

CHAPTER 5 CUMULATIVE EFFECTS

5.1 INTRODUCTION

Although the environmental effects of an individual project may not be significant when that project is considered independently, the combined effects of several projects may be significant when considered collectively. Such impacts are “cumulative impacts.” Section 15355 of the California Environmental Quality Act (CEQA) Guidelines defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” Section 15130 of the CEQA Guidelines provides guidance for analyzing significant cumulative impacts in an Environmental Impact Report (EIR). According to this section of the CEQA Guidelines, the discussion of cumulative impacts “...need not provide as great detail as is provided for the effects attributable to the project alone. The discussion should be guided by standards of practicality and reasonableness.” The discussion should also focus only on significant effects resulting from the project’s incremental effects and the effects of other projects. According to Section 15130(a)(1), “An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR.”

Cumulative impacts can occur from the interactive effects of a single project. For example, the combination of noise and dust generated during construction activities can be additive and can have a greater impact than either noise or dust alone. However, substantial cumulative impacts more often result from the combined effect of past, present, and future projects located in proximity to the project under review. Therefore, it is important for a cumulative impacts analysis to be viewed over time and in conjunction with other related past, present, and reasonably foreseeable future developments whose impacts might compound or interrelate with those of the project under review.

5.2 METHODOLOGY

According to Section 15130(b) of the CEQA Guidelines, cumulative impact analysis may be conducted and presented by either of two methods: (1) a list of past, present, and probable activities producing related or cumulative impacts; or (2) a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact. With the exception of the impact analyses of air quality and greenhouse gas emissions, the cumulative list approach has been utilized in the cumulative analysis presented in this chapter, as discussed below. Air quality and greenhouse gas emissions cumulative impacts have been evaluated using the summary of projections method because impacts can only be analyzed on a broad, area-wide scope, and in a cumulative context.

5.3 CUMULATIVE PROJECTS

Based upon information provided by the City of Oceanside, the cumulative projects utilized in the Traffic Impact Analysis prepared by Linscott, Law, and Greenspan, Engineers (LLG) (Appendix J), and information gathered from other agencies (e.g. Caltrans), a list of cumulative projects under consideration for this analysis is presented in Table 5-1. The nearest cumulative project is the Oceanpointe Development located approximately 0.8 mile southwest of the project site, as shown in Figure 5-1.

**Table 5-1
Cumulative Projects**

No.	Project Name	Location	Description	Status
1	Hi hope Ranch	South of North River Road and west of Melrose Drive	93 single family units	In progress
2	Mission Cove Mixed-Use	South of Mission Avenue, between Airport Road and Foussat Road	150 apartments, 138 senior housing units, 5 KSF specialty retails, 2.75 KSF office, 2.75 KSF medical office, 60 adults senior day care, 50 children day care	In progress
3	Pacific Coast Business Park	South of Old Grove Road and west of College Boulevard	1,100 KSF industrial, 518 KSF general office, 80.5 KSF medical office	In progress
4	Guajome Estates	South of SR-76, along Guajome Lake Road	4 single family units	In progress
5	Rancho Del Oro Village XII	Northwest quadrant of the College Boulevard and Old Grove Road	338 residential multi-family units	In progress
6	Oceanside Pavilion	Northeast corner of SR-76 and Foussat Road	950 KSF commercial retail (retail, restaurant, movie theater, health club)	In progress
7	Oceanpointe Development	Mid-way between Stage Coach Road and San Ramon Drive, south of SR-76	200 multi-family units	In progress
8	Seagate Corporate Center	East of Rancho Del Oro Drive and north of Oceanside Boulevard	384.5 KSF Business Park	95% occupied
9	El Corazon (Phases 1 & 2 Only)	Bound by Mesa Drive to the north, Rancho del Oro Drive to the east, Oceanside Boulevard to the south, and El Camino Real to the west	11 acres hotel uses; 19 acres village commercial; 25 acres of commercial along Oceanside Boulevard; 34 acres civic uses; 212 acres parks and recreation; 164 biological habitat	In progress
10	SR-76 Improvements	Middle Segment - Melrose Drive to South Mission Road; East Segment - South Mission Road to I-15	Realignment, widening, signalization of intersections, safety enhancements	Middle Segment - Complete 2012; East Segment - Estimated Completion 2017

