY OF LIVING UNITS AND BEDS BY BUILDING AND UNIT TYPE				
Unit Type	Size (SF)	Living Units	Beds/ Unit	Total Beds
Memory Care				
Studio	455	31	2	62
Assisted Living				
Studio	485	34	1 and 2	64
1 Bedroom	625	59	1	59
2 Bedroom	926	3	2	6
<i>Subtotal</i>		96		129
TOTAL		127		191

SF = square feet

Architectural Design

The revised project design consists of a traditional Spanish Mission/Spanish Colonial architecture. Design elements and building materials include smooth trowel finish stucco, red concrete tile roofs, curved parapets, projecting eaves with exposed rafter ends. Classic forms are used for detailing, with round-topped arches, recessed windows, decorative tile accents, and ornamental ironwork at patio and balcony railings. The project's long linear dimensions are addressed in its design by providing deep recesses between the building wings and a slight offset angle. Two ground floor openings are proposed between the wings to provide for required fire access, add a visual break in the length of the structure, and provide for additional landscape and hardscape elements at the ground level. An inset hallway bridge connection between the wings is proposed at the second level. Two additional ground floor openings are provided for required fire access, with second floor units above. To further break down the massing, each individual wing would have recessed balconies/patios and extended curved parapets above the roofline.

Landscape Concept Plan

The landscape is designed to provide for a series of passive recreational amenities and outdoor living areas for future residents. A total of 3.3 acres (49 percent) of the site would be in landscape areas, in addition to the 0.5-acre natural open space area within the site boundaries (see Figures 8a through 8c, *Landscape Concept Plan*). The design expands on the architectural style with the use of a lush yet drought tolerant palette that uses color texture and form to complement and enhance the architecture and site amenities. Open spaces would be distributed throughout the site and linked by a pedestrian path that encircles the Assisted Living Building and extends along the open space adjacent to the Memory Care Building. A series of

vegetated archways would be used to help define the spaces and outdoor rooms, along with paired tree groupings to enhance the paseo design.

The plant materials adjacent to the creek and wetlands were permitted through the Casitas project and were planted with native non-invasive, transitional plant species to complement the open space preserve. The existing retaining wall planting was not completed along the edge of this site as a part of the Casitas project; as such, the proposed project would complete the wall by installing native plantings in the new and existing plantable walls along the southerly edge of the site.

Retaining Walls and Fencing

There are a number of plantable, keystone retaining walls adjacent to the site that range in height up to 14 FT. These walls had a variance approval, and were constructed at the time the site was graded to preserve additional habitat areas within the creek. The revised project proposes new and modified retaining walls, which have been included in the revised variance request for retaining wall height, as follows:

- One plantable retaining wall is along the access drive, in the same location as the prior design, with an updated maximum height of 8.8 FT at the turnaround, tapering to 0 FT at either end, and not visible from offsite areas.
- A new plantable wall is proposed between the upper parking lot adjacent to The Depot Road and the first floor of the Assisted Living Building, with a maximum height of eight FT, tapering to zero FT (ground level) at either end, and not visible from off-site areas.
- A modification of the wall closest to the SR 76 Expressway is proposed. Extending the sewer and water connections to the existing utility easement would require removal of the existing 14-FT high wall at the southwest corner of the site, re-grading, and construction of a new retaining wall built to wrap around the corner along the southeasterly edge of the utility corridor (refer also to "Grading and Utilities," below).
- A new plantable wall is proposed along the west edge of the utility corridor, with a maximum height of seven FT, and tapering to 0.5 FT in height at either end. This wall is proposed to face the expressway and reduce the visual prominence of the existing retaining wall from the SR 76 Expressway.
- Two new sections of plantable retaining wall are proposed along the western edge of the graded pad, consistent with the previously approved wall design and height and maintaining the existing pad elevation. Wall heights would vary based on the adjacent slope as it drops away from the site. The wall behind the Memory Care Building would be 10 to 13 FT high, and connect with an existing 14-FT high wall. The wall adjacent to the Assisted Living Building would be a maximum of eight FT high. These walls would be visually screened from off-site areas by existing vegetation in the creek and adjacent slope area.

All of the walls would be plantable, segmented walls. A 42-inch high ornamental iron safety rail fence would be installed along the site perimeter (see Figure 4, *Site Plan*).

Grading and Sewer Line Revisions

Total earthwork quantities have been reduced from a net export of 25,680 cubic yards (CY) of fill soil under the previously approved project, to import of 10,957 CY of fill as shown in Table 2, below.

Table 2 PREVIOUSLY APPROVED VERSUS CURRENTLY PROPOSED EARTHWORK QUANTITIES		
Earthwork	Prior Project	Current Project
Cut	33,423 CY	2,214 CY
Fill	7,743 CY	13,171 CY
Import/Export	Export 25,680 CY	Import 10,957 CY

CY = cubic yards

The project no longer proposes underground parking, thereby eliminating need for export of soil from the site. In addition, the previously proposed site design would have required off-site grading into the Home Depot property and relocation of an existing sewer main, and an additional connection to the trunk line within the Caltrans right-of-way. As a result of the revised site access design (refer also to "Access and Parking"), this existing sewer main is now proposed to remain in place. Further, the on-site project sewer line design has been realigned to better serve the site design, and connect into the existing easement at the southwest end of the site, rather than within Caltrans right-of-way.

Water Supply

A Water System Analysis prepared for the revised project identified that the on-site public water system that would supply domestic and fire protection service would be an extension of the City's 320 Zone public water system (Dexter-Wilson 2012). An eight-inch public water pipeline is proposed to loop through the project and connect to existing 320 Zone piping at each end. At the west end of the site, on-site piping is proposed to connect to the existing eight-inch water line which currently serves the Casitas project. At the east end of the project, the on-site public water main is proposed to connect to the existing 320 Zone eight-inch water line in The Depot Road. The revised project's average daily water demand is estimated at 7.8 gallons per minute (gpm), with a maximum day and peak hour demand of 15.6 gpm and 23.4 gpm, respectively. The fire hydrant flow required for the revised project is estimated at 3,000 gpm.

Access and Parking

The project site proposes a single access point from the existing cul-de-sac bulb of The Depot Road, with a drive aisle extending from The Depot Road to the turnaround located at the southwestern end of the site. The proposed drive aisle would be a minimum of 28 FT wide to accommodate emergency vehicles, and include a full 80-FT diameter turnaround cul-de-sac bulb at the southwestern end of the drive aisle. A second turnaround is proposed at the main entry to the Assisted Living Building. With this project revision, the access drive alignment shifts slightly to the south, eliminating the need for off-site grading into the Home Depot property (refer also to "Grading and Utilities"). No direct access to SR 76 Expressway is proposed or required for the project.

Based on City requirements of one space per three beds for this facility, the revised project requires provision of 64 parking spaces. A total of 67 spaces would be provided, and the parking would be distributed throughout the site for access to each portion of the buildings for visitors, staff, and any residents who may have a vehicle. Separate dedicated "delivery" locations are proposed on the northern side of each building. Transportation (shuttle) service is also proposed as part of the on-site services, and parking would be provided for a shuttle van at the west end of the assisted care building.

Required City Approvals

The proposed project would require revisions to previous approvals listed below from the City. The revised project would no longer require a Tentative Map (T-7-05), as the project no longer proposes individual (“condominium”) ownership of units.

- Revision to Development Plan D-12-05 (renamed D12-00014) to reflect the revised project plans
- Revision to Conditional Use Permit C-28-05 (renamed CUP12-00015) to reflecting the revised project description for a “Residential Care – General” Land Use proposed to occur within a residential district
- Revision to Variance V-7-05 (renamed V12-00002) to reflect plantable retaining walls greater than six FT in height, and the extension of existing walls for which a variance was previously granted

Summary of Project Revisions

Table 3 demonstrates the proposed changes as related to each component of the revised project. This information is provided for ease of reference in comparing the project as previously approved with the revised project design currently proposed. Specifically, Table 3 shows the key changes associated with the reduced project size and scale since the previously approved Final MND.

Table 3 COMPARISON OF PREVIOUSLY APPROVED PROJECT TO REVISED PROJECT DESIGN		
Project Feature	Original ClubLife	Proposed Spring Creek
Total Units	180	127
Assisted Living Units	180	96
Memory Care Units	0	31
Beds	332	191
Buildings	6	2
Stories	3 and 4	1 and 2
Building Height	50 FT	33 FT
Total Building Size	277,442 SF	105,784 SF
Building Coverage	27.3%	23.10%
Pavement	14.0%	20.40%
Landscaping/Open Space	58.7%	56.50%
Total Parking Spaces	230	67
Surface Parking	22	67
Underground Parking	208	0
Max retaining wall height	14 FT	14 FT
Offsite Grading	yes	none
Cut	33,423 CY	2,214 CY
Fill	7,743 CY	13,171 CY
Import/Export	25,680 CY Export	10,957 CY Import
Individual Ownership	yes	no
Average Daily Trips (ADT)	1,104 ADT	318 ADT

Source: Lightfoot 2012
 ADT = Average Daily Trips
 CY = cubic yards
 FT = feet/foot
 SF = square feet
 % = percent

4. IMPACT ANALYSIS

Potentially significant impacts were identified in the Final MND with respect to interior noise levels as well as cumulatively considerable contribution to pre-existing impacts at the unsignalized intersection of Melrose Drive and Old Ranch Road. Implementation of the mitigation measures identified in the Final MND would reduce these potentially significant impacts to below a level of significance. These mitigation measures, as applicable, would be incorporated into the proposed project, as modified. The Final MND determined that all other environmental topical areas would have a less than significant impact or no impact as a result of the project. This environmental evaluation addresses those topical areas that would have potential to be affected by the proposed project modifications.

No changes to the analysis for the following issue areas, as analyzed in the IS supporting the previously approved Final MND, are necessary: Agricultural Resources; Air Quality; Cultural Resources; Hazards and Hazardous Materials; Mineral Resources; Population/Housing; Public Services; Recreation; or Mandatory Findings of Significance. Therefore, these issue areas are not discussed further in this Addendum. Forestry Resources and Greenhouse Gases (GHG) were added to the State CEQA Guidelines as issue areas as of December 31, 2009, after approval of the Final MND. As no forest resources occur on the project site, no impacts related to Forestry Resources would occur, and therefore this issue is not addressed further in this Addendum. The GHG issue area is addressed below in Section 4.5.

City staff reviewed the IS in conjunction with the current project and it has been determined that the proposed changes described in this Addendum would not result in new or significantly adverse environmental impacts identified from the Final MND. The following analysis considers issue areas potentially affected by proposed project modifications.

4.1 Aesthetics

The original project and revised project would affect the same project site and consist of the same type of land use and operations, although the revised project would be greatly reduced in scale. The revised project would result in a senior living facility with a decreased number of buildings from six to two, decreased building size from 277,442 SF to 105,784 SF, and decreased building heights from a maximum of 50 FT to a maximum of 33 FT. The size and design of the revised project would not result in significant aesthetic effects since it incorporates desirable architectural features, and includes a request to revise the previously approved Variance to reflect modifications to proposed plantable retaining walls, as described above. The revised project would continue to meet the requirements of the Scenic Park Overlay District (SPOD), the purpose of which is to conserve and protect the resources within the Guajome Regional Park. The SPOD dictates that the structures utilize stucco, concrete, or wood and be painted in earth tone colors; that development should limit the amount of grading; and the structures should be oriented to preserve views of the park. As proposed, project grading is minimal and would not be visible from the park. Proposed natural color palette and materials are also consistent with SPOD requirements and the surrounding communities. In addition, due to its location east of existing residential uses (which are closer to the park than the project itself) and just west of the Home Depot, the proposed project would not obstruct any public or private views of the park. The project has also been designed to comply with the City's Light Pollution Ordinance. Therefore, no new significant impacts or substantial increase in the severity of impacts in regard to aesthetics would occur as a result of the project revisions.

4.2 Biological Resources

The IS and Final MND identified no significant impacts to biological resources. A *Review of Biological Conformance* (HELIX 2012) prepared for the proposed project indicates that the site

currently has no potential to support any listed or sensitive plant or animal species, and the proposed project would not have any additional direct impact on sensitive natural resources beyond those authorized by the permits for the Casitas project (see Figure 9, *Vegetation and Sensitive Resources*). Consequently, the proposed project as revised is in full conformance with the Biological Opinion (BO), Clean Water Act Section 404 and 401 permits, and the California Fish and Game Code Section 1602 Streambed Alteration Agreement. Therefore, no new significant impacts or substantial increase in the severity of impacts would occur in regard to biological resources as a result of the project revisions.

4.3 Geology and Soils

The IS and Final MND identified less than significant impacts related to geology and soils. The current site conditions were reviewed in April 2012 by a geologist from GSI's office (GSI 2012). The site is generally in the same condition as that described in GSI's 2007 report, with the exception of the following:

- Some erosional gulying and sloughing was observed near northwest corner of the site as a result of current surface drainage conditions
- Linear soil cracks were locally observed behind the existing segmental (Keystone) retaining walls and near the top of existing fill slopes

These conditions continue to be required to be addressed in conformance with standard engineering practices contained the current California Building Code (CBC). Further, project design would continue to be consistent with the recommendations of the Geotechnical Investigation, as updated. Therefore, no new significant impacts or substantial increase in the severity of impacts would occur in regard to geology or soils as a result of the project revisions.

4.4 Hydrology and Water Quality

The IS and Final MND identified less than significant impacts related to hydrology and water quality, due to mandatory compliance with the City's Standard Urban Storm Water Mitigation Plan (SUSMP). The revised project would result in changes to the stormwater design from that previously approved, and regulatory standards have also changed. Under the current project proposal, storm water would be directed across the site generally from east to west and south to north through facilities that include two bio-retention basins – one near the north central portion of the site adjacent to the assisted care building, and a second at the southwesterly end of the site – both of which ultimately tie back into a single storm drain outlet point along the southerly property frontage. The revised project's stormwater management design addresses both water quality and hydro-modification to meet current standards. The project would continue to comply with the City's SUSMP. Therefore, no new significant impacts or substantial increase in the severity of impacts would occur in regard to hydrology or water quality as a result of the project revisions.

4.5 Greenhouse Gases

The Final MND was approved prior to December 31, 2009, when analysis of a project's contribution to GHG emissions became mandatory under the State CEQA Guidelines. As such, no analysis of GHG emissions for the previously approved project is available for comparison.

As discussed in Section 15064.4 of the State CEQA Guidelines, the determination of the significance of GHG emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make good faith effort, based to the extent possible on scientific and factual data, to describe, calculate, or estimate the amount of GHG emissions resulting from the project. Many lead agencies have set a goal to reduce GHG

emissions by a certain amount to demonstrate consistency with Assembly Bill 32 (AB 32). Different agencies and studies estimate different goals for reduction of emissions to achieve 1990 levels by the year 2020, as set forth in AB 32. Some agencies have estimated a reduction of 28 percent to 29 percent, based on the California Air Resource Board's (ARB) analysis that statewide 2020 Business-as-Usual (BAU) GHG emissions would be 596 million metric tons of carbon dioxide-equivalent emissions (MMT CO₂e), with 1990 emissions of 427 MMT CO₂e, for a required reduction of 30 percent.

In order to serve as a guide for determining when a project triggers the need for additional GHG analysis and mitigation, many cities have established an interim screening threshold for GHG emission analysis based on guidance in the California Air Pollution Control Officers Association (CAPCOA) report "CEQA and Climate Change," dated January 2008 (CAPCOA 2008). The City of Oceanside currently uses the County of San Diego screening thresholds. For the operational GHG emissions, the County recommended 2,500 metric tons (MT) CO₂e per year as a conservative threshold for requiring further GHG analysis and mitigation. This emission level is based on the amount of vehicle trips, the typical energy and water use, and other factors associated with projects. According to the updated Traffic Impact Analysis (TIA) (LLG 2012), the proposed project would generate 318 average daily trips (ADT). Table 4 identifies project typical types and sizes that are expected to emit approximately 2,500 metric tons or more of GHGs.

Table 4 PROJECT TYPES THAT REQUIRE GHG ANALYSIS	
Project Type	Project Size that Generates Approximately 2,500 Metric Tons of GHGs per Year
Single-family Residential	86 dwelling units
Low-Rise Apartment Housing	121 dwelling units
Mid-Rise Apartment Housing	136 dwelling units
High-Rise Apartment Housing	144 dwelling units
Condominiums or Townhouse Housing	120 dwelling units
Congregate Care (Assisted Living) Facility	239 dwelling units
Elementary or Middle School	91,000 square feet
High School	103,000 square feet
University/College (four years)	336 students
Library	81,000 square feet
Restaurant	12,000 square feet
Hotel	106 rooms
Free-Standing Retail Store	31,000 square feet
Shopping Center	33,000 square feet
Convenience Market (24 hour)	2,000 square feet
Office Building	61,000 square feet
Office Park	56,000 square feet
Hospital	47,000 square feet
Warehouse	141,000 square feet
Light Industrial Facility	74,000 square feet

Note: For project types that do not fit the categories in this table, a determination on the need for a GHG analysis will be made on a case-by-case basis, based on whether the project could generate 2,500 metric tons or more of GHGs.

Based on this guidance, GHG emissions from the 127 new senior living residential units proposed by the project would be less than the 239-unit Congregate Care (Assisted Living) Facility Project shown in Table 4, and the project GHG emissions would be below the screening threshold of 2,500 MT CO₂e per year. Therefore, no new significant impacts in regard to GHG would occur as a result of the project revisions.

4.6 Land Use

The revised project would continue to provide a residential care facility at the project site, although with smaller scale structures than the previously approved project. As discussed above, the previously approved project required approval of a Tentative Map, Development Plan, Conditional Use Permit, and Variance. The revised project would no longer require a Tentative Map, as the project no longer proposes individual (“condominium”) ownership of units. A revised Development Plan, Conditional Use Permit application, and request for Variance reflecting the proposed project revisions have been submitted to the City for consideration.

The project as currently proposed would continue to be consistent with the General Plan, because it is an allowed use in both land use categories on the site. The requested Conditional Use Permit would allow the City to exercise appropriate controls over the project and ensure it continues to operate as intended. The site plan and physical design were developed to meet the intent of applicable development regulations and design standards contained in the Zoning ordinance over the entire site by adhering to required setbacks, height limitations, landscape requirements, and off-street parking requirements. The proposed project would continue to serve as a transitional use on this parcel with split GP designations and zoning, located between adjacent high intensity retail use (Home Depot) and SR 76 to the north and west, and the open space and residential uses (Rancho Rose and Casitas) to the south and east. The architecture and landscape were designed to be appealing to residents, neighbors and visitors, and to be consistent with the character of the existing community and the SPOD. The revised project would also continue to comply with the requirements of the City’s Equestrian Overlay District (EQOD). Section 2802 (C) of the Zoning Ordinance establishes that all commercial projects shall provide a public equestrian trail. The portion of the public equestrian trail within the project site was required to be incorporated within the public right-of-way, and has already been constructed in conjunction with mass grading of the site.

The revised Variance has been requested due to the topography differences between the site and the adjacent existing Home Depot project and open space, as well as the new access design. The existing Home Depot is significantly higher than the project site, which gets progressively lower from east to west and from north to south. In addition, the creek habitat preserve area along the site’s southern edge also limits the grading opportunities of the site, which makes the use of the retaining wall the most environmentally attractive alternative. Further, the extension of the existing retaining wall would accommodate the existing pad and the required new emergency access cul-de-sac bulb.

The project would not result in detrimental effects on the public health, safety, and welfare of the local or general public, and would not be detrimental to or preclude property or improvements in the vicinity, or the City as a whole, because the project has been designed in accordance with all applicable development regulations. Therefore, no new significant impacts or substantial increase in the severity of impacts in regard to land use would occur as a result of the project revisions.

4.7 Noise

Potentially significant impacts were identified in the Final MND with respect to interior noise levels for all areas where the façade noise levels exceed 60 dBA (decibels) Community Noise

Equivalent Level (CNEL). The updated Acoustical Report indicates that the current and future noise environment primarily consists of traffic noise from neighboring roadways including SR 76 and Melrose Drive (Eilar 2012). The City of Oceanside and State of California require interior noise levels of 45 CNEL or less in residential living units. The updated Acoustical Report indicates that the exterior traffic noise levels at many of the proposed building façades would exceed 60 dBA CNEL. Future noise impacts at building façades are expected to range from 45.1 dBA CNEL at the southeast courtyard façade of the Memory Care Building to 69.8 dBA CNEL at the northwest facade of the Memory Care Building.

Due to high exterior noise levels at building façades, an exterior-to-interior noise analysis is required by the California Building Code and the City, prior to approval of building permits, to determine building features necessary to reduce interior noise levels to 45 dBA CNEL or less in residential spaces. The required interior noise levels can feasibly be achieved with readily available building materials and construction methods. Final MND Mitigation Measure (MM) NOI-1 requires that the project applicant, prior to issuance of occupancy permits, demonstrate interior habitable rooms do not exceed 45 dBA CNEL. Implementation of Final MND MM NOI-1 would reduce these potentially significant interior noise impacts to below a level of significance.

Although the City of Oceanside does not specify noise limits for outdoor use areas within its Noise Element to the General Plan or Municipal Code, noise limits for this land use would typically be 60 to 65 dBA CNEL. Future noise levels were evaluated at seven designated outdoor use areas around the site. All outdoor use areas are anticipated to have future noise levels of less than 65 dBA CNEL.

Therefore, upon project compliance with Final MND MM NOI-1, no new significant impacts or substantial increase in the severity of impacts in regard to noise would occur as a result of the project revisions.

4.8 Traffic/Circulation

The impacts of the original project were assessed in a TIA prepared by RBF Consulting (RBF 2007). This report indicated the previously approved project would generate approximately 1,062 ADT. The traffic study concluded no significant impacts would occur, with the exception of cumulatively considerable contribution to pre-existing impacts at the unsignalized intersection of Melrose Drive and Old Ranch Road. The Final MND included implementation of MM TRA-1, which requires that the project applicant, prior to issuance of building permits, provide a fair-share contribution to the City, dedicated toward the installation of an eight-phase traffic signal at the intersection of Melrose Drive and Old Ranch Road. Implementation of Final MND MM NOI-1 would reduce potentially significant traffic impacts resulting from the previously approved project to below a level of significance.

A new TIA prepared for the revised project determined that it would generate approximately 328 ADT (LLG 2012). Since preparation of that report, the project design has been modified to eliminate 4 units for a revised total of 127 units that would generate approximately 318 ADT (Lightfoot 2012). The amount of project-related traffic is anticipated to decrease due to the proposed reduction in building size and the number of residential units proposed. The following summarizes the findings of the TIA prepared for the revised project:

Direct Impacts

The near-term analysis indicates that all intersections are calculated to operate at Level of Service (LOS) D or better. Therefore, no significant direct intersection impacts are determined based on the established significance criteria.

The near-term analysis indicates that all segments are calculated to operate at LOS C or better in the near-term. Therefore, no significant direct segment impacts are determined based on the established significance criteria.

Cumulative Impacts

The long-term analysis indicates that all intersections are calculated to operate at LOS D or better. Therefore, no significant cumulative intersection impacts are determined based on the established significance criteria.

The long-term analysis indicates that all roadway segments are calculated to operate at LOS C or better except the segment of SR 76 east of Melrose Drive, which is calculated to operate at LOS F with and without project traffic. The City's *Segment Significance Criteria* indicates that if a segment operates at LOS D, the daily impacts are not considered significant if a peak hour arterial Level of Service of LOS D or better can be demonstrated. As such, a peak hour arterial analysis of SR 76 east of Melrose Drive was conducted to determine the peak hour arterial LOS. Based on the arterial analysis, with the added project traffic, the subject segment of SR 76 is calculated to operate at LOS D or better during the AM and PM peak hours. Therefore, the project would have no significant segment impacts based on the established significance criteria.

Construction-related impacts are also anticipated to be reduced, as the smaller project size and elimination of soil export are anticipated to result in a decrease in the number of construction-related vehicles and haul trips required.

Therefore, no new significant impacts or substantial increase in the severity of impacts in regard to traffic would occur as a result of the project revisions. Rather, unlike the previously approved project, the revised project would not result in significant traffic-related impacts under either Near-Term or Cumulative scenarios, and compliance with Final MND MM TRA-1 would no longer be required.

4.9 Utilities/Service Systems

No impacts to utilities and service systems were identified in the previously approved Final MND, as the project proposed to utilize existing connections utility lines and existing service systems in compliance with local, state, and federal regulations.

The revised project continues to propose use of the existing utility lines and service systems in compliance with local, state, and federal regulations. As described in Section 3.0, *Project Description*, above, as a result of the revised design, the existing sewer main at the site access is proposed to remain in place. Further, the on-site project sewer line design has been realigned to better serve the site design, and connect into the existing easement at the southwest end of the site, rather than within Caltrans right-of-way.

It is anticipated that due to the smaller project size and reduced number of residential units, the revised project would generate less wastewater, and solid waste, thereby also reducing demand for related facilities, services, and water supply. Therefore, no new significant impacts or substantial increase in the severity of impacts in regard to utilities or service systems would occur as a result of the project revisions.

5. SUMMARY AND FINDINGS

For all impact areas, review indicates that the proposed modifications would result in a project that is smaller in scale, and in substantial conformance with the requirements of the original

design of the project, and therefore would have no significant impacts not already identified in the Clublife Final MND. Based on the impact comparison provided above, the revised project would not result in new significant impacts or a substantial increase in the severity of impacts under CEQA. Thus, the revised project would not:

- a. Result in increased impacts related to degradation of the environment;
- b. Result in increased cumulative impacts; or
- c. Result in increased substantial adverse effects on human beings, either directly or indirectly.

No additional significant impacts or increases in the severity of significant impacts to the environment have been identified as a result of proposed project revisions. Mitigation measure MM NOI-1 required in the Final MND would continue to apply to the revised project, as follows:

Mitigation Measure NOI-1: Prior to the issuance of building permits, the project applicant shall submit the California Code of Regulations Title 24 Noise Study to the City for review and approval. Prior to the issuance of occupancy permits, the project applicant shall demonstrate to the City that interior noise levels in habitable rooms do not exceed 45 dB(A) and that the project complies with all necessary structural enhancements identified within the Title 24 Noise Study.

Final MND MM TRA-1 would no longer be required or applicable to the project. Approval of the project is not expected to have significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly provided all mitigation measures and normal project conditions are followed. In summary, the analysis concludes that none of the conditions described in Section 15162 of the State CEQA Guidelines calling for preparation of a subsequent EIR or Negative Declaration have occurred, and thus an Addendum to the Final MND is appropriate to satisfy CEQA requirements for the proposed project. The evidence in the file supports that no circumstances or conditions requiring the preparation of a subsequent MND are present in this case.

6. REFERENCES

City of Oceanside (City)

2009 Final MND for the Clublife Senior Living Center Project, January 26.

2005 Final MND for The Casitas Project, January 24.

Eilar Associates, Inc. (Eilar)

2012 Acoustical Analysis Report, Spring Creek Senior Living Community Near State Route 76 and Melrose, Oceanside, California, May 4.

HELIX Environmental Planning, Inc. (HELIX)

2012 Memorandum: Current Condition of Project Site and Biological Conformance Review, May 15.

GeoSoils, Inc. (GeoSoils)

2012 Draft Second Geotechnical Update Evaluation, Proposed Spring Creek Senior Living Community, Parcel A of Parcel Map 12811, Oceanside, San Diego County, California, May 4.

