EXECUTIVE SUMMARY

ES.1 INTRODUCTION

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

This EIR is an informational document intended for use by the City of Oceanside, other public agencies, and members of the general public in evaluating the potential environmental effects of the proposed project. The proposed project would establish a PD Plan to provide guidelines and standards for the implementation of future development of up to 420 residential units within the Mission San Luis Rey Historic Area of the City. The proposed project includes a PD Plan that provides for the development of up to 420 residential units, circulation network improvements, and recreational facilities.

CEQA Statute Section 21002 requires that an EIR identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid these effects. This EIR evaluates the environmental effects associated with the project and discusses the manner in which the project's significant effects can be reduced or avoided through mitigation measures or feasible alternatives to the proposed project. In accordance with Section 15130 of the CEQA Guidelines, this EIR also includes an examination of the effects of cumulative development. Cumulative impacts occur when the combined effects of several projects may be significant when considered collectively.

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

ES.2 PROJECT DESCRIPTION AND LOCATION

The proposed project is located in the north-central portion of the City of Oceanside within the Mission San Luis Rey Historic Area. The project site is bounded by Mission Avenue and State Route 76 (SR-76) to the south, a mobile home community, other residential development, and an assembly hall to the north, additional residential development to the east, and Mission San Luis

Rey and Mission San Luis Rey Parish and associated facilities to the west. Academy Road generally bisects the proposed project site in a north-south orientation. The land west of Academy Road is located within the Historic Core of the Mission San Luis Rey Historic Area.

Implementation of the proposed project would require a General Plan Amendment and a Zoning Amendment, altering the General Plan Land Use Designations and Zoning of the project site, respectively. The proposed project includes the development of four separate Planning Areas within the 35.59-acre site that would support a variety of residential uses, including: single-family detached and cluster developments, single-family attached clusters, and a variety of townhouses. To establish an overall unit cap, proposed unit counts were allocated to each planning area. As part of this project, a Development Plan for Planning Areas 1, 3, and 4 has been submitted to the City of Oceanside for review. The Development Plan shows Planning Area 1 accommodating 59 units, Planning Area 3 accommodating 83 units, and Planning Area 4 accommodating 149 units. The Development Plan does not show housing product in Planning Area 2; it is anticipated that a subsequent Development Plan will propose both market-rate and income-restricted housing that approaches a total of 100 units. The total unit count reflected on the Development Plan is 29 units below the maximum combined unit allocation for Planning Areas 1, 3 & 4 as listed in Table ES-1. More specifically: Planning Area 1 (10.19 acres) provides for a maximum of 62 single-family dwelling units (6.0-9.0 du/ac); Planning Area 2 (4.04 acres) provides for a maximum of 100 townhome or similar multi-family attached dwelling units (21.0-28.9 du/ac); Planning Area 3 (7.30 acres) provides for a maximum of 86 single-family cluster homes (10.0-15.0 du/ac); and Planning Area 4 (10.70 acres) allocates up to 172 multi-family attached dwelling units (15.1-20.9 du/ac) along with a community park. In total, the proposed project could include up to 420 dwelling units. Table ES-1, below, provides a land use summary of the proposed project including gross acres, existing land use, proposed land use, proposed density, and proposed unit count by planning area.

Table ES-1
Planning Area Land Use Summary

Land Use	Gross Acres	Existing Land Use[1]	Proposed Land Use[1]	Existing Zoning[3]	Proposed Zoning[3]	Proposed Density (du/ac)	Allocated Unit Count
Planning Area 1	10.19	Single Family Detached - Residential (SFD-R)	Medium Density - A - Residential (MDA-R)	Single Family Residential - Historic Overlay (RS-H)	Planned Development – Historic Overlay (PD-H)	6.0-9.9	62
Planning Area 2	4.04[2]	Single Family Detached - Residential (SFD-R)	High Density Residential (HD-R)	Single Family Residential - Historic Overlay (RS-H)	Planned Development – Historic Overlay (PD-H)	21.0-28.9	100

