Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:

Project Title: City of Oceanside General Plan Update, Smart and Sustainable Corridors Specific Plan, and Climate Action Plan Update

Lead Agency: City of Oceanside

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Project Location: City of Oceanside (*City*) San Diego (*County*)

Project Description (Proposed actions, location, and/or consequences).

The project includes a comprehensive General Plan Update (GPU) , creation of a Smart and Sustainable Corridors Specific Plan (SSCSP), and an update to the City's Climate Action Plan (CAP Update).

The GPU includes updating all elements, except for the Economic Development and Energy and Climate Action Elements which were prepared in 2019. The GPU has been revised to be organized around themes and guiding principles that reflect community input, the findings of technical studies, and state and regional priorities. The updated elements contain all state-mandated requirements, providing newly drafted goals, objectives, policies, and specific actions for future land use decision making. The GPU will include the following elements: Efficient and Compatible Land Use (ECLU), Integrated Mobility (IM), Remarkable Communities (RC), Vital and Sustainable Resources (VSR), Safe and Resilient Environment (SRE), and Healthy and Livable Community (HLC). Implementation of the GPU will result in the establishment of the City's approach to growth and change addressing many aspects of development including, but not limited to, land use changes, citywide mobility, streetscape improvements, parks and recreational opportunities, and preservation of resources.

The SSCSP is a regulatory document, consistent with the ECLU that outlines strategies, standards, and processes meant to foster the revitalization of the Mission Avenue, Oceanside Boulevard, and Vista Way commercial corridors in the City. The proposed land use framework for the SSCSP Planning Area offers an array of housing options for people at all income levels and stages of life. The non-residential land uses are framed to support an inclusive commercial environment that provides retail and services catering to residents' daily needs while simultaneously inviting visitors from across the region.

The project includes an update to the 2019 CAP to account for the increased housing and employment growth resulting from the GPU and SSCSP. The CAP update will provide a comprehensive plan for addressing Greenhouse Gas emissions throughout the City.

The simultaneous processing of the GPU, SSCSP, and CAP Update is intended to ensure that growth occurs in an environmentally sustainable manner. The City's revised elements are intended to provide key planning principles to guide future development throughout the City, including the SSCSP Planning Area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Agricultural Resources:

All future development within the Inland Agricultural District would be required to adhere to the proposed goals and policies included in the GPU VSR Element. Despite application of a policy framework intended to support retention of agricultural land uses within South Morro Hills, buildout of the City consistent with the GPU and SSCSP policy framework would result in the conversion of agricultural land uses located within non-agriculturally zones lands. Additionally, as future land use change occurs In South Morro Hills, upon adoption of a Community Plan and future zoning standards, development consistent with the GPU policy framework may result in impacts to agricultural land uses. While the policy framework would support conservation of agricultural lands, there would be some loss of productive agricultural land. Therefore, impacts relating to conversion of farmland would be considered significant. Implementation of mitigation measure AG-1 would reduce potential adverse impacts to agriculture associated with future buildout of the GPU and SSCSP to the extent feasible. However, site-specific development projects are not currently available, and there is a potential that impacts to agricultural resources would remain. Therefore, despite adherence to mitigation measure AG-1 impacts related to conversion farmland would remain significant and unavoidable.

Air Quality:

Buildout of the GPU and SSCSP would result in an increase in development and an associated increase in emissions when compared to buildout of the City's adopted zoning and land use designations. Therefore, buildout of the GPU and SSCSP would exceed the assumptions used to develop the RAQS. Even with implementation of applicable GPU and SSCSP goals and policies, this impact would be significant. Future discretionary development would be reviewed for conformance with the GPU VSR Element goals and policies to reduce operational emissions within the City. Incorporation of GPU goals and policies as well as mitigation measure AQ-1 would contribute to reduced criteria air pollutant emissions associated with buildout of the project. Goals and policies included in the GPU would facilitate continued City cooperation with the SDAPCD and SANDAG to achieve regional air quality improvement goals, promotion of energy conservation design and development techniques, encouragement of alternative transportation modes, and implementation of TDM strategies. However, no additional feasible mitigation measures are available that would reduce impacts associated with inconsistency with the RAQS. Therefore, impacts related to conflicts with an air quality plan would remain significant and unavoidable.

In general, the project would reduce air quality impacts through implementation of GPU policies and actions as well as the proposed CAP reduction measures. However, it is possible that for certain projects, adherence to the regulations may not adequately protect air quality, and such projects would require additional measures to avoid or reduce significant air quality impacts. For individual projects that may exceed the daily operational emissions thresholds established by the City and the SDAPCD, mitigation measure AQ-1 would require a project level analysis of operational air quality impacts using the latest available CalEEMod mode, or other analytical method determined in conjunction with the City, and propose additional project-level mitigation and/or project design features to reduce operational impacts to less than significant. Implementation of mitigation measure AQ-1 would reduce potentially significant impacts related to operational air quality emissions to a less than significant level.

