

NOTICE OF PREPARATION

Program Environmental Impact Report

ONWARD OCEANSIDE:

City of Oceanside Comprehensive General Plan Update,
South Morro Hills Community Plan,
Smart & Sustainable Corridors Specific Plan, Climate Action Plan Update, Active
Transportation Plan, and Trails Master Plan

Date: May 24, 2021

To: Reviewing Agencies, Interested Parties, and Organizations

Subject: Notice of Preparation of a Program Environmental Impact Report for Onward Oceanside: The City of Oceanside Comprehensive General Plan Update, South Morro Hills Community Plan, Smart & Sustainable Corridors Specific Plan, Climate Action Plan Update, Active Transportation Plan, and Trails Master Plan.

Scoping Meeting: June 9, 2021 at 6:00 p.m.

Comment Period: May 24, 2021 – June 23, 2021 (30 days)

PUBLIC NOTICE: The City of Oceanside (City), as the lead agency, has determined that the project described below will require the preparation of a Program Environmental Impact Report (PEIR) in compliance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (CCR; hereafter CEQA Guidelines, 14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375.

SCOPING MEETING: Consistent with Section 21083.9(a)(2) of CEQA (California Public Resources Code, Section 21000 et seq.), a public scoping meeting will be held to solicit comments regarding the scope and analysis of the PEIR. The scoping meeting will provide information about the CEQA process and will enable interested stakeholders to provide meaningful comments that identify environmental issues and alternatives that are recommended for consideration in the PEIR. Public comments received at the Scoping Meeting and/or in writing during the NOP scoping process will be included as part of the PEIR.

Public scoping meeting
Zoom Virtual Meeting
Date: Wednesday, June 9, 2021
Time: 6:00 p.m. to 7:00 p.m.

To participate in the meeting, please register in advance at:

https://dyettandbhatia.zoom.us/webinar/register/WN_o8aDXyL1TIKg3hYKGztNuA

After registering, you will receive a confirmation email containing information about joining the meeting. Written comments should be addressed to:

Robert Dmohowski, Senior Planner
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300 North Coast Highway
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RDmohowski@oceansideca.org

PROJECT SETTING: The City is in northwestern San Diego County, approximately 35 miles north of the City of San Diego and 80 miles south of the City of Los Angeles. Regional access to the City is provided by Interstate 5, which runs north-south through the City. The City is bordered by Camp Pendleton to the north, the City of Carlsbad and Buena Vista Lagoon to the south, unincorporated portions of San Diego County and the City of Vista to the east, and the Pacific Ocean to the west. The project area, or planning area, is the entirety of the City as well additional land (approximately 20 acres) within the City's Sphere of Influence. Figure 1 provides the project area regional location. Figure 2 shows the City's location on a United States Geographic Survey topographic map and Figure 3 shows the City's location on an aerial photograph.

PROJECT DESCRIPTION: The project includes a Comprehensive General Plan Update (GPU), development of a South Morro Hills Community Plan (SMHCP), creation of a Smart and Sustainable Corridors Specific Plan (SSCSP), an update to the City's Climate Action Plan (CAP), Active Transportation Plan (ATP), and Trails Master Plan (TMP), collectively referred to as the project.

General Plan Update

The City's General Plan includes the following elements: Land Use, Circulation, Economic Development, Energy and Climate Action, Housing, Environmental Resource Management, Community Facilities, Public Safety, Noise, Hazardous Waste Management, and Military Reservation. The General Plan also includes a Redevelopment Plan that covers the Downtown Redevelopment Area and a Local Coastal Program as appendices.

A comprehensive GPU has not been completed since the plan was originally prepared in the 1970s. Since that time, a Military Reservation Element was approved in 1981 and a Community Facilities Element and Hazardous Waste Management Element were approved in 1990. More recently, the Circulation Element was updated in 2012, and the Housing Element (5th Cycle) in 2013. Most recently, the Economic Development and Energy and Climate Action Elements were created and adopted in 2019. The Housing Element is currently in the process of being updated to reflect the state's 6th Cycle

planning period requirements; however, it is not part of this comprehensive environmental review as a separate environmental document has been prepared.

The GPU includes updating all elements; the Economic Development and Energy and Climate Action elements were prepared in 2019 and may also be updated to be consistent with the other elements. The updated General Plan may also include new elements and existing elements may be renamed or combined (i.e., Circulation Element to be renamed Mobility Element). The GPU aims to address inconsistencies between the existing elements and to provide an updated focus to “shape a forward-looking vision for Oceanside and provide the City with a regulatory document that responds to our contemporary issues and legal context” (www.onwardoceanside.com).