Table ES-1
Planning Area Land Use Summary

Land Use	Gross Acres	Existing Land Use[1]	Proposed Land Use[1]	Existing Zoning[3]	Proposed Zoning[3]	Proposed Density (du/ac)	Allocated Unit Count
Planning Area 3	7.30	Private Institutional (PI)	Medium Density - B - Residential (MDB-R)	Public and Semipublic-Historic Overlay (PS-H)	Planned Development – Historic Overlay (PD-H)	10.0-15.0	86
Planning Area 4	10.70	Private Institutional (PI)	Medium Density - C - Residential (MDC-R)	Public and Semipublic-Historic Overlay (PS-H)	Planned Development – Historic Overlay (PD-H)	15.1-20.9	172
Streets	3.36	-	-			-	-
Totals	**35.59**	**-**	**-**			**-**	**420**

(1) Land use designations correspond with the City of Oceanside General Plan
(2) Planning Area 2 contains 0.08 acres of wetland area. Wetland areas are defined as Undevelopable Land by the City of Oceanside General Plan and Zoning Ordinance as applicable to density calculations. As such, Planning Area 2 contains 4.04 acres of land area, but only 3.96 gross acres of land allocable to development densities. Impacts regarding the 0.08 acres of wetland area within Planning Area 2 are discussed in Section 4.3, Biological Resources.
(3) Zoning per Articles 10, 16, 17, and 21 of the 1992 City of Oceanside Zoning Ordinance.
du/ac = dwelling unit per acre

In addition to housing, the project would include an 8,500 square foot private common area with a tot lot within Planning Area 1 and a 16,000 square foot recreation area with a community pool in Planning Area 3. A one-acre Community Park would be located at the southwest corner of Planning Area 4. The project includes several off-site improvements, including a bus stop near the Community Park entrance, improvements to the Mission Avenue frontage near the project site, and implementation of Pedestrian Priority Project #19, as identified in the City's Pedestrian Master Plan. While no specific number of units is provided, portions of Planning Area 2 are planned as a standalone area for affordable housing units.

ES.2.1 Project Objectives

CEQA requires that an EIR include a statement of the project objectives (Section 15124(b) of the CEQA Guidelines). Project objectives are described below:

- Ensure both visual and functional compatibility with the Mission San Luis Rey Historic District, the adjacent residential neighborhood(s), other nearby land uses, development, and natural features;
- Provide a range of housing types for varying resident and community needs that helps to meet current and future housing demand on a site located near transit, retail, recreational amenities, and schools;

- Design buildings, spaces, and uses that enhance and respect the historic character of the Mission area, create a sense of neighborhood, and complement the vision for the Mission area;
- Ensure the vision for site development is economically feasible;
- Create flexibility in the plan to accommodate possible changes in the demand for housing types, the local economy, and community needs during the development period;
- Provide a high quality, well planned development that will foster pride in the community and serve as an admirable example for future residential development;
- Create a walkable environment that promotes and enhances the pedestrian experience throughout the site, with safe, convenient, and attractive connections between community open space, parks, paseos, and other amenity areas; and
- Develop an infill project that creates a harmonious connection between surrounding land uses and the Mission San Luis Rey Historic District.

ES.2.2 Discretionary Actions

The proposed project requires General Plan and Zoning Amendments to establish appropriate land use designations and density ranges to allow for the residential development proposed by the project applicant. The following actions will need to be taken by the City of Oceanside Planning Commission in order to implement the proposed project:

- EIR Certification;
- Adoption of Mitigation Monitoring and Reporting Program;
- Adoption of the Planned Development Plan;
- Approval of the Development Plan exhibits for Planning Areas 1, 3, and 4 in conjunction with the Planned Development Plan;
- Adoption of a General Plan Amendment to establish land use designations of Medium Density - A – Residential (MDA-R), High Density Residential (HD-R), Medium Residential – B – Residential, and Medium Density – C – Residential (MDC-R) where land use designations of Single Family Detached – Residential (SFD-R) and Private Institution (PI) currently exist;
- Adoption of a Zoning Amendment to designate the entire Proposed Project site as Planned Development – Historic Overlay (PD-H) with the Planned Development Plan serving as the regulating document. The property is currently zoned Single Family Residential – Historic Overlay (RS-H) east of Academy Road and Public and Semi-Public – Historic Overlay (PS-H) west of Academy Road;

- Approval of a Tentative Map for Planning Areas 1, 3 and 4, and two (2) master lots that correspond with the boundaries of Planning Areas 2; and
- Approval of a Historic Permit in conjunction with the Development Plan due to its location within the Mission San Luis Rey Historic Overlay District.