Notes:

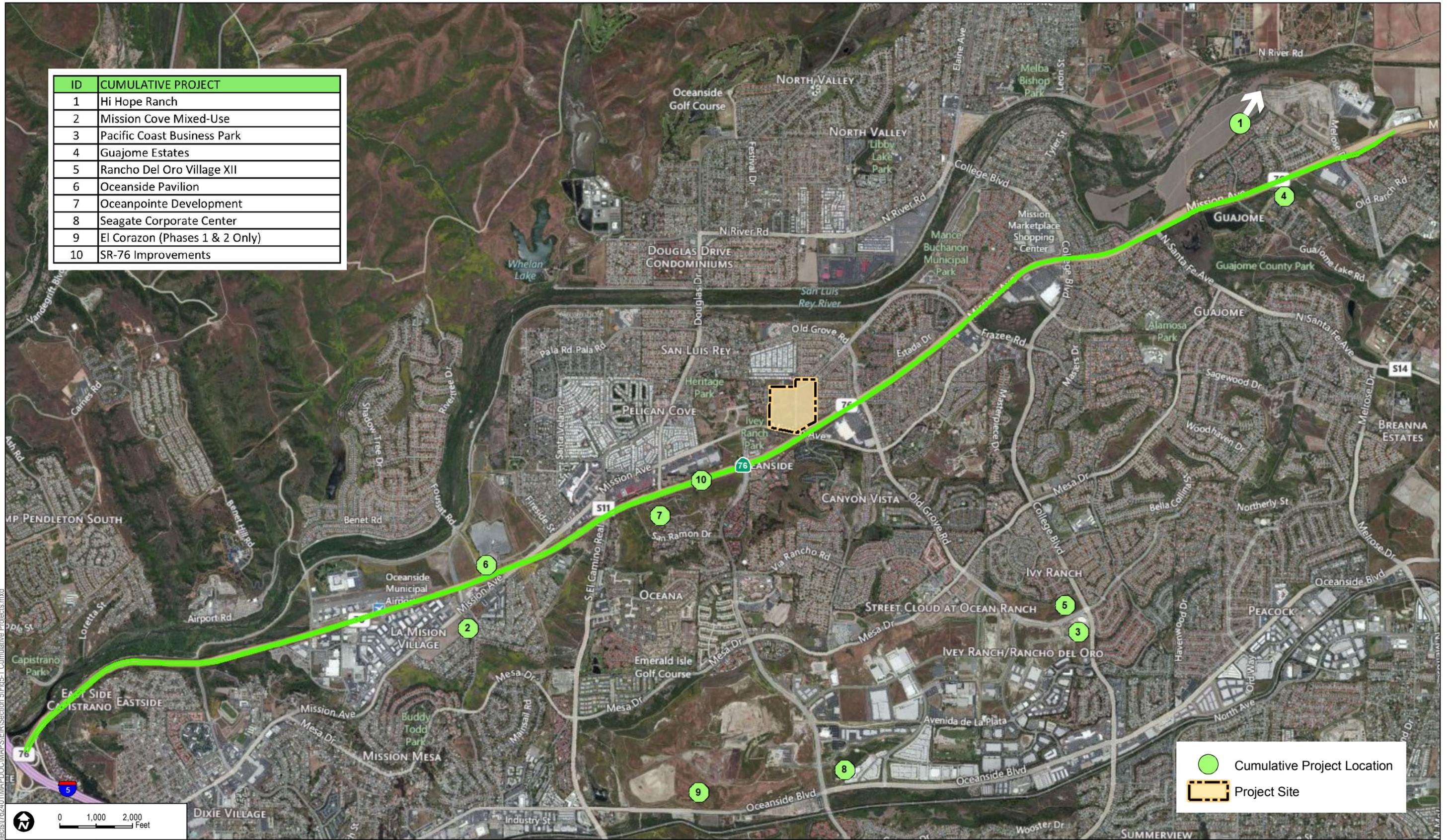
KSF = thousand square feet

SR-76 = State Route 76

I-15 = Interstate 15

Source: Caltrans 2014; LLG 2015

ID	CUMULATIVE PROJECT
1	Hi Hope Ranch
2	Mission Cove Mixed-Use
3	Pacific Coast Business Park
4	Guajome Estates
5	Rancho Del Oro Village XII
6	Oceanside Pavilion
7	Oceanpointe Development
8	Seagate Corporate Center
9	El Corazon (Phases 1 & 2 Only)
10	SR-76 Improvements