Lightfoot Planning Group (Lightfoot)

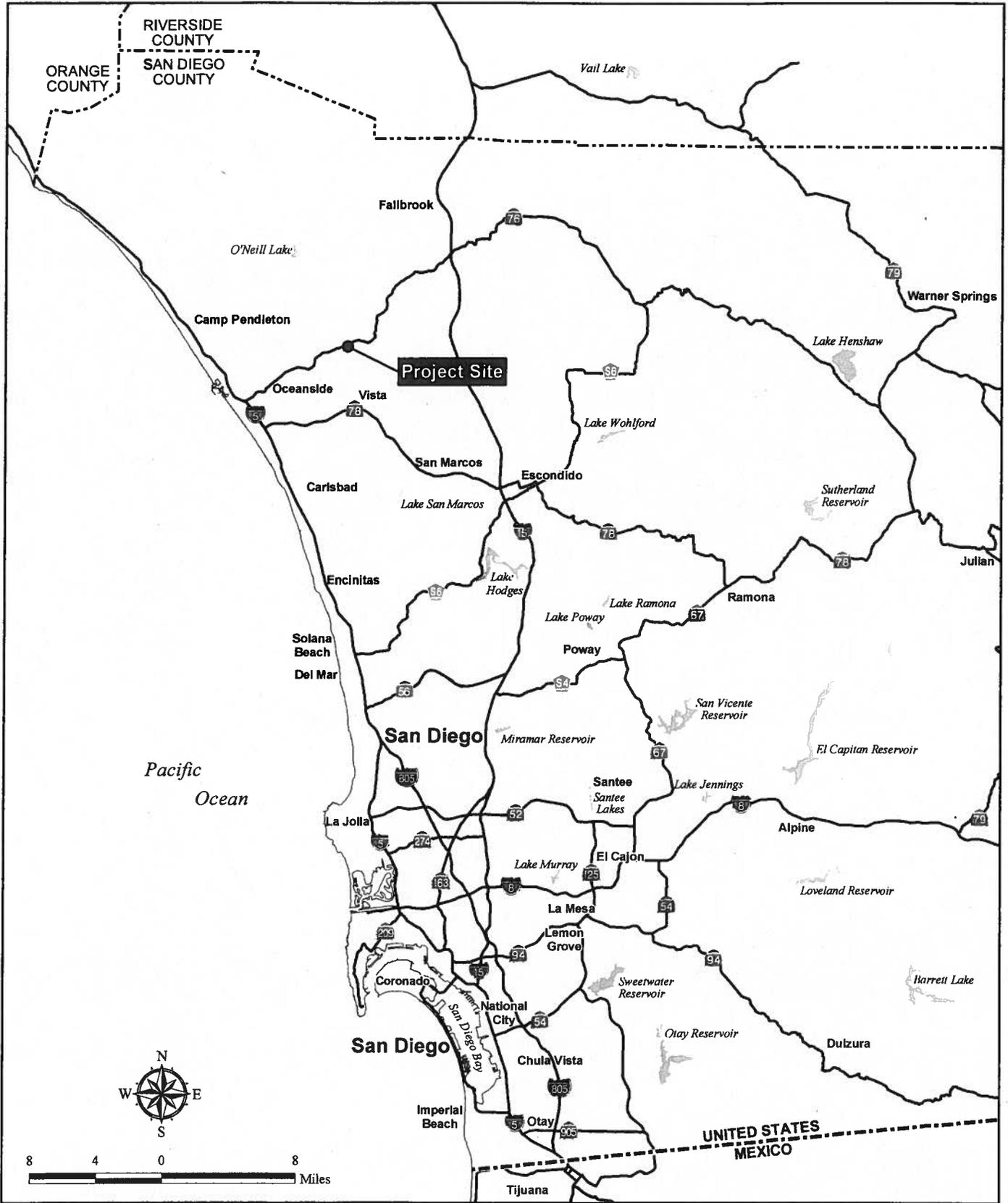
2012 Spring Creek Senior Living Community Revised Development Plan, Conditional Use Permit and Variance, Updated Description and Justification. August, as revised December.

Linscott, Law & Greenspan Engineers (LLG)

2012 Traffic Impact Analysis, Spring Creek Senior Living Community, August 10.

Dexter Wilson Engineering, Inc. (DWE)

2012 Water System Analysis for the Spring Creek Senior Living Community in the City of Oceanside, April 27.

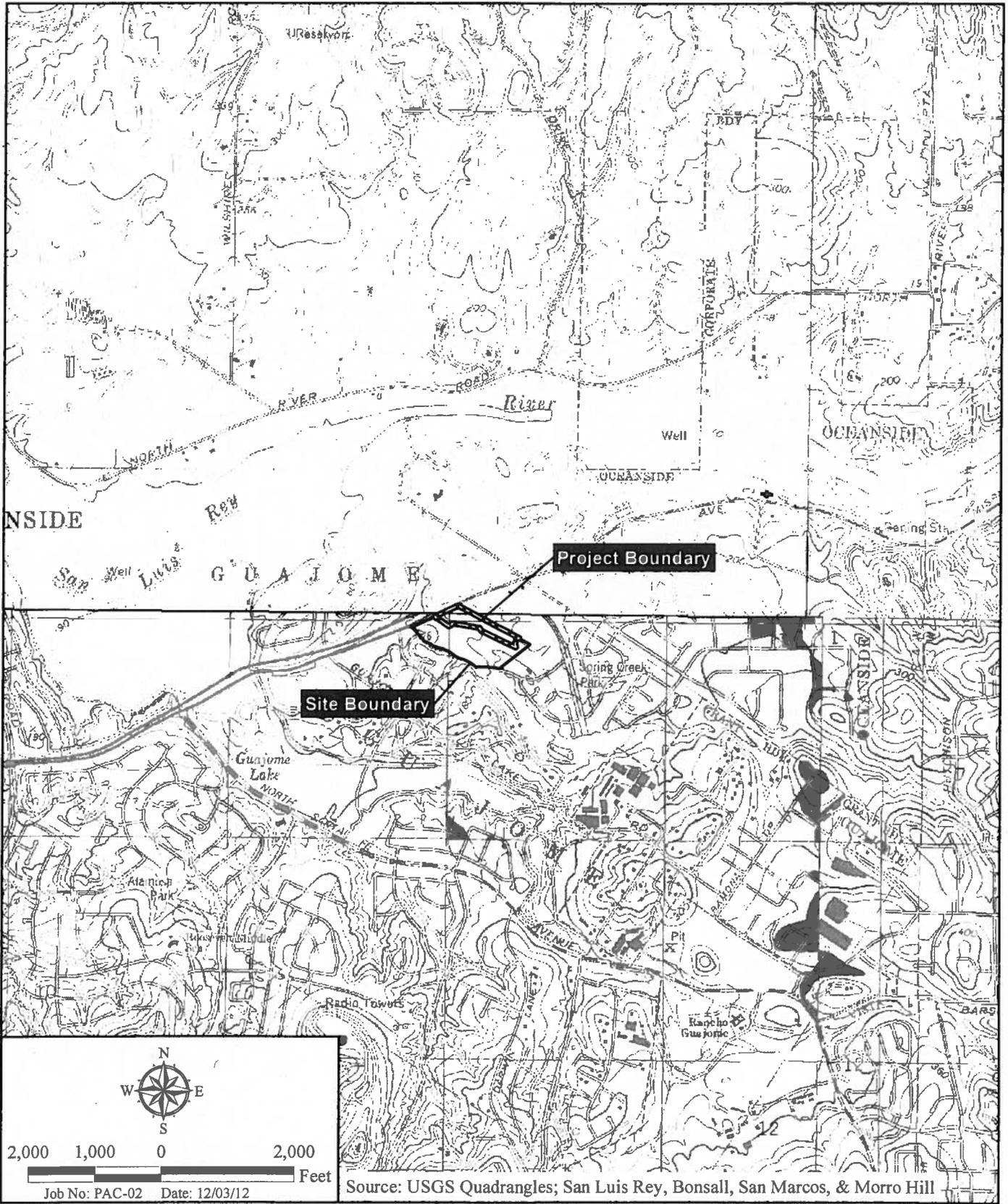


I:\GIS\GOMG-01 OldRiver\Map\Addendum\Fig1_Regional.mxd -JP

Regional Location Map

SPRING CREEK SENIOR LIVING

Figure 1



Project Location Map

SPRING CREEK SENIOR LIVING

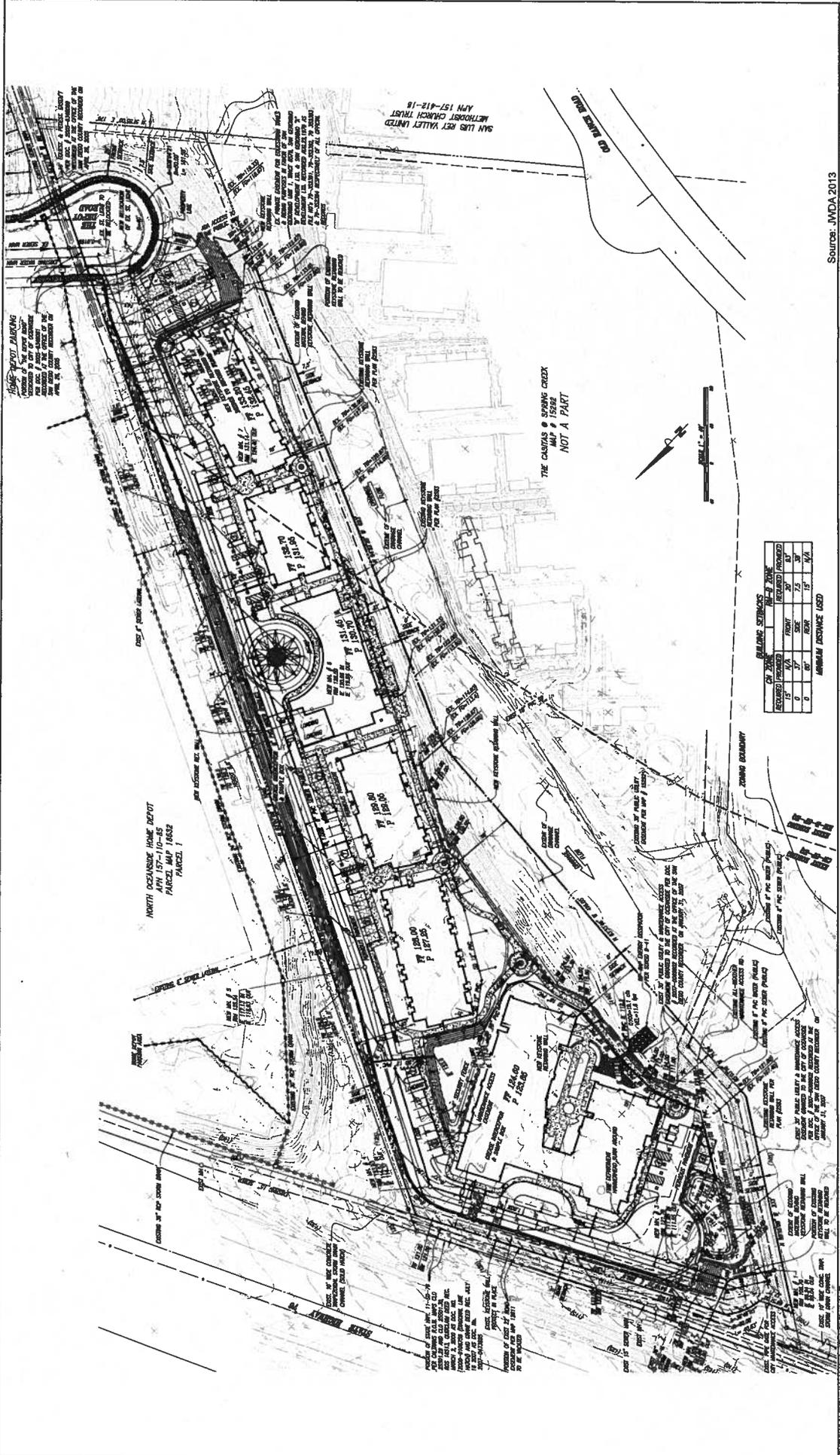
Figure 2



I:\Gis\GIMG-01 OldRiver\Map\Addendum\Fig3_Aerial.mxd -JP

Aerial Photo

SPRING CREEK SENIOR LIVING



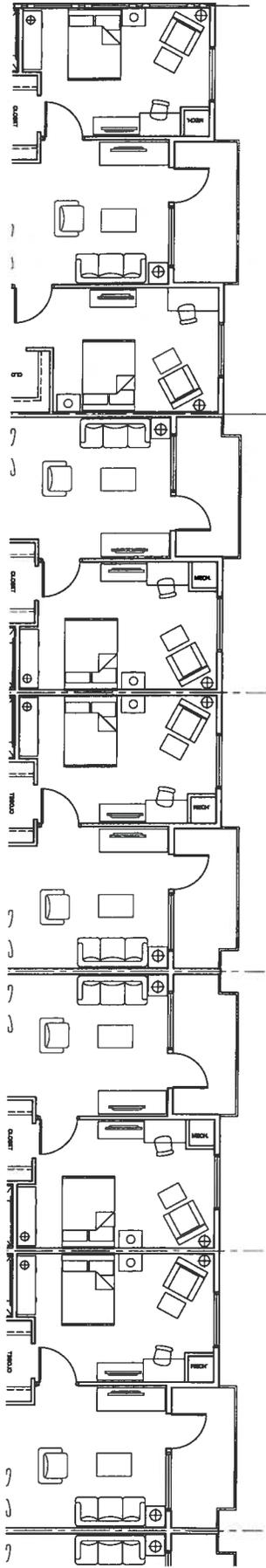
RELATIVE STRENGTHS

ON SCALE	OFF SCALE
100%	100%
75%	75%
50%	50%
25%	25%
0	0

MINIMUM DISTANCE USED

Source: JMCA 2013

Site Plan
 SPRING CREEK SENIOR LIVING
 Figure 4



Source: JWDA 2012

T:\2010\2010-01 OldRiverMap\Adendum\Fig_5_Elevation.txd -JP

Typical Unit Elevation

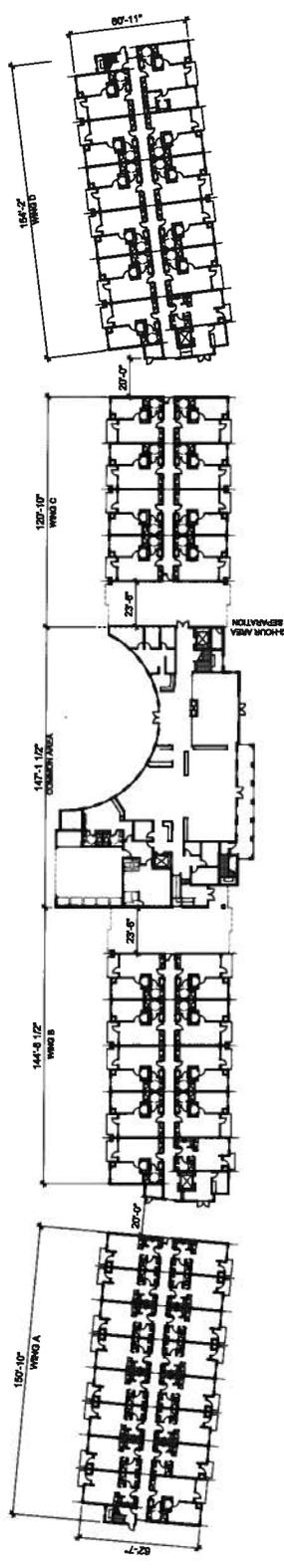
SPRING CREEK SENIOR LIVING

Figure 5

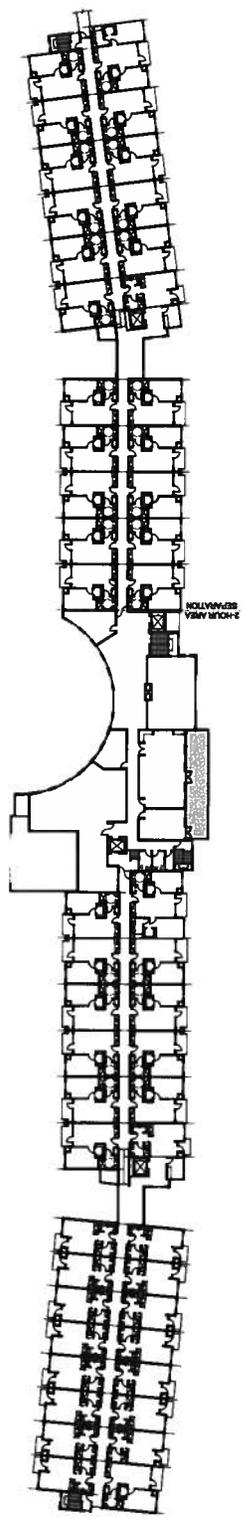
Floor Plan - Assisted Living Building

SPRING CREEK SENIOR LIVING

Figure 7



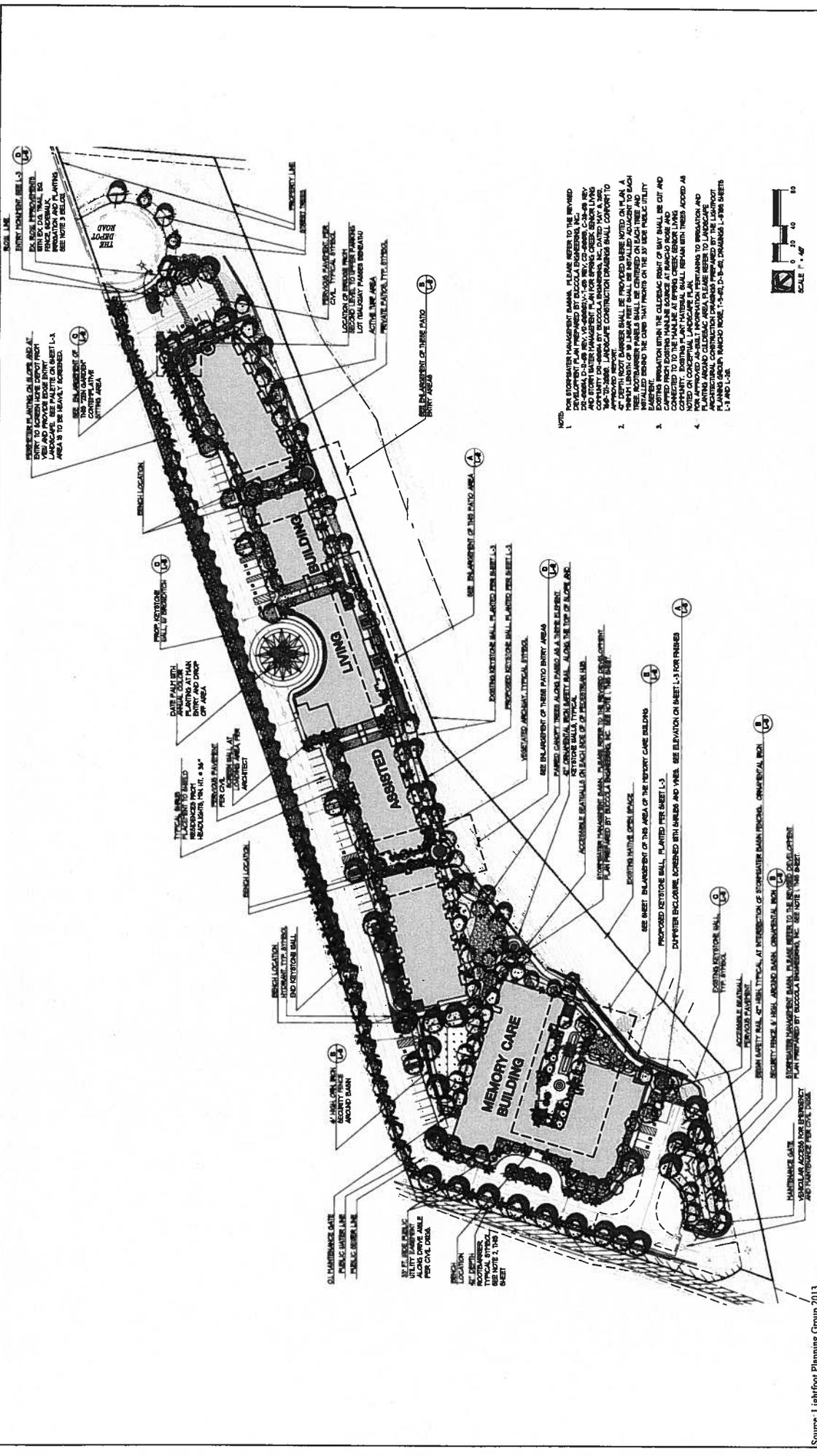
1 ASSISTED LIVING
GROUND FLOOR PLAN
1" = 30'-0"



2 ASSISTED LIVING
SECOND FLOOR PLAN
1" = 30'-0"

UNIT TYPE	SIZE (SF)	# LIVING UNITS	# BEDS/UNIT	TOTAL BEDS	AREAS (SF)
Memory Care					
Studio	455	31	2	62	22,350
Assisted Living					
Studio	465	34	1	34	61,977
1 BR	625	59	1	59	
2 BR	825	3	2	6	
Total AL		96		99	
TOTAL		127		161	104,327

Source: JWDA 2013
 H:\PROJECTS\01 COLAB\river\Map\addendum\fig_7_AssistedLivingBuilding.indd .rpt



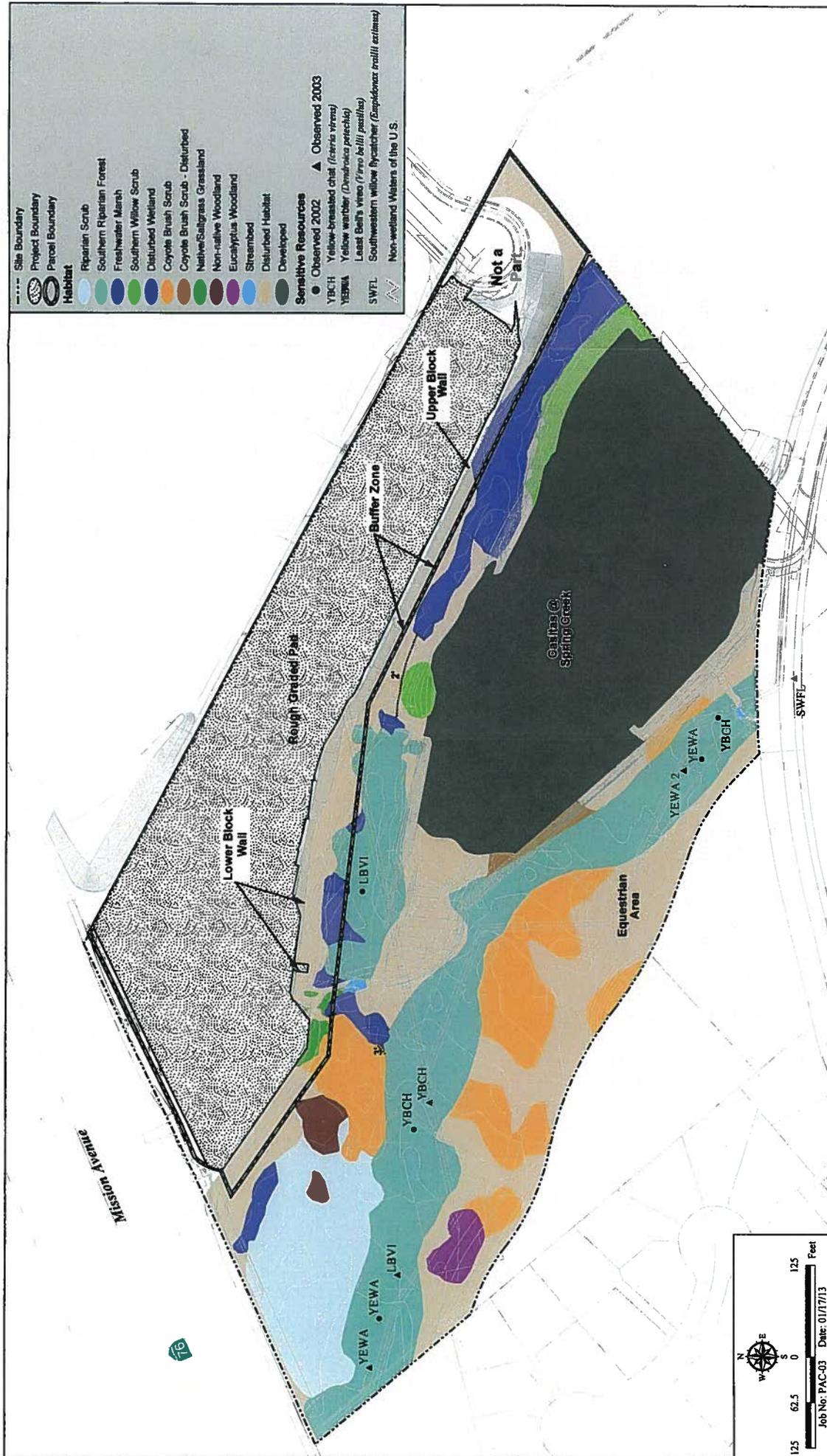
- NOTE:
- FOR STORMWATER MANAGEMENT MANUAL, PLEASE REFER TO THE REVISED DEPARTMENT OF PUBLIC WORKS, DIVISION OF STORMWATER MANAGEMENT, 2011. ALL PROJECTS MUST BE DESIGNED TO MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL FOR SPRING CREEK SENIOR LIVING AND STORMWATER MANAGEMENT PLAN FOR SPRING CREEK SENIOR LIVING. LANDSCAPE CONSTRUCTION SHALL CONFORM TO THE APPROVED STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT.
 - APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT.
 - EXISTING NATURAL CORNER SPACE. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT.
 - FOR APPROVED SPECIFICATIONS, PLEASE REFER TO THE LANDSCAPE ARCHITECT'S STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT. APPROVED SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT BY THE LANDSCAPE ARCHITECT.



Landscape Concept Plan

SPRING CREEK SENIOR LIVING

Source: Lightfoot Planning Group 2013



Vegetation and Sensitive Resources

SPRING CREEK SENIOR LIVING

Figure 9

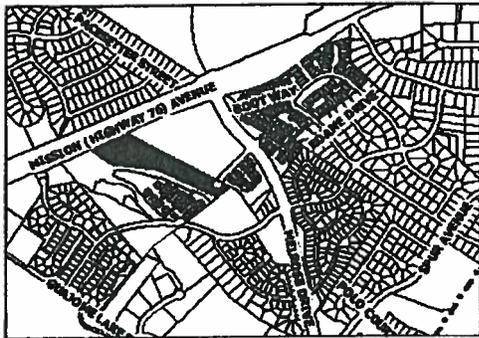


**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION, City of Oceanside**

Subject: T-7-05, D-12-05, C-28-05, V-7-05, V-2-07 Clublife Senior Living Center Project

NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared and intends to adopt a Negative Declaration in connection with the subject project. The Negative Declaration identifies potential effects with respect to **Noise and Transportation**. The Negative Declaration also includes proposed mitigation measures that will ensure that the proposed project will not result in any significant, adverse effects on the environment. The City's decision to prepare a Negative Declaration should not be construed as a recommendation of either approval or denial of this project.

PROJECT DESCRIPTION: A Tentative Parcel Map (T-7-05), Development Plan (D-12-05), Conditional Use Permit (C-28-05) and Variances (V-7-05 and V-2-07) to allow a two lot



subdivision and 192 residential condominiums; the construction of five buildings totaling 208,761 square-foot and allow land use 440.S *General Residential Care*; and to allow building and retaining wall heights that vary from district regulations on a 6.71 acre site located at the western terminus of The Depot Road (APN 157-411-19). The project site is zoned CN-SP-EQ Districts and RM-B-SP-EQ Districts, and is situated within the Guajome Neighborhood.

PUBLIC REVIEW PERIOD: the public review period is from Monday, July 14, 2008 to Wednesday, August 13, 2008.

PROJECT MANAGER: Juliana von Hacht, Associate Planner, phone: 760-435-3520; Fax number: (760) 754-2958; mailing address: Planning Division, 300 N. Coast Hwy., Oceanside, CA 92054.

NOTICE IS FURTHER GIVEN that the City invites members of the public to review and comment on this environmental documentation. Written comments may be mailed or faxed to the project manager. Copies of the Negative Declaration and supporting documents are available for public review and inspection at the Planning Division located in City Hall at, 300 N. Coast Hwy., Oceanside, CA 92054. The City's Planning Commission and City Council will conduct public hearings at future dates to be determined. You will receive a separate public notice for those hearings. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised during the public review period on the proposed Mitigated Negative Declaration (MND) or at the future public hearings.


By order of Jerry Hittleman, City Planner



INITIAL STUDY

City of Oceanside, California

- 1. PROJECT:** T-7-05, D-12-05, C-28-05, V-07-05, V-02-07 - CLUBLIFE SENIOR LIVING CENTER PROJECT
- 2. LEAD AGENCY:** City of Oceanside
- 3. CONTACT PERSON & PHONE:**
Juliana von Hacht, Associate Planner
(760) 435-3520
- 4. PROJECT LOCATION:** The project site is located south of State Route 76, west of Melrose Drive, north of Old Ranch Road at the current terminus of The Depot Road in the City of Oceanside.
- 5. APPLICANT:**
Spring Creek Commercial Ventures, LLC
1135 Camino Del Mar
Del Mar, CA 92014
Tel. (858) 794-2300
- 6. GENERAL PLAN DESIGNATIONS:** Neighborhood Commercial (NC) and Medium Density-B Residential (MDB-R).
- 7. ZONING:** Neighborhood Commercial – Scenic Park Overlay – Equestrian Overlay Districts (CN-SP-EQ) and Medium Density B – Scenic Park Overlay – Equestrian Overlay Districts (RM-B-SP-EQ).