The City will utilize the EIR and associated supporting documentation in its decision to approve or deny the required discretionary permits. Other responsible agencies can use this EIR and supporting documentation in their decision-making process to issue additional approvals. These additional approvals may include, but are not limited to approval of a site-specific Storm Water Pollution Prevention Plan, necessary permits from Caltrans for the implementation of Pedestrian Priority Project #19, and approval of off-site habitat mitigation by federal and state resource agencies.

ES.3 AREAS OF CONTROVERSY

Pursuant to Section 15082 of the CEQA Guidelines, the City circulated a Notice of Preparation (NOP) dated April 28, 2014 to interested agencies, organizations, and parties. The 30-day public scoping period ended on May 28, 2014. Additionally, a public scoping meeting was held on May 15, 2014, at the Mission San Luis Rey Serra Room (4050 Mission Avenue, Oceanside, CA 92057) to gather additional public input. Comments received during the NOP public scoping period were considered during the preparation of this EIR. The NOP and comments are included in Appendix A to this EIR. Thirteen comment letters were received as a result of the NOP and public scoping meeting. Comments covered a variety of topics, including land use compatibility, traffic generation, visual impact, emergency access resulting from residential development, and preservation of biological and cultural resources.

ES.4 EFFECT NOT FOUND TO BE SIGNIFICANT

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

ES.5 IMPACTS DETERMINED TO BE SIGNIFICANT

Table ES-2 provides a summary of significant project-related impacts pursuant to the CEQA Guidelines, Section 15123(b)(1). Impacts associated with biological resources, cultural resources, geology and soils, noise, and traffic and circulation were identified as significant. All identified significant impacts would be mitigated to a level below significance.

Table ES-2
Summary of Significant Environmental Impacts

Impact	Mitigation Measures		Level of Significance After Mitigation
Biological Resources			
Impacts to nesting birds	**MM-BIO-1**	Impacts from construction-related noise may occur to wildlife if construction occurs during the breeding season (i.e., February 15–August 31 for most bird species; and January 1–August 31 for raptors). Protection of general avian wildlife in compliance with the Migratory Bird Treaty Act and California Code will be accomplished by either scheduling construction between July 15 and December 31 or if construction must commence during the nesting season (January 1-August 31), a one-time biological survey for nesting bird species must be conducted in all suitable habitat for the presence of nesting birds by a qualified biologist 72 hours prior to the commencement of work. If any active nests are detected, the area will be flagged and mapped on construction plans along with a minimum 25-foot buffer up to a 300-foot maximum for raptors, or as recommended by the qualified biologist. Generally, a 25-foot buffer is suitable for most non-sensitive bird species. Larger buffers are required for raptors because they are particularly sensitive to disturbance during the breeding season. These typical buffer distances are generally accepted by the resource agencies (e.g., USFWS, CDFW). These buffer areas established by the qualified biologist will be avoided until the nesting cycle is complete or it is determined that the nest has failed.	Less than significant
Impacts to sensitive vegetation communities	**MM-BIO-2**	Prior to approval of the Villa Storia Planned Development Plan, impacts to 0.08 acre of mulefat scrub will be mitigated through the purchase of 0.16 acre of riparian habitat located within the San Luis Rey Mitigation Bank (also known as the Singh Property) located on the San Luis Rey River north of State Route 76 and south of North River Road in the City of Oceanside, San Diego County, California. Since the mulefat scrub on site is isolated, it does not function as prime wildlife habitat, and is very small and lacking species diversity and ecosystem functions, it functions more as a disturbed wetland and avoidance of the mulefat scrub on site would not retain any significant habitat value. However, habitat preservation within the San Luis Rey River would provide for both increased wildlife habitat and wetlands functions of the area. Preserving additional acreage in the San Luis Rey River would increase the overall function and value of this significant North County wildlife corridor. This mitigation bank is currently occupied by a number of federal and state listed wildlife species and is located within a wildlife corridor. The functions and values of this mitigation bank are very high and mitigating by	Less than significant

