

Summary Form for Electronic Document Submittal

Form F

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 #: 2023010231

Project Title: Oceanside Transit Center Redevelopment

Lead Agency: City of Oceanside

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Project Location: Oceanside
City

San Diego
County

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

The project site is located at 235 South Tremont Street, within the City of Oceanside. The project involves the demolition of existing structures and construction of a mixed-use transit-oriented community in accordance with the proposed Oceanside Transit Center Specific Plan. On-site development would include the following: 547 residential apartment units and associated amenities; a boutique hotel, including 170 rooms and associated amenities; 64,085-square foot NCTD Headquarters building; 7,427-square foot modern intermodal transportation center with ancillary facilities; 29,196 square feet of retail and food and beverage service; and up to 1,868 parking stalls for public and private use. Discretionary actions required from the City include: General Plan Amendment (GPA), Zone Amendment (ZA), approval of a Specific Plan (Oceanside Transit Center [OTC] Specific Plan), Local Coastal Program Amendment (LCPA), Regular Coastal Development Permit (RC), Development Plan, and Vesting Tentative Tract Map, among others. In addition, the following permits/ approvals may be required of other agencies: NPDES Construction General Permit – San Diego Regional Water Quality Control Board and Construction Permit – San Diego Air Pollution Control District.

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

The Draft EIR identified the following potentially significant impacts:

- Biological Resources (nesting migratory birds; conflict with a conservation plan)
- Cultural Resources (historical resources; archaeological resources; human remains; tribal cultural resources)
- Geology and Soils (paleontological resources)
- Hazards and Hazardous Materials (soil contamination; site listed pursuant to Government Code Section 65962.5; emergency response/construction traffic)
- Transportation (construction traffic)
- Noise (construction noise; vibration at nearby sensitive receptors)
- Public Services (construction traffic)

Implementation of Mitigation Measures BIO-1 through BIO-4, CUL-1 through CUL-14, GEO-1 through GEO-3, HAZ-1 through HAZ-4, TRA-1, and NOI-1 and NOI-2 would reduce such impacts to less than significant levels. Project implementation would not result in any significant unavoidable impacts.

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

A public scoping meeting was held on February 1, 2023 at 6:00 p.m. at the City of Oceanside Civic Center Library Community Rooms located at 330 N. Coast Highway, Oceanside, CA 92054. Issues raised include:

- Land use, aesthetic, traffic, air quality, and noise impacts of relocating bus stalls adjacent to residential uses;
- Consistency with the General Plan's and the San Diego Association of Governments' objectives, goals, and policies;
- Aesthetic impacts, including scenic and coastal views;
- Impacts to historical resources and Native American tribal consultation;
- Traffic impacts;
- Impacts to alternative modes of transportation;
- Impacts on parking;
- Circulation and coastal access;
- Construction impacts on air pollution, coastal access, and traffic;
- Inclusion of a Health Risk Assessment;
- Implementation of Traffic Demand Management strategies;
- Increase in vehicle trip emissions and greenhouse gas emissions, and climate destabilization and emission reduction;
- Noise impacts;
- Impacts on City utility services, including solid waste and water supply;
- Adequacy of open space proposed;
- Project security features and police protection; and
- Continued adequate community outreach.

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

Responsible and Trustee Agencies and other entities that may use the Draft EIR in their decision-making process or for informational purposes include the following, among others:

- California Coastal Commission;
- San Diego Regional Water Quality Control Board; and
- San Diego Air Pollution Control District.