8. PROJECT DESCRIPTION:

The proposed project is a senior living community that will consist of 354 beds within 192 residential units (“condominiums”), including on-site meals and limited scope, on-site medical services and associated recreational facilities including a club house, putting green; trail and a pool complex. The “condominium ownership” of the individual units is a unique aspect of the project, which will allow the residents to have an ownership interest in the development while still providing the residents with all of the commercial aspects of a more traditional senior living facility.

The project site is comprised of 7.02 acres. Of the 7.02 acres, a total of 6.6 acres would be developed while the remainder (0.42 acres) would be placed into permanent open space. Access to the proposed project would be from the south via the existing The Depot Road. A private cul-de-sac drive would provide onsite vehicular circulation including emergency access.

The living units would be located within a total of five, three to four-story buildings.

The project will provide a total of 225 parking spaces, which is 107 more spaces than required. Of this amount, 203 spaces will be located in the underground parking garage that

spans the length of the site. The additional 22 parking spaces would be surface level and would be accessed via the main drive aisle.

The main meeting and recreation area for residents and their guests will be focused within a proposed Community Club House, which would be located in a separate three-story building, comprised of a total of 30,164 square feet of usable space. It would include a main lobby and reception area, a resident services office, a mail room, laundry facilities, a community dining room, a large kitchen as well as a more intimate dining room, an assembly room, an exercise room and a library. The club house facility would not be open to the general public.

The equestrian trail within the proposed project already exists and is located around the cul-de-sac of the Depot Road within the public right-of-way. It was constructed as part of the requirements of the Rancho Rose development.

The proposed project would implement three different types of storm water collection systems; a private area drain, a structural treatment control system and a food services related system. The private area system would collect runoff from the roof areas, interior walkways and interior landscape features, all of which represent proposed project areas that are not subject to vehicular traffic. The private area system would empty directly into the existing drainage course. The structural treatment control system would collect runoff from the private cul-de-sac, parking, building and landscape areas that are subject to vehicular traffic. The structural treatment control system would be isolated from the private area system and would be comprised of a "treatment train" that would divert runoff through an "offline" series of structural treatment control BMPs prior to emptying into the existing drainage course. Lastly, the food services related system would implement site-specific treatment control BMPs such as clarifiers, grease traps, sand filters and other pretreatment facilities that would treat the runoff prior to emptying into the existing drainage course.

Implementation of the proposed development would require approval of a tentative map for condominium purposes. The tentative map would divide the property into two separate lots and 192 air space "condominiums". Also included with this discretionary application is a Development Plan, Variance for retaining wall heights and building heights, and a Conditional Use Permit to allow a "Residential Care – General" Land Use within a residential district.

9. SURROUNDING LAND USE(S) AND PROJECT SETTING:

The proposed project site is bisected by two zoning districts. The northern portion of the project site is located within the Neighborhood Commercial – Scenic Park Overlay – Equestrian Overlay Districts (CN-SP-EQ). The southern portion of the project site is located within the Medium Density B – Scenic Park Overlay – Equestrian Overlay Districts (RM-B-SP-EQ).

Onsite

The proposed project site is currently vacant and contains no biological resources. The site was graded in 2006 as part of the development of The Casitas project, which is located across Spring Creek on the south side of the project site.

Offsite

Land use surrounding the project site includes; residential and retail uses as well as open space. A Home Depot store is adjacent to the northeast. Residential development is located to the south beyond Spring Creek which separates this area from the proposed project. State Route SR-76 lies adjacent to the northwest. Residential uses lie further east, across SR- 76. Land use to east, beyond the Home Depot consists of residential. Guajome Regional Park is located southwest of the proposed project vicinity.

10. OTHER REQUIRED AGENCY APPROVALS:

None

11. PREVIOUS ENVIRONMENTAL DOCUMENTATION:

As indicated earlier, the subject property has been previously graded as part of The Casitas development to the south. An Initial Study and Mitigated Negative Declaration (MND) was approved for this development by the City of Oceanside on January 24, 2005. The MND addressed the environmental effects of grading related to biology and cultural resources.

12. CONSULTATION:

The following documents were consulted in the preparation of this Initial Study.

- Application Review Committee Response Letter, November 6, 2007
- Revised Application Page
- Revised Description & Justification
- Revised Tentative Map & Site Development Plan (with reduction)
- Revised Architecture package (with reduction)
- City of Oceanside General Plan
- City of Oceanside Zoning Ordinance
- City of Oceanside Subdivision Ordinance
- Revised Landscape Concept Plan (with reduction)
- Update Geotechnical Evaluation, September 24, 2007
- Change of Geotechnical Consultant of Record Letter, October 2, 2007
- Sewer Capacity Analysis, March 29, 2007
- Water System Analysis, July 13, 2007
- Revised Storm Water Mitigation Plan, May 29, 2008
- Revised Hydrology Report, October 12, 2007
- Traffic Impact Analysis, July 13, 2007
- Approval E-Mail from Dave Overton, Fire Protection Plan, May 21, 2007
- Fire Dept. Access Design OK, Notes from meeting with Fitzgerald, June 13, 2007
- Mitigated Negative Declaration + Initial Study for The Casitas, January 24, 2005.

13. SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The project would not affect any environmental factors resulting in a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated. A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated, include:

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geological |
| <input type="checkbox"/> Hazards | <input type="checkbox"/> Water | <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 checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Utilities Systems | | |

14. 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 (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

1. No Impact. Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. Less Than Significant Impact. The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. Potentially Significant Unless Mitigated. The development will 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.
4. Potentially Significant Impact. Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.1 AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<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) *Have a substantial adverse effect on a scenic vista?* **No Impact.** The project site is located within the Scenic Park Overlay District (SP). The site, however, is adjacent to the northwestern border of the District, directly adjacent to an existing Home Depot and meets all City guidelines regarding development within the SP District. The project site is surrounded on three sides by development including the aforementioned Home Depot store to the northeast, residential development to the south and east, and SR-76 to the northwest. In addition, the site of the proposed development has been previously rough graded and no new substantial landform alteration would occur with the project. The only natural area within the immediate vicinity of the site is the drainage which is located along the site's southern boundary. While this area has some scenic qualities, they are minimal in nature and no public/private views of the drainage will be impacted. Consequently, development of the subject property would not have a substantial adverse impact on a scenic vista. The project is in compliance with the City's Scenic Park Overlay District and, therefore, there will be no impacts to scenic vistas.
- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* **No Impact.** No scenic resources, such as trees, rock outcroppings or historic buildings are situated on-site. In addition, the project site is not situated within the viewshed of any designated scenic highway. Thus, no impacts to scenic resources would occur with development of the proposed project.
- c) *Substantially degrade the existing visual character or quality of the site and its surroundings?* **No Impact.** The project is situated within the City's Scenic Park Overlay District whose purpose is to conserve and protect the valuable resources of recreational and scenic areas in and adjacent to the Guajome Regional Park. Some of the pertinent district requirements include that structures be oriented to preserve views of the park, that exterior building materials shall be brick, stone, stucco, concrete or wood, that all exterior building

finishes shall be painted in earth tones, and that all roofing materials shall be compatible in color and texture with the surrounding environment. Additionally, the district requires that grading of land shall be minimized and any contours altered by grading shall be planted with plant materials that are compatible with the adjacent landscape.

The closest part of Guajome Regional Park is located approximately 2,000 feet from the proposed project site. While the proposed project is within the vicinity of Guajome Regional Park, the proposed project site is not adjacent to the park and several intervening, residential developments lie between the proposed project and Guajome Regional Park. Therefore, the proposed project would not obstruct any public or private views of the park due to its location east and north of the existing residential uses (which are closer to the park than the project itself) and its location just west of the Home Depot.

As proposed, the project grading is minimal with the majority being for the underground parking garage and, therefore, the grading and the majority of the parking is not "visible" from the park or surrounding areas.

Furthermore, physical design attributes of the project are compatible with the surrounding landscape and will minimize the overall aesthetic impact of the proposed development in accordance with the Scenic Park Overlay District requirements. These design attributes include the proposed architectural theme for the project which is "southwestern mission," mission "S" tile roofing on all buildings, stucco exterior building material, exterior earth tone building colors, arches, accent trim, recessed windows and ornamental iron features. Additionally, landscape designs are anticipated to include species similar to those surrounding the existing project site and compatible with the adjacent landscape.

As proposed, the project is in compliance with the Scenic Park Overlay District requirements, it will have no impacts on the visual character of the park.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* **No Impact.** The proposed project would create no new significant source of lighting. The City's Light Pollution Ordinance requires that all lighting be directed on-site to prevent light spillover onto adjacent areas. The project will be required to comply this requirement per standard City practice and thus, the project would have no impact.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.2 AGRICULTURAL RESOURCES. Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA. Resources Agency?	<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. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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? **No Impact.*** The proposed project site is composed of the following soils mapping units; Diablo Clay, 9 to 15 percent slopes and Las Flores loamy fine sand, 5 to 9 percent slopes, eroded. Both of these soil types meet the criteria for Farmland of Statewide Importance, as outlined in the U.S. Department of Agriculture’s Land Inventory and Monitoring Project for the San Diego area soil survey. However, designated land uses within the project area do not currently support agricultural uses and the proposed project site is not conducive to agricultural uses because of the surrounding residential and commercial developments. Therefore, even though the soil mapping units correspond to Farmland of Statewide Importance, implementation of the project would not result in conflicts with potential agricultural uses for the proposed site.
- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? **No Impact.*** The proposed project is located in an area zoned for Neighborhood Commercial and Medium -Density Residential uses; agricultural designations do not occur within the project area and no Williamson Act contracts apply. Therefore, implementation of the project would not result in any conflicts with existing zoning for agricultural use or a Williamson Act Contract. Thus, no impact would occur.
- c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? **No Impact.*** As previously stated, neither the proposed project site nor any of the surrounding area is being used for agriculture. Furthermore, the site does not support any designated farmland. Thus, the proposed development would not impact agriculture.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.3 AIR QUALITY. Would the project:				
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. Violate an air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under the applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Conflict with or obstruct implementation of the applicable air quality plan?* **No Impact.** The project site is located within the San Diego Air Basin (SDAB), which is governed by the San Diego Air Pollution Control Board (SDAPCD). In order to reduce emissions within the air basin, The SDACPD has developed a series of policies and guidelines collectively known as the Regional Air Quality Strategy (RAQS). As emission control is generally beyond the control of individual projects, the RAQS are intended to be implemented by local governments. Because the RAQS are based on population projections provided by local agencies, individual developments are covered by the RAQS provided the developments are consistent with the population projections. As the proposed project would be consistent with the City's General Plan and Zoning, it would not conflict with the RAQS.
- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?* **No Impact.** Neither construction nor long-term use of the site would contribute substantially to air quality problems currently experienced in the San Diego Air Basin. While construction would generate air emissions related to equipment operation and dust generation, the construction process would implement dust control measures in accordance with the City of Oceanside's Grading Ordinance (Ordinance Nos. 81-20, 92-15, and 82-43), which require discretionary approval of applicable grading and excavation activities.

The primary long-term source of air emissions will be automobile trips related to the seniors (assisted) living use. Although the project-generated traffic would contribute emissions to the SDAB, the contribution would be minimal and not constitute a significant impact. Furthermore, the project would have been anticipated by the RAQS.

- c) *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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* **Less than Significant.** The SDAB is currently in non-attainment for ozone, particulate matter 10 microns or less, and particulate matter 2.5 microns or less. Construction and operation of the proposed project would generate emissions of pollutants (including ozone and particulate matter), resulting in localized increased levels of emissions and particulates. Implementation of dust control measures mandated by the City of Oceanside's Grading Ordinance (Ordinance Nos. 81-20, 92-15, and 82-43) would serve to reduce emissions associated with construction. Additionally, project-generated traffic associated with the proposed senior living use would not constitute a significant contribution of any criteria pollutants. As construction and operational emissions would not generate significant quantities of any pollutants, impacts associated with a cumulatively considerable net increase of criteria pollutants for which the SDAB is in non-attainment are less than significant.
- d) *Expose sensitive receptors to substantial pollutant concentrations?* **Less than Significant.** Although construction and operation of the project would increase vehicle trips on area roadways and result in associated air pollutants, these increases would not significantly contribute to increased pollution levels. In addition, these increases were planned by the City per the site's Land Use Designations of the General Plan, with which the project complies. Thus, no sensitive receptors would be exposed to substantial pollutant levels related to the proposed project.
- e) *Create objectionable odors affecting a substantial number of people?* **No Impact.** The proposed project would not create objectionable odors.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.4 BIOLOGICAL RESOURCES. Would the project:				
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 Game or the USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Game (DFG) 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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 Game or the USFWS? Less than Significant.* The biological resources that were present on the 20.4-acre Casitas property, that includes both the Casitas and the ClubLife projects, were mapped and detailed in a Biological Technical Report in 2004 completed by Helix. Additionally, a Review of Biological Conformance of the Club Life Senior Living Center Project was completed in February 2007 by Helix.

All areas proposed for development within the site have been previously grubbed, cleared and graded in 2006. Furthermore, the natural vegetation on site would be retained in open space. Thus, the proposed project would not have direct impact on candidate, sensitive, or special status species.

However, the proposed project site is adjacent to sensitive riparian resources that are protected and regulated under several valid biological permits and agreements. The avoided sensitive areas were preserved and are currently being restored and enhanced. The proposed project's effects on natural resources are fully authorized under valid permits, authorizations, and agreements. Those effects will be fully mitigated by the successful implementation of the HMP (HELIX 2004) and Wetland Mitigation Plan (HELIX 2005). No additional permit or authorization is required for the construction of the proposed project.

- 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 Game (DFG) or U.S. Fish and Wildlife Service? **No Impact.*** The development will be confined to previously graded areas which do not support wetlands and no new impacts would occur.
- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **No Impact.*** The development will be confined to previously graded areas which do not support wetlands and no new impacts would occur.
- 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? **No Impact.*** Project implementation would not interfere with the movement of any native resident or migratory fish or wildlife species, with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, as and no new impacts are would occur.
- e. *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance? **No Impact.*** The development will be confined to previously graded areas which do not support biological resources and no new impacts would occur.
- 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? **No Impact.*** A portion of the project area is adjacent to Spring Creek which is identified as a hardline preserve area requiring 90 to 100 percent conservation. As the project lies outside of Spring Creek, no new impacts would occur. Furthermore, the project would be in conformance with existing Take Permits. Thus, the proposed development would not conflict with the Subarea Habitat Conservation Plan/Natural Communities Conservation Plan.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.5 CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of CEQA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of CEQA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of CEQA?* **No Impact.** The proposed development area has been previously graded. Thus, no historic or pre-historic resources would be impacted by development.
- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of CEQA?* **No Impact.** The proposed project site has been previously graded; therefore, there are no undisturbed surface soils. The previous grading of the site likely resulted in the removal or destruction of any surface archaeological resources that may have been present. Development of the proposed project would involve minor grading to establish building pads and develop onsite infrastructure; however, the proposed grading would not encroach into previously undisturbed soils. For this reason, no impacts to archaeological resources would occur.
- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* **No Impact.** The proposed project site is located within a natural geomorphic province in southwestern California known as the Peninsular Ranges. The geologic units that underlie the proposed site generally consist of artificial fill and Quaternary terrace deposits. Alluvial materials do not contain fossils and Quaternary terrace deposits are assigned a low paleontological sensitivity rating. Thus, development of the property would not have a significant impact on paleontological resources.
- d. *Disturb any human remains, including those interred outside of formal cemeteries?* **No Impact.** There are no known grave sites within the project limits. Therefore, the disturbance of human remains is not anticipated. However, in the unlikely event that human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of any human remains find immediately. If the remains are determined to be

prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and shall complete the inspection within 24 of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.6 GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to 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, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)?; or, (ii) strong seismic ground shaking?; or, (iii) seismic-related ground failure, including liquefaction?; or, (iv) landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- 1) *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? **Less than Significant.** No known active seismic faults traverse the proposed project site. Therefore, significant impacts from fault rupture are not anticipated.*

- 2) *Strong seismic ground shaking?* **Less than Significant.** Southern California is a seismically active region likely to experience, on average, one earthquake of Magnitude 7.0, and ten (10) earthquakes of Magnitude 6.0 over a period of 10 years. Active faults are those faults that are considered likely to undergo renewed movement within a period of concern to humans. These include faults that are currently slipping, those that display earthquake activity, and those that have historical surface rupture. The California Geological Survey (CGS) defines active faults as those which have had surface displacement within Holocene times (about the last 11,000 years).

There are several active and potentially active fault zones that could affect the project site. The faults within these zones include the Newport-Inglewood, Whittier, San Andreas, San Jacinto, Malibu-Coast-Raymond, Palos Verdes, San Gabriel, and Sierra Madre-Santa Susana-Cucamonga faults. The proposed project would be required to be in conformance with the California Building Code (CBC), the City's Seismic Hazard Mitigation Ordinance, and other applicable standards. Conformance with these regulations as well as standard engineering practices and design criteria would reduce the effects of seismic groundshaking to less than significant levels.

- 3) *Seismic-related ground failure, including liquefaction?* **Less than Significant.** Liquefaction generally occurs as a "quicksand" type of ground failure caused by strong groundshaking. The primary factors influencing liquefaction potential include groundwater, soil type, relative density of the sandy soils, confining pressure, and the intensity and duration of groundshaking. According to the *City of Oceanside General Plan*, the project area is not susceptible to liquefaction hazards. Additionally, the geotechnical evaluation indicates that the site currently has a very low potential for liquefaction due to the generally dense nature of the deposits that underlie the site.

- 4) *Landslides?* **Less than Significant.** According to the *City of Oceanside General Plan*, the project site is not located within a known or highly suspected landslide area. Further, site stabilization and soil compaction requirements required by project geotechnical investigation and design parameters established by the most recent CBC and the City's Seismic Hazard Mitigation Ordinance would reduce any potential impacts to less than significant levels.

- b) *Result in substantial soil erosion or the loss of topsoil?* **Less than Significant.** The site was graded into a single pad as part of the Casitas development in 2006. The graded pad contains a single low-point located in the northwestern portion of the site. Erosion control measures and pad stabilization have been installed and maintained as indicated on the erosion control plan that was approved for the Casitas project. As such, significant impacts are not anticipated in this regard.

- 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?* **Less than Significant.** According to the geotechnical evaluation (GeoSoils, Inc. 2007), the nature of the geologic unit that underlies the proposed project site includes dense Quaternary-age terrace deposits which correspond to a low potential for liquefaction. Additionally, conformance with the California Building Code (CBC) standards would ensure that stability of the completed project. Accordingly, significant impacts are not anticipated in this regard.

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?* **Less than Significant.** Based on the geotechnical evaluation, it is anticipated that the site is underlain by Quaternary-age terrace deposits and documented artificial fill, primarily consisting of silty sands to sandy clays. The Expansion Index of tested onsite soils is generally low to medium. Adherence to standard engineering practices contained within the most recent CBC will reduce any potential impacts to less than significant levels.
- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* **No Impact.** The proposed project will utilize the public sewer system. Thus, the onsite soil conditions are irrelevant and no impact would occur.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.7 HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
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 conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Section 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 safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.7 HAZARDS AND HAZARDOUS MATERIALS. (cont.)				
g. 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"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **No Impact.*** The proposed project would not involve the routine transport, use, or disposal of hazardous materials, and would not result in such impact.

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? **Less than Significant.*** The proposed project is not anticipated to result in a substantial release of hazardous materials into the environment. During the short-term period of project construction, there is the possibility of accidental release of hazardous substances such as spilling of hydraulic fluid or diesel fuel associated with construction equipment maintenance. The level of risk associated with the accidental release of these hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials. Furthermore, the contractor will be required to use standard construction controls and safety procedures which would avoid and minimize the potential for accidental release of such substances into the environment.

Long-term use of the property for residential purposes could generate hazardous materials related to the application of pesticides and fertilizers to landscape as well as the release of pollutants related to automobiles (e.g. oil, gas and brake lining). However, as discussed earlier in the project description, the two sources of contaminants stemming from vehicles and the food services related area, are included in the proactive storm water treatment design. Thus, significant impacts are not anticipated in this regard.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **No Impact.*** No existing or proposed school facilities are located within a one-quarter mile radius of the project site.

d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? **No Impact.*** The proposed project site is not

included on a list of sites containing hazardous materials, and would not result in a significant hazard to the public or to the environment.

- 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 for people residing or working in the project area? **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 nearest airport, Oceanside Municipal Airport, is located approximately six miles southwest and, given the project's distance from that airport, no significant impacts are anticipated.
- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **No Impact.*** The proposed project site is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area.
- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **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.
- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **No Impact.*** The project would not expose people or structures to a significant risk of wildland fires because the project site does not adjoin designated wildland areas.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.8 HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.8 HYDROLOGY AND WATER QUALITY. (cont.)				
c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off- site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Result in significant alternation of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Could the proposed project result in increased erosion downstream?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.8 HYDROLOGY AND WATER QUALITY. (cont.)				
n. Result in increased impervious surfaces and associated increased runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o. Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p. Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
s. Have a potentially significant adverse impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
u. Impact aquatic, wetland, or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Potentially impact stormwater runoff from construction or post construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
w. Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
x. Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.8 HYDROLOGY AND WATER QUALITY. (cont.)				
y. Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
z. Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Violate any water quality standards or waste discharge requirements?* **Less than Significant.** Impacts related to water quality would range over three different phases of project implementation: 1) during the earthwork and construction phase, when the potential for erosion, siltation and sedimentation into on-site drainages would be the greatest; 2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high; and 3) following completion of the project, when impacts related to sedimentation would decrease markedly, but those associated with site runoff would increase.

The City of Oceanside Standard Urban Storm Water Mitigation Plan (SUSMP) dictates that the proposed implement storm water BMPs to mitigate the identified pollutants and conditions of concern. BMPs shall follow the requirements outlines in the SUSMP and shall be designed as to remove pollutants to the maximum extent practicable and minimize the introduction of pollutants into the Receiving Water to the Maximum Extent Practicable. The proposed project would be required to provide hydrologic project design that "attempts to mimic" the natural hydrology.

While the proposed project would incorporate as many Site Design BMPs as feasible, there are some BMP considerations that are not included in the Storm Water Mitigation Plan (SWMP) because of pre-existing conditions created by the The Casitas development plan. For example, the conservation of natural areas and preservation of native trees and shrubs was not possible because natural conditions do not exist on the proposed project site. However, conservation of natural areas and native plants was included as part of the SWMP for The Casitas development.

The Casitas project preserved and utilized the existing natural drainage course and areas of native vegetation that border the southern portion of the proposed project site. Additionally, the Casitas project implemented a native plant re-vegetation plan in and near the natural drainage course in order to ensure the establishment of indigenous plant species while stabilizing the watercourse. Because the proposed project is in compliance with the requirements of the SUSMP, significant impacts are not anticipated in this regard.

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?* **Less than Significant.** Future development would be served through a public water agency and would not utilize groundwater. While development would increase the amount of impermeable surfaces and eliminate the recharge potential over the 6-acre development area, this loss would not have a substantial impact on groundwater levels. Furthermore, groundwater is not used in the project area. Thus, no impact on groundwater supplies would occur.
- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?* **No Impact.** The project would not alter the drainage pattern. Runoff would be directed to the existing drainage and that drainage would be retained in its current condition. No substantial erosion or sedimentation is anticipated with development of the site.
- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?* **No Impact.** A comparison of the onsite pre-development and post-development drainage scenarios indicates a net increase of 6.5 cfs for the post-development condition. As this would represent less than a one percent increase in the overall watershed runoff, it is considered negligible. In addition the varying peak times for the onsite storm event to the entire watershed storm event is such that the on site flows will have peaked and dissipated prior to the overall watershed reaching its peak. Therefore, on site post development flows will not result in onsite or downstream flooding.
- e) *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?* **Less than Significant.** As indicated earlier, surface runoff velocities, volumes and peak flow rates would increase due to impervious surfaces. However, due to the relatively limited area which would be converted to impermeable surfaces, the proposed project would not have the capacity to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of water.
- f) *Otherwise substantially degrade water quality?* **Less than Significant.** No other sources of water quality degradation are associated with the proposed development.
- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?* **No Impact.** The proposed project area is not located within a 100-year flood hazard area. Therefore, no flood related impacts would occur.
- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?* The project site is not located within a 100-year flood hazard area. **No Impact.** Therefore, no flood related impacts would occur.

- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?* **No Impact.** As previously stated, the project does not propose any new housing or building structures within the 100-year flood plain. Furthermore, there is no large dam facility located upstream from the proposed project.
- j) *Inundation by seiche, tsunami, or mudflow?* **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 immediate project site vicinity.
- k) *Result in an increase in pollutant discharges to receiving waters? Less than Significant. Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?* The specific receiving waters of the proposed project site are Guajome Lake, the San Luis Rey River and the Pacific Ocean Shoreline.

The City of Oceanside Storm Water Mitigation Plan (SUSMP) establishes local controls for storm water quality associated with the development of the proposed project. According to the established criteria of the SUSMP, Primary Pollutants of Concern for the receiving waters bodies include: indicator bacteria, and nutrients such as chlorides, TDS and eutrophic.

The SUSMP states "a change to a priority project site's hydrologic regime would be considered a condition of concern, *if the change would impact downstream channels and habitat integrity.* The findings of the Storm Water Mitigation Plan indicate that the development of the proposed project would not create an impact that would significantly affect downstream water quality.

- l) *Result in significant alteration of receiving water quality during or following construction?* **Less than Significant.** No substantial pollutants would be contributed to receiving waters during or after construction and local and state regulations would be implemented, as appropriate.
- m) *Could the proposed project result in increased erosion downstream?* **Less than Significant.** Given the project's limited size and limited impervious surface, the project would produce a relatively low volume of storm water runoff that would not result in increased downstream erosion. Furthermore, construction would be required to implement BMPs in accordance with the mandated SWPPP.
- n) *Result in increased impervious surfaces and associated increased runoff?* **Less than Significant.** The project will increase the impervious area from 3% before development to 45% in the post-development condition. The impact on downstream drainage facilities would not be significant.
- o) *Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?* **Less than Significant.** The project would not modify the

existing drainage pattern or substantially increase runoff. The development of the proposed project would result in a net increase of the pre-development drainage of 6.5 cfs. This increase of 6.5 cfs from the pre-development drainage to the post-development drainage represents less than a one percent increase in the overall watershed runoff, and thus is considered negligible. Runoff from the proposed project site would be directed to the existing drainage system. As the increase in runoff that would result from implementation of the proposed project is small, and runoff would be directed to the existing drainage system, the proposed project would not result in significant adverse environmental impacts to drainage patterns. Impacts associated with this issue would be less than significant.

- p) *Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?* **No Impact.** The combined flows of the proposed project site outfall to Guajome Lake which is a tributary of the San Luis Rey River. The San Luis Rey River represents an impaired water body as listed on the Clean Water Act Section 303(d) list. However, as a result of the BMPs that the proposed project would implement, the project would not result in an increase in any pollutant for which the water body is already impaired. Therefore, no significant impacts are anticipated in this regard.
- q) *Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?* **No Impact.** The flows of the proposed project site outfall to Gajome Lake, which is a tributary of the San Luis River. The proposed project is required to implement BMPs in compliance with the City's SUSMP. Implementation of BMPs for the proposed project would ensure that flows from the project site would not exacerbate already existing sensitive conditions for any environmentally sensitive areas. No impact would occur.
- r) *Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?* **Less than Significant.** The project would not result in substantial pollutant discharges. The only long-term water pollutants expected to be generated on the site would be typical urban storm water pollutants. Compliance with the City's SUSMP ordinance would ensure that typical urban storm water pollutants would not substantially degrade surface water quality to either marine, fresh, or wetland waters. For this reason, impacts associated with surface water quality would be less than significant.
- s) *Have a potentially significant adverse impact on groundwater quality?* **No Impact.** The project would implement a number of BMPs which would reduce surface water contaminants which, in turn, would reduce the potential for groundwater quality degradation. Thus, the proposed project would not impact groundwater quality. While specific BMPs would be determined during the SWMP process based on site-specific characteristics (soils, slopes, etc.), examples of possible BMPs to reduce surface water contaminants could include the following:
- All materials that have the potential to contribute nonvisible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
 - All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles will be surrounded by silt fences and covered with plastic tarps.

While these examples are not specific to the project site, compliance with the City's SUSMP would result in the development of BMPs for use at the project site. Compliance with the City's SUSMP would ensure that no impact associated with groundwater quality would occur.