Table ES-2
Summary of Significant Environmental Impacts

Impact	Mitigation Measures		Level of Significance After Mitigation
		purchasing credits in this bank provides for increased value of the bank with management and monitoring of the habitat. Therefore, although the Oceanside Subarea Plan requires a 3:1 mitigation ratio for riparian scrub, 2:1 mitigation is proposed for the habitat on site since the mulefat scrub functions as a disturbed wetland, which is subject to 2:1 or 1:1 mitigation for impacts.	
Cultural Resources			
Impacts to archaeological resources, Native American resources, and human remains	**MM-CUL-1**	**Cultural Resources Monitoring Program:** Due to the cultural sensitivity of this area and the potential for buried cultural resources, a monitoring program shall be undertaken for the project. The monitoring program shall consist of the following mitigation measures: • ~~Prior to implementation of the monitoring, a pre-excavation agreement shall be developed between the appropriate Luiseño tribe[s], the project applicant, and the City of Oceanside~~The developer shall enter into a Pre-Excavation Agreement, otherwise known as a Cultural Resources Treatment and Tribal Monitoring Agreement, with the San Luis Rey Band of Mission Indians prior to the commencement of any ground disturbing activities. This agreement will contain provisions to address the proper treatment of any cultural resources of Luiseño Native American human remains inadvertently uncovered during the course of the project. The agreement will outline the roles and power of the Luiseño Native American monitors; • ~~The qualified archaeologist and the Native American representative shall attend the pregrading meeting with the contractors to discuss the requirements of the monitoring program~~An archaeologist and Luiseño Native American monitor shall be present at the project's preconstruction meeting to consult with grading and excavation contractors to discuss the requirements of the cultural resources monitoring programs, excavation schedules, and safety issues; • An archaeologist and a Native American monitor shall be on-site during grading, trenching, and other ground-disturbing activities; • ~~If archaeological artifact deposits or cultural features are discovered, grading activities shall be directed away from these deposits to allow a determination of potential importance. Isolates and clearly non-significant deposits will be minimally documented in the field, and grading shall proceed~~Native American	Less than significant

Table ES-2
Summary of Significant Environmental Impacts

Impact	Mitigation Measures	Level of Significance After Mitigation
	monitors and archaeological monitors shall have joint authority to temporarily divert and/or halt construction activities. If cultural resources are discovered during construction, all earth moving activity within and around the immediate discovery area must be diverted until the Luiseño Native American monitor and archaeological monitor can assess the nature and significance of the find. Isolates and clearly non-significant deposits as determined by the archaeologist and Luiseño Native American monitor will be minimally documented in the field, and grading shall proceed. The Luiseño Native American monitors, may in their discretion, collect said resources and provide them to the Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. For any potentially significant artifact deposits, an adequate artifact sample to address research avenues previously identified for sites in the area will be collected using professional archaeological collection methods; • ~~If any human remains are discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains per CEQA Guidelines 15064.5(e)~~If suspected Native American human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. Suspected Native American remains shall be examined in the field by a forensic anthropologist and/or forensic osteologist and kept in a secure location at the site. A Luiseño Native American monitor shall be present during the examination of the remains. If the San Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. The NAHC must them immediately notify the "Most Likely Descendant" of receiving notification of	

Table ES-2
Summary of Significant Environmental Impacts

Impact	Mitigation Measures	Level of Significance After Mitigation
	the discovery. The Most Likely Descendant shall then make recommendations within 48 hours, and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98; • ~~Recovered artifactual materials shall be cataloged and analyzed~~When cultural resources are discovered during the project and the archaeologist collects such resources, a Luiseño Native American monitor must be present during any testing or cataloging of those resources; • A report shall be completed describing the methods and results of the monitoring and data recovery program; • If human remains, burial items, or items of a sacred or ritual nature are encountered during grading, trenching, and other ground disturbing activities, such items would be repatriated to the Luiseño community or other appropriate Native American tribe. Any other cultural material recovered in conjunction with the project will be permanently curated at a facility meeting the standards of 36 CFR 79 and the State's Guidelines for the Curation of Archaeological Collections (State Department of Parks and Recreation, May 1993). If a tribal facility meeting these standards is not available for curation of the cultural material recovered, cultural material will be curated at the San Diego Archaeological Center or similar appropriate facility; • If a significant cultural resource(s) and/or unique archaeological resource(s) are unearthed during ground disturbing activities for this project, the San Luis Rey Band of Mission Indians shall be notified and consulted regarding the respectful and dignified treatment of those resources. Pursuant to California Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological and cultural resources. If however, the Applicant is able to demonstrate that avoidance of a significant and/or unique cultural resource is infeasible and a data recovery plan is authorized by the City of Oceanside as the lead agency, the San Luis Rey Band of Mission Indians shall be consulted regarding the drafting and finalization of any such recovery plan; • In the event that fill is imported into the project area, the fill shall be clean of cultural resources and	

