

# TABLE OF CONTENTS

---

<b><u>Section</u></b>	<b><u>Page No.</u></b>
<b>ACRONYMS AND ABBREVIATIONS.....</b>	<b>AA-1</b>
<b>EXECUTIVE SUMMARY .....</b>	<b>ES-1</b>
ES.1 Introduction.....	ES-1
ES.2 Project Description and Location.....	ES-1
ES.2.1 Project Location .....	ES-1
ES.2.2 Project Description.....	ES-2
ES.2.3 Project Objectives .....	ES-2
ES.2.4 Discretionary Actions .....	ES-3
ES.3 Areas of Controversy .....	ES-4
ES.4 Effects Not Found to Be Significant.....	ES-4
ES.5 Impacts Determined To Be Significant.....	ES-4
ES.6 Significant and Unavoidable Impacts .....	ES-15
ES.7 Analysis of Alternatives.....	ES-15
ES.7.1 No Project (No Build) Alternative.....	ES-15
ES.7.2 No Project (Development per Entitlements).....	ES-15
ES.7.3 Reduced Footprint Alternative.....	ES-16
ES.7.4 Environmentally Superior Alternative.....	ES-16
ES.8 Issues to be Resolved by Lead Agency.....	ES-17
<b>CHAPTER 1 INTRODUCTION .....</b>	<b>1-1</b>
1.1 Purpose of the EIR .....	1-1
1.2 Intended Use of the EIR.....	1-1
1.3 Scope of the EIR .....	1-2
1.4 The EIR and CEQA Environmental Review Process .....	1-2
1.4.1 CEQA Overview.....	1-2
1.4.2 Notice of Preparation and Scoping .....	1-3
1.4.3 Draft EIR and Public Review .....	1-4
1.4.4 Final EIR Publication and Certification.....	1-5
1.4.5 Mitigation Monitoring and Reporting Program.....	1-5
1.5 Organization and Content of the EIR.....	1-6
<b>CHAPTER 2 ENVIRONMENTAL SETTING.....</b>	<b>2-1</b>
2.1 Project Setting.....	2-1
2.1.1 Project Location .....	2-1
2.1.2 Site Background.....	2-1
2.1.3 Existing Land Uses .....	2-3
2.1.4 Existing Zoning Designations.....	2-4

	<b><u>Page No.</u></b>
2.1.5 Existing General Plan Land Use Designations .....	2-4
2.2 Regional Setting.....	2-5
2.2.1 Climate.....	2-5
2.2.2 Air Basin.....	2-5
2.2.3 Soils.....	2-6
2.2.4 Terrain.....	2-6
2.2.5 Watersheds and Hydrology.....	2-6
2.2.6 Vegetation and Habitats.....	2-6
2.2.7 Utilities.....	2-7
2.3 Applicable Planning Documents.....	2-7
2.3.1 City of Oceanside General Plan.....	2-7
2.3.2 Oceanside Subarea Plan of the North County Multiple Habitat Conservation Plan.....	2-8
2.3.3 City of Oceanside Local Coastal Program.....	2-9
2.3.4 Coast Highway Vision and Strategic Plan.....	2-9
2.3.5 Coast Highway Corridor Study.....	2-9
2.3.6 Regional Plans .....	2-10
<b>CHAPTER 3 PROJECT DESCRIPTION.....</b>	<b>3-1</b>
3.1 Project Objectives .....	3-1
3.2 Project Overview and Major Components.....	3-2
3.2.1 Land Uses.....	3-2
3.2.2 Architectural Design .....	3-4
3.2.3 Circulation, Access, and Parking.....	3-5
3.2.4 Public Utilities .....	3-7
3.2.5 Project Design Features .....	3-8
3.2.6 Construction Phasing and Conceptual Grading .....	3-14
3.3 Discretionary Actions and Approvals.....	3-15
<b>CHAPTER 4</b>	
4.1 Biological Resources .....	4.1-1
4.1.1 Existing Conditions.....	4.1-1
4.1.2 Regulatory Setting .....	4.1-6
4.1.3 Thresholds of Significance .....	4.1-14
4.1.4 Impacts Analysis.....	4.1-15
4.1.5 Mitigation Measures .....	4.1-21
4.1.6 Level of Significance After Mitigation.....	4.1-24
4.2 Cultural Resources .....	4.2-1
4.2.1 Existing Conditions.....	4.2-1