- t) *Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?* **No Impact.** The proposed project would not contribute substantial levels of pollutants to local surface and ground water. As required, the proposed project would comply with the City's SUSMP. Compliance with the SUSMP would result in the implementation of BMPs to control the amount of and the quality of runoff from the site. The provision of BMPs at the project site would ensure that discharges from the proposed project site meet appropriate water quality objectives. Therefore, the proposed project would not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives, and no impact would occur.⁵
- u) *Impact aquatic, wetland, or riparian habitat?* **No Impact.** The project would not adversely impact wetland habitat. The development of the proposed project would be confined to previously graded areas which do not support wetlands. No impact would occur.
- v) *Potentially impact stormwater runoff from construction or post construction?* **Less than Significant.** The proposed development would not substantially impact storm water runoff. While storm water runoff, would increase slightly (by 6.5 cfs) from the pre-development to the post-development scenario, the increase represents less than a one percent increase in the overall watershed runoff. This increase in storm water runoff, would correspond to increased surface runoff velocities, volumes and peak flow rates. However, due to the relatively limited area which would be converted to impermeable surfaces and the relatively small increase in storm water runoff, the proposed project would not have a significant impact on storm water runoff from construction or post construction. Impacts would be less than significant.
- w) *Result in a potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?* **No Impact.** The proposed development would not result in a substantial discharge of storm water pollutants, as it would comply with the City's SUSMP ordinance and would implement BMPs for runoff.

Furthermore, the facility plan for the Community Club House incorporates indoor material storage and indoor contained wash areas. All trash and recyclables would be stored inside a separate enclosed room, not subject to runoff. The proposed project would include an at grade delivery area with a curb surround that is immediately accessible from the interior storage areas, reducing the potential exposure to storm water runoff. In addition, all kitchen equipment wash areas are located indoors and shall be equipped with a clarifier, grease trap or other appropriate pretreatment device in conformance with SUSMP and Uniform Plumbing Code requirements. The facility does not have Maintenance Bays, Vehicle Wash Areas, Outdoor Processing Areas or Fueling Areas. The design characteristics of the

proposed project would not create any significant impacts in this regard. No impact would occur.

- x) *Result in the potential for discharge of storm water to affect the beneficial uses of the receiving waters?* **No Impact.** Compliance with the City's SUSMP would result in the implementation of BMPs to control the amount of and the quality of runoff from the site. Implementation of BMPs for the proposed project would ensure that discharges from the proposed project site meet appropriate water quality objectives and therefore would not affect the beneficial uses of receiving waters. Thus, the proposed development would not affect beneficial uses of receiving waters and no impact would occur.

- y) *Create the potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?* **Less than Significant.** The change in velocity or volume of stormwater would not result in environmental harm. Any increase in flow velocity would be mitigated by the inclusion of a modified SDRSD D 40 energy dissipator. The dissipator would reduce the storm drain exit velocity to a non-erosive level and upon establishment of vegetative growth would provide additional, however, limited filtration.

- z) *Create significant increases in erosion of the project site or surrounding areas?* **Less than Significant.** While construction of the proposed project would require soil movement, rough grading has already occurred at the proposed project site. Remaining soil movement that would occur at the project site would be required to comply with BMPs implemented as part of the City's SUSMP program. Compliance with BMPs would reduce soil erosion at the proposed project site; therefore, the proposed project would not create significant increases in erosion on the project site or surrounding areas. Impacts would be less than significant.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.9 LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Physically divide an established community?* **No Impact.** The proposed project will not have an impact on the physical arrangement of an established community because the project site is being developed on a single existing vacant lot, in accordance with the surrounding land

uses and in accordance with surrounding zoning designations. Therefore, no impacts are anticipated to occur in this regard.

- b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Less than Significant.*** The proposed development would be consistent with the applicable land use plans and policies. With the exception of building height for Building 2 and Building 3, the development would be consistent with the City's General Plan and Zoning designations. All of Building 2 and a portion of building 3 exceed the 36-foot residential maximum, but, are within the allowable 50-foot maximum of the commercial zone. The height of the proposed main building walls would reach a maximum of 48 feet, with some 36-foot high elements on the corners as transition points. The commercial zone allows a maximum building height of 50 feet and the residential zone allows for a maximum of 36 feet in height. The remainder of the project is in the commercial zone and is in compliance with the commercial height standards.

With approval of the proposed Variance, no conflict would occur with the height regulations. Approval of the variance is considered appropriate for the following reasons. First, the proposed use is allowed in the residential zone and allowing the height to be consistent with the commercial zone would allow for a single unified development theme that will provide a transitional use between the Home Depot and the adjacent residential uses. Second, the granting of this Variance would not be detrimental to adjacent properties or the neighborhood as a whole because the Variance accommodates a situation unique to the site and would result in a development compatible with the other existing uses in the area. The additional building height will be compatible with the rest of the project and the existing Home Depot.

Preservation of the portion of the creek that traverses the southern edge of the property and inclusion of a riding trail along The Depot Road cul-de-sac would be consistent with the Scenic Park and Equestrian Overlay designations. Therefore, with approval of the zoning variance, impacts would be less than significant.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan? **No Impact.*** A portion of the project area is adjacent to Spring Creek. Spring Creek is identified as a hardline preserve area requiring 90 to 100 percent conservation. While a portion of the project site is adjacent to Spring Creek, no portions of the project site are located within Spring Creek. The project would be in conformance with existing Take Permits and thus, would not conflict with the Subarea Habitat Conservation Plan/Natural Communities Conservation Plan. No impact would occur.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
--	--------------------------------	---	------------------------------	------------------

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.10 MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of 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"/>

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?* **No Impact.** The project site does not possess any substantial mineral resources. Thus, development of the site would not impact the regional supply of mineral resources.

- 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?* **No Impact.** No locally important mineral resources are located within the project site. For this reason, implementation of the proposed project would not result in the loss of availability of a locally important mineral resource recovery site and no impact would occur.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.11 NOISE. Would the project:				
a. Exposure of persons to or generation of noise levels 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. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, 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 checked="" type="checkbox"/>

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* **Potentially Significant Unless Mitigated.** An *Acoustical Site Assessment* was conducted for the proposed project by Investigative Science and Engineering, Inc. in January 2007. Potential noise effects related to the proposed project are associated with short-term construction noise and long-term exposure of future residents to traffic noise.

Noise generated by construction and demolition equipment, including trucks, backhoes and other equipment, may temporarily impact nearby sensitive receptors. However, pursuant to the City's Noise Ordinance standards, construction activities would be limited to daytime hours for the duration of construction. Also, all vehicles and equipment will use available noise suppression devices and be equipped with mufflers during construction activities. Due to the restricted hours, equipment restrictions, and relatively short period of construction, noise resulting from construction and demolition related activities would not represent a significant impact.

The primary sources of future traffic noise near the proposed project would be from SR-76. Based upon the findings of the Acoustical Site Assessment, no exterior noise impacts were identified within any sensitive use area. Therefore, no outdoor remedial mitigation would be required. However, interior noise mitigation would be required for all areas where the façade noise levels are in excess of 60 dBA. Interior noise levels in excess of 60 dBA would be a significant impact. However, implementation of the following mitigation measure would reduce the impact to below a level of significance.

Mitigation Measure NOI-1: Prior to the issuance of building permits, the project applicant shall submit the California Code of Regulations Title 24 Noise Study to the City for review and approval. Prior to the issuance of occupancy permits, the project applicant shall demonstrate to the City that interior noise levels in habitable rooms do not exceed 45 dB(A) and that the project complies with all necessary structural enhancements identified within the Title 24 Noise Study.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?* **Less than Significant.** The amounts of construction and demolition required for the proposed facility is not anticipated to generate excessive groundborne vibrations or noise levels. Due to the temporary nature of construction activities, impacts in this regard are considered to be less than significant. Similarly, groundborne vibration from traffic on SR 76 would not be significant.
- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?* **No Impact.** No major noise sources would be associated with the proposed development. A seniors ("assisted") living facility does not generate high noise levels. While roof-top heating and ventilation systems associated with retail uses could generate noise, the size of the units is not anticipated to be sufficient to represent a major noise source. In addition, some mechanical equipment will be located in the subterranean parking garage. Thus, the project would not have a significant impact on ambient noise levels in the area.
- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?* **Less than Significant.** As noted above, the implementation of the proposed project may result in short-term increased noise levels within the project vicinity due to construction activities. This temporary condition would cease upon project completion and is subject to the City's noise mitigation guidelines.
- 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 expose people residing or working in the project area to excessive noise levels?* **No Impact.** As previously stated, the proposed project is not located within two miles of a public airport or public use airport. The nearest airport, Oceanside Municipal Airport is located approximately six miles southwest and given the project's distance from that airport, no impacts are anticipated.
- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?* **No Impact.** The proposed project

site is not located within the vicinity of a private airstrip and would not expose people residing or working in the project area to excessive noise levels.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.12 POPULATION & HOUSING. Would the project:				
a. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *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)?* **No Impact.** The proposed development is consistent with the current General Plan and Zoning Designations of Neighborhood Commercial and Medium Density-B Residential. The project site is an “in-fill” site. Therefore, it would be consistent with local and regional population projections. No new roads would be constructed as a result of the project. Thus, no impacts to population and housing beyond those identified within the *City’s General Plan* would occur.
- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?* **No Impact.** The proposed project site is an existing vacant lot. Therefore, the proposed project would not require the removal existing housing, and would not necessitate the construction of replacement housing elsewhere.
- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?* **No Impact.** The proposed project site is currently vacant and does not contain any existing housing. Therefore, implementation of the proposed project would not result in the displacement of any people, nor would it require the construction of replacement housing. No impact would occur.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.13 PUBLIC SERVICES. Would the project 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:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Fire protection? Less than Significant.* The project is anticipated to be adequately served by the City fire station located at 895 North Santa Fe Avenue which is approximately 1.7 miles from the proposed project site. The additional demand for fire protection generated by the project would not result in the need to add staff or equipment to this station.
- b) *Police protection? Less than Significant.* The project is anticipated to be adequately served by the City police station located at 3855 Mission Avenue. The additional demand for police protection generated by the project would not result in the need to add staff or equipment to this station.
- c) *Schools? No Impact.* As the proposed housing would be limited to seniors, no school-aged children would be generated by the development. Thus, local schools would not be impacted.
- d) *Parks? Less than Significant.* As the proposed use will serve seniors only, the demand for recreation would likely be limited to passive activities such as walking, reading and picnicking. Thus, active recreation facilities such as sports fields would not be impacted. As proposed, the project will provide a large variety of these types of amenities including an on-site 30,000 square-foot community center, a lap pool, putting green, seniors-related par course, a trail and vista nodes. Given the low demand generated by the project, City parks (or the County's Guajome Park) would not be adversely affected by the project.

e) *Other public facilities?* **Less than Significant.** No significant impacts to other public facilities are anticipated to occur with project implementation.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.14 RECREATION. Would the project:				
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"/>

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?* **No Impact.** The proposed project includes the provision of on-site recreational facilities including a club house, putting green, trail, and pool complex. As the proposed project would house senior citizens and provides recreational amenities on-site, the proposed project would not result in increased usage of existing parks in the area. No impact would occur.

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?* **No Impact.** The project would include a variety of recreational amenities. These facilities combined with passive recreation activities associated with nearby City parks and the County's Guajome Park would satisfy the recreational needs of the project. Local and regional park facilities would not be adversely impacted. Thus, no additional facilities would be required.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.14 TRANSPORTATION/TRAFFIC. Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a 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"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*
Potentially Significant Unless Mitigated. A *Traffic Impact Analysis Report* for the project was conducted by RBF Consulting in July of 2007. The traffic report based its analysis on a 368-bed facility rather than the proposed 354-bed facility. Because the conclusions of that report are based on a higher number of beds, the results remain applicable to the proposed project. Although the traffic study evaluated the impact of 1,104 daily trips from the project, the proposed project would generate only 1,062 trips based on the reduced number of beds.

A total of ten intersections and eleven roadway segments were evaluated by the traffic study analysis.

Intersections

The traffic analysis concluded that the following intersections would operate at unacceptable levels of service in the near-term condition:

- SR-76/College Boulevard (LOS F –p.m. peak hour);
- SR-76/Jeffries Ranch Road (LOS E –p.m. peak hour); and
- SR-76/E. Vista Way (LOS E – a.m. peak hour).

The traffic analysis further concluded that these intersections would be impacted in the near-term whether or not the proposed project is developed. In addition, the analysis indicated that the addition of project traffic would not result in a change in delay that exceeds 2.0 seconds. Thus, the project would not have an impact on the level of service at nearby intersections in the near-term condition.

In the long-term (year 2020), the traffic analysis concluded that the following intersections would operate at unacceptable levels of service, dependent upon the status of the planned completion of Melrose Drive.

Without Completion of Melrose Drive

- SR-76/College Boulevard (LOS F –a.m./p.m. peak hour);
- SR-76/Guajome Lake Road (LOS F –a.m./p.m. peak hour); and
- Melrose Drive/Old Ranch Road (LOS F – p.m. peak hour).

With Completion of Melrose Drive

- SR-76/College Boulevard (LOS F – a.m./p.m. peak hour); and
- Melrose Drive/Old Ranch Road (LOS F – a.m./p.m. peak hour).

The traffic analysis concluded that the traffic contributed by the proposed project would have a significant impact on the intersection of Melrose Drive and Old Ranch Road due to the fact that the addition of project traffic would increase the delay by more than 2 seconds. Although the peak hour impacts differ with the completion of Melrose Drive, the impact would be significant during at least one peak hour period. With respect to impacts to the intersections of College Boulevard and/or Guajome Lake Road with SR-76, the traffic analysis concluded that the intersections would be impacted in the long-term condition whether or not the proposed project is developed and the delay would not exceed 2 seconds. Thus, the project would result in a significant, long-term traffic impact to the intersection of Melrose Drive and Old Ranch Road. However, implementation of the following mitigation measure would reduce the impact to below a level of significance.

Mitigation Measure TRA-1: Prior to the issuance of building permits, the project applicant shall provide fair-share contributions to the City dedicated toward the installation of an eight-phase traffic signal at the intersection of Melrose Drive and Old Ranch Road.

Roadway Segments

Roadway segments within the study area were found to operate at acceptable levels of service in the near-term and long-term condition. Although SR-76 would exceed the City's LOS D standard, the facilities would be within the Caltrans standard of LOS E.

Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? Potentially Significant Unless Mitigated. The proposed project would result in exceedances of level of service standards in the nearby vicinity. The following intersections would operate at unacceptable levels of service in the near-term condition:

- SR-76/College Boulevard (LOS F –p.m. peak hour);
- SR-76/Jeffries Ranch Road (LOS E –p.m. peak hour); and
- SR-76/E. Vista Way (LOS E – a.m. peak hour).

While these intersections would operate at unacceptable levels of service in the near-term scenario, these levels of service would occur with or without implementation of the proposed project. The addition of project traffic would not result in a change in delay that exceeds 2.0 seconds for any of these intersections. Thus, the project would not have an impact on the level of service these intersections.

Additionally, in year 2020, the following intersections would operate at unacceptable levels of service, dependent upon the status of the planned completion of Melrose Drive:

Without Completion of Melrose Drive

- SR-76/College Boulevard (LOS F –a.m./p.m. peak hour);
- SR-76/Guajome Lake Road (LOS F –a.m./p.m. peak hour); and
- Melrose Drive/Old Ranch Road (LOS F – p.m. peak hour).

With Completion of Melrose Drive

- SR-76/College Boulevard (LOS F – a.m./p.m. peak hour); and
- Melrose Drive/Old Ranch Road (LOS F – a.m./p.m. peak hour).

Traffic generated by the proposed project would have a significant, long-term impact on the intersection of Melrose Drive and Old Ranch Road, as it would increase the delay by more than 2.0 seconds. However, implementation of the following mitigation measure would reduce the impact to below a level of significance.

Mitigation Measure TRA-1: Prior to the issuance of building permits, the project applicant shall provide fair-share contributions to the City dedicated toward the installation of an eight-phase traffic signal at the intersection of Melrose Drive and Old Ranch Road.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?* **No Impact.** The project is not located within the sphere of influence for any airports. The nearest airport, Oceanside Municipal Airport is located approximately six miles southwest and given the project's distance from that airport, no impacts are anticipated.
- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?* **No Impact.** No new public roadways are proposed as part of the project. Access would be taken from the Depot Road and conform to the City's sight distance requirements. Thus, no substantial increase in traffic hazards would occur with the proposed project.
- e) *Result in inadequate emergency access?* **No Impact.** The internal drive-way cul-de-sac has been designed to meet all City of Oceanside Fire Department Standards and therefore, emergency access to the project will be adequate. Thus, no impacts related to emergency access would occur.
- f) *Result in inadequate parking capacity?* **No Impact.** The project is required to provide one parking space for every three beds per the Residential Care – General parking guidelines. The project has a total of 192 units with 162 two-bedroom units and 30 one-bedroom units which make the total number of beds in the project 354. Thus, the number of required spaces is 118 spaces. As the project would provide a total of 252 spaces, the parking would more than meet the requirement. No impacts would occur.
- g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?* **No Impact.** The project would provide sidewalks to promote walking, the required equestrian trail (existing) along The Depot Road cul-de-sac, and will include a shuttle service for on-site residents. The project has also received support from the North County Transit District. In addition, the existing equestrian trail along The Depot Road connects with the existing regional trail in the area. Thus, the project would not adversely affect the City's plans for alternative forms of transportation.

	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.15 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **No Impact.*** As the project would not involve wastewater treatment, it would not exceed RWQCB standards for wastewater treatment.

c) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **No Impact.*** The nature and scope of the proposed project would not require or result in the construction of new water or wastewater treatment facilities. Water service to the proposed project would be supplied by an extension of the City of Oceanside's 320 Pressure Zone public water system.

c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

No Impact. The project development design includes an onsite stormwater collection system which would discharge directly into the adjacent creek. The creek and downstream drainage facilities are sufficient to handle the minimal increase in runoff resulting from the proposed development.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?* **No Impact.** The proposed uses are consistent with the General Plan and Zoning. Thus, the City's Water Master Plan has taken serving the project into account and the project can be adequately served.
- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* **No Impact.** The proposed project would connect to the existing public sanitary sewer system. Wastewater flows generated at the project site would be collected by the City's wastewater system and would be conveyed to one of the two City wastewater treatment plants for treatment. The project would not result in the determination of inadequate capacity for treatment by a wastewater treatment provider. No impact would occur.
- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?* **No Impact.** The demolition and removal of existing improvements would generate a minor increase in solid waste. This increase would not be significant in the context of the relevant landfill's operating capacity.
- g) *Comply with federal, state, and local statutes and regulations related to solid waste?* **No Impact.** The proposed project must comply with federal, state and local statutes and regulations related to solid waste. The City's Municipal Code, Article II (Solid Waste Services), Chapter 13 (Solid Waste and Recycling) regulates waste disposal in the city. The proposed project would comply with all applicable regulations.

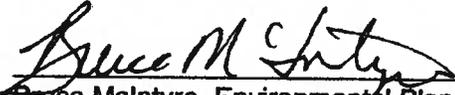
	Potentially Significant	Potentially Significant Unless Mitigated	Less than Significant	No Impact
14.16 MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have impacts which are individually limited, but cumulatively considerable (Cumulatively considerable means the project's incremental effects are considerable when compared to the past, present, and future effects of other projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 decrease 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 major periods of California history or prehistory?* **Less than Significant.** The proposed project would have a less than significant impact in regard to the quality of the environment and impacts upon habitat populations or range of plant and animal species. All areas proposed for development within the site have been previously grubbed, cleared and graded in 2006. Furthermore, the natural vegetation on site would be retained in open space. The proposed project would not result in any impacts to wetland areas or wildlife corridors. Additionally, the proposed development would not conflict with the Subarea Habitat Conservation Plan/Natural Communities Conservation Plan. The proposed project would not eliminate important examples of California history or prehistory. There are no historic structures on the project site, and based on the previous disturbance of the site for rough grading, no

impacts to archaeological resources are expected to occur. Impacts are less than significant.

- b. *Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?* **No Impact.** Implementation of the project would not interfere with long-term environmental goals. The natural resource to the south (Spring Creek) is protected in open space and water quality BMPs would be implemented by the proposed project to avoid impacts to wildlife habitat associated with this drainage. No other environmental goals would be significantly impacted by the proposed project.
- c. *Does the project have impacts which are individually limited, but cumulatively considerable (Cumulatively considerable means the project's incremental effects are considerable when compared to the past, present, and future effects of other projects)?* **Potentially Significant Unless Mitigated.** Under the SANDAG Series 10 North County Sub Area traffic model, Horizon Year 2020 cumulative conditions, the proposed project would contribute to pre-existing unacceptable conditions at the un-signalized intersection of Melrose Drive/Old Ranch Road. To mitigate for impacts to the intersection, the installation of an eight-phase traffic signal at this intersection is proposed (Mitigation Measure TRA-1) and would mitigate project impacts to a less than significant level. The proposed project would provide a fair share contribution toward improvements at the Melrose Drive/Old Ranch Road intersection. Implementation of this measure would ensure that project-related traffic impacts would be less than significant.
- d. *Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?* **Potentially Significant Unless Mitigated.** Noise levels for some interior areas were determined to be in excess of 60 dBA, exceeding the interior noise standard of 45 dBA. Exceedances of interior noise standards would result in a significant impact on human beings. However, with implementation of Mitigation Measure NOI-1, impacts associated with interior noise levels would be reduced to below the 45 dBA standard. With implementation of mitigation, the proposed project would not cause substantial adverse effects on human beings, either directly or indirectly. The potentially significant impacts related to traffic and noise would be reduced to a less than significant level with implementation of mitigation.

16. **PREPARATION.** The initial study for the subject project was prepared by:


Bruce McIntyre, Environmental Planning Group Manager

17. **DETERMINATION.** (To be completed by lead agency) Based on 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.

18. **DE MINIMIS FEE DETERMINATION** (Chapter 1706, Statutes of 1990-AB 3158)

It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.

It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

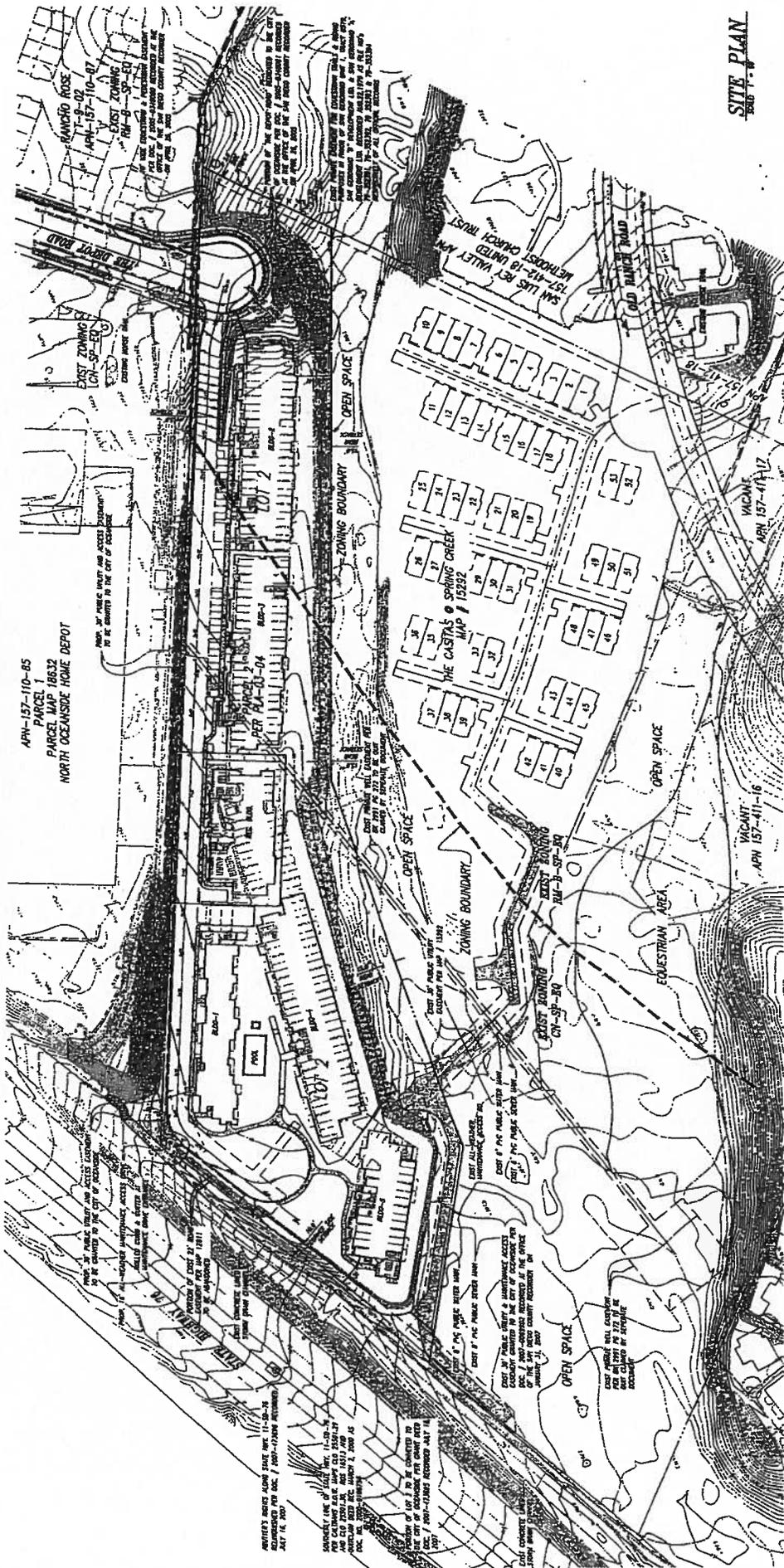
19. **ENVIRONMENTAL DETERMINATION:** The initial study for this project has been reviewed and the environmental determination, contained in Section V. preceding, is hereby approved:


Jerry Hittleman, Environmental Coordinator

20. **PROPERTY OWNER/APPLICANT CONCURRENCE:** : Section 15070(b)(1) of the California Environmental Quality Act (CEQA) Guidelines provides that Lead Agencies may issue a Mitigated Negative Declaration where *the initial study identifies potentially significant effects, but, revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.* The property owner/applicant signifies by their signature below their concurrence with all mitigation measures contained within this environmental document. However, the applicants concurrence with the Draft Mitigated Negative Declaration is not intended to restrict the legal rights of the applicant to seek potential revisions to the mitigation measures during the public review process.