Table ES-2
Summary of Significant Environmental Impacts

Impact	Mitigation Measures	Level of Significance After Mitigation
	documented as such. If fill material is to be utilized and/or exported from areas within the project site, then that fill shall be analyzed and confirmed by an archeologist and Luiseño Native American monitor that such fill material does not contain cultural resources; • If determined by the Luiseno Native American and archaeological monitors that known and/or inadvertently discovered cultural resources may be disturbed, then a controlled grade must be instituted accordingly. Controlled grading would occur at a deliberate pace, in a specialized manner and work in controlled increments; utilize equipment would need to meet specific requirements regarding weight, attachments and type of wheels; make very shallow grading passes observed and directed by the Luiseno Native American and archaeological monitors. ~~Cultural material collected will be curated at the San Diego Archaeological Center or other appropriate curatorial facility. Alternatively, cultural material may be repatriated to the Tribe[s], as addressed in the pre-excavation agreement.~~	
Impacts to paleontological resources	**MM-CUL-2** **Paleontological Resources Monitoring Program:** After the preparation of final grading plans for each development phase, but prior to the initiation of any site preparation or start of construction, the applicant shall contract with a qualified professional paleontologist or a California Registered Professional Geologist (California RPG) with appropriate paleontological expertise, as defined by the Society of Vertebrate Paleontology's Conformable Impact Mitigation Guidelines Committee (SVP 1995 Guidelines) to implement a paleontological monitoring program. The qualified paleontologist shall be available on-call to the applicant throughout the duration of ground-disturbing activities. At a minimum, the scope of services shall include: • ***Preparation of a preconstruction paleontological assessment based on final project design*:** The preconstruction assessment shall include a review of information presented in this EIR, a review of fossil locality records, review of geological/geotechnical reports developed to date, and if deemed necessary by the qualified professional paleontologist, a pre-construction site survey. The goal of the preconstruction paleontological assessment shall be to determine with greater precision the depth and extent of geologic units of high paleontological potential (Older	Less than significant

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Impact	Mitigation Measures	Level of Significance After Mitigation
	alluvium and Santiago Formation) within the areas to be excavated. The results will be documented in a report along with recommendations for appropriate and feasible procedures to avoid or minimize damage to any paleontological resources present. Based on the volume and depth of soil excavations and the professional judgment of the paleontologist, he or she shall make recommendations regarding the need, if any, for paleontological monitoring of ground-disturbing activities, including the construction phases and locations which would require monitoring. The City of Oceanside shall review and approve the report prior to granting final approval of the proposed project. • ***Paleontological resources training:*** If deemed necessary by the qualified professional paleontologist, all construction forepersons and field supervisors shall be trained in the recognition of potential fossil materials prior to the initiation of any site preparation or start of construction. Training on paleontological resources shall also be provided to all other construction workers, but may include videotape of the initial training and/or the use of written materials rather than in-person training by the qualified paleontologist. In addition to fossil recognition, the training shall convey procedures to follow if potential fossil materials are encountered by construction crews in the course of earthwork, excavation or grading, as described below. • ***Assessment and salvage of potential fossil finds*****:** If potential fossils are discovered by construction crews or archeological/paleontological monitors, all earthwork or other types of ground disturbance within 50 feet of the find shall stop immediately until the qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the monitor may record the find and allow work to continue, or recommend salvage and recovery of the fossil. The monitor may also propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage is required, recommendations will be consistent with SVP 1995 guidelines and currently accepted scientific practice, and shall be subject to review and approval by the City of Oceanside. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that	