	<b><u>Page No.</u></b>
4.2.2	Regulatory Setting ..... 4.2-10
4.2.3	Thresholds of Significance ..... 4.2-19
4.2.4	Impacts Analysis ..... 4.2-20
4.2.5	Mitigation Measures ..... 4.2-23
4.2.6	Level of Significance After Mitigation..... 4.2-26
4.3	Geology and Soils ..... 4.3-1
4.3.1	Existing Conditions..... 4.3-1
4.3.2	Regulatory Setting ..... 4.3-4
4.3.3	Thresholds of Significance ..... 4.3-8
4.3.4	Impacts Analysis ..... 4.3-9
4.3.5	Mitigation Measures ..... 4.3-12
4.3.6	Level of Significance After Mitigation..... 4.3-13
4.4	Noise ..... 4.4-1
4.4.1	Existing Conditions..... 4.4-1
4.4.2	Regulatory Setting ..... 4.4-4
4.4.3	Thresholds of Significance ..... 4.4-8
4.4.4	Impacts Analysis ..... 4.4-9
4.4.5	Mitigation Measures ..... 4.4-20
4.4.6	Level of Significance After Mitigation..... 4.4-21
4.5	Traffic and Circulation..... 4.5-1
4.5.1	Existing Conditions..... 4.5-1
4.5.2	Regulatory Setting ..... 4.5-7
4.5.3	Thresholds of Significance ..... 4.5-10
4.5.4	Impacts Analysis ..... 4.5-12
4.5.5	Mitigation Measures ..... 4.5-33
4.5.6	Level of Significance After Mitigation..... 4.5-34
4.6	Tribal Cultural Resources ..... 4.6-1
4.6.1	Existing Conditions..... 4.6-1
4.6.2	Regulatory Setting ..... 4.6-3
4.6.3	Thresholds of Significance ..... 4.6-5
4.6.4	Impacts Analysis ..... 4.6-6
4.6.5	Mitigation Measures ..... 4.6-7
4.6.6	Level of Significance After Mitigation..... 4.6-8
4.7	Air Quality ..... 4.7-1
4.7.1	Existing Conditions..... 4.7-1
4.7.2	Regulatory Setting ..... 4.7-6
4.7.3	Thresholds of Significance ..... 4.7-14

	<b><u>Page No.</u></b>
4.7.4 Impacts Analysis.....	4.7-16
4.7.5 Mitigation Measures .....	4.7-24
4.7.6 Level of Significance After Mitigation.....	4.7-25
<b>CHAPTER 5 EFFECTS FOUND NOT TO BE SIGNIFICANT .....</b>	<b>5-1</b>
5.1 Aesthetics.....	5-1
5.2 Agriculture and Forestry Resources.....	5-10
5.3 Energy .....	5-12
5.4 Greenhouse Gas Emissions.....	5-19
5.5 Hazards and Hazardous Materials .....	5-23
5.6 Hydrology and Water Quality.....	5-30
5.7 Land Use and Planning .....	5-37
5.8 Mineral Resources .....	5-45
5.9 Population and Housing.....	5-46
5.10 Public Services.....	5-47
5.11 Recreation .....	5-54
5.12 Utilities and Service Systems.....	5-55
5.13 Wildfire .....	5-59
<b>CHAPTER 6 CUMULATIVE EFFECTS .....</b>	<b>6-1</b>
6.1 Introduction.....	6-1
6.2 Methodology .....	6-1
6.3 Cumulative Projects .....	6-2
6.4 Cumulative Impact Analysis.....	6-2
6.4.1 Aesthetics.....	6-2
6.4.2 Agricultural and Forestry Resources .....	6-4
6.4.3 Air Quality .....	6-4
6.4.4 Biological Resources .....	6-5
6.4.5 Cultural Resources .....	6-6
6.4.6 Energy .....	6-7
6.4.7 Geology and Soils.....	6-8
6.4.8 Greenhouse Gas Emissions.....	6-8
6.4.9 Hazards and Hazardous Materials .....	6-9
6.4.10 Hydrology and Water Quality.....	6-10
6.4.11 Land Use and Planning.....	6-11
6.4.12 Mineral Resources .....	6-11
6.4.13 Noise .....	6-12
6.4.14 Population and Housing.....	6-13
6.4.15 Public Services.....	6-13

