

CHAPTER 2 ENVIRONMENTAL SETTING

This section provides a description of the proposed Villa Storia Planned Development (PD) Plan (proposed project). As required by Section 15125 of the CEQA Guidelines, this section includes a description of the physical environmental conditions in the vicinity of the project site at the time of filing of the Notice of Preparation and an overview of applicable planning documents. The environmental conditions discussed within this section constitute the baseline conditions by which significances of impacts will be determined.

2.1 PROJECT LOCATION AND EXISTING CONDITIONS

The project site is located in the San Luis Rey Neighborhood Planning Area, within the north-central portion of the City of Oceanside (Figures 2-1 and 2-2). The 35.59-acre site is located north of the intersection of Mission Avenue and Academy Road within the Mission San Luis Rey Historic Area, as shown in Figure 2-3. The project site is generally bisected into eastern and western portions by the Academy Road alignment, with the land west of Academy Road located within the designated Historic Area Core.

The project site largely consists of previously disturbed and vacant land. Portions of the project site were used historically for agricultural purposes into the 1960s. In subsequent years, portions of the project site were used for storage and parking related to the adjacent hockey rink. Until 2009, the project site was under ownership of the Mission San Luis Rey. Most of the land cover is comprised of seasonal grasses with small portions of ornamental land and mulefat scrub. The 0.08-acre patch of mulefat scrub, located along the southern boundary of the project site adjacent to Academy Road, is dominated by stands of mulefat and coyote bush. The topography of the proposed project site gently fluctuates between an approximate low of 70 feet above mean sea level (amsl) to an approximate high of 90 feet amsl, with drainage generally directed to the northeast.