South Morro Hills Community Plan

The SMHCP will contain policies and planning guidance specific to the City’s only remaining agricultural area and will be focused on supporting the continued viability of farming through expanded agritourism opportunities. Agritourism can support agricultural uses by providing new revenues for farmers, increasing public education around farming, and improving community access to fresh, local food and farm products.

The development of the SMHCP will allow the City to accommodate additional housing in the area while preserving agricultural resources and facilitating the long-term viability of farming operations (www.onwardoceanside.com). This will be facilitated through zoning changes and special area strategies intended to implement the vision of the plan.

Smart and Sustainable Corridors Specific Plan

The goal of the SSCSP will be to channel future housing and employment growth into the City’s commercial corridors while maintaining the integrity of adjacent residential neighborhoods. The SSCSP will identify ways to facilitate infill and redevelopment along Mission Avenue, Oceanside Boulevard, and Vista Way, while accommodating public transit and active transportation consistent with “complete streets” principles and regional policies that seek to reduce reliance on the private automobile (www.onwardoceanside.com).

The SSCSP will focus on planning infrastructure that is bicycle-, pedestrian-, and transit-friendly; increasing mixed-use development; decreasing greenhouse gas (GHG) emissions through increased use of transit, walking, and biking; attracting more commercial and industrial businesses and jobs to the City; preserving the City’s open space; and reducing sprawl. The SSCSP will support the City’s ability to meet its Regional Housing Needs Allocation by maximizing housing development in existing corridors near the City’s eight commuter rail stations and other transit stops.

Climate Action Plan Update

The project includes an update to the City’s GHG inventory and forecast emissions modeling that will inform an update to the City’s CAP. The CAP update may include new

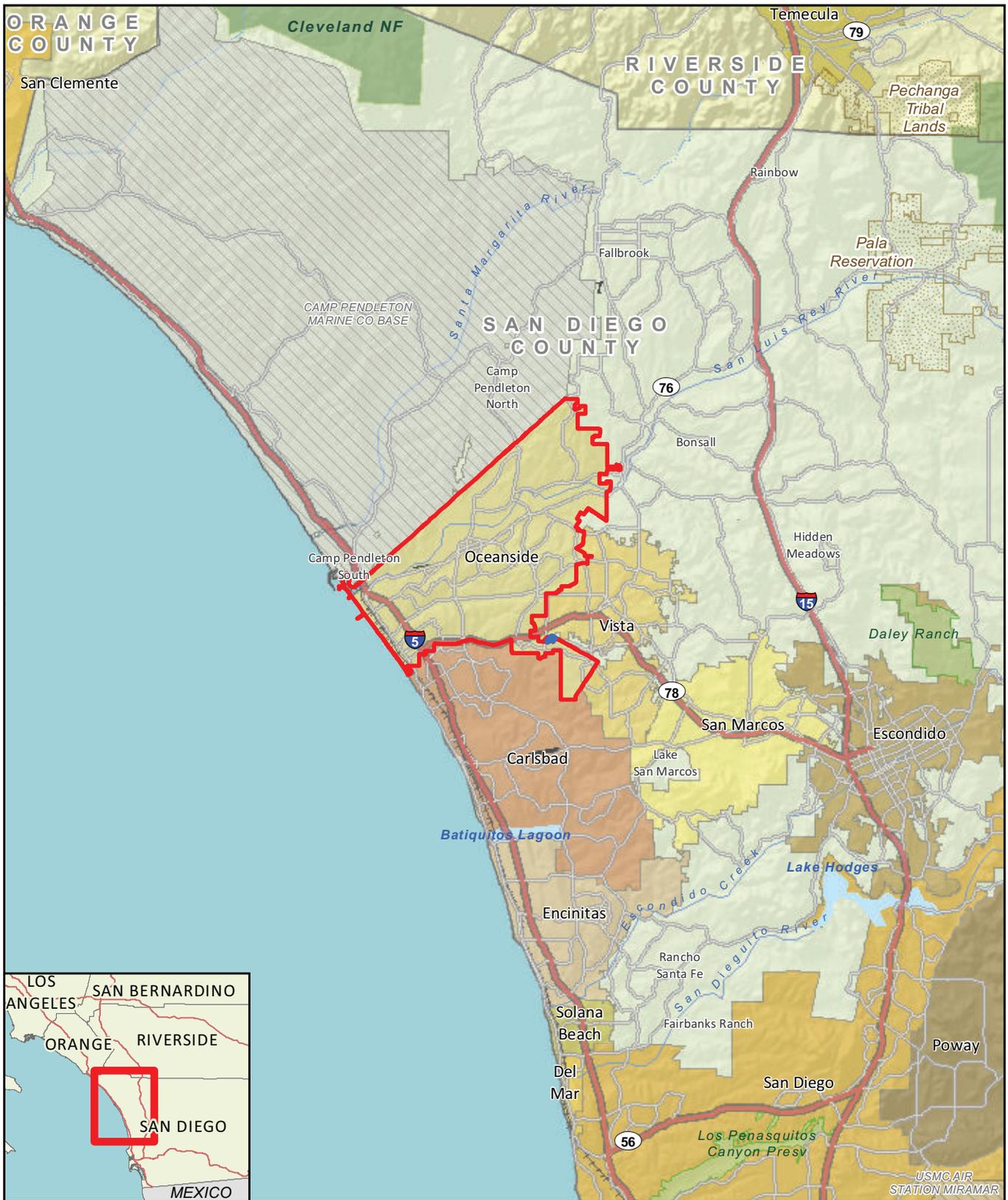
GHG reduction targets and reduction measures. The CAP will be developed consistent with CEQA Guidelines Section 15183.5 which would allow a streamlined GHG analysis for future development projects through implementation of a CAP consistency checklist.

