

OVERVIEW OF THE FINAL ENVIRONMENTAL IMPACT REPORT

Oceanside Coast Highway Corridor Study

OV.1 Purpose of the FEIR

This Final Environmental Impact Report (FEIR) has been prepared to respond to comments received from responsible, trustee, and other public agencies; Native American Tribes; interested organizations; and members of the public regarding the Draft Environmental Impact Report (DEIR) and the Partially Recirculated Draft EIR (PRDEIR) prepared for the Coast Highway Corridor Study Project (proposed project). In accordance with the California Quality Act (CEQA), the City of Oceanside (City), in its role as the state lead agency, is required to communicate with and obtain comments from public agencies that have jurisdiction by law with respect to the project, to provide the general public with opportunities to comment on the DEIR and PRDEIR (Public Resources Code [PRC] Section 21091), and to respond to significant environmental issues raised during the public review process.

OV.2 Project Summary

The City is proposing to modify an approximately 3.5-mile-long segment of the Coast Highway corridor that runs through the city to encourage redevelopment and revitalization of the area. Proposed modifications include lane conversions, Complete Streets improvements, intersection roundabouts, and increased parking and bicycle facilities, as well as an amendment to the Zoning Ordinance to create a Coast Highway Incentive District (hereafter referred to as the Incentive District). The Incentive District would provide optional regulations and standards that a developer or property owner may choose in lieu of the existing zoning for development and redevelopment projects within the Incentive District. To implement the Incentive District, amendments to the General Plan, Local Coastal Plan, and Zoning Ordinance would be required.

OV.3 Organization of the FEIR

This FEIR consists of four volumes:

- **Volume 1** contains a list of persons, organizations, and public agencies commenting on the Draft EIR; comments received on the Draft EIR; and responses to significant environmental points raised in the review and communication process.

- **Volume 2** contains a list of persons, organizations, and public agencies commenting on the PRDEIR; comments received on the PRDEIR; and responses to significant environmental points raised in the review and communication process.
- **Volume 3** contains the errata that includes revisions to the DEIR and PRDEIR which were determined to be relatively minor in nature and do not change the conclusions of the environmental analyses. The revisions were made to the EIR in response to comments received during the two public comment periods for the DEIR and PRDEIR, respectively. In addition, Volume 3 contains the fully consolidated EIR in clean text, which includes all of the sections from the DEIR and supporting technical appendices that were not required to be recirculated; the sections and technical appendices from the PRDEIR, which supersede the original versions from the DEIR; and the corrections and changes contained in the errata to the EIR.
- **Volume 4** contains the appendices to this FEIR, which are:
 - Appendix V1.A, Review of Project Consistency with Coastal Act Policies (ESA 2019);
 - Appendix V1.B, DEIR Comment Letters That Don't Require a CEQA Response; and
 - Appendix V2.A, PRDEIR Comment Letters That Don't Require a CEQA Response.

It should be noted that while this FEIR separates the comments received by the DEIR and PRDEIR, the responses have been crafted based on the most updated information, which could pull from the DEIR or the PRDEIR or a combination of the two depending on the content of the comment. Specifically, comments related to transportation and traffic, aesthetics, alternatives, and the environmental topics covered by the Errata of the PRDEIR are responded to using the updated information and revised analyses contained in the PRDEIR. Comments related to all other topic areas are responded to using the analyses and information included in the DEIR. Therefore, both the DEIR and PRDEIR are referenced in the responses to the comments included in Volumes 1 and 2.

OV.4 Revisions to the EIR

The City has made revisions to the EIR (collectively the DEIR and PRDEIR) contained in Volume 3 of this FEIR based on comments received on the DEIR and the PRDEIR. The City has also made additional minor modifications to the EIR for clarification purposes which do not involve “significant new information” that would require additional recirculation of the EIR pursuant to CEQA Guidelines Section 15088.5. Changes in the text of the EIR are indicated by strikeouts (~~strikeout~~) where text is removed and by underlining (underline) where text is added in the Errata also contained in Volume 3 of this FEIR.