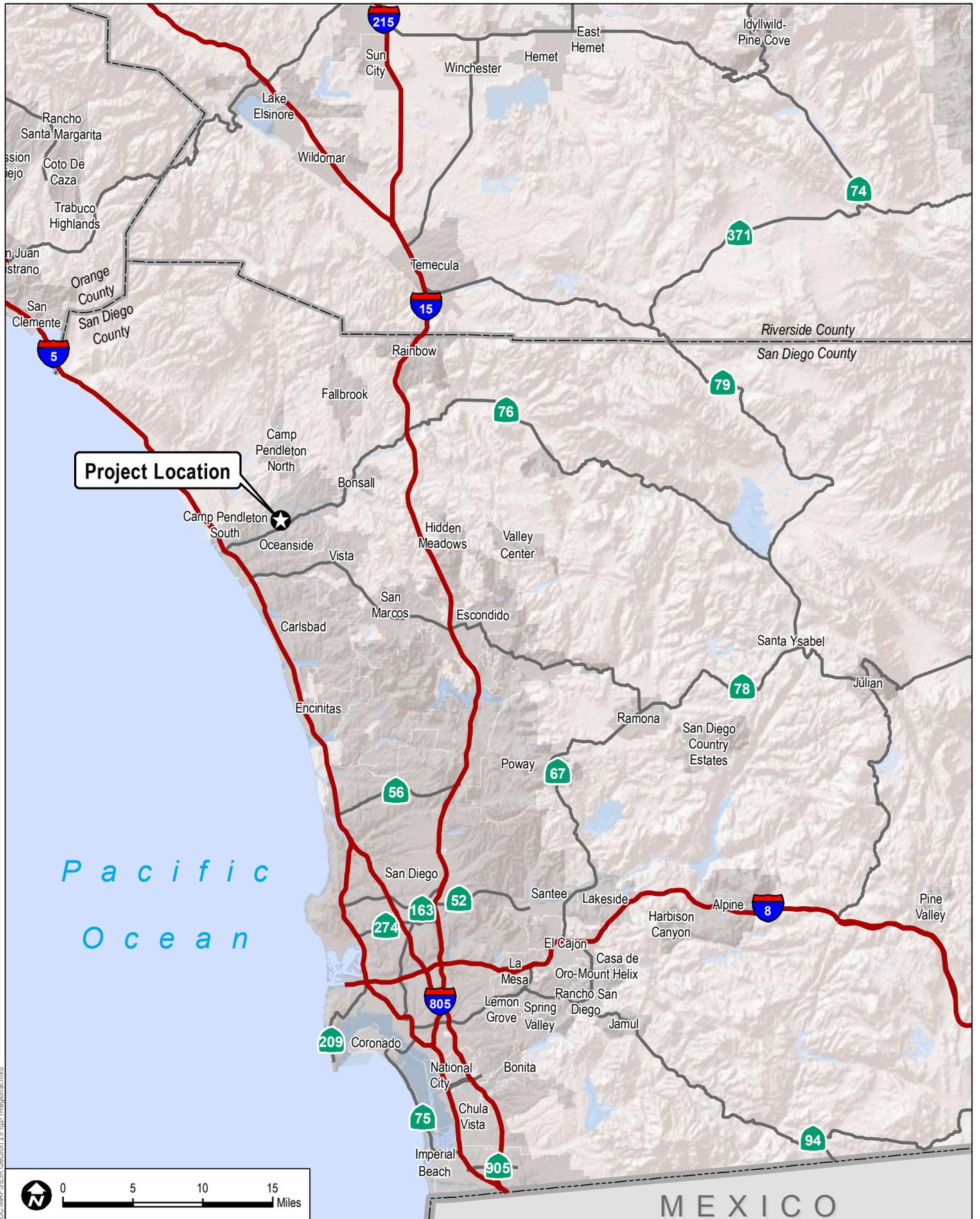
2.2 REGIONAL SETTING AND SURROUNDING LAND USES

As shown in Figure 2-4, the project site is surrounded by single-family residential uses to the east and northeast. A medium-density mobile home development (San Luis Rey Mobile Estates), a private group assembly use known as the Alano Club, and single-family residential properties are also located to the north. The Mission San Luis Rey Parish property borders the project site on the west, with the Mission San Luis Rey grounds located immediately west of the Parish. Mission San Luis Rey is historically significant and is identified by the South Coastal Information Center as archeological site CA-SDI-241. Ivey Ranch Park, which includes an equestrian facility, is located south of the project site across Mission Avenue. State Route 76 (SR-76) borders the project site along the southeast, with medium-density condominiums and a large commercial center located south of SR-76.

The site is located approximately 5 miles from the Pacific Ocean. The San Luis Rey River is located approximately 0.5 miles north of the proposed project site; the site is separated from the river by existing residential development. The proposed project site is located within the Lower San Luis Hydrologic Area 903.1 of the San Luis Rey River Hydrologic Unit.

The project site is situated in the Peninsular Ranges geomorphic province. The Peninsular Ranges province is one of the largest geomorphic units in western North America. It extends roughly 975 miles to the north and northeasterly, adjacent the Transverse Ranges geomorphic province to the tip of Baja California. This province varies in width from about 30 to 100 miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province. The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. Three major fault zones are found in this province. The Elsinore Fault zone and the San Jacinto Fault zones trend northwest-southeast and are found in the near the middle of the province. The San Andreas Fault zone borders the northeasterly margin of the province. The project site is located in an area geologically mapped to be underlain mostly by Tertiary age sedimentary bedrock and Quaternary age alluvium.

The project site is located in the San Diego Air Basin (SDAB). The SDAB encompasses the entire County of San Diego and is under the jurisdiction of the San Diego Air Pollution Control District. The climate of the SDAB is dominated by a semi-permanent high pressure cell located over the Pacific Ocean. This cell influences the direction of prevailing winds (westerly to northwesterly) and maintains clear skies for much of the year. It also drives the dominant onshore circulation and helps create two types of temperature inversions, subsidence and radiation, that contribute to local air quality degradation.