	<b><u>Page No.</u></b>
6.4.16 Recreation .....	6-14
6.4.17 Transportation .....	6-14
6.4.18 Tribal Cultural Resources .....	6-15
6.4.19 Utilities and Service Systems.....	6-15
6.4.20 Wildfire .....	6-16
<b>CHAPTER 7 OTHER CEQA CONSIDERATIONS.....</b>	<b>7-1</b>
7.1 Growth Inducement .....	7-1
7.2 Significant Irreversible Effects .....	7-3
7.3 Significant and Unavoidable Impacts .....	7-3
<b>CHAPTER 8 ALTERNATIVES .....</b>	<b>8-1</b>
8.1 Scope and Purpose .....	8-1
8.2 Criteria for Selection and Analysis of Alternatives .....	8-2
8.2.1 Project Objectives .....	8-2
8.2.2 Feasibility.....	8-3
8.2.3 Evaluation of Significant Impacts.....	8-4
8.2.4 Rationale for the Selection of Alternatives.....	8-4
8.3 Alternatives Considered But Rejected .....	8-4
8.3.1 Location Alternative .....	8-5
8.3.2 Traffic Impact Avoidance Alternative .....	8-5
8.4 Alternatives Under Consideration.....	8-6
8.4.1 No Project (No Build) Alternative.....	8-6
8.4.2 No Project (Development per Entitlements).....	8-8
8.4.3 Reduced Footprint Alternative.....	8-12
8.5 Environmentally Superior Alternative .....	8-18
<b>CHAPTER 9 LIST OF PREPARERS .....</b>	<b>9-1</b>
<b>CHAPTER 10 REFERENCES.....</b>	<b>10-1</b>
<b>APPENDICES</b>	
A Public Scoping Comments	
B Biological Technical Resources Report	
C Cultural Resources Report	
D Historical Cultural Assessment	
E Geotechnical Report	
F Geotechnical Update Letter	
G Acoustical Assessment	
H Traffic Impact Study	

**Page No.**

I Air Quality and Greenhouse Gas Emissions Analysis  
 J Phase I Environmental Site Assessment  
 K Limited Phase II Environmental Site Assessment  
 L Storm Water Quality Management Plan and Drainage Report  
 M Public Sewer System Analysis  
 N Public Water System Analysis

**FIGURES**

2-1 Project Location ..... 2-13  
 2-2 Aerial Photograph ..... 2-15  
 2-3 Existing Land Uses ..... 2-17  
 2-4 Site Photos ..... 2-19  
 2-5 Zoning Designations ..... 2-21  
 3-1 Site Plan ..... 3-17  
 3-2 Landscape Plan ..... 3-19  
 3-3 Project Rendering..... 3-21  
 3-4 Underground Utilities and Striping Plan..... 3-23  
 3-5 Fire Access Plan..... 3-25  
 3-6 Grading Plan ..... 3-27  
 4.1-1 Biological Resources ..... 4.1-25  
 4.1-2 Biological Impacts ..... 4.1-27  
 4.3-1 Geologic Map..... 4.3-15  
 5-1 Key View Map..... 5-63  
 5-2 View from I-5 Off-Ramp..... 5-65  
 5-3 View from North Coast Highway ..... 5-67  
 5-4 View from Breakwater Way ..... 5-69  
 5-5 View from San Luis Rey River Trail..... 5-71  
 5-6 Massing Study..... 5-73  
 5-7 Existing Drainage Areas ..... 5-75  
 5-8 Proposed Drainage Areas..... 5-77  
 8-1 Reduced Footprint Alternative..... 8-21

**TABLES**

ES-1 Summary of Significant Environmental Impacts.....ES-5  
 ES-2 Comparative Summary of Alternatives Under Consideration and  
 Proposed Project .....ES-17  
 4.1-1 Plant Community and Land Cover within the Project Site..... 4.1-3