Table ES-2
Summary of Significant Environmental Impacts

Impact	Mitigation Measures	Level of Significance After Mitigation
	they can be housed in an appropriate museum or university collection, and may also include preparation of a report for publication describing the finds. The applicant will be responsible for ensuring that treatment is implemented and report to the City of Oceanside. If no report is required, the applicant will nonetheless ensure that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means. • ***Active monitoring of construction sites for paleontological resources, if required*:** Paleontological monitoring will consist of periodically inspecting disturbed, graded, and excavated surfaces, as well as soil stockpiles and disposal sites. The monitor (which will be the professional paleontologist or a designee) will have authority to divert grading or excavation away from exposed surfaces temporarily in order to examine disturbed areas more closely, and/or recover fossils. The monitor will coordinate with the construction manager to ensure that monitoring is thorough but does not result in unnecessary delays. If the monitor encounters a paleontological resource, he or she shall assess the fossil, and record or salvage it, as described above.	
Geology and Soils		
Impacts related to soil stability, liquefaction, landslides, and soil erosion.	**MM-GEO-1** Prior to the issuance of the grading permit, the applicant(s) shall verify that the applicable recommendations of the Updated Geotechnical Evaluation for Proposed Residential Development 35.59±Acre Site, North of Mission Road and Highway 76 Oceanside, San Diego County, California prepared by GeoTek, Inc. in October 2014 have been incorporated into the project design and construction documents to the satisfaction of the City Engineer. Recommendations shall be held to performance standards within the applicable ordinances (including grading, construction, and landscaping regulations) of the City of Oceanside and County of San Diego as well as the standards provided in the most recent California Building Code which are intended to reduce risk related to geologic hazards. Recommendations include, but are not limited to: 1. Additional review from GeoTek and specific geotechnical recommendation upon review of future individual Planning Area Development Plans; 2. Earthwork considerations for site clearing and	Less than significant

Table ES-2
Summary of Significant Environmental Impacts

Impact	Mitigation Measures	Level of Significance After Mitigation
	preparation, remedial grading, engineering fill, constructed slopes, excavation, shrinkage and bulking, and trenching and backfill. All earthwork shall be performed in accordance with the applicable grading ordinances of the City of Oceanside, the County of San Diego, and the standards found in the most recent CBC; 3. Design recommendations for foundation design criteria including setbacks, soil corrosivity, and sulfate content. All foundation designs shall conform with the standards found in the most recent CBC and American Concrete Institute 318 (Building Code Requirements for Structural Concrete); 4. Retaining wall design and construction recommendations including backfill, drainage, and restraining; 5. Concrete construction considerations including concrete mix design, flatwork, and performance. Concrete construction shall be performed in accordance with the standards of the most recent CBC and American Concrete Institute 318 (Building Code Requirements for Structural Concrete); 6. Post construction considerations for landscaping maintenance, planting, and drainage. Landscaping shall be designed and maintained in accordance to the City of Oceanside's Landscape Development Manual and Municipal Code; 7. A GeoTek representative to be present during grading and foundation construction.	
Noise		
Impacts to interior noise levels	**MM-NOI-1** Prior to issuance of a certificate of occupancy Planning Area 2 residences located in the first row north of SR-76, the applicant shall prepare an acoustical analysis ensuring that interior noise levels due to exterior noise sources will be at or below 45 dBA CNEL. One or a combination of the following measures will be incorporated as necessary to ensure interior noise will be at or below 45 dBA CNEL: 1. Utilize roof-ceiling assemblies making up the building envelope that have a sound transmission class value of at least 50, and exterior windows shall have a minimum sound transmission class of 30, as recommended in the California Green Building standards code for non-residential development within 1,000 feet of a freeway; 2. Install dual-paned windows to reduce sound transmission; and/or	Less than significant

Table ES-2
Summary of Significant Environmental Impacts

Impact	Mitigation Measures		Level of Significance After Mitigation
		3. Locate common areas and yards along the street frontage to provide a setback for residences.	
Traffic and Circulation			
Direct impacts to intersections	**MM-TRA-1**	**Intersection #9. Mission Avenue / Academy ~~Drive~~ Road –** Prior to the issuance of the first building permit, the project applicant shall include the installation of a traffic signal with a Closed Circuit Television Camera (CCTV) camera at this intersection and provide one southbound dedicated left-turn lane and a southbound dedicated right-turn lane with an overlap phase within the conceptual circulation plan for the project to the satisfaction of the City of Oceanside.	Less than significant
Cumulative impacts to intersections	**MM-TRA-2**	**Intersection #7. SR-76 / Rancho Del Oro Drive –** SR-76 is proposed to be widened to six-lanes through this intersection in the future. ~~However, funding for these improvements is currently not available.~~ The project applicant shall pay a fair share contribution toward the planned widening of this intersection to provide additional eastbound and westbound through lanes along SR-76. The payment of a fair share contribution will be based on the trips associated with the actual approved residential units for an amount not to exceed $230,000, and this fair share contribution would mitigate the cumulative impact at this location to below a level of significance since the impact is cumulative in nature and there is a planned improvement at this intersection to contribute towards. The payment of a fair share contribution shall occur prior to the issuances of the first building permits and to the satisfaction of the City of Oceanside.	Less than significant
Cumulative impacts to intersections	**MM-TRA-3**	**Intersection #10. Mission Avenue / Mission Gate Drive –** The project applicant shall install a traffic signal, a 3-inch conduit with copper wiring to interconnect the existing signal at Old Grove Marketplace, and provide of a CCTV camera at this intersection. Since the impact is cumulative, the project should be reimbursed by the City the cost of the traffic signal less the project's fair share contribution. The fair share contribution shall be calculated based on the associated trips for actual approved residential units. The payment of a fair share contribution shall occur prior to the issuance of the first building permit and to the satisfaction of the City of Oceanside.	Less than significant
Cumulative impacts to intersections	**MM-TRA-4**	**Intersection #17. SR-76 / College Boulevard –** The SR-76/ College Boulevard intersection is to be improved per the City Circulation Element. ~~However, funding for these improvements is currently not available.~~ The project applicant shall provide the City of Oceanside: a final	Less than significant