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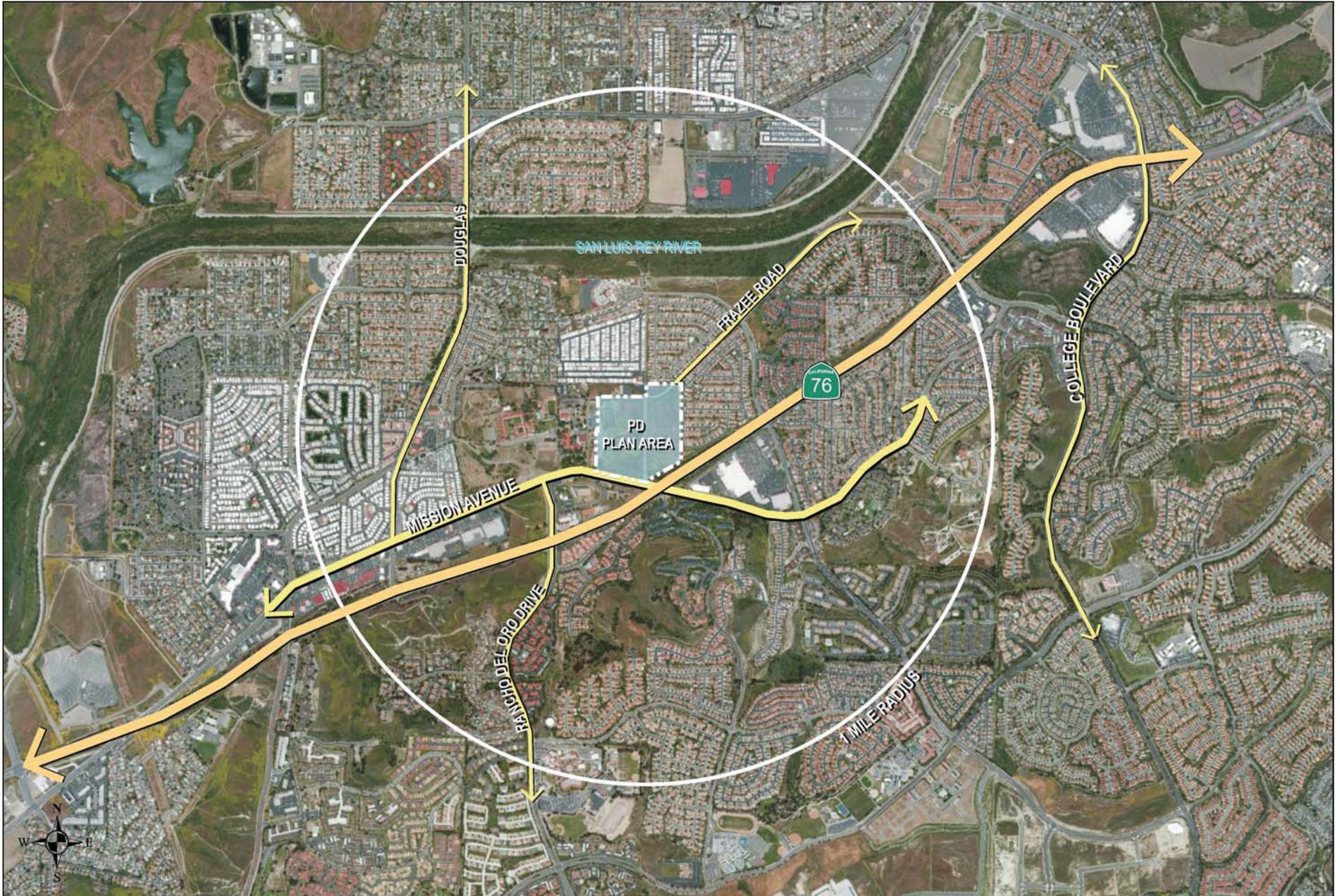
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**FIGURE 2-1
Regional Map**