Active Transportation Plan

The ATP will address pedestrian and bicycle movement throughout the City. While a broad level of pedestrian and bicycle policy effort is included as part of the GPU, the ATP will provide greater focus and level of detail.

Trails Master Plan

The TMP will provide direction for trails development in the community, as well as enable coordination with pedestrian and bicycle planning.



- City Limits
- Sphere of Influence

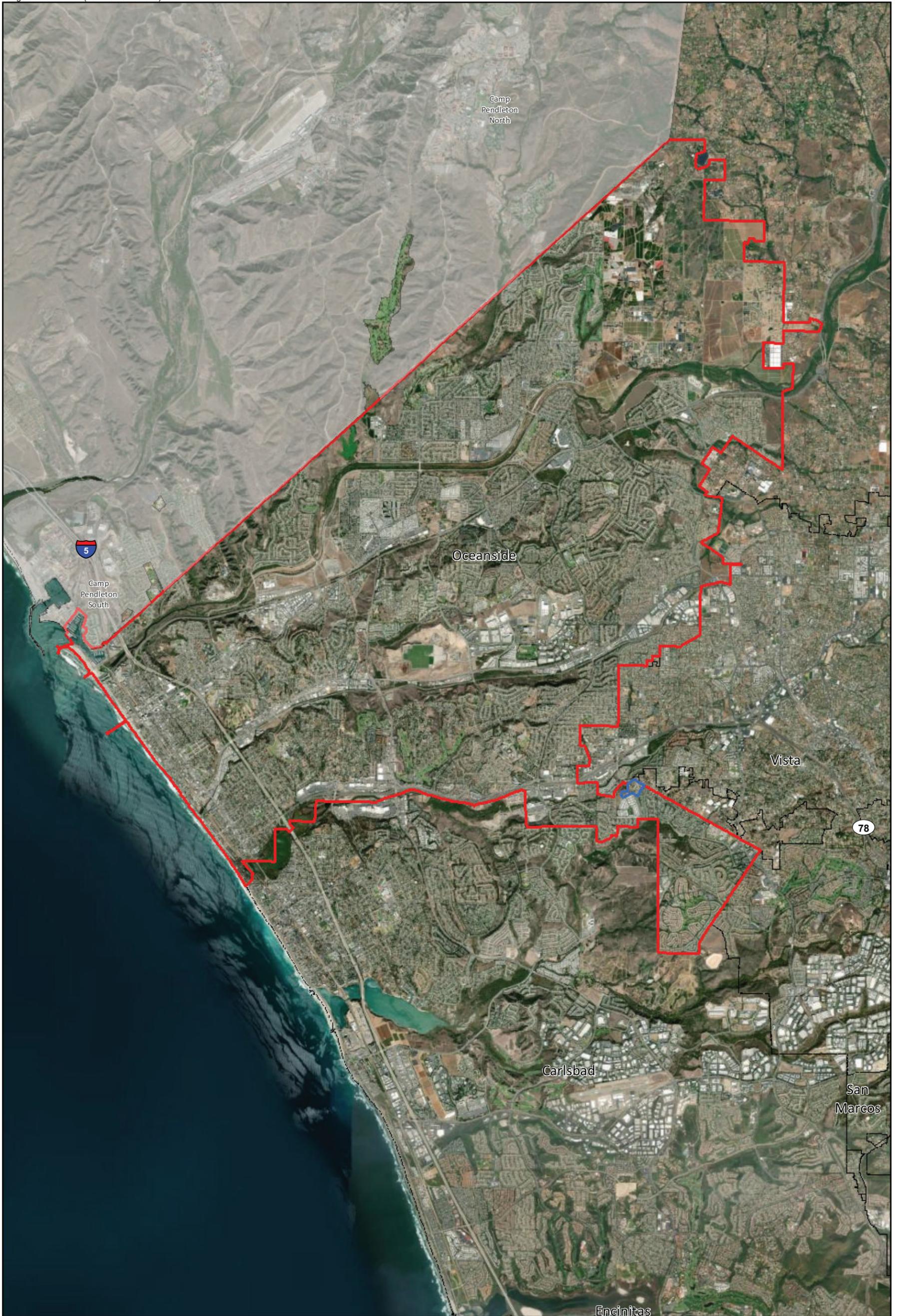
FIGURE 1
Regional Location



-  City Limits
-  Sphere of Influence



FIGURE 2
Project Location on USGS Map



- City Limits
- Sphere of Influence

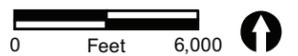


FIGURE 3
Aerial Map Location

PROGRAM ENVIRONMENTAL IMPACT REPORT CONTENTS/POTENTIAL ENVIRONMENTAL EFFECTS:

The City has determined that the project may cause significant adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. An EIR is therefore required to comply with CEQA Guidelines Section 15060 and 15081. Due to the nature of the project, a PEIR, pursuant to CEQA Guidelines Sections 15162 and 15168 is the appropriate environmental document. The PEIR will be subsequent to the Phase 1 General Plan Update Program EIR prepared for the Economic Development Element, Energy and Climate Action Element, and CAP dated April 8, 2019, State Clearinghouse Number 2017051075.

In accordance with the CEQA Guidelines and the City's Environmental Procedures, the environmental impact analysis will describe the environmental setting of the project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation.

The scope of the PEIR for the project will be based in part on comments received in response to this NOP and public input received during the public scoping meeting. The PEIR will address each of the environmental issues summarized herein. A Mitigation Monitoring and Reporting Program will be prepared to document future implementation of the required mitigation framework as identified in the PEIR. The following environmental issues are proposed to be analyzed in the PEIR.

Aesthetics

With respect to visual character, implementation of the project's component parts could result in changes to the aesthetic character and visual environment throughout the project area. The PEIR will analyze the potential effects of the policy updates, zoning changes, and implementation programs associated with the project to determine whether it would result in the degradation of the existing visual character of the City. The analysis will focus on the project's effect on the quality of surrounding public views and the potential for the project to obstruct any vistas or scenic views, or to be incompatible with surrounding development in terms of bulk, scale, materials, or style. If necessary, a mitigation framework will be included for future development to implement to ensure impacts are reduced to the extent feasible.