	<b><u>Page No.</u></b>
4.1-2 Proposed Direct Impacts to Existing Vegetation Communities and Land Covers .....	4.1-18
4.2-1 Previous Cultural Studies on the Project Site .....	4.2-5
4.2-2 Previous Cultural Resources identified within 1 Mile of the Project Site .....	4.2-6
4.4-1 Measured Baseline Outdoor Noise Levels.....	4.4-3
4.4-2 City of Oceanside Exterior Noise Standards .....	4.4-7
4.4-3 Typical Construction Equipment Maximum Noise Levels .....	4.4-10
4.4-4 Estimated Distances between Construction Activities and the Nearest Noise-Sensitive Receptors .....	4.4-11
4.4-5 Predicted Construction Noise Levels per Activity Phase .....	4.4-12
4.4-6 Off-site Roadway Traffic Noise Modeling Results .....	4.4-13
4.4-7 On-site Roadway Traffic Noise Modeling Results.....	4.4-14
4.5-1 Existing Typical Daily Roadway Segment Level of Service.....	4.5-6
4.5-2 Existing Typical Peak Hour Intersection LOS.....	4.5-6
4.5-3 Existing I-5 Freeway Mainline Operations.....	4.5-7
4.5-4 Measures of Significant Project Impacts .....	4.5-11
4.5-5 Project Trip Generation for Alta Oceanside Mixed-Use Project .....	4.5-13
4.5-6 Existing plus Project Roadway Segment Level of Service.....	4.5-14
4.5-7 Existing plus Project Peak Hour Intersection Level of Service .....	4.5-15
4.5-8 Existing plus Project I-5 Freeway Mainline Operations.....	4.5-18
4.5-9 Existing plus Cumulative Projects plus Project Roadway Segment Level of Service .....	4.5-19
4.5-10 Existing plus Cumulative Projects plus Project Intersection Level of Service.....	4.5-20
4.5-11 Existing plus Cumulative Projects plus Project Freeway Mainline Operations .....	4.5-23
4.5-12 Buildout Year (2035) plus Project Roadway Segment Level of Service.....	4.5-24
4.5-13 Buildout Year (2035) plus Project Peak Hour Intersection Level of Service.....	4.5-25
4.5-14 Buildout Year plus Project Freeway Mainline Operations .....	4.5-26
4.5-15 Construction Trip Generation .....	4.5-27
4.7-1 San Diego Air Basin Attainment Classification .....	4.7-4
4.7-2 Local Ambient Air Quality Data.....	4.7-5
4.7-3 Ambient Air Quality Standards .....	4.7-8
4.7-4 SDAPCD Air Quality Significance Thresholds.....	4.7-15
4.7-5 Estimated Maximum Daily Construction Criteria Air Pollutant Emissions.....	4.7-17
4.7-6 Estimated Maximum Daily Operational Criteria Air Pollutant Emissions.....	4.7-18
4.7-7 Summary of Maximum Construction Cancer and Chronic Health Risks - Unmitigated.....	4.7-20

	<b><u>Page No.</u></b>
4.7-8 Summary of Maximum Roadway Cancer and Chronic Health Risks - Unmitigated.....	4.7-21
4.7-9 CALINE4 Predicted Carbon Monoxide Concentrations .....	4.7-23
4.7-10 Summary of Maximum Construction Cancer and Chronic Health Risks - Mitigated.....	4.7-25
4.7-11 Summary of Maximum Roadway Cancer and Chronic Health Risks - Mitigated.....	4.7-26
5-1 Visual Open Space.....	5-2
5-2 Hours of Operation for Construction Equipment.....	5-13
5-3 Construction Equipment Diesel Demand.....	5-13
5-4 Construction Worker Vehicle Gasoline Demand .....	5-14
5-5 Construction Vendor Truck Diesel Demand.....	5-14
5-6 Construction Haul Truck Diesel Demand.....	5-14
5-7 Mobile Source Fuel Consumption – Operation .....	5-18
5-8 Estimated Annual Construction Greenhouse Gas Emissions .....	5-20
5-9 Estimated Annual Operational Greenhouse Gas Emissions .....	5-21
5-10 Oceanside Regional Growth Forecast.....	5-46
5-11 Fire Stations in the City of Oceanside .....	5-48
5-12 Fire Station Percentage of Responses to the Project Site (2018–2019).....	5-49
5-13 Oceanside Police Department Response Times.....	5-51
6-1 Cumulative Projects .....	6-2
8-1 No Project (Development per Entitlements) Alternative Roadway Segment Level of Service .....	8-11
8-2 Reduced Footprint Alternative Roadway Segment Level of Service.....	8-16
8-3 Comparative Summary of Alternatives Under Consideration and Proposed Project .....	8-19