OV.5 Use of the FEIR and CEQA Requirements

The FEIR is an informational document prepared by the lead agency that must be considered by decision makers before approving or denying the proposed project. Section 15132 of the CEQA Guidelines specifies the FEIR shall consist of the following:

- a) The Draft EIR or a revision of the draft.
- b) Comments and recommendations received on the Draft EIR either verbatim or in summary.
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- d) The responses of the lead agency to significant environmental points raised in the review and consultation process.
- e) Any other information added by the lead agency.

Section 15004 of the CEQA Guidelines states that before the approval of any project subject to CEQA,¹ the lead agency must consider the final environmental document, which in this case is the FEIR. This FEIR has been prepared pursuant to the requirements of CEQA. This FEIR incorporates comments from public agencies and the general public, and contains appropriate responses by the lead agency to those comments.

The FEIR allows the public an opportunity to review response to comments received on the DEIR and the PRDEIR and review the revisions and/or corrections to the EIR based on public input, prior to approval of the project. This FEIR has been prepared to respond to comments received on the DEIR and the PRDEIR. This FEIR has been prepared by the City in accordance with Sections 15089 and 15132 of the CEQA Guidelines. Additionally, as defined under CEQA Guidelines Sections 15204 and 15088, response to comments is typically reserved to those that specifically pertain to the sufficiency of an environmental document under CEQA, and ways in which the significant effects of the project might be avoided or mitigated. Lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made.

The FEIR serves as the environmental document to support approval of the proposed project, either in whole or in part, if the project is approved. After completing the FEIR and before approving the project, the lead agency must make the following three certifications, as required by Section 15090 of the CEQA Guidelines:

- The FEIR has been completed in compliance with CEQA;
- The FEIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information in the FEIR prior to approving the project; and
- The FEIR reflects the lead agency's independent judgment and analysis.

As required by Section 15091(a) of the CEQA Guidelines, no public agency shall approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings

¹ The word "approval" is defined by Section 15352 of the CEQA Guidelines to mean "the decision by a public agency which commits the agency to a definite course of action in regard to a project intended to be carried out by any person. . . ." In addition, the CEQA Guidelines state that "[w]ith private projects, approval occurs upon the earliest commitment to issue or the issuance by the public agency of a discretionary contract, grant, subsidy, loan, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of the project."

(Findings of Fact) for each of those significant effects, accompanied by a brief explanation of the rationale for each finding supported by substantial evidence in the record.

The possible findings are:

- (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FEIR.

These certifications and the Findings of Fact are included in a document separate from the FEIR.

OV.6 Public Review and Future Steps

As the lead agency, before considering certification of the FEIR and approval of the proposed project, the City must provide no less than ten days for review by commenting responsible and trustee agencies of the proposed responses to those comments. On **April 5, 2019**, the City provided commenting parties with proposed responses to their comments.

Copies of this FEIR are available for review at:

**Oceanside Development Services
Department**

300 N. Coast Highway
Oceanside, CA 92054

**City of Oceanside Mission Branch Public
Library**

3861-B Mission Avenues
Oceanside, CA 92057

City of Oceanside Public Library

300 N. Coast Highway,
Oceanside, CA 92054

As the lead agency, before approving the proposed project, the City Council must certify the FEIR as adequate and completed in accordance with CEQA. The City must also review and consider the information contained in the FEIR, including all supporting documents, before considering approval of the proposed project. The City will certify the FEIR using independent judgment and analysis. In consideration of the findings of the FEIR, the City will approve the proposed project or an alternative thereof through a written Finding of Fact and a Statement of Overriding Consideration for each identified significant adverse environmental impact and any significant and unavoidable impact identified in the FEIR. Because some project impacts were found to be significant, the City will adopt mitigation measures that either avoid or reduce those impacts to less than significant levels, where feasible. These mitigation measures are identified in the Mitigation Monitoring Reporting Program (MMRP) of this FEIR. If the proposed project is approved, the City will file a notice of determination (NOD) with the Governor's Office of Planning and Research, State Clearinghouse within 5 working days of project approval.