Agricultural Resources

The project, specifically the SMHCP, will result in changes to allowable uses within the City's agricultural area. The PEIR will address potential impacts associated with the loss and/or conversion of agricultural lands to other uses and the potential for conflicts with zoning and other existing uses. The PEIR will identify categories of farmland as designated by the State of California, discuss potential loss of farmland, and include a mitigation framework, if necessary, for future development to implement to ensure impacts are reduced to the extent feasible.

Air Quality

The project will facilitate changes in existing development patterns, density, and allowable uses throughout the City and sphere of influence, which could result in increases of vehicle-related emissions and GHG emissions. Construction and build-out of the project could result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment. Likewise, the project could expose sensitive receptors to substantial pollutant concentrations and/or result in other emissions (i.e., odors) that could adversely affect people. In addition, the PEIR will determine whether the project's potential air quality impacts would hinder or help the San Diego Air Basin to meet the regional air quality strategies.

Greenhouse Gas Emissions

The project includes an update to the City's GHG inventory and forecast emissions modeling that will inform an update to the City's CAP. The PEIR will include an analysis of project GHG emissions and the extent that implementation of the CAP update will minimize GHG emissions. Project build-out generated GHG emissions resulting from both construction activities related to the project and post construction operation of the project will be evaluated. The analysis will include, but is not limited to, the five primary sources of GHG emissions: vehicular traffic, generation of electricity, natural gas consumption/combustion, solid waste generation, and water usage.

Biological Resources

The City supports areas of sensitive biological resources including native habitat and known sensitive species. The PEIR will provide a programmatic review of biological resources, providing an assessment of potential future impacts and include a mitigation framework, if necessary, for future development to implement to ensure impacts are reduced to the extent feasible.