Spring Creek Commercial Ventures, LLC

TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR CLUBLIFE SENIOR LIVING CENTER FOR CONDOMINIUM PURPOSES



APN-157-110-05
PARCEL 1
PARCEL 16832
NORTH OCEANSIDE HOME DEPOT

SITE PLAN
TAB 7-1

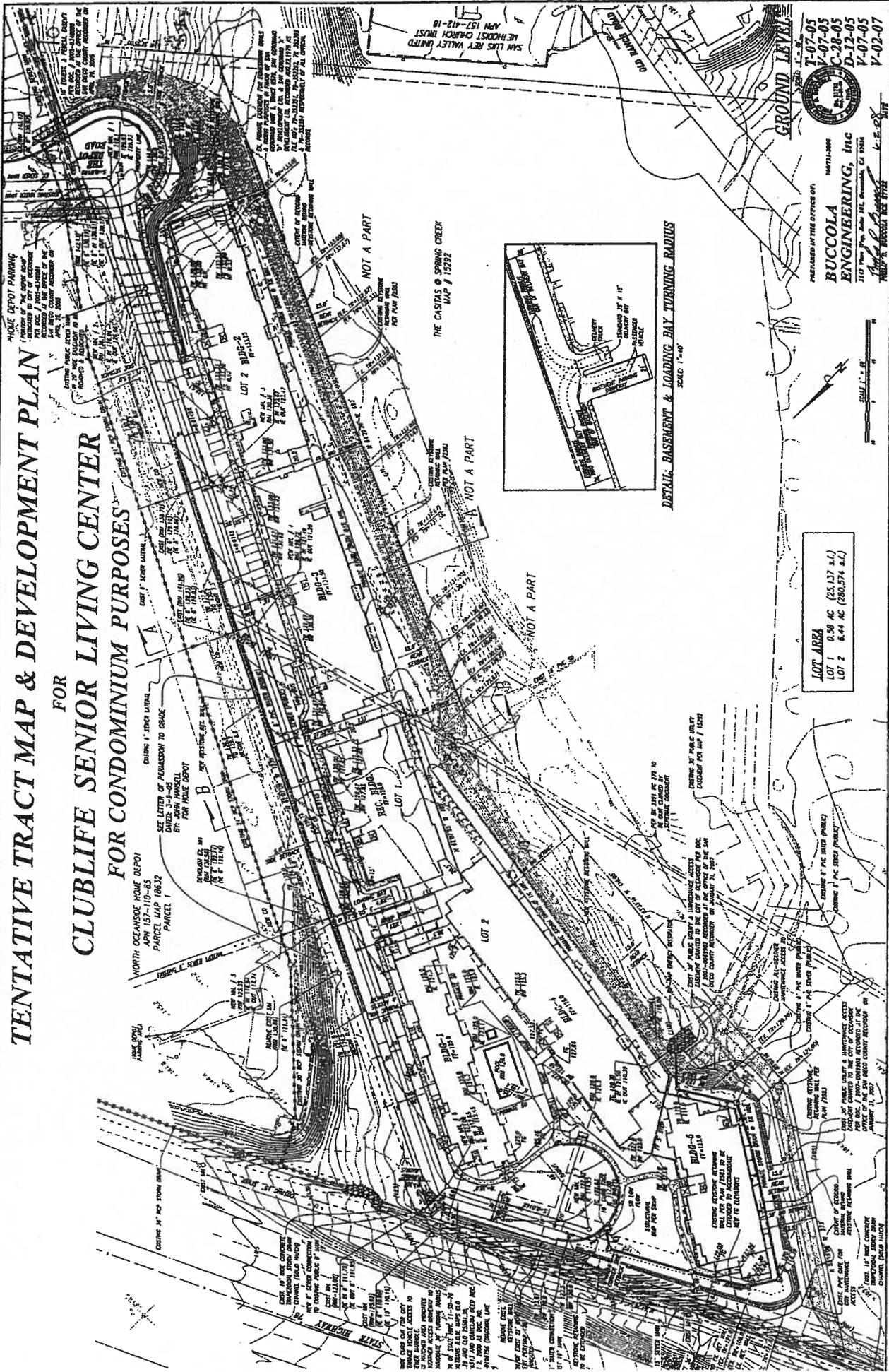
T-07-05
V-07-05
C-28-05
D-12-05
V-07-05
V-02-07

FORWARDED BY THE OFFICE OF:
BUCCOLLA ENGINEERING, Inc
1112 19th Street, Suite 201, Oceanside, CA 92054
TEL: 760-434-1111 FAX: 760-434-1112

BUILDING SETBACKS	
CITY ZONE	MIN. SETBACK
RECORDED PROPOSED	RECORDED PROVIDED
15	FRONT
20	REAR
10	CHANGED SIDE
20	REAR
15	FRONT
15	REAR

* MOST RESTRICTIVE USED

TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR CLUBLIFE SENIOR LIVING CENTER FOR CONDOMINIUM PURPOSES



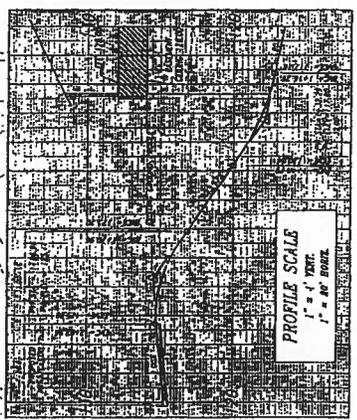
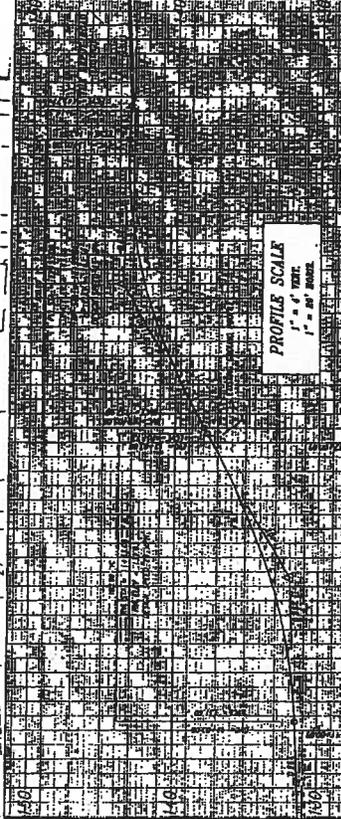
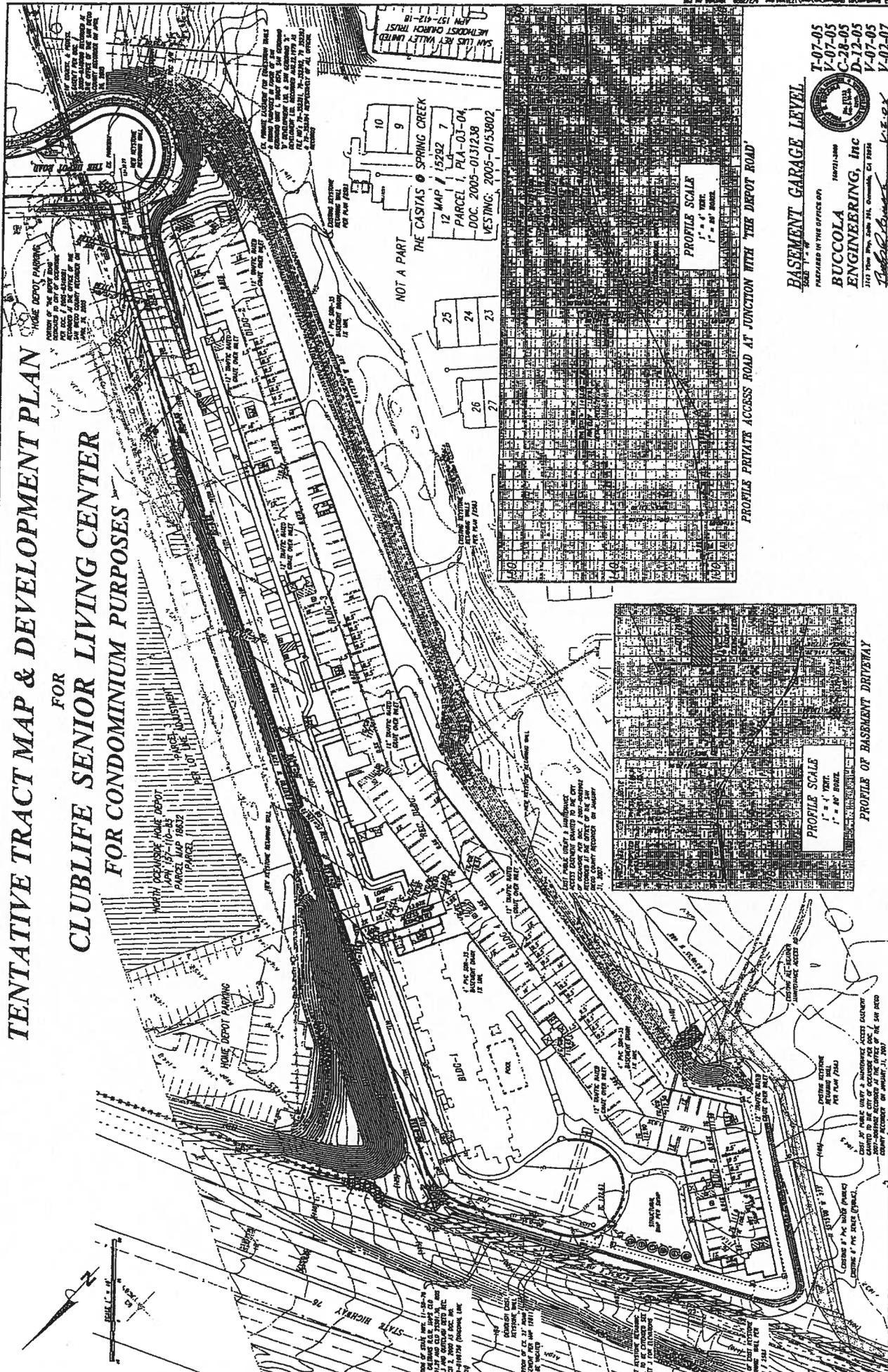
LOT AREA	
LOT 1	0.59 AC (25,137 ± 1)
LOT 2	6.44 AC (280,574 ± 1)

PREPARED BY THE OFFICE OF:

BUCCOLA ENGINEERING, Inc
 1100 West 17th, Suite 210, Oceanside, CA 92054
 TEL: 760-431-8888 FAX: 760-431-8889
 WWW.BUCCOLA.COM

TENTATIVE TRACT MAP & DEVELOPMENT PLAN

FOR CLUBLIFE SENIOR LIVING CENTER FOR CONDOMINIUM PURPOSES



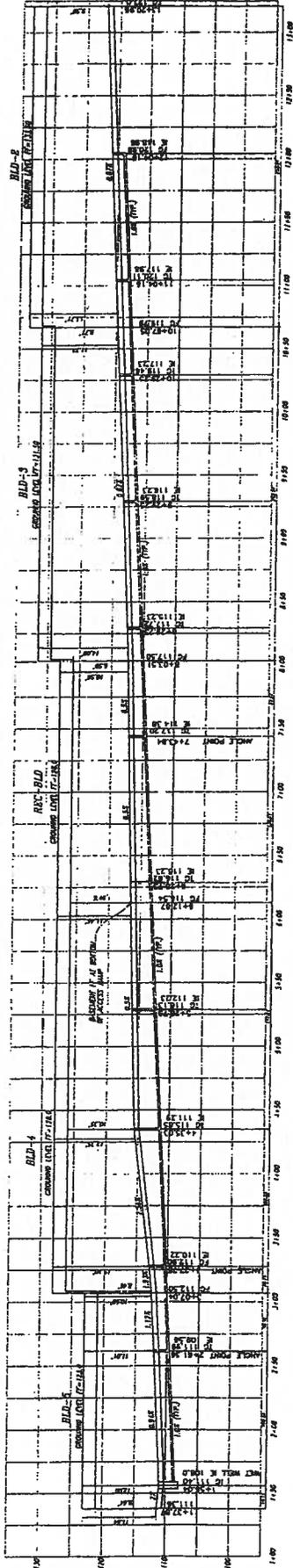
BASEMENT GARAGE LEVEL

PREPARED IN THE OFFICE OF
BUCCOLA ENGINEERING, Inc
 1102 THE PALM DRIVE, OAKLAND, CA 94612
 PHONE: 415.764.8888 FAX: 415.764.8888
 WWW: WWW.BUCCOLA.COM

T-07-05
 V-07-05
 C-28-05
 D-12-05
 V-07-05
 V-02-07

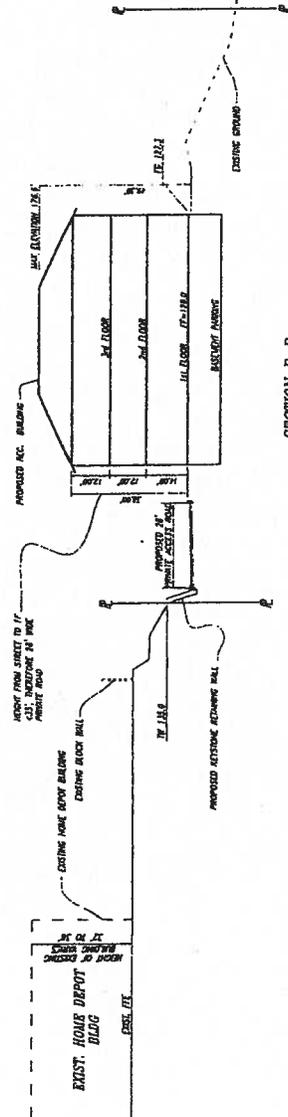
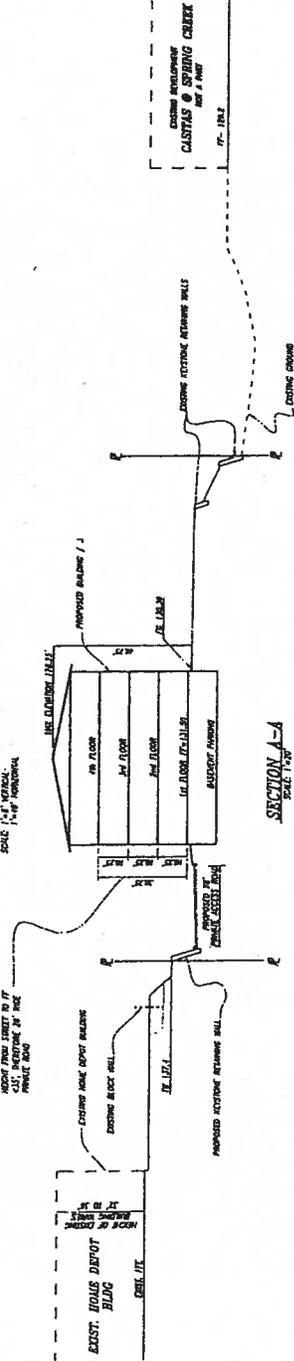
K. S. B. Y. AIR

TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR CLUBLIFE SENIOR LIVING CENTER FOR CONDOMINIUM PURPOSES



BASEMENT PARKING PROFILE

SCALE 1/4" = 1'-0" VERTICAL
SCALE 1/4" = 1'-0" HORIZONTAL

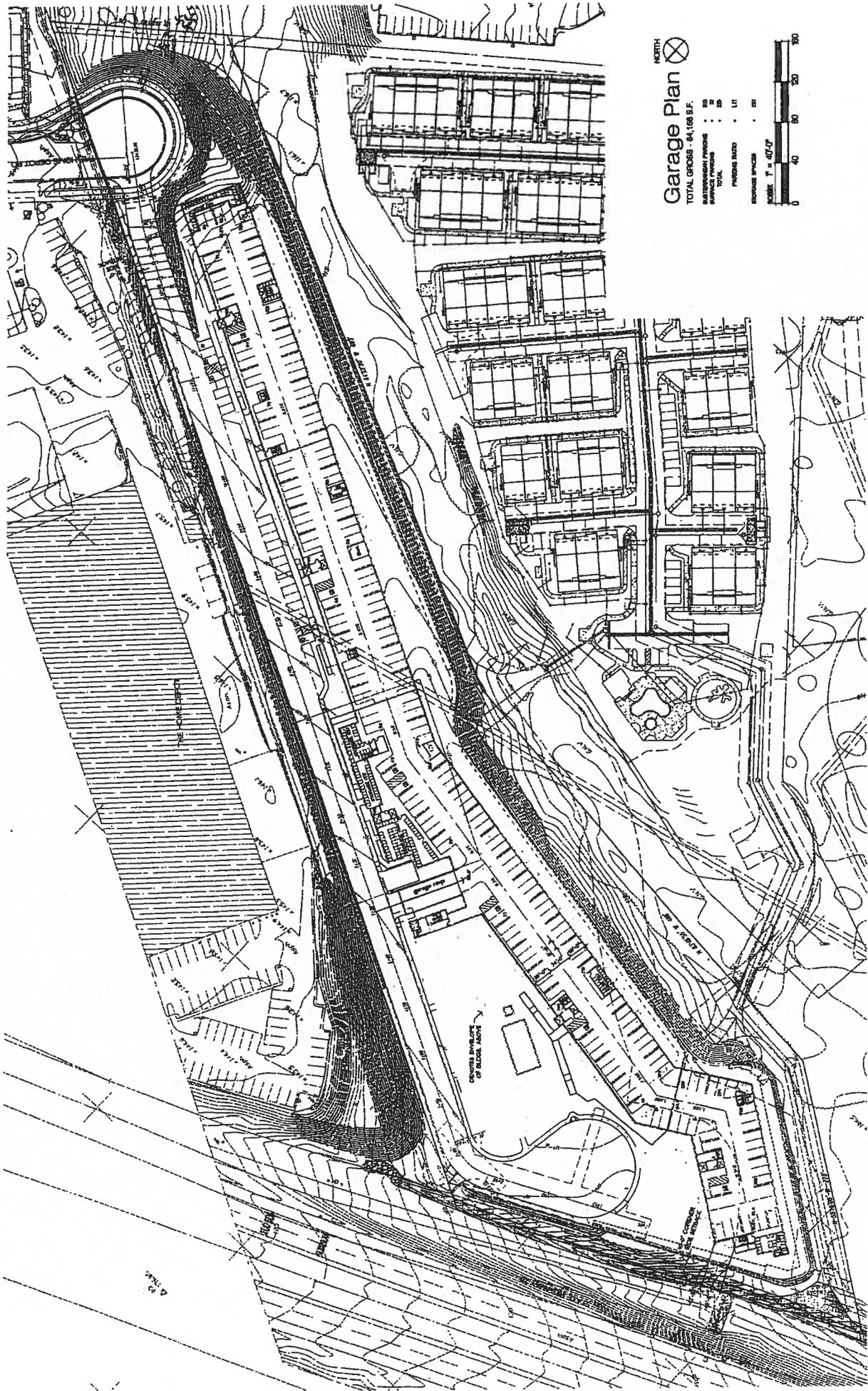


X-SECTIONS

- T-07-05
- V-07-05
- C-28-05
- D-12-05
- V-07-05
- V-02-07



PREPARED IN THE OFFICE OF:
BUCCOLA ENGINEERING, INC.
1111 West 10th Street, Suite 101, Okemaw, MI 49824
PHILIP F. BUCCOLA, REGISTERED PROFESSIONAL ENGINEER



Garage Plan

TOTAL GROSS - 94,168 S.F.

MULTI-LEVEL PARKING	: 82
STAIRWAYS	: 25
TOTAL	: 107
PARKING SPACES	: 117
STAIRWAYS	: 10

SCALE: 1" = 40'-0"



ClubLife Senior Living Center

Withnes Malcolm Architects, LLP

Oceanside, CALIFORNIA

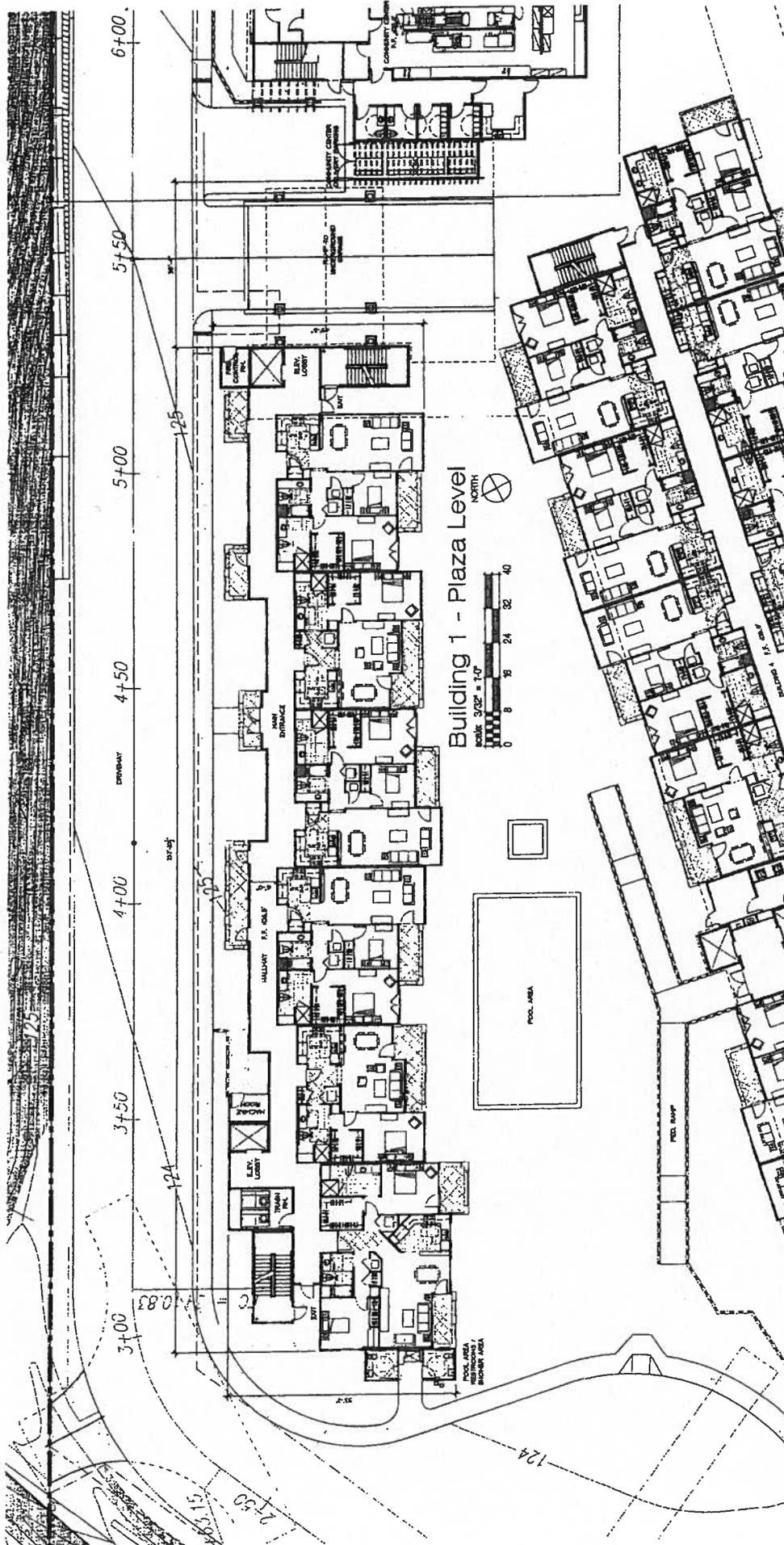
Project No. A6001.200



A0.01

SENIOR LIVING

March 10th, 2008

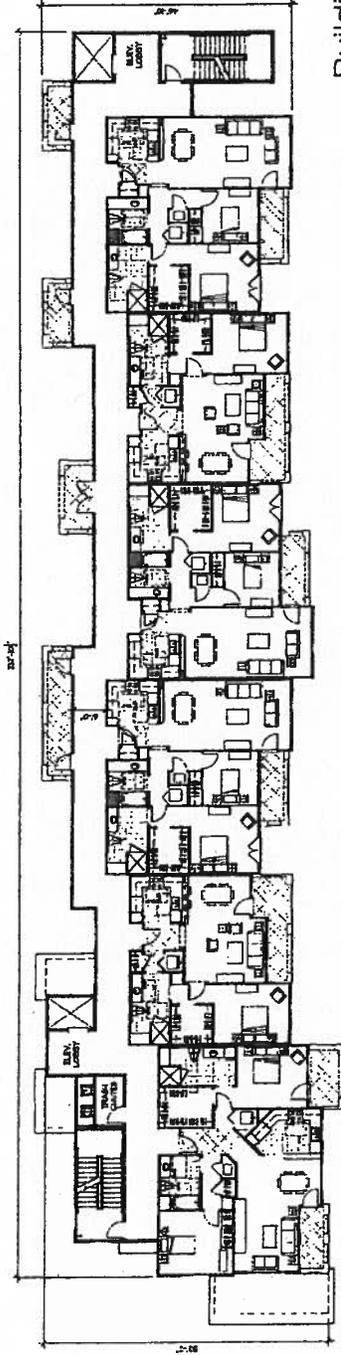


SENIOR LIVING
 March 10th, 2008

ClubLife Senior Living Center
 Oceanside, CALIFORNIA

Withee Malcolm Architects, LLP
 Project No. A6001.200

A101



Building 1 - Level 2-4



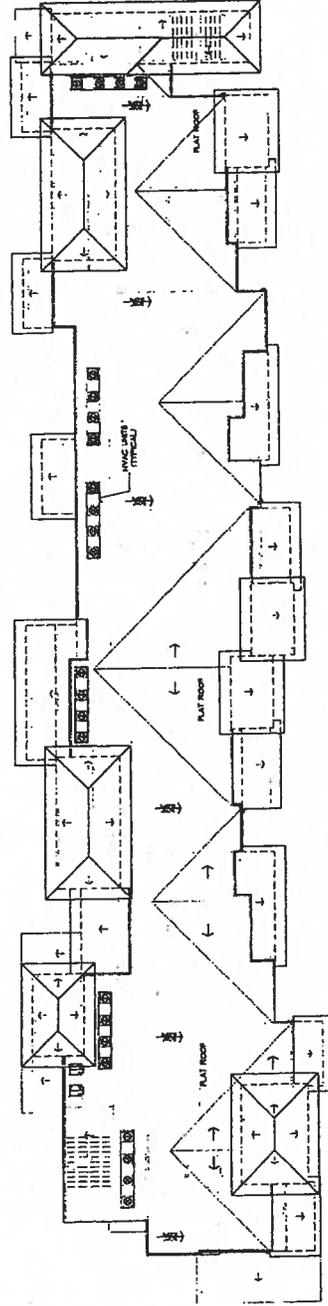
A102

ClubLife Senior Living Center

Wither Malcolm Architects, LLP
Project No. A6001.200

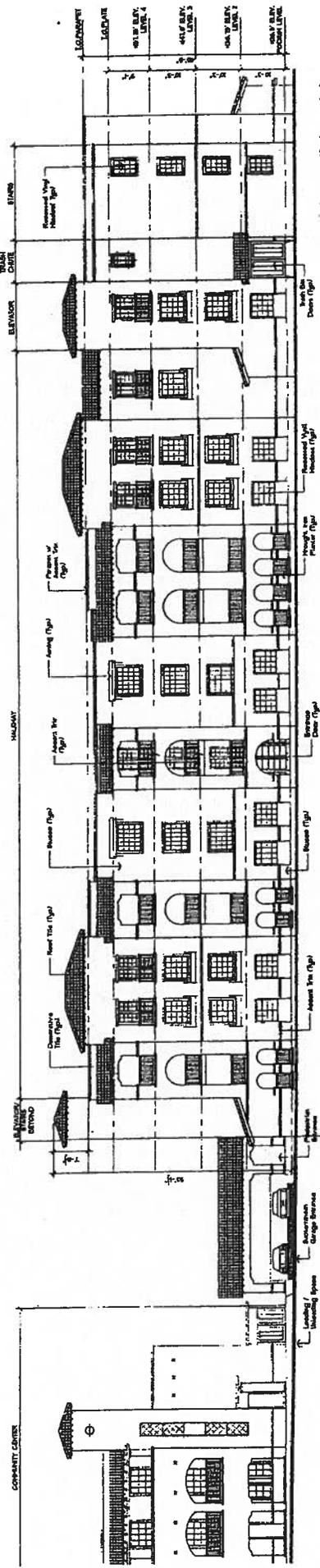
SENIOR LIVING
March 10th, 2008

Oceanside, CALIFORNIA

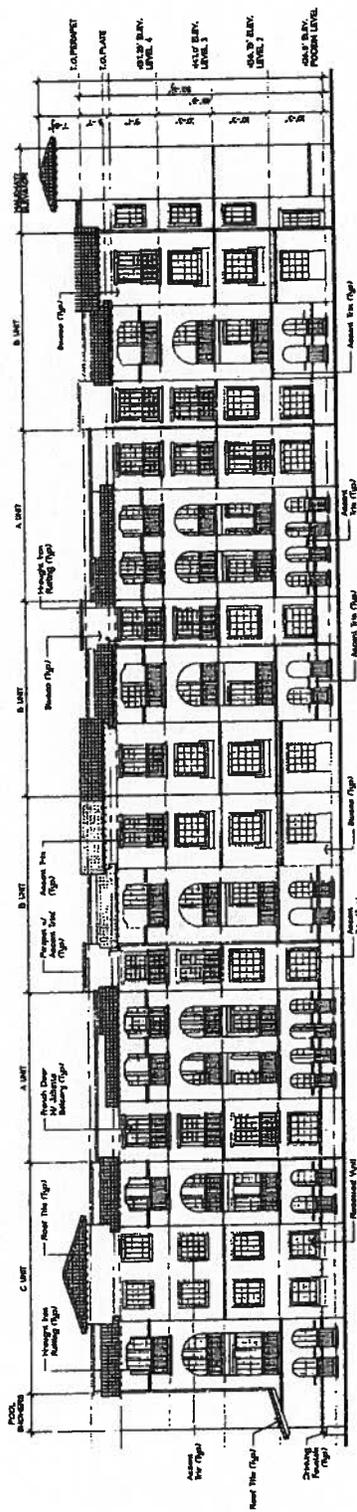


Building 1 - Roof Plan





Building 1 - Elevation (North)



Building 1 - Elevation (South)