Biological Resources:

Buildout under the GPU and SSCSP would result in increased development within the Areas of Change and throughout the City. Future development has the potential to impact sensitive plants and wildlife species, sensitive habitats, and/or jurisdictional wetlands. Absent project specific development plans, future projects on land that may support special-status species or sensitive vegetation communities, including wetlands, would implement mitigation measures BIO-1 and BIO-2 requiring preparation and approval of a project level biological assessment. The biological assessment shall evaluate how the project has been designated to minimize and avoid impacts to the extent feasible and demonstrate consistency with the GPU and SSCSP policy framework, as applicable. Any unavoidable impacts to sensitive habitats shall me mitigated following the ratios identified in the City's VSR Element Table 5-1.Bio-1 requires a biological monitor to be present during grading activities, and BIO-2 includes conservation requirements for the preservation of habitat. Implementation of mitigation measures BIO-1 and BIO-2 would reduce potentially significant impacts related to biological resources to less than significant levels.

Cultural and Tribal Cultural Resources:

Absent project specific development plans, significant impacts to historic resources could occur if future construction activity is within proximity to significant historic buildings, structures, objects, landscapes, or sites. Additionally, future development could result in alteration or removal of structures that are greater than 45 years old and could qualify for historic significance. Future development projects that could directly or indirectly affect a building/structure greater than 45 years of age would implement mitigation measure CUL-1 requiring preparation of a historic evaluation to verify the historic significance of a structure. If a structure is found to be

historically significant, avoidance or mitigation measures as detailed in CUL-1 shall be implemented. Implementation of mitigation measure CUL-1 would reduce potentially significant impacts related to historic structures to less than significant levels.

Absent project specific development plans, significant impacts to prehistoric and historic archaeological resources, and/or tribal cultural resources could occur if future projects unearthed unknown and unrecorded archaeological resources. Development sites with the potential to support buried archaeological resources would implement mitigation measure CUL-2 requiring preparation of an archaeological survey report. Additional measures could include record search at the SCIS at San Diego State University, and a review of the Sacred Lands File. Archeological land Native American monitors would be required on-site during grading activities and any artifact discovered would be evaluated for significance. Should significant artifacts be discovered, additional steps to mitigate as detailed in CUL-2 would be required. Implementation of mitigation measure CUL-2 would reduce potentially significant impacts related to archeological and tribal cultural resources to less than significant levels.

Paleontological Resources:

Absent project specific development plans, future new development or redevelopment that increases excavation depths could result in the disturbance of previously unknown paleontological resources. Similarly, unique geologic features could be adversely affected, if destroyed due to site development. Therefore, future projects could result in significant impacts to paleontological resources and/or unique geology. Future projects that are within high paleontological sensitivity areas would implement mitigation measures GEO-1 requiring retention of a qualified paleontologist to monitor grading activities and report on any discoveries that could be significant. Should significant resources be discovered, additional steps to mitigate as detailed in GEO-1 would be required. Implementation of mitigation measure GEO-1 would reduce potentially significant impacts related to archeological and tribal cultural resources to less than significant levels.

Noise:

GPU buildout would result in a significant noise increase over existing ambient noise levels at several roadway segments which support noise sensitive residential uses. Therefore, existing land uses would be exposed to an increase in ambient noise which could be a significant impact. Because the significant noise impacts would be to existing homes and other noise-sensitive uses in an already urbanized area, there is no feasible mitigation at the program level. Therefore, impacts would remain significant and unavoidable.

Public Services (Fire and Police):

Buildout under the GPU and SSCSP would increase the demand on fire protection services in comparison to existing conditions Construction of new fire stations in the future could result in environmental impacts, including disturbances or conversion of habitat, water pollution during construction, increased noise levels, and an increase in impermeable surfaces. While existing regulations and proposed GPU policies would reduce future development's need to expand or construct new fire facilities to serve the project, absent specific development plans the need for expanded or new future fire stations cannot be determined. Therefore, it cannot be ensured that all impacts associated with the construction and operation of potential future fire facilities associated with new development would be mitigated to a less than significant level. Impacts at this program level would be potentially significant. No feasible mitigation measures are available at this program level of analysis. Therefore, impacts would remain significant and unavoidable.

Utilities:

Future development under the GPU and SSCSP would increase demand for utilities system facilities associated with water, sewer, storm drains, electrical power, natural gas, and telecommunications. Future development would implement policies focused on the assurance of adequate services facilities. Specifically, future projects would be subject to project specific review to determine the need for upsizing of existing and/or need for relocation of existing utilities. Individual development projects would be required to demonstrate adequate facilities are available to support the proposed project. At the time future development projects are proposed, they would require project specific environmental review and compliance with applicable regulations and policies to ensure adequate facilities are provided. Although physical impacts associated with the construction and operation of new facility improvements would be addressed at the time they are proposed, at this program level of review, absent project specific development plans, impacts would be potentially significant. No feasible mitigation measures are available at this program level of analysis. Therefore, impacts would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy include the following:

- Whether this PEIR adequately describes the environmental impacts of the project.
- Whether the benefits of the project override the environmental impacts that cannot be feasibly avoided or mitigated to a level of insignificance.
- Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the project and achieve most of the basic project objectives.

Provide a list of the responsible or trustee agencies for the project.

California Department of Transportation

California Department of Fish and Wildlife

U.S. Army Corps of Engineers

U.S. Fish and Wildlife Service

California Department of Housing and Community Development

California Regional Water Quality Control Board – San Diego Region

Oceanside Airport Land Use Commission

Native American Heritage Commission

San Diego County Air Pollution Control District

San Diego Regional Water Quality Control Board

California Coastal Commission