

# Summary Form for Electronic Document Submittal

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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: Garrison Street Oceanside Project

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 proposed project involves a request to amend the General Plan land use designation from Medium Density Residential – C (MDR-C) and Civic Institutional (CI) to MDR-C, to change the zoning designation from Residential Medium Density – C (RM-C) and Public/Semi-Public (PS) to RM-C, and to construct 140 three-story townhomes with associated improvements on 8.317 acres of the original parcel. All existing school structures are proposed to be demolished. The proposed homes would range in size from 1,364 to 2,093 square feet, and each would have a private balcony and two-car garage. 14 of the 140 townhomes would be sold at a level affordable to moderate-income households. An approximately 10,000-square-foot pocket park located at the entrance to the project would be open to the public. The subject property is comprised of 8.317 acres of the now shuttered Garrison Elementary School site located at 333 Garrison Street (Assessor's Parcel Number 162-020-26).

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

Biological Resources:

Potentially significant direct impacts to a species identified as a candidate, sensitive, or special status species would occur as a result of the removal of on-site vegetation. Per the Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan (City of Oceanside 2010), Diegan coastal sage scrub is identified as a priority for conservation and the recommended mitigation ratio is 3:1. As such, mitigation measure **BIO-1** recommends that 0.342 acres of coastal sage scrub be conserved through conservation of open space on-site or through purchase of off-site mitigation credit at a City-approved mitigation bank and/or restoration of habitat. Implementation of this measure would reduce impacts to Diegan coastal sage scrub to less than significant. Additionally, potentially significant indirect impacts could occur to off-site sensitive plant species as a result of construction activities. Mitigation measure **BIO-2** recommends the implementation of general construction measures to avoid and minimize impacts to biological resources based on guidance within the draft Oceanside Subarea Plan. Mitigation measure **BIO-3** recommends the completion of a rare plant survey to reduce potential impacts to special-status plant species. Per the mitigation measure **BIO-3**, if threatened or endangered plants, such as thread-leaved brodiaea, are detected during the survey, the project proponent or representative shall consult with the applicable wildlife agencies to determine appropriate mitigation. Implementation of mitigation measures **BIO-2 and BIO-3** would reduce impacts to off-site native or natural habitats and therefore potential special status species to less than significant.

Nesting raptors and other nesting native birds protected under the Migratory Bird Treaty Act and California Fish and Game Code may be directly impacted by ground disturbance and the removal of vegetation and structures on the project site as well as indirectly impacted by noise disturbance. Therefore, direct and indirect impacts to nesting migratory birds would be potentially significant. Mitigation measure **BIO-4** recommends educational materials be distributed by the project applicant to future landscaping companies working on the project site during operations and that a pre-construction survey be completed prior to ground disturbance. Mitigation measure **BIO-5** recommends that a monitoring biologist shall be on-site due to the requirement of biological mitigation measures and the presence of native habitats within the site. With implementation of mitigation measures **BIO-4 and BIO-5**, impacts to migratory birds would be reduced to less than significant.

Cultural and Tribal Cultural Resources:

Because the entire project Area of Potential Effect (APE) has been disturbed by the development of the school buildings and associated grounds, the possibility of buried intact significant cultural resources being present within the project APE is considered low. However, the Native American Heritage Commission indicated that their search of the Sacred Lands File was positive for the project APE vicinity. Due to the possibility that undisturbed and unrecorded archaeological resources could be discovered during grading activities, impacts to cultural resources from ground disturbance could be significant. Mitigation measures **CUL-1** through **CUL-8** would require archeological and tribal cultural resource protocols be put in place prior to and during ground disturbing activities. The mitigation measures provide details on actions to be taken should cultural resources be discovered including collection, investigation, and date recovery. With implementation of mitigation measures **CUL-1** through **CUL-8**, potentially significant impacts would be reduced to less than significant levels.

Geology/Soils:

The project site is underlain by Santiago Formation which is a geologic unit with a moderate to high paleontological sensitivity and may contain fossils in previously undisturbed depths and areas. Therefore, impacts to previously undiscovered paleontological resources would be possible, and impacts have the potential to be significant. However, with implementation of mitigation measure **PALEO-1**, impacts would be reduced to less than significant in the event of an unanticipated discovery.

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

No known areas of controversy.

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

California Regional Water Quality Control Board – San Diego Region  
Native American Heritage Commission  
San Diego County Air Pollution Control District  
San Diego Regional Water Quality Control Board