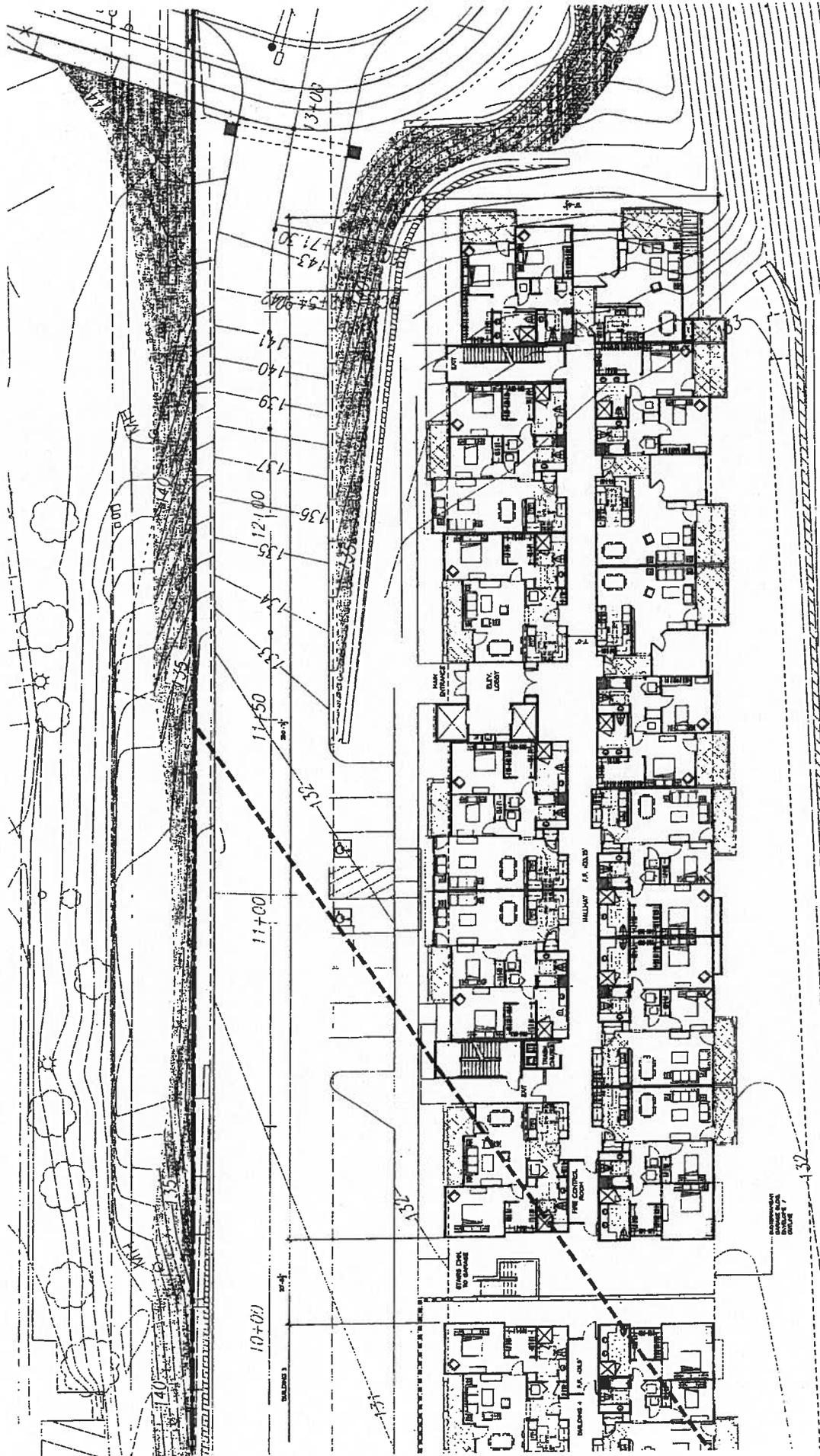
ClubLife Senior Living Center

SENIOR LIVING
March 10th, 2008

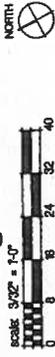
WMAA Withers Malcolm Architects, LLP
Project No. A6001.200

A104

Oceanside, CALIFORNIA



Building 2 - Plaza Level



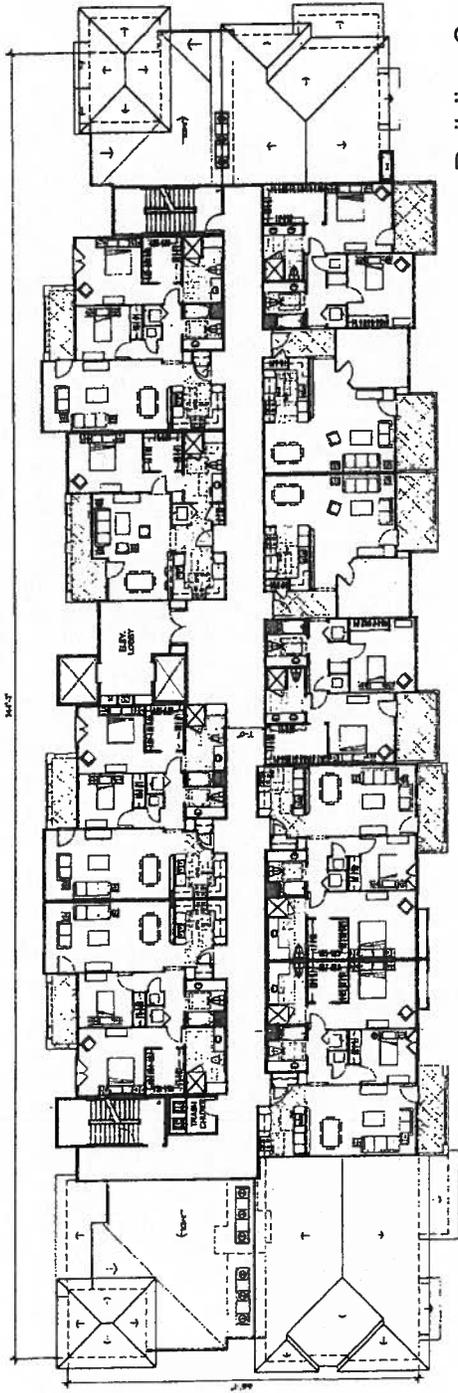
A201

Withee Malcoim Architects, LLP
Project No. A6001.200

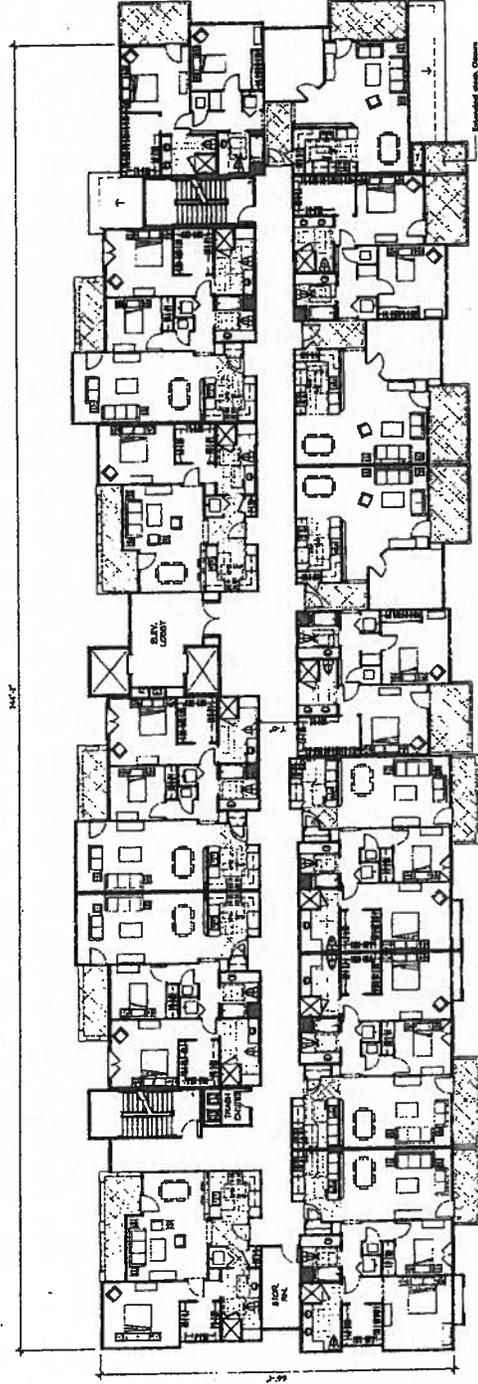


ClubLife Senior Living Center
Oceanside, CALIFORNIA

SENIOR LIVING
March 10th, 2008

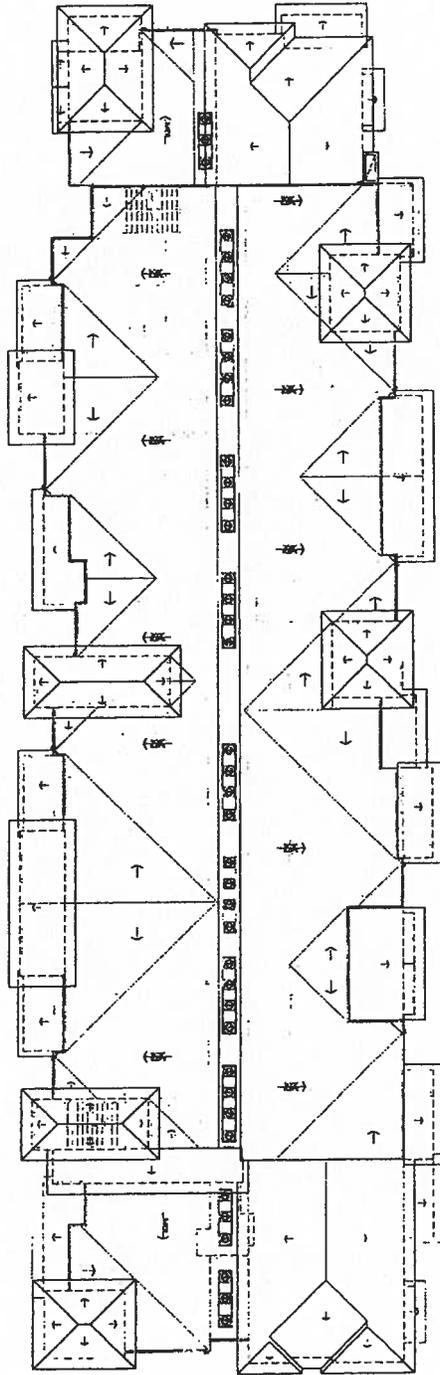


Building 2 - Levels 4



Building 2 - Level 2-3





Building 2 - Roof Plan

scale: 3/32" = 1'-0"
 0 8 16 24 32 40

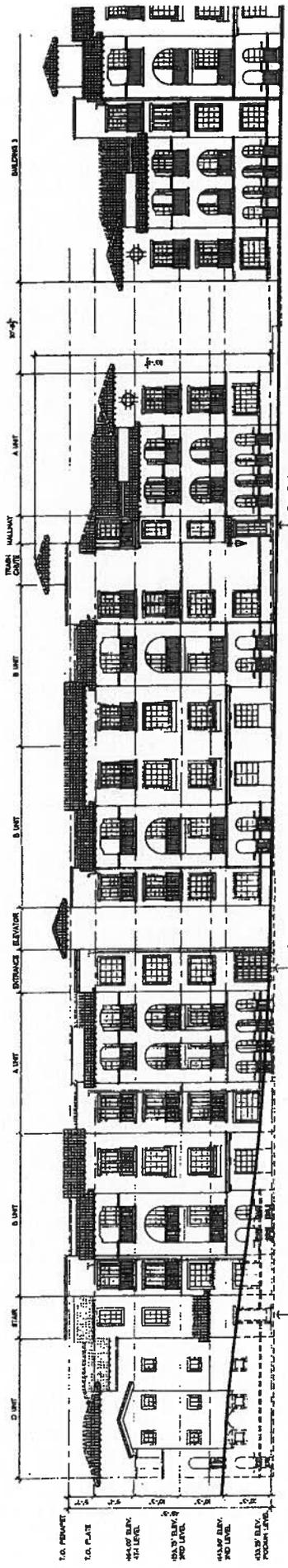
SENIOR LIVING
 March 10th, 2008

ClubLife Senior Living Center
 Oceanside, CALIFORNIA

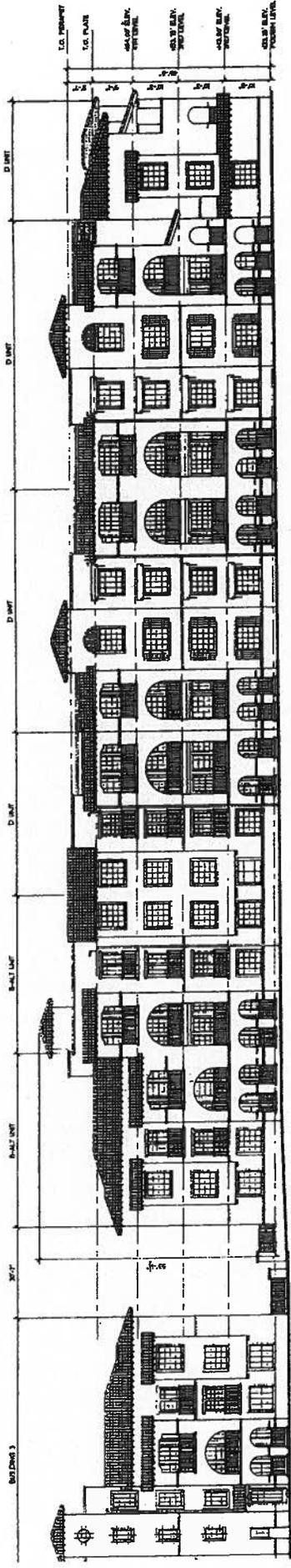


Withee Malcolm Architects, LLP
 Project No. A6001.200

A2.03



Building 2 - Elevation (North)
 Notes for typical notes see sheets A1.01 & A.02



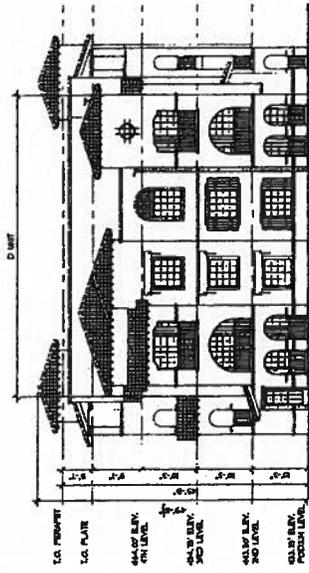
Building 2 - Elevation (South)
 Notes for typical notes see sheets A1.01 & A.02

SENIOR LIVING
 March 10th, 2008

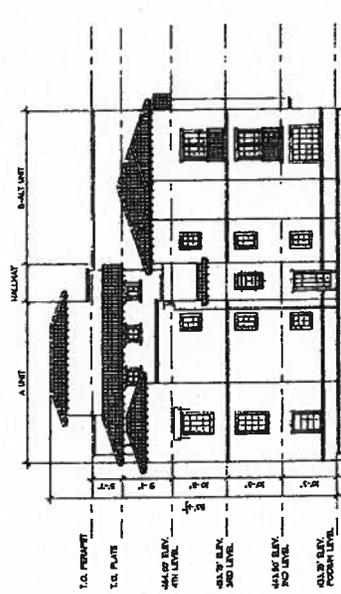
ClubLife Senior Living Center
 Oceanside, CALIFORNIA

White Malcolm Architects, LLP
 Project No. A6001.200

A204



Building 2 - Elevation (East)
 NOTE: NOT TYPICAL, REFER TO SHEET A2.01 FOR A.S.D.



Building 2 - Elevation (West)
 NOTE: NOT TYPICAL, REFER TO SHEET A2.01 FOR A.S.D.



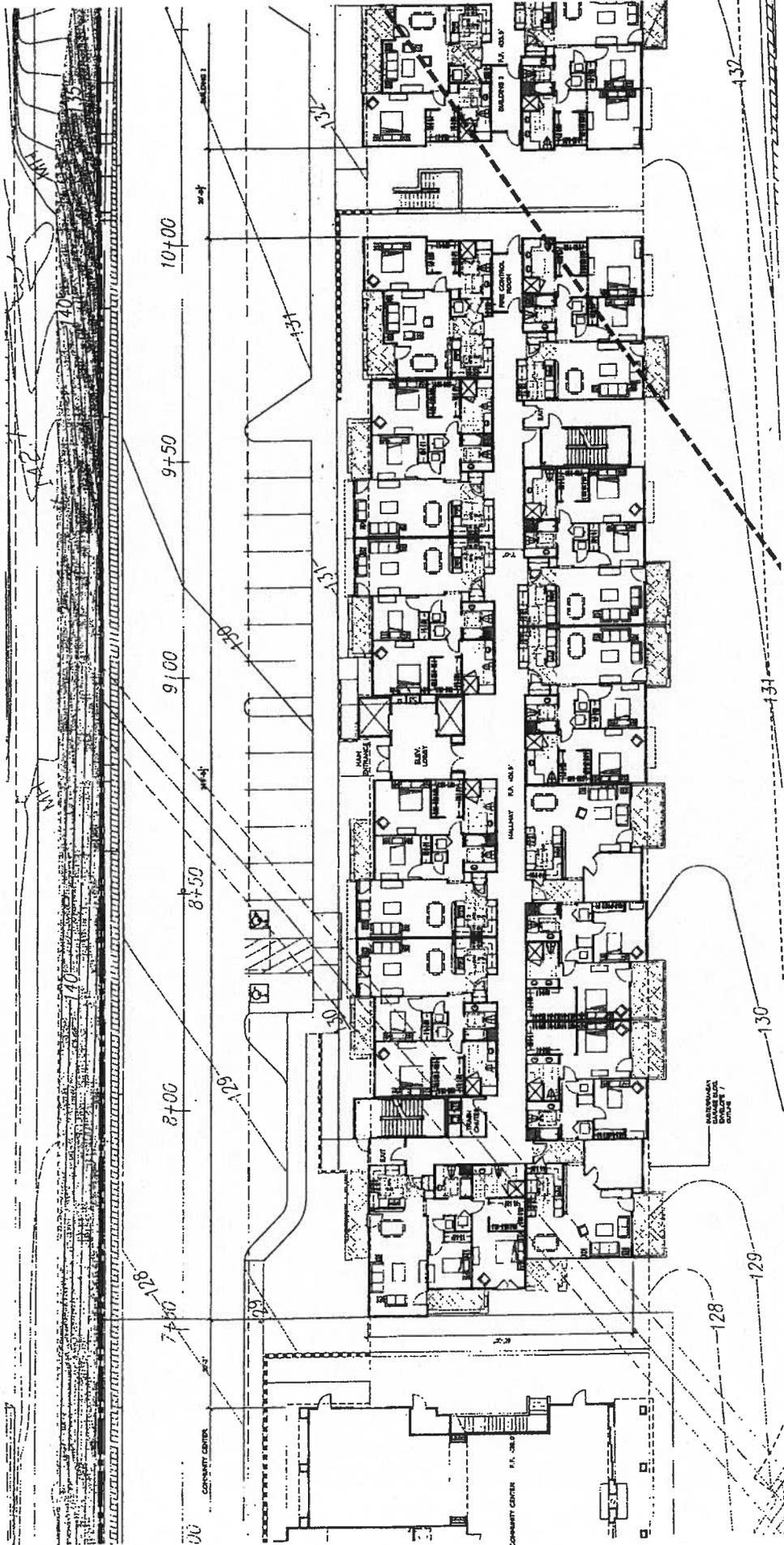
ClubLifeSM Senior Living Center

Oceanside, CALIFORNIA

SENIOR LIVING
 March 10th, 2008

Withee Malcolm Architects, LLP
 Project No. A6001.200

A2.05



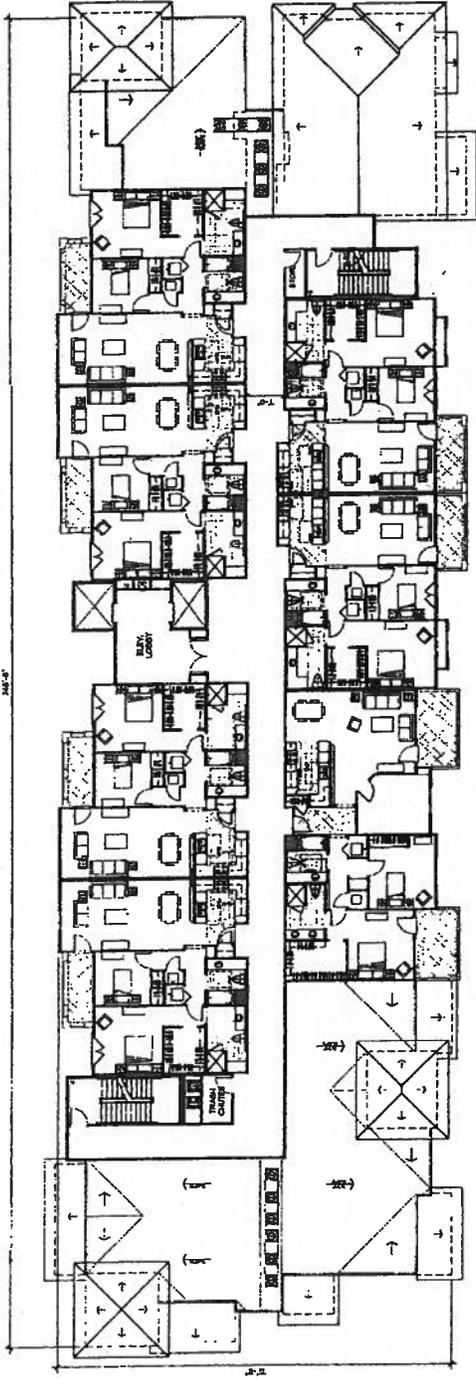
Building 3 - Plaza Level
 Scale: 3/32" = 1'-0"
 NORTH

ClubLife Senior Living Center
 Oceanada, CALIFORNIA

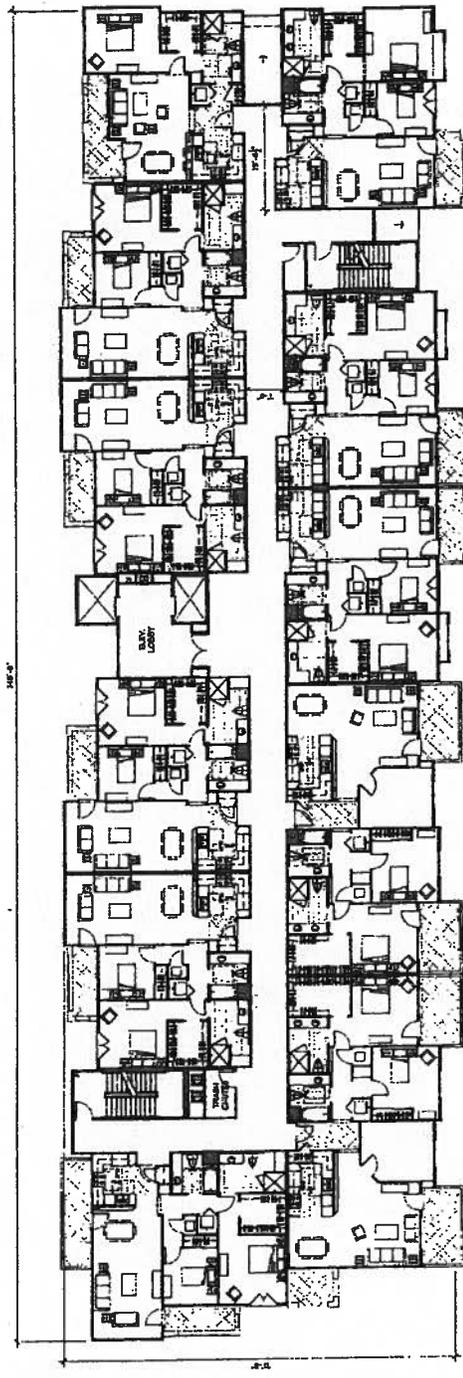
SENIOR LIVING
 March 10th, 2008

A3.01

Wither Malcolm Architects, LLP
 Project No. A6001.200



Building 3 - Levels 4



Building 3 - Levels 2-3



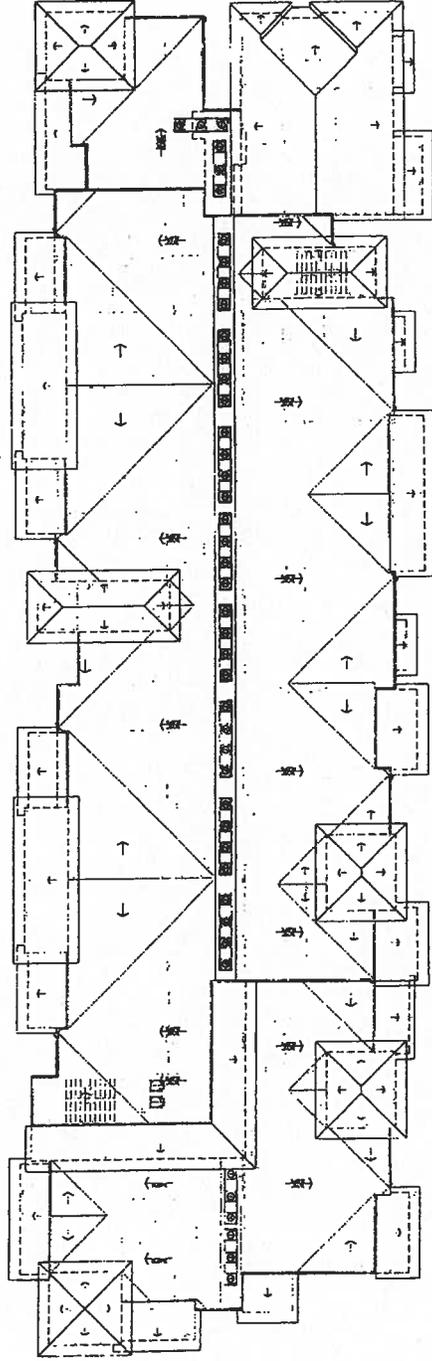
WTT

ClubLife Senior Living Center

Oceanside, CALIFORNIA

Wither Macolm Architects, LLP
Project No. A6001.200

A3.02



Building 3 - Roof Plan



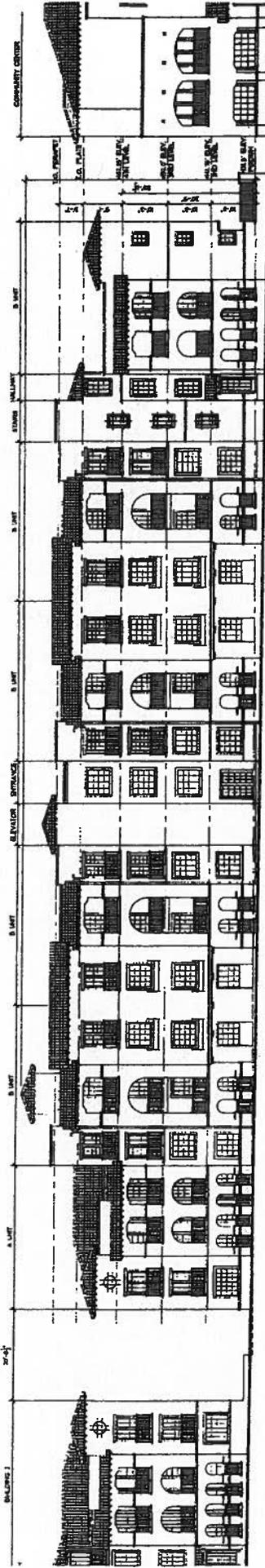
SENIOR LIVING
March 10th, 2008

ClubLife Senior Living Center
Oceanside, CALIFORNIA

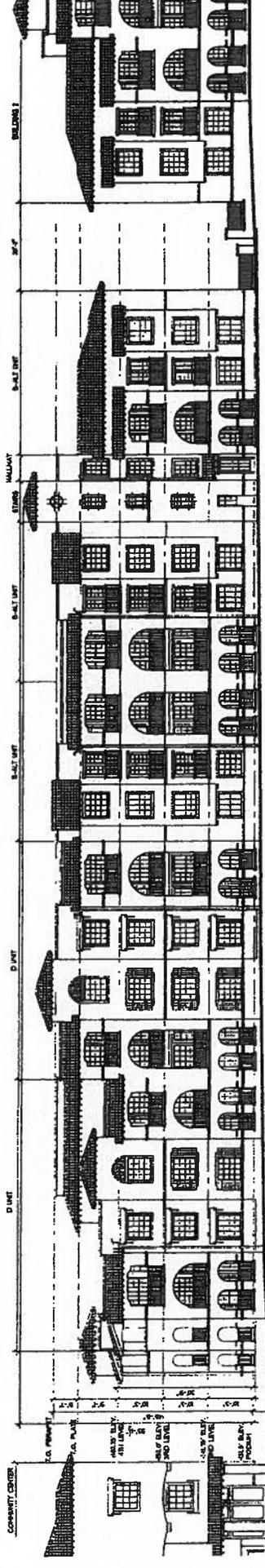


Wilhee Malcolm Architects, LLP
Project No. A6001.200

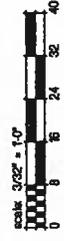
A3.03



Building 3 - Elevation (North)
 NORTH FOR TYPICAL NORTH SIDE ELEVATION A3.04 1/4" = 1'-0"