 Cumulative Project Location
 Project Site

FIGURE 5-1
Cumulative Projects Locations

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5.4 CUMULATIVE IMPACT ANALYSIS

5.4.1 Aesthetics

Cumulative aesthetic impacts would occur if projects combine to result in substantial adverse impacts to the visual quality of the environment and increase sources of lighting and glare. As discussed in Section 4.1, Aesthetics, the proposed project would have no substantially impact on a scenic vista, would not adversely impact the visual character of the area, and would not introduce a substantial new source of lighting or glare. In addition, the proposed project would be consistent with the Mission San Luis Rey Historic Area Development Program and Design Guidelines, which provide planning and architectural guidelines for development in the Historic Area surrounding Mission San Luis Rey. In general, views of the proposed project and cumulative projects would not occur at the same time; due to distance between project sites, aesthetic impacts would be site specific and dependent on the surrounding environment. The Oceanpointe Development lies in proximity to Mission San Luis Rey but is not within the Historic Area.

The Oceanpointe Development would not lie within the same viewshed as the proposed project due to its southwesterly location relative to the project site. Views from the identified vistas in Section 4.1, Aesthetics, would not be significantly impacted. Views of the Oceanpointe Development from San Miguel Court would likely not exist due to immediate surround residential structures. It is possible that views of Oceanpointe Development would exist from the Open Knoll due to the higher elevation of the Oceanpointe Development. In either case, due to distance, the proposed project and Oceanpointe Development would likely not occur within any one view from a scenic vista or temporary views from motorists along SR-76 or Mission Avenue. As the Oceanpointe Development does not lie within the Historic Area, it would not be subject to the consistency with the Mission San Luis Rey Historic Area Development Program and Design Guidelines. Additionally, all development in the City would be subject to Light Pollution Regulations to minimize lighting spillover, incompatible lighting, and operational hours, as described in Section 4.1, Aesthetics. Therefore, a cumulative impact would not occur.

5.4.2 Air Quality

In analyzing cumulative air quality impacts from the proposed project, the analysis must specifically evaluate a project's contribution to the cumulative increase in pollutants for which the San Diego Air Basin (SDAB) is designated as nonattainment for selected air pollutants under the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). If the proposed project does not exceed thresholds and is determined to have less than significant project-specific impacts, it may still contribute to a significant cumulative impact on air quality if the emissions from the project, in combination with the emissions from other proposed or reasonably

foreseeable future projects, are in excess of established thresholds. However, the project would only be considered to have a significant cumulative impact if the project's contribution accounts for a significant proportion of the cumulative total emissions (i.e., it represents a "cumulatively considerable contribution" to the cumulative air quality impact).

The SDAB has been designated as a federal nonattainment area for O₃ and a state nonattainment area for O₃, PM₁₀, and PM_{2.5}. PM₁₀ and PM_{2.5} emissions associated with construction generally result in near-field impacts. The nonattainment status is the result of cumulative emissions from all sources of these air pollutants and their precursors within the SDAB. As discussed in Section 4.2, Air Quality, the emissions of all criteria pollutants would be below the significance levels. Construction would be short term and temporary in nature. Additionally, construction activities required for the implementation of the proposed project would be considered typical of a residential project. Once construction is completed, construction-related emissions would cease. Operational emissions generated by the proposed project would not result in a significant impact. As such, the proposed project would result in less than significant impacts to air quality relative to construction and operational emissions.

As stated in Section 4.2, Air Quality, the State Implementation Plan (SIP) and Regional Air Quality Strategy (RAQS) rely on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. Therefore, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the SIP and RAQS. While the proposed project was not included in the underlying growth estimates for the SDAB used as the basis for the RAQS update, it would not conflict with or obstruct implementation of the RAQS since the SANDAG population projections for City of Oceanside would accommodate substantially more growth (27,192 new residents) than that associated with the proposed project (1,197 residents). Furthermore, the project would be consistent with the stationary and mobile source measures included in the RAQS for the purposes of reducing emissions, such as further control of architectural coatings and residential water heaters. Since the SIP and RAQS account for current and projected development, and because the proposed project would not violate any criteria pollutant air quality standard, no cumulative impact would occur.