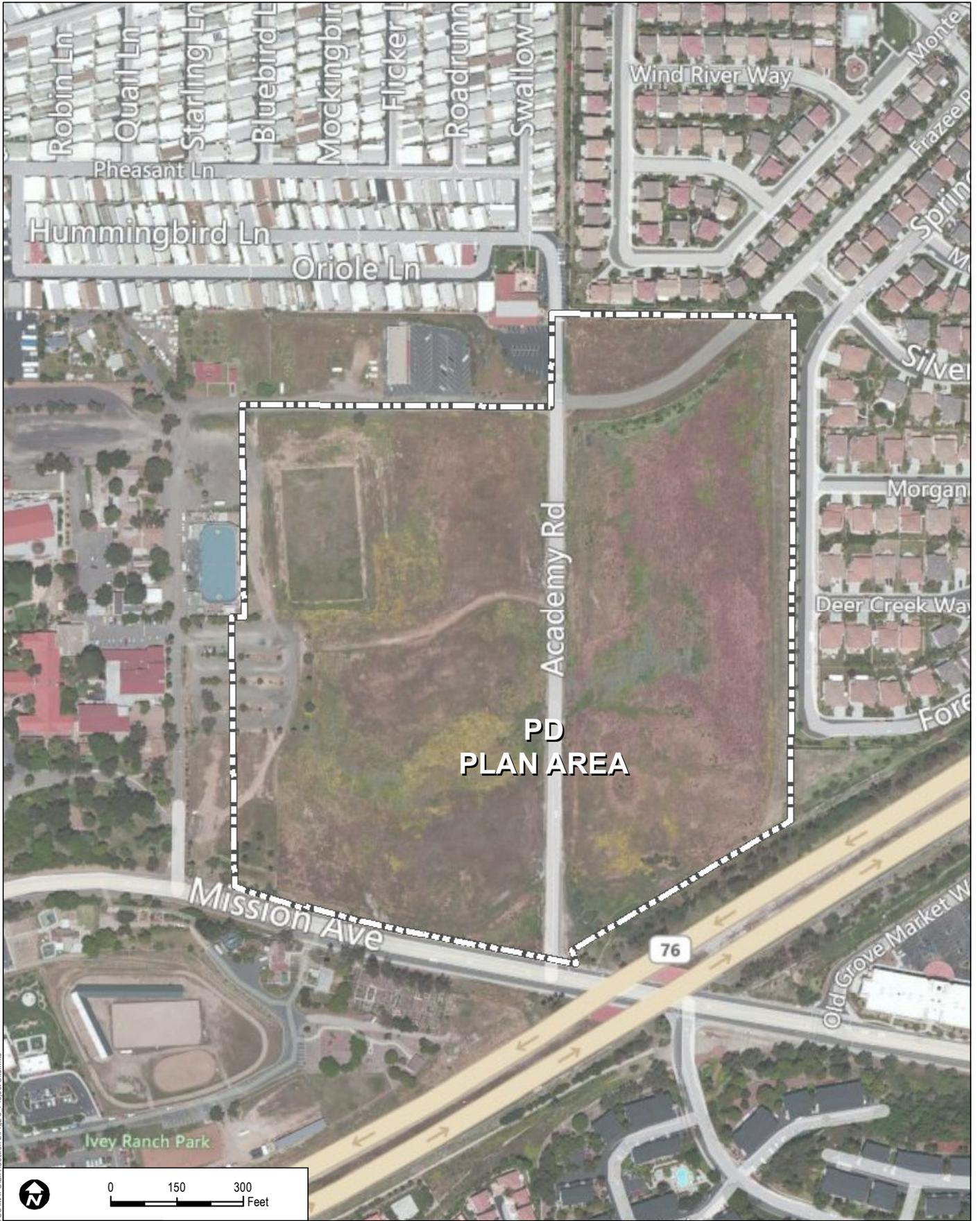
Villa Storia PD Plan Draft Environmental Impact Report

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**FIGURE 2-2
Vicinity Map**

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Villa Stora PD Plan Draft Environmental Impact Report

**FIGURE 2-3
Project Site**

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FIGURE 2-4
Surrounding Land Uses

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2.3 APPLICABLE PLANNING DOCUMENTS

2.3.1 City of Oceanside General Plan

California law requires that each county and city adopt a General Plan “for the physical development of the County or City, and of any land outside its boundaries which...bears relation to its planning” (California Government Code, Section 65300). Each General Plan must be internally consistent and all discretionary land use plans and projects must also be consistent with the General Plan.

The Oceanside General Plan is the primary source of long range planning and policy direction that is used to guide development within the City and serves as a policy guide for determining the appropriate physical development and character of Oceanside. The General Plan is founded on the community’s vision for Oceanside and expresses the community’s long-range goals. The document was last reformatted in 2002 to rearrange the text and include introductory material. The General Plan contains 10 elements: Land Use (amended 1989), Circulation (updated in 2012), Recreational Trails (adopted 1996), Housing Element (2013-2020 Housing Element adopted in August 2013), Environmental Resources Management (adopted 1975), Public Safety (adopted 1975), Noise (adopted 1974), Community Facilities (adopted 1990), Hazardous Waste Management (adopted 1990), and Military Reservation (adopted 1981). Each of the General Plan elements contains goals for the future of Oceanside. In addition, the General Plan contains a Land Use Map, which depicts the planned land uses for all properties within Oceanside. These land use designation are described through policies.