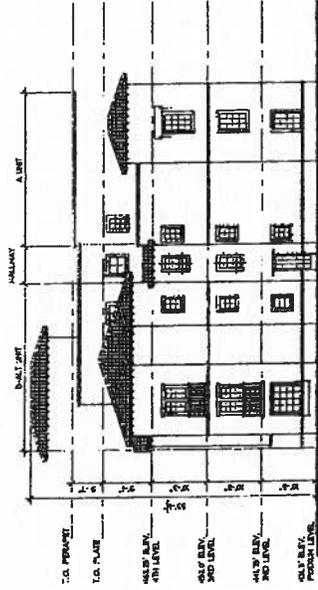
Building 3 - Elevation (South)
 NORTH FOR TYPICAL NORTH SIDE ELEVATION A3.04 1/4" = 1'-0"



SENIOR LIVING
 March 10th, 2008

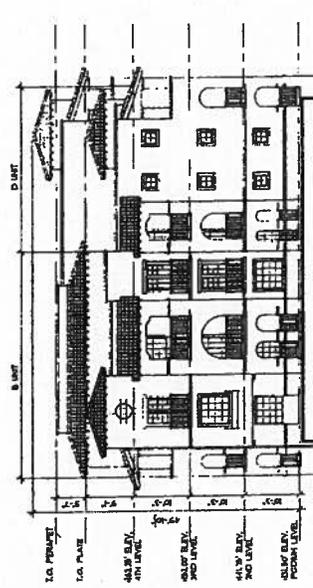
ClubLife Senior Living Center
 Occasdale, CALIFORNIA

Withee Malcolm Architects, LLP
 Project No. A6001.200
 A3.04



Building 3 - Elevation (East)

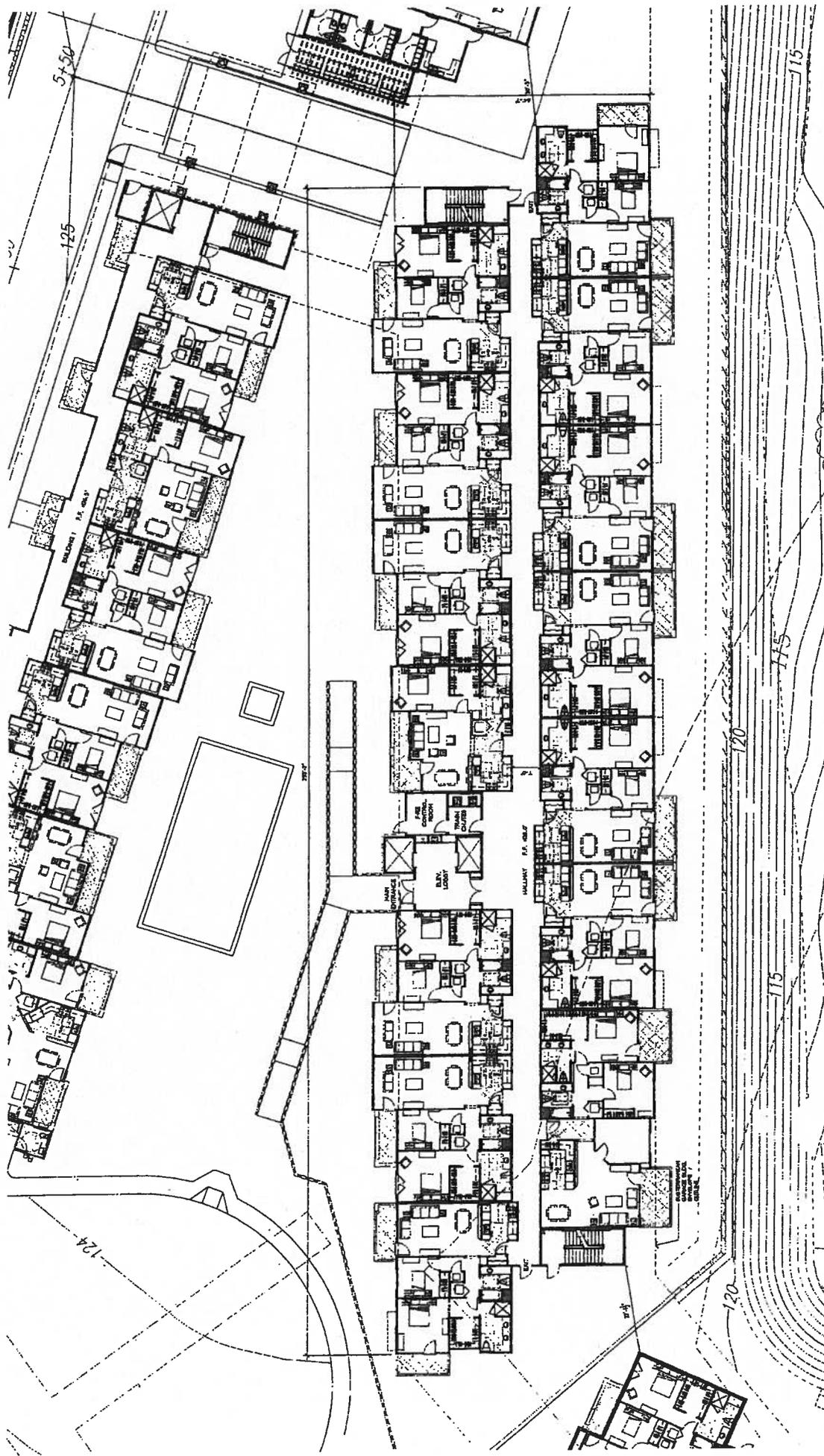
NOTE: FOR TYPICAL NOTES SEE SHEETS A3.01 & A3.02



Building 3 - Elevation (West)

NOTE: FOR TYPICAL NOTES SEE SHEETS A3.01 & A3.02





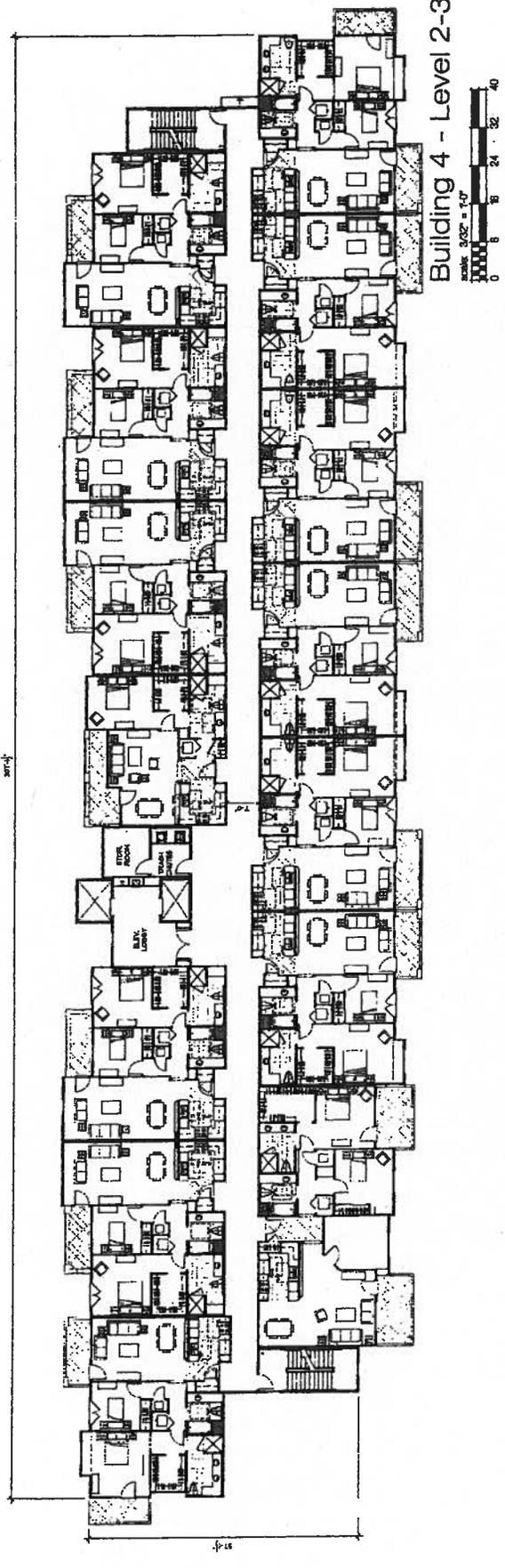
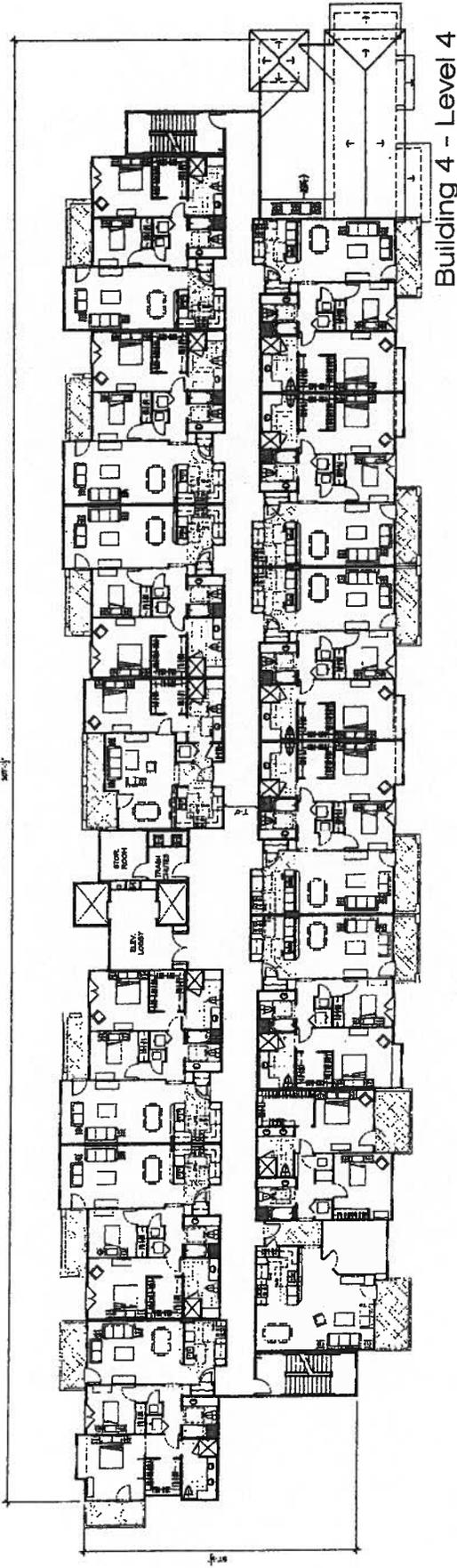
Building 4 - Plaza Level
 Scale: 3/32" = 1'-0"
 North

W/TH
 ClubLife Senior Living Center
 OceanSide, CALIFORNIA

A4.01

Wither Malcohm Architects, LLP
 Project No. A6001.200

SENIOR LIVING
 March 10th, 2008

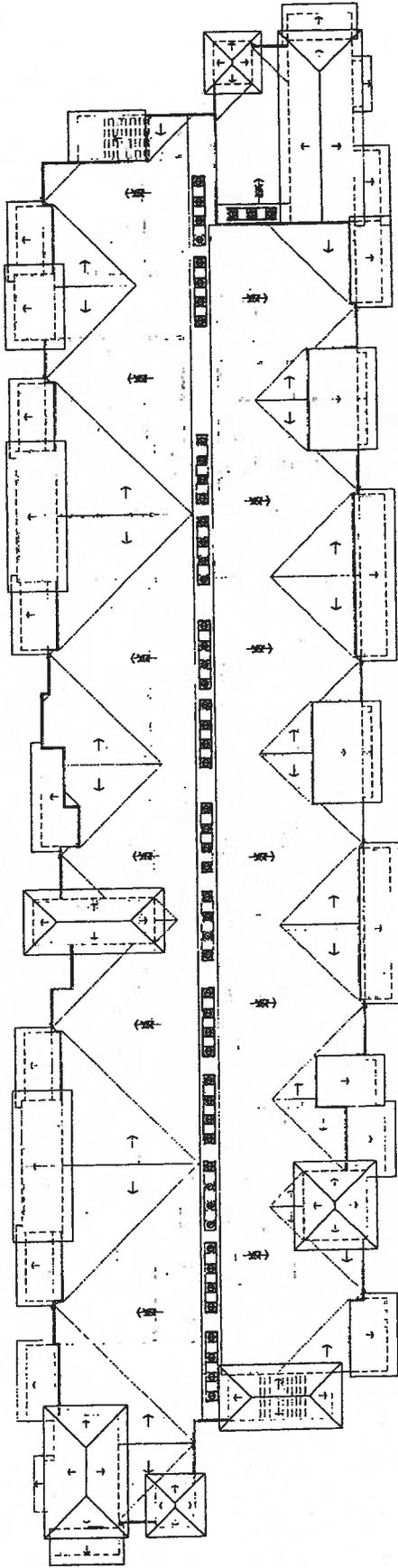


SENIOR LIVING
March 10th, 2008

ClubLife® Senior Living Center
Oceanside, CALIFORNIA

Withee Malcolm Architects, LLP
Project No. A6001.200

A4.02



Building 4 - Roof Plan



ClubLifeSM Senior Living Center

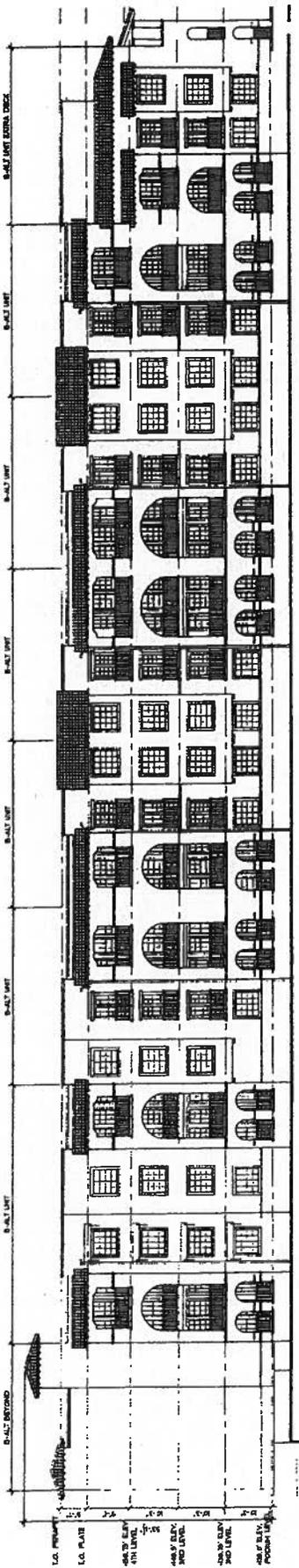
Oceanside, CALIFORNIA

SENIOR LIVING
March 10th, 2008



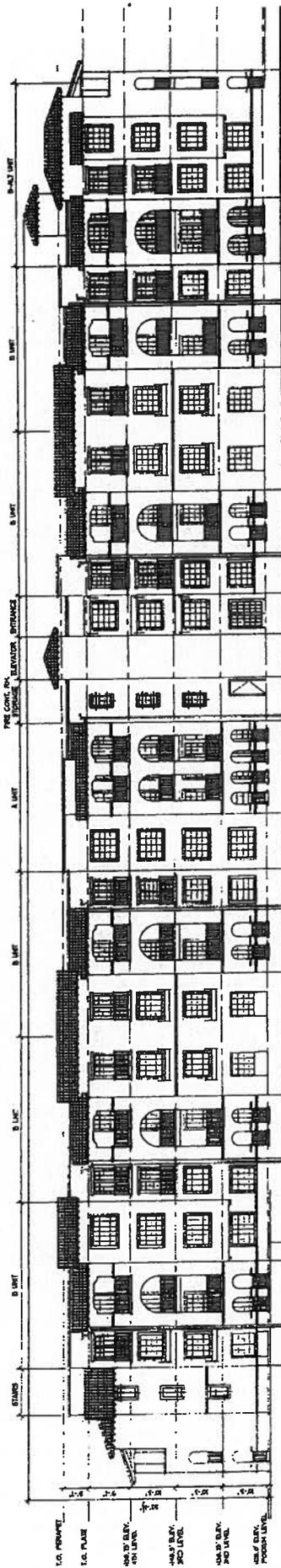
White Malcom Architects, LLP
Project No. A6001.200

A403



Building 4 - Elevation (South)

NOTE: FOR TYPICAL, REFER TO SHEET A4.01 (A.04)



Building 4 - Elevation (North)

NOTE: FOR TYPICAL, REFER TO SHEET A4.01 (A.04)

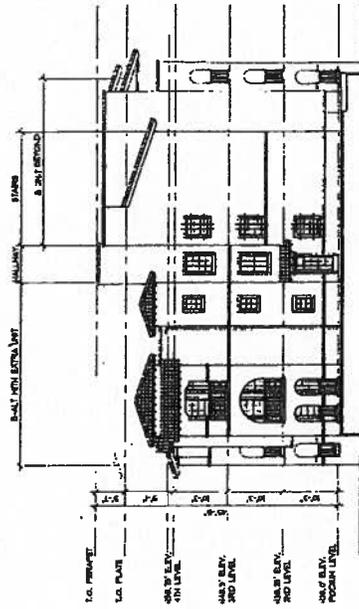


A4.04

Withee Malboim Architects, LLP
Project No. A6001.200

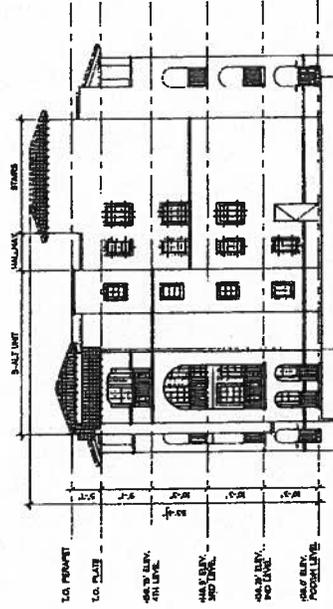
ClubLife Senior Living Center
Oceanside, CALIFORNIA

SENIOR LIVING
March 10th, 2008



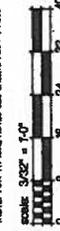
Building 4 - Elevation (East)

NOTE: FOR TYPICAL NOTES SEE SHEET A4.1 ALSO



Building 4 - Elevation (West)

NOTE: FOR TYPICAL NOTES SEE SHEET A4.1 ALSO



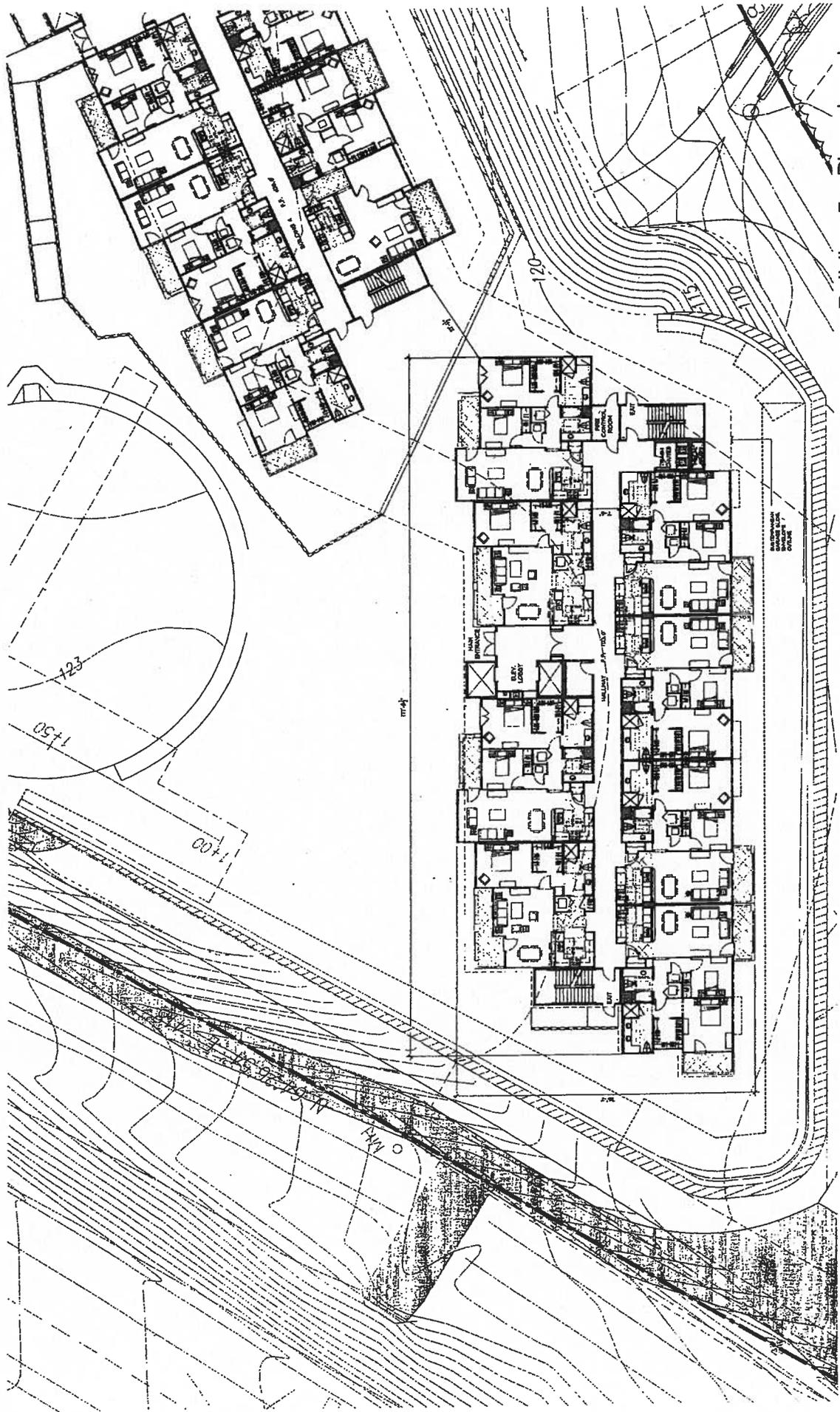
Withee Malcolm Architects, LLP
Project No. A6001.200

ClubLife Senior Living Center

Oceanside, CALIFORNIA

SENIOR LIVING
March 10th, 2008

A4.05



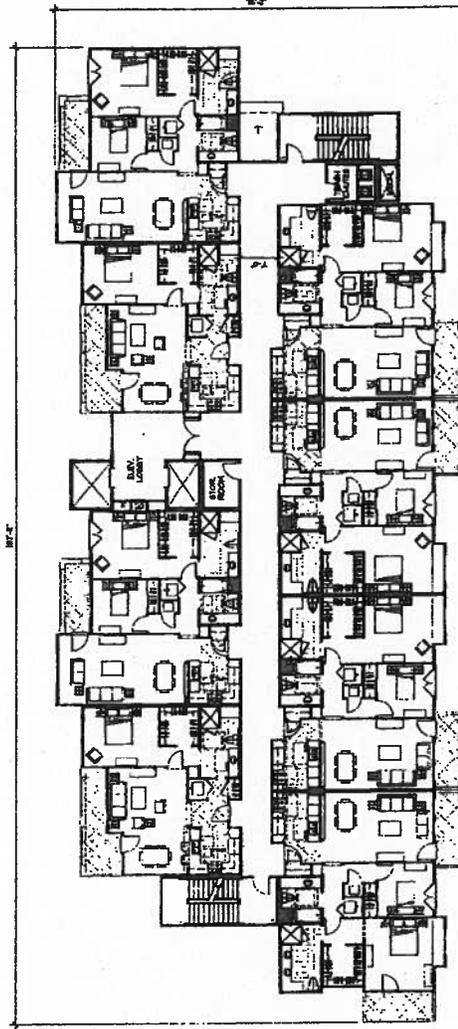
Building 5 - Plaza Level
 Scale: 3/32" = 1'-0"
 NORTH

A5.01

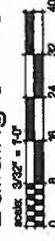
Withee Malcolm Architects, LLP
 Project No. A6001.200

ClubLife™ Senior Living Center
 Occochee, CALIFORNIA

SENIOR LIVING
 March 10th, 2008



Building 5 - Levels 2-4



ClubLife™ Senior Living Center

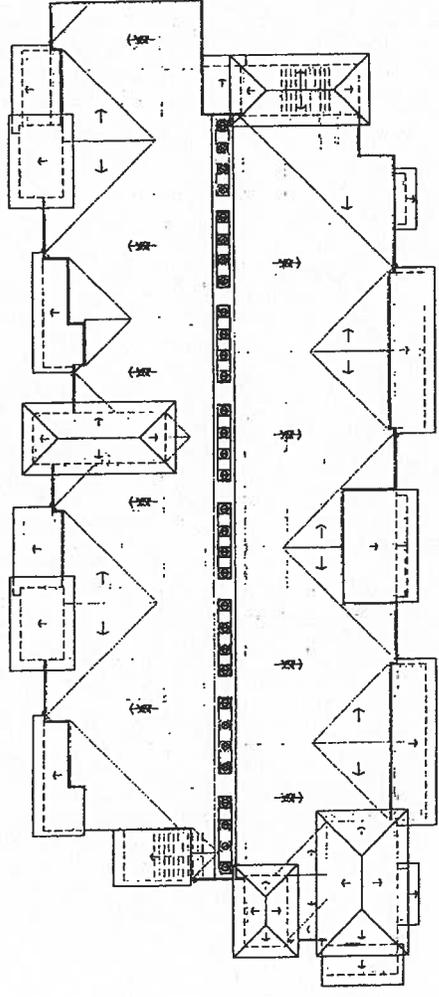
Oceanside, CALIFORNIA



Withee Malcolm Architects, LLP
Project No. A6001.200

SENIOR LIVING
March 10th, 2008

A5.02



Building 5 - Roof Plan



ClubLife Senior Living Center

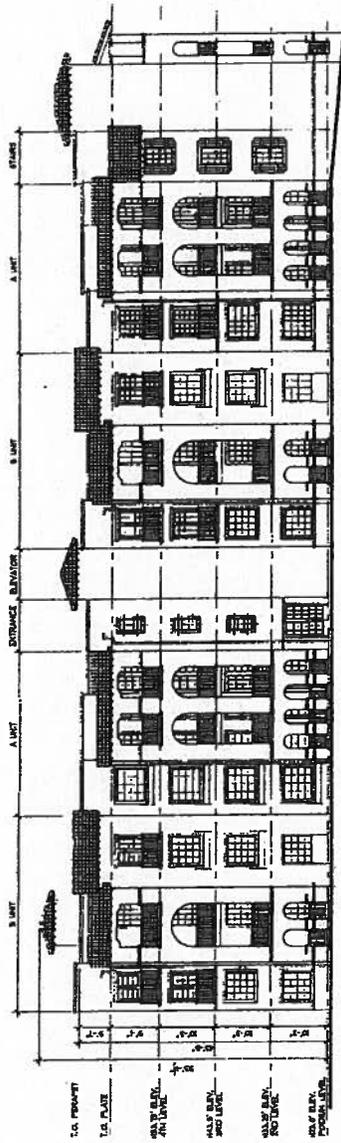
A5.03

Withee Malcolm Architects, LLP
Project No. A6001.200



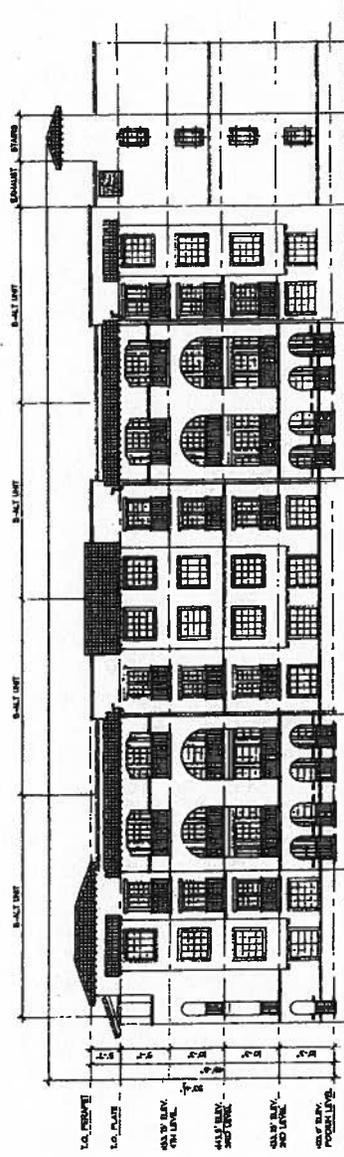
SENIOR LIVING
March 10th, 2008

Oceanside, CALIFORNIA



Building 5 - Elevation (North)