Table ES-2
Summary of Significant Environmental Impacts

Impact	Mitigation Measures		Level of Significance After Mitigation
		construction design and construction costs for the build out of the intersection based on the recommendations in the Circulation Element. The construction estimate will be used in the future collection of fair share contributions for this intersection's planned improvements. This creative mitigation measure would mitigate the cumulative impact for this intersection to below a level of significance. The project applicant shall conduct a traffic signal coordination optimization study at the 8 signalized intersections along SR-76 corridor between Foussat Road and N. Santa Fe Avenue. The purpose of this study is to update intersection signal timings in order to maximize intersection capacity, reduce driver delays, queues, and vehicle emissions, and improve the overall efficiency of traffic operations for the motoring public. The optimization study will utilize the existing weekday AM and PM peak hour traffic counts used in the Villa Storia Traffic Impact Analysis and the signal timing plans provided by Caltrans. The study will identify recommended adjustments to the signal timings, offsets, detection, and other parameters to improve intersection performance along the study corridor, which the City and/or Caltrans shall implement.	
Cumulative impacts to roadway segments	**MM-TRA-5**	**Segment #8. Mission Avenue between Rancho Del Oro Drive and Academy Road –** Prior to the issuance of the first building permit, the project applicant shall provide an additional 15 feet of right-of-way to include sidewalk and parkway space on Mission Avenue along the project frontage ~~include the widening the north side of Mission Avenue along the project frontage to four-lane Secondary Collector standards as identified in the Oceanside Circulation Element~~ and the full installation of a 3 inch conduit with copper wiring along the project frontage connecting to the CCTV camera at the Mission Avenue/ Academy Road signalized intersection (approximately 2,300 feet) within the conceptual circulation plan for the project. The project applicant shall pay a fair share contribution toward the ultimate widening of the south side of Mission Avenue between Rancho Del Oro Drive and Academy Road to four-lane Secondary Collector standards. These ~~recommendations~~improvements and fair share contributions would mitigate the cumulative impact along this segment to below a level of significance since the impact is cumulative in nature. The improvements and payment of a fair share contribution shall occur prior to the issuance of the first building permit and to the satisfaction of the City of Oceanside.	Less than significant

Table ES-2
Summary of Significant Environmental Impacts

Impact	Mitigation Measures		Level of Significance After Mitigation
Impacts to intersection design	**MM-TRA-6**	**Academy Road Storage Lanes -** Prior to the issuance of the first building permit, the project applicant shall include 150 foot dedicated left- and right-turn storage lanes on Academy Road at the southbound approach to the Mission Avenue/Academy Road intersection within the conceptual circulation plan for the project to the satisfaction of the City of Oceanside.	Less than significant
Impacts to roadway hazards during construction	**MM-TRA-7**	**Construction Traffic Control Plan** - Prior to the issuance of the first building permit, a Traffic Control will be prepared for approval by the City of Oceanside. The traffic control plan will show all signage, striping, delineate detours, flagging operations and any other devices which will be used during construction to guide motorists safely through the construction zone and allow for adequate access and circulation, to the satisfaction of the City. This Traffic Control Plan will be prepared in accordance with the City's traffic control guidelines and will be prepared to ensure that access will be maintained to individual properties, and that emergency access will not be restricted. Additionally, the Traffic Control Plan will ensure that congestion and delay of traffic resulting from project construction are not substantially increased and will be of a short-term nature. In addition, the construction contractor shall provide not less than a 2-week written notice prior to the start of construction by mailing to owners/occupants along streets to be impacted during construction. During construction, the City will maintain continuous vehicular and pedestrian access to residential driveways from the public street to the private property line, except where necessary construction precludes such continuous access for reasonable periods of time. Access will be reestablished at the end of the workday. If a driveway needs to be closed or interfered with as described above, the construction contractor shall notify the owner or occupant of the closure of the driveway at least five working days prior to the closure. The traffic control plan will include provisions to ensure that the construction contractor's work in any public street does not interfere unnecessarily with the work of other agencies such as emergency service providers, mail delivery, school busses, and waste services.	Less than significant