2.3.2 Mission San Luis Rey Historic Area Development Program and Design Guidelines

Adopted by City Council in 1986, the Mission San Luis Rey Historic Area Development Program and Design Guidelines provides long range planning goals, specific design criteria, and guidelines for development reviews within the Historic Area surrounding Mission San Luis Rey and associated facilities. The document “is intended to provide a flexible design framework that will respect and compliment the Mission’s historic setting as well as to encourage high quality new development in San Luis Rey” (City of Oceanside 1986). The Historic Area encompasses approximately a one-half mile radius around the Mission San Luis Rey property. Within the Historic Area is the Historic Area Core, which has more specific design and development guidelines intended to protect and reinforce its existing historic character. The portion of the project site to the west of Academy Road is within the Historic Area Core.

2.3.3 Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan

The Oceanside Habitat Conservation Plan/Natural Communities Conservation Plan (Subarea Plan), currently in draft form, was prepared per the California Natural Community Conservation Planning Act and the Endangered Species Act. The Oceanside Subarea Plan addresses how the City of Oceanside will conserve and protect biological communities and species considered sensitive under both acts. Through the Subarea Plan, the City of Oceanside is given authority to permit the taking of natural habitats within its jurisdictional boundaries.

The Oceanside Subarea Plan is the City's contribution to the Multiple Habitat Conservation Program and the subregional Natural Community Conservation Plan that includes the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. The Subarea Plan is consistent with the goals of the Multiple Habitat Conservation Program and the Natural Community Conservation Plan for the larger region.

2.3.4 Regional Plans

In addition to the above City of Oceanside planning documents, the following regional plans are also applicable to the proposed project.

Regional Air Quality Plan

The San Diego Air Pollution Control District (SDAPCD) and the San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards established in the SDAB. The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, and is updated on a triennial basis, most recently in 2009. The RAQS outlines SDAPCD's plans and control measures designed to attain the state air quality standards. The RAQS relies on information from the California Air Resources Board and SANDAG, including mobile and area source emissions, and information regarding projected growth in the cities within the region and San Diego County, to project future emissions and determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by the cities within the region and San Diego County as part of the development of their general plans.

Water Quality Plans

San Luis Rey Watershed Urban Runoff Management Program

Intending to meet the requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit Order No. 2007-0001, the City of Oceanside, in collaboration with the City of Vista and the County of San Diego, drafted and implemented the San Luis Rey Watershed Urban Runoff Management Program. The intent of the program is to reduce impacts of urban land uses and activity on the receiving waters within the San Luis Rey Watershed Management Area.

San Luis Rey Watershed Water Quality Improvement Plan

On May 8, 2013, the Regional Water Quality Control Board (RWQCB) approved a regional municipal separate storm sewer system (MS4) permit that is applicable to all local jurisdictions within San Diego, southern Orange, and southwestern Riverside counties (Order No. R9-2013-0001). The region-wide National Pollutant Discharge Elimination System (NPDES) Permit (commonly referred to as the Regional MS4 Permit) sets the framework for municipalities, such as the City of Oceanside, to implement a collaborative watershed-based approach to restore and maintain the health of surface waters. The Regional MS4 Permit requires development of Water Quality Improvement Plans (WQIPs) that will allow the City Oceanside (and other watershed stakeholders) to prioritize and address pollutants through an appropriate suite of best management practices (BMPs) in each watershed.

The City of Oceanside lies within the San Luis Rey Watershed Management Area and is one of the responsible municipalities for the watershed's WQIP. The San Luis Rey Watershed WQIP is currently in development, with a regulatory requirement of final submission to the RWQCB in June of 2015.

Until the approval of the San Luis Rey Watershed WQIP, development is subject to the prior RWQCB Municipal Storm Water Permit, Order No. R9-2007-0001.

Oceanside Municipal Airport Land Use Compatibility Plan

The San Diego County Regional Airport Authority develops and adopts Airport Land Use Compatibility Plans (ALUCPs) for each public use and military airport within its jurisdiction. The Oceanside Municipal ALUCP, as amended in December 2010, provides policies to ensure compatibility with the airport and surrounding land uses. These policies span various topics including noise, overflight zones, and safety. The ALUCP is based upon the FAA approved Airport Layout Plan.

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