The nearest cumulative project is the Oceanpointe Development. Potential for Toxic Air Contaminant (TAC) concentrations to occur would happen during the construction phase as the neither the proposed project nor Oceanpointe Development proposed uses that would be substantial sources for TACs. As discussed in Section 4.2, Air Quality, TAC health impacts to sensitive receptors are of concern in the long-term (i.e., 70 years). Potential for TACs to be emitted during construction of the proposed project would be limited to an 18 month period. As the Oceanpointe Development is a smaller subdivision, it would be expected that the use of TAC emitting construction equipment to be used for a shorter period of time. Different sensitive

receptors would be associated with other projects; the Oceanpointe Development site is adjacent to other residential development to the west, east, and south. As emissions would be highly localized and in the short-term, cumulative impacts to sensitive receptors would not occur.

5.4.3 Biological Resources

Cumulative impacts consider the potential regional effects of a project and how a project may affect an ecosystem or one of its members beyond the project limits and on a regional scale. As discussed in Section 4.3, Biological Resources, no special-status plant or wildlife species have a high or moderate potential of occurrence and therefore are not expected to occur on the project site. However, the proposed project would directly impact 0.08-acre of mulefat scrub, a sensitive vegetation community and under California Department of Fish and Wildlife (CDFW) jurisdiction. A mitigation measure proposing a 2:1 mitigation preserving acreage in the San Luis Rey Mitigation Bank is required and therefore the project would have less than significant impacts. In the context of regional effects, the 0.08-acre patch of mulefat scrub is isolated, small in size, and lacks species diversity. Preservation of 0.16-acre of riparian habitat in the San Luis Rey Mitigation Bank would increase habitat and biological function of this corridor. Direct biological impacts for each cumulative project would be site specific and would require mitigation similar to the proposed project for any significant impacts. Similarly, indirect impacts such as noise, pollution, and groundborne vibration resulting from cumulative projects would be subject to the same or similar requirements as the proposed project. These include Storm Water Pollution Prevention Plans (SWPPPs) and minimizing impacts during bird nesting season through species surveys and buffers during construction. The project site is not identified as an important habitat linkage or corridor for wildlife movement; it would not impact regional movement of wildlife species. Therefore, a cumulative impact would not occur.

The proposed project is consistent with the requirements of the Oceanside Subarea Plan. Specifically, as required in Section 5.3.4 of the Oceanside Subarea Plan, where impacts to biological resources within the Off Site Mitigation Zone must be mitigated within the Wildlife Corridor Planning Zone or pre-approved Mitigation Areas as there is less emphasis on impact avoidance. While the proposed project, in combination with cumulative projects, would potentially contribute to an overall loss of biological resources within the City of Oceanside, dependent on the existing conditions of each individual site, all other identified cumulative projects would be subject to the same requirements of the Oceanside Subarea Plan and would adequately mitigate for all impacts. Therefore, a cumulative impact would not occur.

5.4.4 Cultural Resources

A cumulative impact, in terms of cultural resources, refers to the mounting aggregate effect upon cultural resources due to modern or recent historical land use, such as residential development,

and natural processes, such as erosion, that result from human activity. As discussed in Section 4.4, Cultural Resources, an archaeological site lies, in part, within the project site; however, the areas expected to contain significant resources do not lie within the project site and would not be impacted by the proposed project. Because there is potential for encountering unknown cultural resources during excavation and grading, a monitoring program would be required to minimize impacts. Identification of cultural resources within a project's area of impact and mitigation of potential adverse impacts would be handled on a project-by-project basis. Mitigation in the form of monitoring, recovery, and recordation during construction would minimize impacts and the loss of available information and access to both identified and unknown cultural resources. Monitoring programs would likely be required of all cumulative projects to ensure minimal impacts to cultural resources. Therefore, a cumulative effect would not occur.

None of the identified cumulative projects would potentially lie within the Historic Area. The City's determination of compatibility would ensure that the Oceanpointe Development would not significantly impact the historic value of Mission San Luis Rey. Therefore, a cumulative impact would not occur.