Cultural and Tribal Cultural Resources

The City contains areas which support archaeological and Tribal cultural resources associated with the area's rich prehistoric history. Potential and recorded historic resources are also present throughout the City. The PEIR will provide a programmatic review of cultural resources, providing an assessment of potential future impacts and include a mitigation framework, if necessary, for future development to implement to ensure impacts are reduced to the extent feasible.

Energy

Energy resources such as fuel (both gasoline and diesel), electricity, and natural gas will be consumed during construction and build-out operations of the project. The PEIR will analyze whether anticipated energy use would be wasteful, inefficient, or unnecessary. This section will consider how current building code standards of efficiency would affect energy use, in addition to any new CAP measures that address energy use.

Geology and Soils

Although much of the City is developed, the project would facilitate redevelopment of underutilized sites and development on undeveloped sites throughout the project area. The PEIR will provide a programmatic assessment of geologic hazards and soil conditions, describing geologic and subsurface conditions throughout the City and discussing the planning area in terms of existing topography, geology (surface and subsurface), tectonics, and soil types. The discussion will include issues such as the potential for liquefaction, slope instability, and other hazards. As necessary, the PEIR will include a mitigation framework for future development to implement to reduce the potential for adverse impacts resulting from on-site soils or geologic hazards.

Hazards and Hazardous Materials

The PEIR will address any areas throughout the City identified as a state or federal contaminated site. Additionally, the PEIR will discuss the potential for construction activities to result in hazards due to use of flammable materials, including diesel fuel, gasoline, and other oils and lubricants, and whether project build-out could require the transport, handling, or disposal of hazardous materials. The PEIR will describe applicable local, state, and federal regulations intended to minimize risk of hazards and hazardous materials release.

The PEIR will also address whether the project would result in the exposure of people or structures to a risk of loss, injury, or death involving wildland fires. The potential for safety hazards or excessive noise to result from land uses near airports will also be considered.

Hydrology/Water Quality

The PEIR will provide a discussion and analysis focusing on the project's impact on the City's existing drainage patterns, as well as how the project could potentially affect water quality within the planning area and downstream. As applicable, the PEIR will discuss the need for best management practices and low impact development practices in order to ensure that hydrology and water quality impacts would be minimized the extent feasible.

Land Use and Planning

The PEIR will provide a consistency analysis describing the projects consistency with all relevant land use and planning regulations. This section would also discuss whether the project could have the potential to physically divide the community.

Noise

The project will facilitate redevelopment of underutilized sites and development on undeveloped sites within the project area which could introduce changes in noise levels. Accordingly, the PEIR will identify and analyze potential noise sources, including construction activities and operational build-out of the project (including on-site sources) and provide an analysis of potential effects and a mitigation framework for future development, as appropriate.

Population and Housing

Implementation of the project will result in changes to existing development patterns and allowable uses throughout the City. The PEIR will analyze whether the project will induce substantial unplanned population growth or displace substantial numbers of existing people. The analysis will be supported by City and San Diego Association of Governments growth forecasts and will provide an assessment of policy and zoning strategies being considered to achieve the City's vision for providing adequate housing to support the projected population.

Public Services/Recreation

The potential impact of project build-out on the City's available and planned public services will be addressed in the PEIR. Additionally, the PEIR will analyze whether the project would impact existing parks and recreational facilities, and whether new or expanded public service and/or recreational facilities would be required to support project build-out. The focus of the analysis will be on the potential for physical environmental impacts resulting from construction of required services.

Transportation

Build-out of the project would intensify the land uses throughout the City. Consistent with CEQA Guidelines Section 15064.3, a detailed Vehicle Miles Travelled Analysis will be prepared, along with a discussion of infrastructure improvements that could be required to address local mobility. The discussion will focus on vehicle miles travelled, including the project location in relationship to transit and ride share incentives and opportunities. This section of the PEIR will also describe any required modifications and/or improvements to the existing circulation system, including City streets, intersections, freeways, and interchanges, as applicable. If the project would result in a significant impact, the study and PEIR will describe what measures would be required to mitigate traffic/circulation impacts to below a level of significance. The section will describe the walkability, pedestrian, and bicycle connectivity within the project and off-site areas.

Utilities

Build-out of the project could require infrastructure improvements throughout the project area. This section of the PEIR will analyze whether construction of new or expanded utilities will cause significant environmental impacts. Additionally, this section will discuss sufficiency of water supply, capacity of wastewater and solid waste service providers, and whether the project would comply solid waste reduction goals.

Wildfire

The PEIR will include a discussion of the project's potential to result in wildfire risks due to slope, prevailing winds, and other factors.