NOTE: FOR TYPICAL NOTES SEE SHEETS A5.01 & A5.02



Building 5 - Elevation (South)

NOTE: FOR TYPICAL NOTES SEE SHEETS A5.01 & A5.02

SCALE: 3/32" = 1'-0"



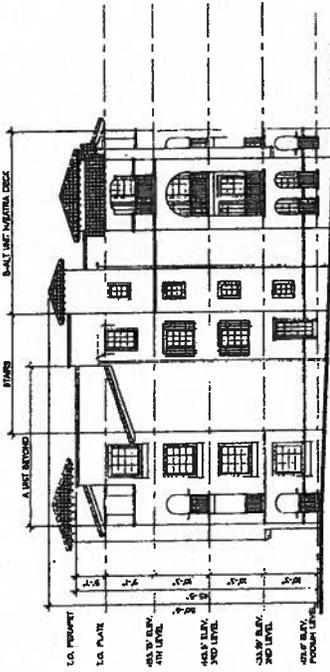
Withee Malcolm Architects, LLP
Project No. A6001.200

ClubLife Senior Living Center

Oceanside, CALIFORNIA

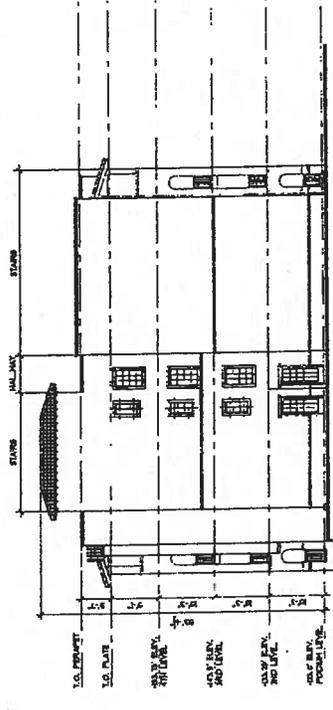
SENIOR LIVING
March 10th, 2008

A5.04



Building 5 - Elevation (East)

NOTE: FOR TYPICAL NOTES SEE SHEET A5.01 & A5.02



Building 5 - Elevation (West)

NOTE: FOR TYPICAL NOTES SEE SHEET A5.01 & A5.02

SCALE: 3/32" = 1'-0"



ClubLife™ Senior Living Center

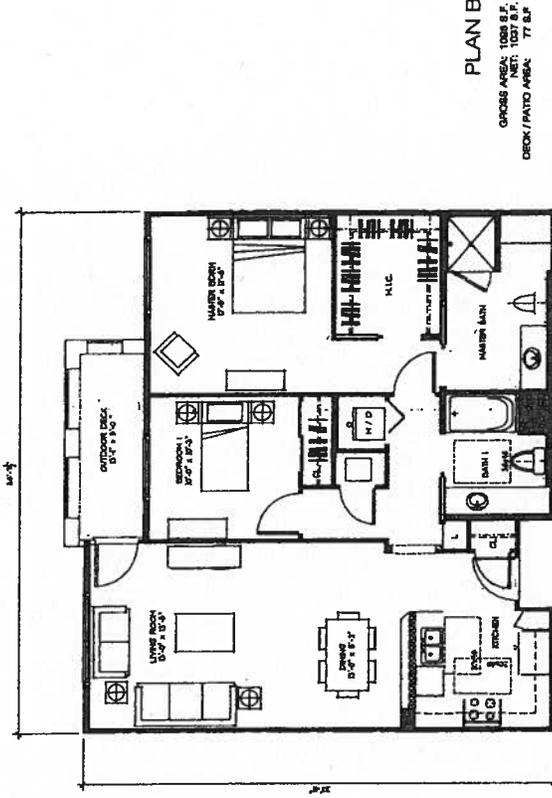
Oceanside, CALIFORNIA

SENIOR LIVING
March 10th, 2008

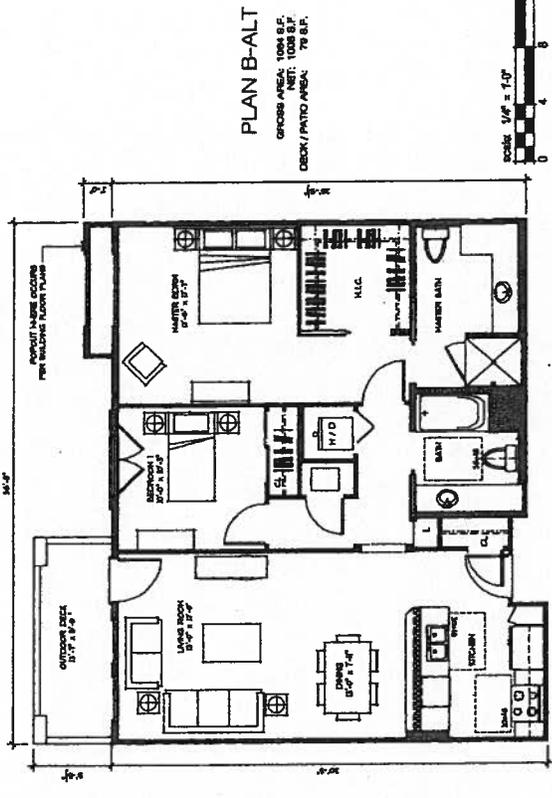
Withee Malcolm Architects, LLP

Project No. A6001.200

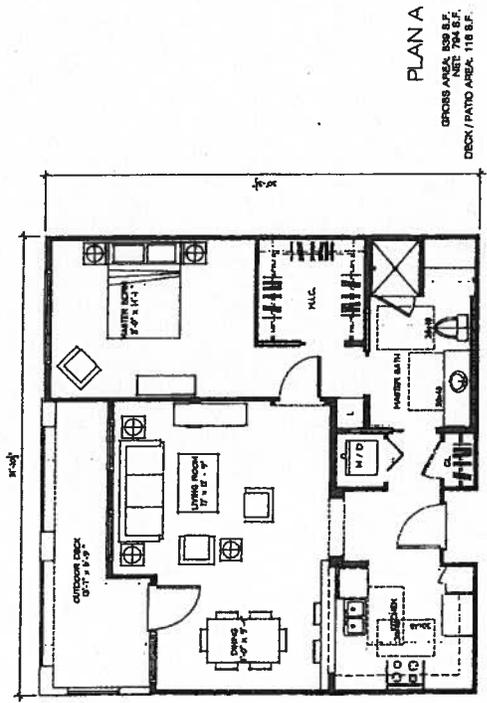
A5.05



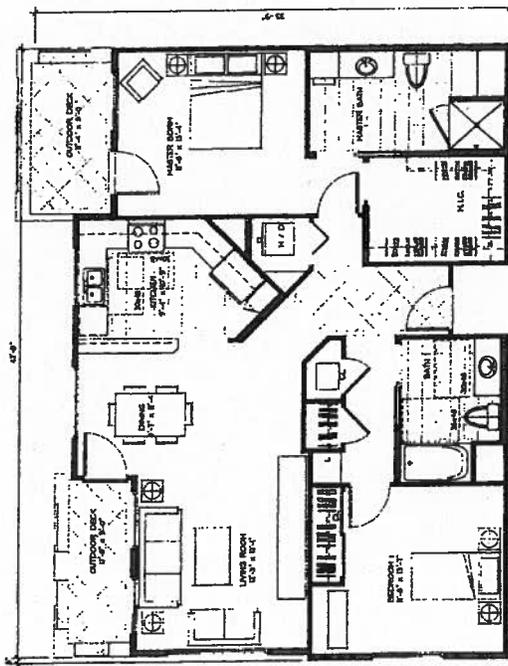
PLAN B
 GROSS AREA: 1000 S.F.
 NET: 1000 S.F.
 DECK/PATIO AREA: 77 S.F.



PLAN B-ALT
 GROSS AREA: 1000 S.F.
 NET: 1000 S.F.
 DECK/PATIO AREA: 78 S.F.

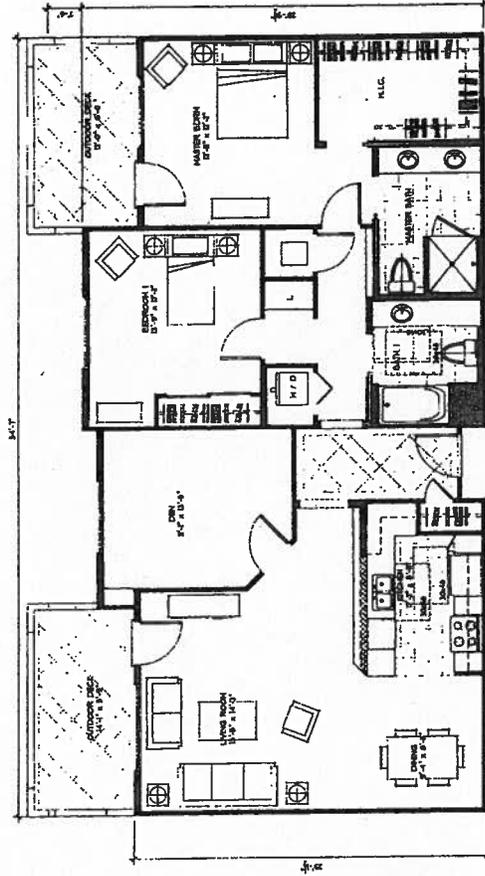


PLAN A
 GROSS AREA: 830 S.F.
 NET: 794 S.F.
 DECK/PATIO AREA: 118 S.F.



PLAN C

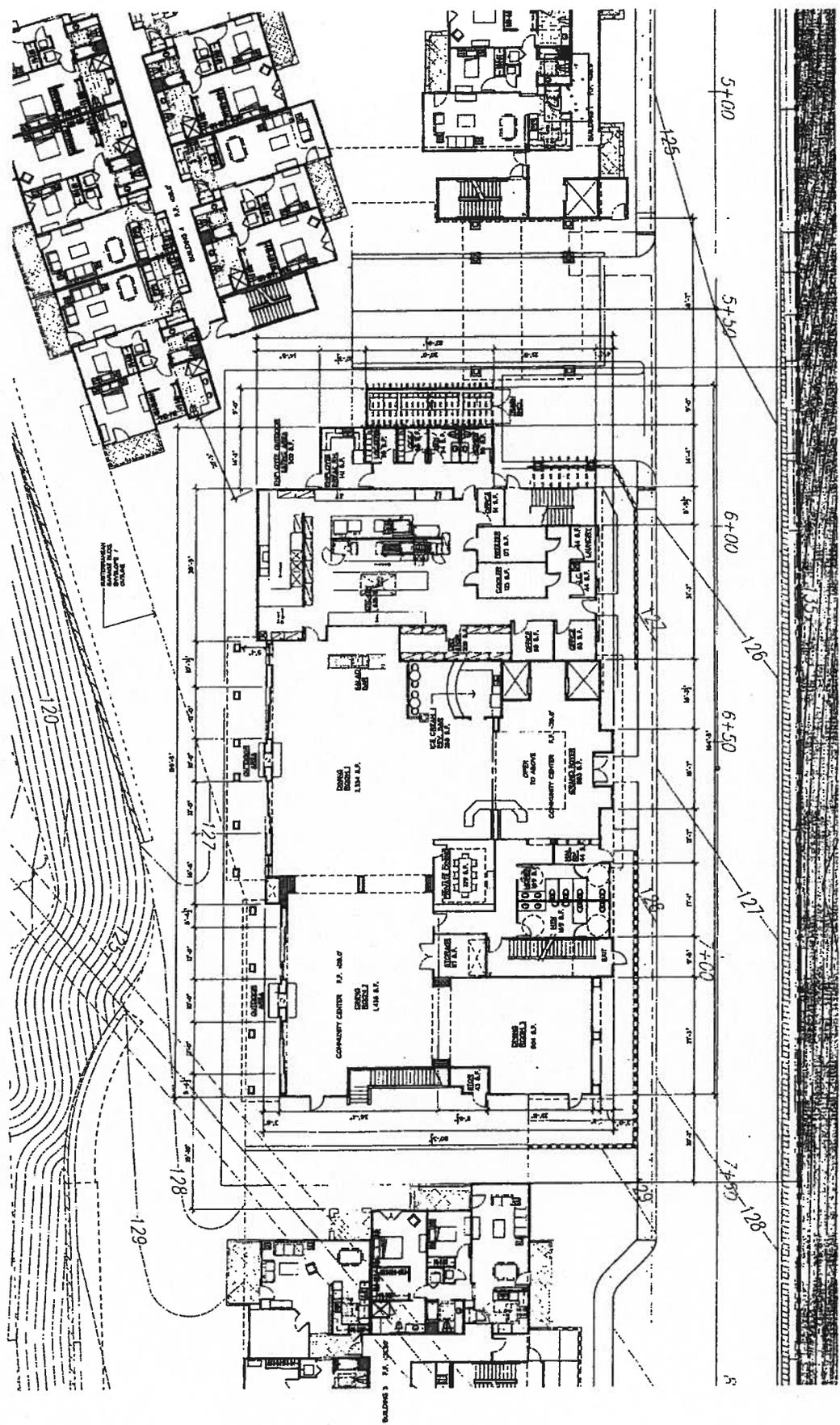
GROSS AREA: 124 S.F.
 NET: 136 S.F.
 DECK/PATIO AREA: 133 S.F.



PLAN D

GROSS AREA: 146 S.F.
 NET: 137 S.F.
 DECK/PATIO AREA: 177 S.F.





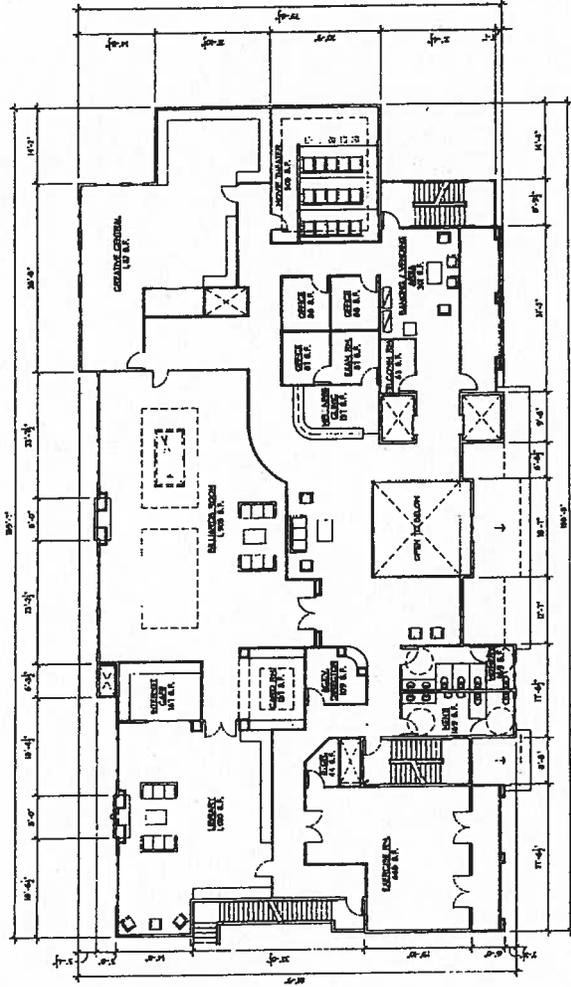
Community Center - Plaza Level
 TOTAL GROSS - 11,248 S.F.
 SCALE 3/32" = 1'-0"
 0 8 16 24 32 40
 NORTH

A7.01

Withee Malcolm Architects, LLP
 Project No. A6001.200

ClubLife Senior Living Center
 Oceanside, CALIFORNIA

SENIOR LIVING
 March 10th, 2008



Community Center - 2nd Level

TOTAL GROSS - 10,888 S.F.

SCALE 3/32" = 1'-0"



SENIOR LIVING
March 10th, 2008

ClubLife™ Senior Living Center

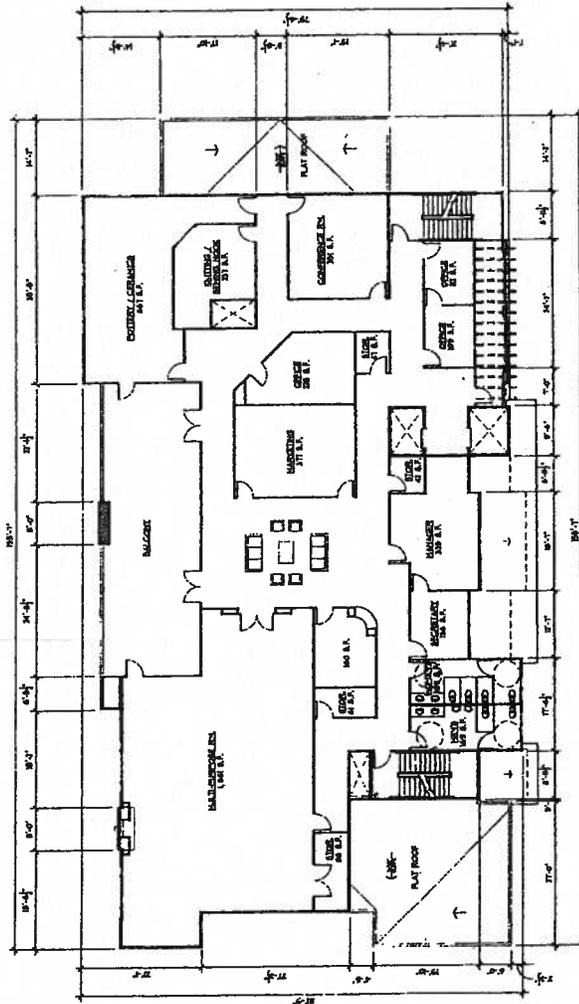
Oceanside, CALIFORNIA



Withee Malcolm Architects, LLP

Project No. A6001.200

A7.02



Community Center - 3rd Level

TOTAL GROSS - 4,225 S.F.

SCALE: 3/32" = 1'-0"



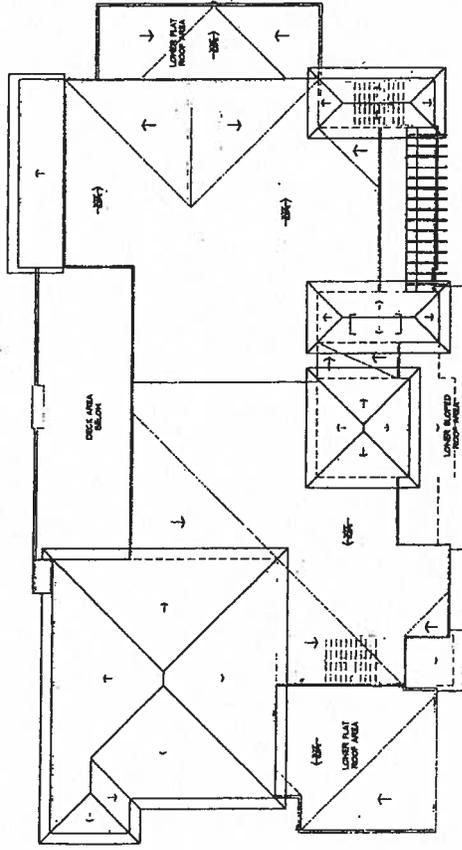
ClubLife Senior Living Center

Oceanside, CALIFORNIA

SENIOR LIVING
March 10th, 2008

Withee Malcolm Architects, LLP
Project No. A6001.200

A7.03



Community Center - Roof Plan

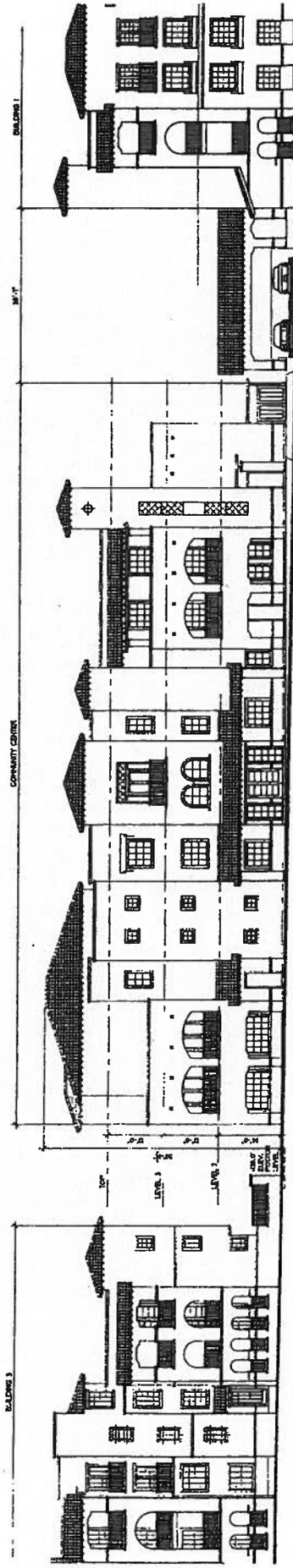


SENIOR LIVING
March 10th, 2008

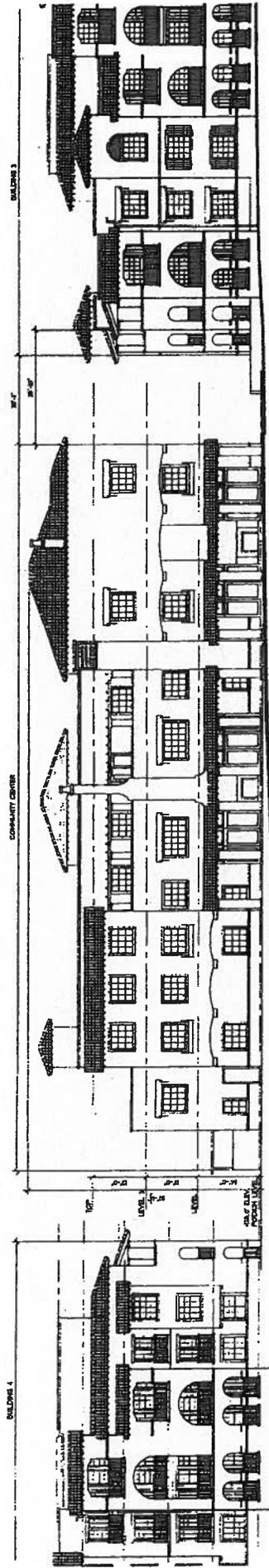
ClubLife Senior Living Center
Oceanside, CALIFORNIA

Wfhee Malcolm Architects, LLP
Project No. A6001.200

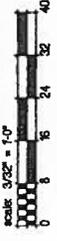
A7.04



Community Center - Elevation (North)



Community Center - Elevation (South)

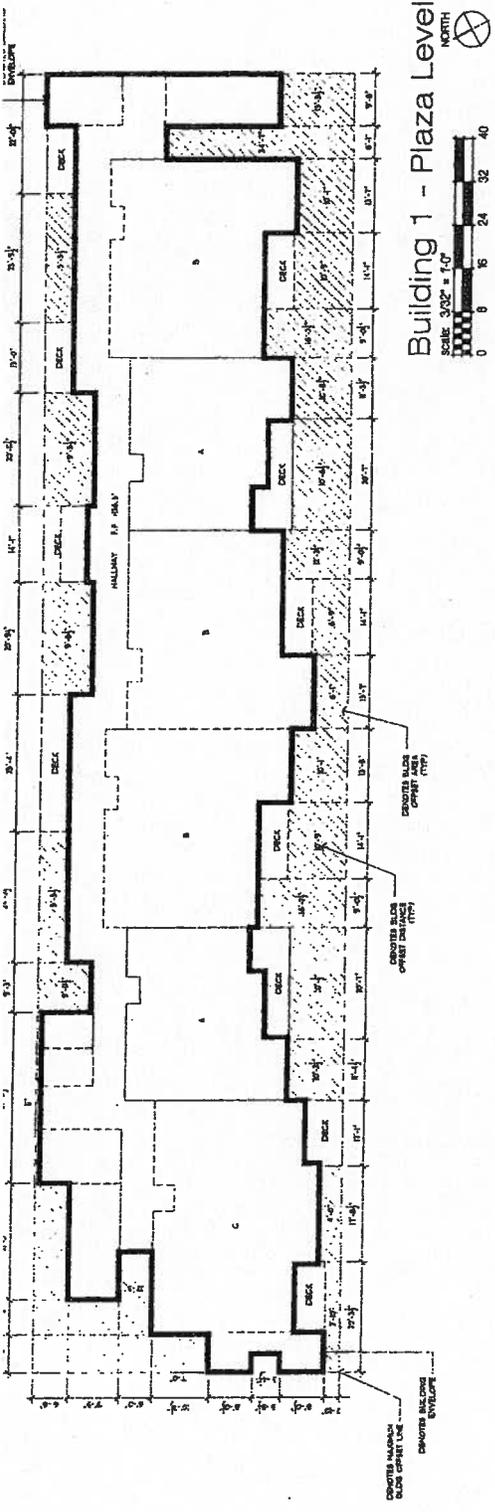


SENIOR LIVING
March 10th, 2008

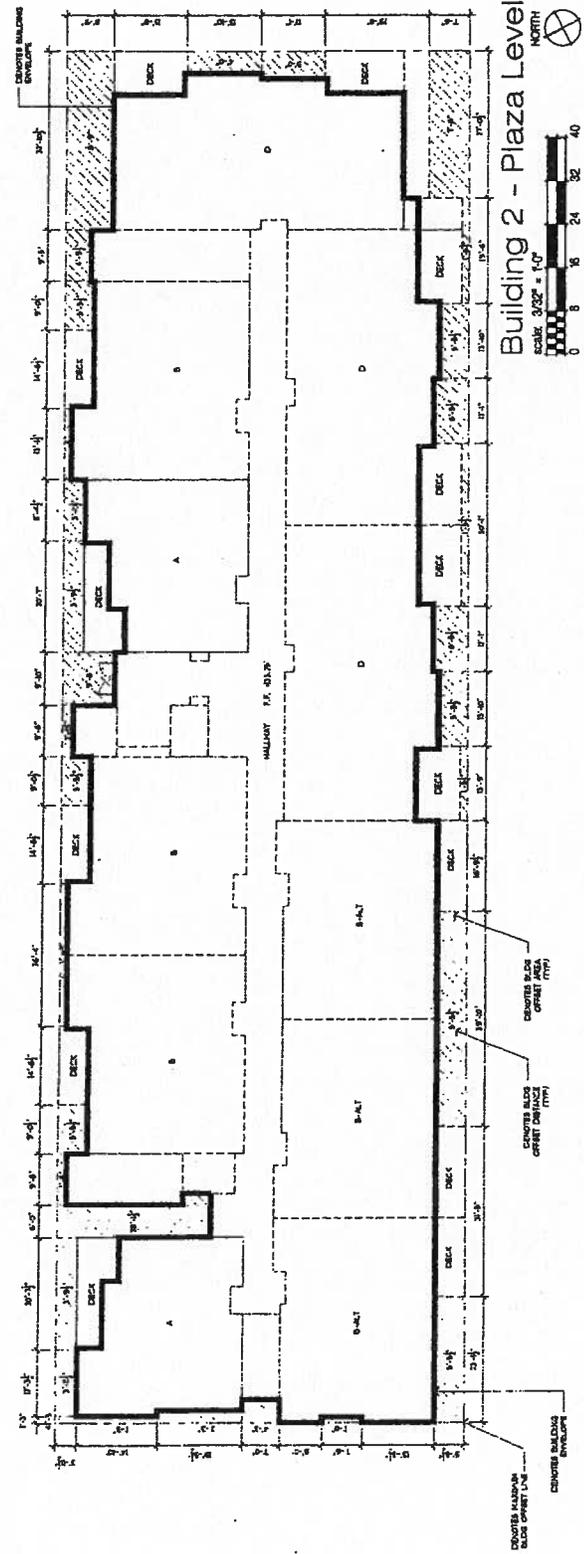
ClubLife Senior Living Center
Oceanside, CALIFORNIA

Withsee Malcolm Architects, LLP
Project No. A6001.200

A7.05



Building 1 - Plaza Level - Offset Exhibit
 SCALE: 3/32" = 1'-0"
 0 8 16 24 32 40
 NORTH



Building 2 - Plaza Level - Offset Exhibit
 SCALE: 3/32" = 1'-0"
 0 8 16 24 32 40
 NORTH