5.4.5 Geology and Soils

Potential cumulative impacts on geology and soils would result from projects that combine to create geologic hazards, including unstable geologic conditions, or substantially contribute to erosion. The majority of impacts from geologic hazards, such as rupture of a fault line, liquefaction, landslides, expansive soils, and unstable soils, are site specific and must be mitigated on a project-by-project basis. The proposed project, and each cumulative project, would be required to adhere to proper building engineering design per most recent California Building Code in order to ensure the safety of building occupants and avoid a cumulative geologic hazard. Additionally, projects would incorporate individual mitigation for site specific geologic hazards present on each individual cumulative project site. Therefore, cumulative impacts related to site specific geologic hazards such as landslides, liquefaction, and soil stability characteristics would not occur.

During the construction phase (primarily during excavation and grading) of the proposed project and cumulative projects would increase the potential for erosion and loss of topsoil. The proposed project, in combination with cumulative projects, could potentially result in an increase of sedimentation of local waterways and a cumulative loss of soils. However, each project, including the proposed project, would be required to adhere to the RWQCB's Construction General Permit and City's Grading Ordinance that provides erosion control standards and stormwater discharge requirements. With compliance to applicable standards and implementation of the required Best Management Practices (BMPs), erosion impacts would be minimized by each cumulative project. Therefore, a cumulative impact would not occur.

5.4.6 Greenhouse Gas Emissions

Greenhouse gas emissions and their contribution to climate change are widely recognized as a global problem, and the State of California has acknowledged this phenomenon as a state concern. Assembly Bill (AB) 32, passed by state legislature in 2006, states in part that “global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California.” The business-as-usual analysis, which is commonly used throughout the San Diego region and the state, found in Section 4.6, Greenhouse Gas Emissions, is a cumulative analysis by nature, as climate change is a cumulative impact resulting from past, present, and future projects, including the proposed project and the cumulative projects listed in Table 5-1. Due to the large scale and global nature of climate change, a cumulative impact would occur if a project would result in a substantial increase in greenhouse gas emissions. With the incorporation of greenhouse gas reduction measures, the proposed project would reduce greenhouse gas emissions to a less than significant level and would not interfere with the any of the State’s goals for GHG reduction targets or other applicable green building standards. Therefore, a cumulative impact would not occur.

5.4.7 Hazards and Hazardous Materials

Cumulative impacts related to hazards and hazardous materials would result from projects that combine to increase exposure to hazards and hazardous materials. As discussed in Section 4.7, Hazards and Hazardous Materials, the proposed project would have less than significant impacts. Due to historical agricultural uses of the project site, a limited Phase II ESA was performed (Appendix G) to determine presence of hazardous agricultural materials in the soils. No pesticides or herbicides were detected and no additional analysis would be required. As hazardous soils, underground storage tanks, and other existing sources of hazardous materials are generally site specific and handled on a project-by-project basis, a cumulative impact would not occur. Additionally, during operation the proposed project would not handle or produce hazardous materials beyond consumer products such as cleaning supplies. With the exception of one cumulative project, Pacific Coast Business Park (which proposes an industrial use), all cumulative projects propose developments that would not be expected to increase exposure or the chance of release of hazardous materials. Additionally, the type of industrial use proposed at Pacific Coast Business Park would likely be compatible with surrounding residential land uses. Further, the proposed project and cumulative projects would be required to comply with federal, state, and local standards regarding the handling, use, transport, storage, and disposal of hazardous materials. In addition to these standards, the proposed project and cumulative projects would be required to minimize erosion and pollution discharge through compliance with the Regional Water Quality Control Board’s (RWQCB) through implementation of project specific Best Management Practices (BMPs) and SWPPPs (or equivalent per project). The proposed project would minimize, to the extent feasible, hazardous materials release into the environment. Therefore, a cumulative impact would not occur.

5.4.8 Hydrology and Water Quality

Cumulative water quality impacts result from projects that combine to either pollute or increase the turbidity of water. Cumulative hydrology impacts also result from projects combining to alter the course of surface water flow or to increase flood hazards in a particular area, either through diverting floodways or constructing structures within the floodways. As discussed above, the proposed project in combination with cumulative projects would be required to comply with RWQCB standards for water discharge during both construction and operation phases. As discussed in Section 4.8, Hydrology and Water Quality, proposed drainage management would ensure that the proposed project would not exceed water quality standards and that impacts to off-site areas are minimized. Compliance would ensure the discharge of pollution and sediment are minimized to the extent feasible. Therefore, a cumulative impact to water pollution would not occur.

