

STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE OCEANSIDE COAST HIGHWAY CORRIDOR STUDY (SCH NO. 2016051078)

As discussed in the Findings of Fact, the Final Environmental Impact Report for the Oceanside Coast Highway Corridor Study concludes that the project, even with incorporation of all feasible mitigation measures and consideration of alternatives, will nonetheless have significant and unavoidable impacts related to Air Quality, Greenhouse Gas Emissions, Noise and Vibration, and Transportation and Traffic.

As the primary purpose of the California Environmental Quality Act (CEQA) is to fully inform the decision-makers and the public as to the environmental effects of a project and to include feasible mitigation measures and alternatives to reduce any such adverse effects below a level of significance. CEQA nonetheless recognizes and authorizes the approval of projects where not all adverse impacts can be fully lessened or avoided. However, the Lead Agency must explain and justify its conclusion to approve such a project through the statement of overriding considerations setting forth the recommended project alternative's general, social, economic, policy or other public benefits which support the agency's informed conclusion to approve that alternative over another.

Under CEQA, before a project which is determined to have significant environmental effects which cannot be avoided can be approved, the public agency must consider and adopt a statement of overriding considerations pursuant to the CEQA Statutes Section 21081 and CEQA Guidelines 15043 and 15093.

The City Council hereby finds, after consideration of the Final EIR and the evidence in the record, that each of the specific overriding economic, legal, social, technological and other benefits of the project as set forth below independently and collectively outweighs the significant and unavoidable impacts. Any one of the reasons for approval cited below is sufficient to justify approval of the project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the City Council will stand by its determination that each individual reason is sufficient.

The City Council further finds that, as part of the process of obtaining project approval, all significant effects on the environment from implementation of the project have been eliminated or substantially lessened where feasible. Furthermore, the City Council has determined that any

remaining significant effects on the environment found to be unavoidable are acceptable due to the following specific overriding economic, technical, legal, social and other considerations.

The Coast Highway Corridor project, which includes both the Complete Streets and Incentive District project elements, has the following benefits:

- In April 2009, the City Council adopted the Coast Highway Vision and Strategic Plan (Vision Plan), which outlined a vision for the Coast Highway that is based on livable communities and Smart Growth principals intended to produce vibrant and economically successful communities. The Coast Highway Corridor project provides a multi-pronged implementation strategy for the Vision Plan, including the Complete Streets improvements and the Incentive District. Adoption of the project will implement these elements of the Vision Plan and will support the development of a vibrant and economically successful Coast Highway Corridor.
- The Coast Highway Corridor is a key mixed-use corridor that provides access to the City's coastal resources, downtown district, and adjacent neighborhoods. However, the area also currently includes vacant and underutilized property. The Coast Highway project will focus public and private investment in this important corridor in order to support additional commercial activity, housing, recreational uses, and gathering spaces.
- The Coast Highway Corridor project is the product of a comprehensive public planning effort that has undergone continual refinements which has resulted in a thoughtful balance of community, business, and environmental interests.
- The Coast Highway Corridor project, in particular the Incentive District, will support the transformation of the built environment within the Coast Highway corridor by incentivizing high quality urban and architectural design, sustainable develop, synergistic land uses, and enhancement of environmental resources. Specifically, the Incentive District includes form-based development standards which provide more detail, addressing features such as horizontal and vertical articulation, architectural details, fenestration, finish materials, pedestrian access, parking configuration, and the relationship between buildings and on-site open space areas. The form-based development standards in the Incentive District will not only regulate the massing of buildings but also their visual quality and their effectiveness in accommodating intended uses and activating adjacent public spaces.
- The Coast Highway Corridor project, in particular the Incentive District, will encourage the development of additional housing, public open space and parking, all of which are highly desired in the City of Oceanside. The policies of the Incentive District will also ensure this new development will result in a compatible and synergistic mix of land uses, activation of the street frontage, and an attractive and inviting streetscape.
- The Coast Highway Corridor project promotes pedestrian and bicycle access to the coastline, redevelopment and infill within already urbanized areas, expansion of visitor-

serving commercial uses, and visual enhancement of the Coast Highway corridor, all of which are desired outcomes of the City Council.

- The allowance for standalone residential use in the avenue segments of the corridor, though the Incentive District, responds to strong demand for housing in the San Diego region and the City of Oceanside’s need to accommodate its regional fair share of new housing growth.
- The Coast Highway Corridor project will transform Coast Highway into a “Complete Streets” which will be more attractive to pedestrians and alternative means of transportation and will increase foot traffic along the corridor, which will ultimately increase the economic viability of existing and future businesses.
- The Coast Highway Corridor project will provide the incentives for the encouragement of redevelopment and continued investment within the area in exchange for community benefits to enhance and revitalize the area.
- The Coast Highway Corridor project will enhance the local economy and provides opportunities for future commercial development near existing businesses, transportation hubs and walkable residential areas. In addition, the project will also provide residential uses along Coast Highway to provide a new live, work, play atmosphere.
- Considering environmental effects at a programmatic level and identifying mitigation measures for future development within the Incentive District boundaries provides for comprehensive consideration of the cumulative environmental effects. As such, with the adoption of the Incentive District and the mitigation measures outlined in the Mitigation Monitoring and Reporting Program, additional environmental safeguards will be provided for the project area that would not be present without the adoption of the district-wide program.

The public and private investment in and improvement of the Coast Highway Corridor and the betterment of the quality of life for the residents of the community is one of the City’s highest priorities. Having considered these benefits, the City Council finds that the benefits of the project outweigh the unavoidable adverse environmental effects, and that the adverse environmental effects are therefore acceptable.