ES.6 PROJECT ALTERNATIVES

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

ES.6.1 No Project Alternative

CEQA Guidelines Section 15126.6 requires the inclusion and analysis of a No Project Alternative. Per CEQA, a No Project Alternative would entail analysis of no build and no development beyond the existing conditions of the project site.

Under the No Project Alternative, the 35.59-acre site would remain undeveloped. Proposed improvements to Academy Road, Mission Avenue frontage, Chapter Lane, and the connection of Frazee Road to Academy Road would not occur.

ES.6.2 Reduced Density Alternative

The Reduced Density Alternative would result in the development of 147 single family detached residential units, 273 units less than the proposed project. The Reduced Density Alternative would also require an amendment to the General Plan for the portion of the project site west of Academy Road in order to change the land use designation from its current PI designation to a SFD-R designation. The Reduced Density Alternative would further differ (beyond the land use type) from the proposed project in the following ways: Academy Road would be widened the City standard of 60' rather than the proposed 70'; the proposed roundabout along Academy Road would not be developed; common recreation (including the one-acre Community Park) would not exceed the required 300 sf per DU, for a total of 44,100 sf versus the currently proposed 76,230 sf; the traffic signal at Mission and Academy would not be warranted; and Mission Avenue frontage improvements in excess of the standard 10' right of way would not occur. With a substantially reduced project, the justification (i.e. larger population and density) for on-site inclusionary housing and implementation of Pedestrian Priority Project #19 would no longer apply. This alternative would follow the same Community Design Guidelines and policies found in the proposed PD Plan. Under this alternative, the barriers preventing access to Frazee Road at Academy Road would be removed. This would allow for pedestrian and vehicular access along Frazee Road between Academy Road and Old Grove Road as described in the proposed project.

ES.6.3 Environmentally Superior Alternative

The No Project Alternative would result in the least environmental impacts and would be the environmentally superior alternative. However, Section 15126.6(e)(2) of the CEQA Guidelines states that if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. In this case, the environmentally superior alternative is the Reduced Density Alternative. The Reduced Density Alternative meets most of the proposed project objectives, while reducing impacts resulting from greater population growth of the proposed project. Table ES-3 shows the impacts of each alternative relative to the proposed project.

Table ES-3
Alternatives Impact Summary

Environmental Issue	Proposed Project Impacts Prior to Mitigation	Proposed Project Impacts with Mitigation	Reduced Density Alternative	No Project Alternative
Aesthetics	LTS	LTS	—	▼
Air Quality	LTS	LTS	▼	▼
Biological Resources	S	LTS	—	▼
Cultural Resources	S	LTS	▲	▼
Geology and Soils	S	LTS	—	▼
Greenhouse Gas Emissions	S	LTS	▼	▼
Hazards and Hazardous Materials	LTS	LTS	—	▼
Hydrology and Water Quality	LTS	LTS	—	▼
Land Use and Planning	LTS	LTS	—	▼
Noise	S	LTS	▼	▼
Population and Housing	LTS	LTS	▼—	▼
Public Services	LTS	LTS	▼	▼
Recreation	LTS	LTS	▲—	▼
Traffic and Circulation	S	LTS	▼	▼
Utilities and Service Systems	LTS	LTS	▼	▼
Meet Project Objectives	Yes	Yes	Yes	No

▲ Alternative is likely to result in greater impacts to issue when compared to proposed project.
— Alternative is likely to result in similar impacts to issue when compared to proposed project.
▼ Alternative is likely to result in reduced impacts to issue when compared to proposed project.

LTS = Less than significant impact.
S = Significant impact.