The proposed project would place housing within a 100-year flood hazard zone and dam inundation zone. The placement of structures and housing within flood hazard zones is site specific and would not be affected cumulatively. However, flood control devices to contain or redirect flood flows constructed by the proposed project in combination with the cumulative projects may result in adverse effects to flood flows. Any proposed or planned flood control devices would be designed to divert flows and avoid adverse effects to existing and planned structures. Therefore, a cumulative impact would not occur.

5.4.9 Land Use and Planning

Significant adverse cumulative land use impacts would result from projects that contribute to development that is inconsistent with applicable plans or incompatible with existing or planned uses or planned addition of incompatible uses. As discussed in Section 4.9, Land Use and Planning, while the project proposed a General Plan Amendment, the project would be consistent with applicable policies of the City of Oceanside General Plan. In addition to the General Plan, the proposed project would also be consistent with the Mission San Luis Rey Historic Area Development Program and Design Guidelines and Oceanside Subarea Plan. All cumulative projects listed in Table 5-1 would be subject to similar criteria as the proposed project, which would ensure compliance with existing applicable land use plans with jurisdiction over the project area. Any cumulative projects that propose amendments to the General Plan or Zoning Ordinance would be required to show that proposed uses would be in consistent with applicable policies in a similar way as the proposed project. The cumulative projects listed in Table 5-1 show a mix of residential and non-residential development occurring throughout the City. Cumulative projects Pacific Coast Business Park, Rancho Del Oro Village XII, Seagate Corporate Center lie within the PD-1 zone and would be developed in accordance with the established Rancho Del Oro Planned Development. El Corazon would be developed in accordance with the established El Corazon Specific Plans, both of which are consistent with the City's General Plan. Oceanside Pavilion,

which would be developed as retail, health club, and a movie theater, is located on land zoned for Community Commercial. None of the identified cumulative projects would be subject to the Mission San Luis Rey Historic Area Development Program and Design Guidelines. Since all current and future projects would be analyzed for compatibility and compliance with land use regulations prior to approval, a cumulative impact would not occur.

5.4.10 Noise

Potential cumulative impacts on noise would result when projects combine to generate noise levels in excess of the City of Oceanside standards, either during construction or operation. A Noise Technical Report prepared by Atkins (Appendix I) was prepared for the proposed project and included cumulative noise analysis for construction and operation. Noise levels from stationary noise sources decrease by approximately 6 dB for every doubling of distance. Therefore, the geographic limit that would be considered for the noise cumulative analysis would include only those projects in close proximity to the project site. Construction noise impacts are localized in nature because they are limited to the construction site where construction equipment is operating. As discussed in Section 4.10, Noise, sound levels from proposed project construction would be up to 80 A-weighted decibels (dBA) at 100 feet from the construction site. The nearest cumulative project, Oceanpointe Development, is located approximately 0.8 mile from the proposed project site. The Oceanpointe Development would be subject to the City's Noise Ordinance, which limits construction noise to 85 dBA at 100 feet from the source. Due to cumulative project distance and compliance with the City's Noise Ordinance, a cumulative construction noise impact would not occur.

The proposed project consists of residential development and relatively small areas devoted to recreational use. Generally, a residential land use is not a source of substantial noise and would not be expected to result in noise levels in excess of the City's Noise Ordinance. The nearest cumulative project, Oceanpointe Development, proposed similar residential land uses as the proposed project. Therefore, a cumulative impact would not occur due to the proposed land uses of the project and cumulative projects. Areas devoted to recreational use would either be internal to the project site or along a segment of the Mission Avenue commercial corridor that is substantially removed from existing residential areas.

The greatest potential for a cumulative noise impact would occur due to permanent increase of traffic. The Noise Technical Report utilized the Traffic Impact Analysis prepared by LLG for traffic noise assessment. Buildout of the proposed project, along with future cumulative growth in the City of Oceanside, would result in increases in traffic that would cumulatively increase traffic noise. The cumulative analysis compares future noise levels to existing noise levels to determine if a significant cumulative increase in noise level would occur. A significant cumulative impact would occur if cumulative projects would cause a roadway to exceed 60 dBA Community Noise

Equivalent Level (CNEL). The potential noise impacts that would result from cumulative projects and cumulative growth are included in the Future (Year 2030) scenario. Noise levels along all modeled roadway segments would exceed the applicable noise threshold under the future scenario, as shown in Table 4.10-9. The noise level along Frazee Road from Academy Road to Old Grove Road is the only segment that would not exceed 60 dBA under existing conditions, but would exceed 60 dBA in the future. Therefore, a cumulative impact would occur along this roadway as result of future cumulative development, including the proposed project. A cumulatively considerable increase in noise level would also occur on Rancho Del Oro Drive from SR-76 to Mesa Drive. However, the proposed project would not contribute to an increase in noise level on these roadway segments that would result in discernable increase in noise and exceed the 3 dBA CNEL impact threshold. Therefore, the proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact.

5.4.11 Population and Housing

As discussed in Section 4.11, Population and Housing, the proposed project would introduce an estimated 1,197 people resulting from the development of 420 residential units. Based upon regional projections, comparisons to current land use designations, and comparison with the Regional Housing Needs Assessment, the introduction of the estimated 1,197 people would not be substantial. Impacts would be less than significant. The cumulative projects listed in Table 5-1 would either directly or indirectly induce population growth. Projects that include residential development, such as Oceanpointe Development and Rancho Del Oro Village XII, would directly introduce a new population similar to the proposed project. The introduction of a new population is not, in and of itself, a significant impact. As with a project level analysis, the significance of a cumulative population impact is determined by whether the population growth resulting from the combined cumulative projects would be considered substantial. Utilizing a population coefficient of 2.85 persons per household (as done in Section 4.11, Population and Housing), the cumulative projects that include a residential component would introduce an estimated 2,537 people upon buildout (this does not include El Corazon). The proposed project in combination with the cumulative projects would introduce an estimated 3,734 people (not including El Corazon) to the City of Oceanside. As discussed in Section 4.11, the City of Oceanside is forecasted to grow by 17,353 people between 2008 and 2020. The cumulative introduction of an estimated 3,734 people would account for 22% of this forecast, assuming full buildout of all projects by 2020. Because each cumulative project must undergo review and approval by the City, each project that would induce population growth is analyzed with consideration to all other projects. The City manages population growth within its jurisdiction to ensure that any introduction of a new population does not result in a substantial effect on the environment. Therefore, a cumulative impact would not occur.

5.4.12 Public Services

Cumulative impacts on public services including fire and police protection, parks, and schools would result when projects combine to increase demand on services such that additional services must be constructed or provided. The proposed project would result in an incremental increase of demand for public services due to the increase of population of the City of Oceanside. However, as discussed in Section 4.12, Public Services, the proposed project would be required to provide developer impacts fees proportionate to the estimated increase in demand per the City's current fee schedule. The provision of these impact fees would minimize the proposed project's impact on public services. Each cumulative project would also result in an incremental increase in demand for public services. Similar to the proposed project, each cumulative project would also be required to provide adequate impact fees for public services as a condition of project approval. In this way, impacts to public services would be minimized on a project-by-project basis. Once fees are collected the City and individual public service departments would ensure that facilities and services are expanded concurrent with development of the proposed project and cumulative projects. Therefore, a cumulative impact would not occur.

5.4.13 Recreation

Similar to public services, cumulative impacts to recreation would result when projects combine to increase demand for park and recreation facilities. As discussed in Section 4.13, Recreation, based upon the City standard for providing five acres of park per 1,000 residents, the proposed project would result in a park acreage deficit of 3.467 acres. However, the remaining required park acreage would be offset through provision of developer impact fees. Increases in demand for parks would result from projects that would introduce a new resident population to the City of Oceanside. Of those listed in Table 5-1 above, the following would result in an introduction of a new residential population to the City of Oceanside: Hi Hope Ranch, Mission Cover, Rancho Guajome, Rancho Del Oro Village XII, Oceanpointe Development, and El Corazon. Similar to the proposed project, each of these cumulative projects would be required to provide common useable parkland, provide parkland dedication impact fees, or a combination of both in order to minimize substantial deterioration of existing parks. These cumulative projects would also be required to minimize the potential adverse effects of any recreational facilities proposed under each cumulative project, in a similar manner as the proposed project. Therefore, a cumulative impact to recreation would be avoided and no cumulative impact would occur.

5.4.14 Traffic and Circulation

The Traffic Impact Analysis prepared by LLG (see Appendix J) and Section 4.14, Traffic and Circulation, provide analysis of cumulative traffic impacts. As discussed in Section 4.14, Traffic and Circulation, the proposed project would result in a total trip generation of 3,284 average

daily traffic (ADT). The cumulative projects would result in a total trip generation of 74,513 ADT. SR-76 improvements would not directly generated increased trips, but rather are intended to aid in accommodation of future trips resulting for development.

The Traffic Impact Analysis considered proposed project in two cumulative scenarios: Existing + Near-Term Cumulative Projects + Project (With Frazee Road Connection) and Buildout (Year 2030) General Plan Amendment Land Use (GPA LU) (With Frazee Road Connection). The following intersections and roadway segments were identified to be significantly impacted:

Existing + Near-Term Cumulative Projects + Project (With Frazee Road Connection)

Intersections

- SR-76/Rancho Del Oro Drive
- Mission Avenue/Academy Road
- SR-76/College Boulevard

Roadways

- Mission Avenue, between Rancho Del Oro Drive to Academy Road

Buildout (Year 2030) GPA LU (With Frazee Road Connection)

Intersections

- Mission Avenue/Academy Road
- Mission Avenue/Mission Gate Drive

Roadways

- None

As provided in Section 4.14, Traffic and Circulation, mitigation measures MM-TRA-1 through MM-TRA-5 would reduce identified impacts to a less than significant level. Therefore, no cumulative impact would occur.

5.4.15 Utilities and Service Systems

As with public services, cumulative impacts to utilities and services systems would result when projects combine to increase demand for utilities and service systems such that additional facilities must be provided or expanded. As with many other environmental issue

areas, impacts to utilities may be less than significant at a project level, but when combined with other projects, effects could lead to a cumulative impact. The proposed project, in combination with cumulative projects, would result in an increase in water demand, wastewater generation, and solid waste generation. As discussed in Section 4.15, Utilities and Services Systems, the City, as the provider of water and wastewater facilities, would confirm availability of adequate water supply, water treatment capacity, and waste water treatment capacity, prior to approval of the proposed project. This, in conjunction with provision of any required developer impact fees proportionate to the increase in demand, would minimize impacts to utilities and service systems. The project applicant must pay an impact fee prepared by the City to address the incremental impact on the existing sewer capacity in accordance maintain consistency with the General Plan's Community Facilities Element Policies regarding managing growth. so that it may be upsized at a future time when deemed appropriate. The impact fee is determined based on a proportional cost to upsize the sewer pipe. Each cumulative project would be required to provide developer impact fees and undergo similar approval at the discretion of the City of Oceanside.

Further, the City drafts and adopts Urban Water Management Plans (UWMP) which outline current and project water demand/supply, water sources, and methods of water use reduction and conservation. The latest UWMP (2010) projects that water use would generally stabilize despite population increase through 2035 (City of Oceanside 2011). This would be achieved through increasing local water supply (such as desalination) and implementing a Water Use Reduction Plan through the City. Included in the City's Municipal Code are water conservation measures that specifically include development standards for new construction (City of Oceanside 2014). The City, in part through adopting and implementing a UWMP, is tasked with ensuring that adequate water supply and water treatment facility capacity exists for future development. Therefore, a cumulative impact to water supply, water treatment facilities, and wastewater treatment facilities would not occur.

With regard to solid waste generation and landfill capacity, the El Sobrante Landfill has a maximum permitted daily throughput of 16,054 tons per day and a projected closure date of January 2045, as discussed in Section 4.15, Utilities and Service Systems. While the proposed project would not have a significant impact on landfill capacity at an individual level, when combined with cumulative projects, a cumulative impact may occur. The cumulative projects listed in Table 5-1 above would be subject to the City's Zero Waste Plan, which has a goal to divert 75% of waste to landfills by 2020. The implementation of the Zero Waste Plan would extend the expected lifetime of the El Sobrante Landfill. Therefore, the proposed project, in combination with cumulative projects, would not have a cumulative impact on landfill capacity.

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