
Final Environmental Impact Report
No. GPA22-00001

Pacifica Development Project

State Clearinghouse No. 2022110021

SEPTEMBER 2023

Prepared for:

CITY OF OCEANSIDE

300 North Coast Highway
Oceanside, California 92054
Contact: Shannon Vitale

Prepared by:

DUDEK

605 Third Street
Encinitas, California 92024
Contact: Alexandra Martini

Table of Contents

SECTION	PAGE NO.
Acronyms and Abbreviations.....	iii
1 Preface.....	1
2 Responses to Comments.....	3
Comment Letter A1.....	5
Response to Comment Letter A1.....	11
Comment Letter A2.....	13
Response to Comment Letter A2.....	23
Comment Letter A3.....	25
Response to Comment Letter A3.....	27
Comment Letter A4.....	29
Response to Comment Letter A4.....	31
3 Errata.....	33
4 Mitigation Monitoring and Reporting Program.....	37
TABLES	
2-1 List of Commenters.....	3
4-1 Mitigation Monitoring and Reporting Program.....	39

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CEQA	California Environmental Quality Act
City	City of Claremont
IS/MND	Initial Study/Mitigated Negative Declaration
LACSD or Districts	Los Angeles County Sanitation Districts
LOS	Level of Service
MMRP	Mitigation Monitoring and Reporting Program
SCAQMD	South Coast Air Quality Management District
SOV	single-occupancy vehicles
TAZ	Traffic Analysis Zone
TDM	Traffic Demand Management
VMT	Vehicle Miles Traveled

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1 Preface

An Environmental Impact Report (EIR) for the proposed Pacifica development Project (Project) was circulated for public review from July 19, 2023 to September 1, 2023. This document includes a copy of each comment letter that was received by the City of Oceanside (City) during the public review period for the EIR. The purpose of this document is to provide the City's responses to the public comments received during the review period, to show minor changes that have been made to the EIR since publication as a result of these comments, and to set forth a Mitigation Monitoring and Reporting Program (MMRP) for the proposed project. The comment letters received during the public review period and the City's associated responses are presented in Section 2 of this document. The changes that have been made to the EIR are shown in Section 3, and the MMRP constitutes Section 4 of this Final EIR. The MMRP has been prepared pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15097, which requires that a lead or responsible agency adopt a mitigation monitoring plan when approving or carrying out a project when an EIR identifies measures to mitigate or avoid significant environmental effects.

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2 Responses to Comments

The City has prepared responses to each comment received, which are ordered as presented in Table 2-1, List of Commenters. Each comment letter received has been categorized and labeled, then divided into sequential numbered comments (i.e., Letter A1, Comments A1-1, A1-2, A1-3 etc.). The City’s responses to comments on the proposed EIR represent a good-faith, reasoned effort to address the environmental issues identified in the comments. Pursuant to State CEQA Guidelines Section 15088, the decision makers will consider the EIR together with the comment received during the public review process.

Table 2-1. List of Commenters

Comment Letter	Name	Type	Date
Agencies			
A1	California Department of Fish and Wildlife	State Agency	August 28, 2023
A2	California Department of Transportation	State Agency	August 30, 2023
A3	San Diego County Archeological Society	Regional Agency	August 18, 2023
A4	U.S. Marine Corps Camp Pendleton	Federal Agency	July 24, 2023

Notes: A = Agency

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Comment Letter A1

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STATE OF CALIFORNIA • NATURAL RESOURCES AGENCY Gavin Newsom, Governor
DEPARTMENT OF FISH AND WILDLIFE Charlton H. Bonham, Director
South Coast Region
3883 Ruffin Road | San Diego, CA 92123
wildlife.ca.gov

August 28, 2023

Shannon Vitale
Senior Planner
City of Oceanside
300 North Coast Highway
Oceanside, CA 92057
SVitale@oceansideca.org

Subject: Pacifica Residential Project, Draft Environmental Impact Report (DEIR), SCH #2022110021

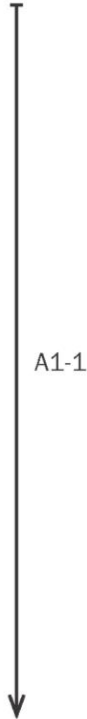
Dear Shannon Vitale:

The California Department of Fish and Wildlife (CDFW) received a Notice of Availability of a Draft Environmental Impact Report (DEIR) from the City of Oceanside (City) for the Pacifica Residential Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Thank you for the opportunity to provide comments and recommendations regarding the activities involved in the Pacifica Residential Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW Role

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State [Fish & G. Code, §§ 711.7, subdivision (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect state fish and wildlife resources.



wildlife.ca.gov

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Shannon Vitale
City of Oceanside
August 28, 2023
Page 2 of 6

CDFW is also submitting comments as a Responsible Agency under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). To the extent implementation of the Project as proposed may result in “take” (see Fish & G. Code, § 2050) of any species protected under the California Endangered Species Act (CESA; Fish & G. Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & G. Code, § 1900 et seq.), CDFW recommends the Project proponent obtain appropriate authorization under the Fish and Game Code.

CDFW also administers the Natural Community Conservation Planning (NCCP) program, a California regional habitat conservation planning program. The City of Oceanside has participated in the NCCP program by preparing a draft Subarea Plan (SAP) under the North County Subregional Multiple Habitat Conservation Program (MHCP). The MHCP was a comprehensive planning document prepared by the San Diego Association of Governments (SANDAG) addressing the cities in north San Diego County, specifically the cities of Oceanside, Carlsbad, Encinitas, Solana Beach, Vista, San Marcos, and Escondido (SANDAG 2003). The MHCP identified critical areas for the conservation of important sensitive species populations to ensure their persistence, core blocks of habitat large enough to support viable populations of diverse sensitive species, and essential areas for connecting between core blocks of habitat. In effect, the MHCP identified critically important biological resources, which if lost to development, would arguably result in significant specific or cumulative impacts within a given jurisdiction and perhaps across the MHCP subregion. Unfortunately, the Oceanside SAP has not been finalized and has not been adopted by the City or received permits from the Wildlife Agencies (jointly, CDFW and the U.S. Fish and Wildlife Service (USFWS)). Nonetheless, CDFW considers the draft SAP to be a valuable document for screening projects and their proposed impacts for significance under CEQA.

PROJECT DESCRIPTION SUMMARY

Proponent: City of Oceanside

Objective: The proposed Project consists of development of 164 three-story attached townhomes on a 14.55-acre site. Approximately 10.15 acres would be developed with a density of 11.3 dwelling units per acre. Of the 14.55-acre site, 4 acres would not be developed. The 4 acres consist of 20- to 30-foot-tall slopes



A1-1
Cont.



A1-2



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Shannon Vitale
City of Oceanside
August 28, 2023
Page 3 of 6

along the southeastern and western portions of the site. Common recreational spaces, consisting of 54,150 square feet, would include an off-leash dog park, pickle ball courts, bocce ball areas, barbeque area, and a space for outdoor games.

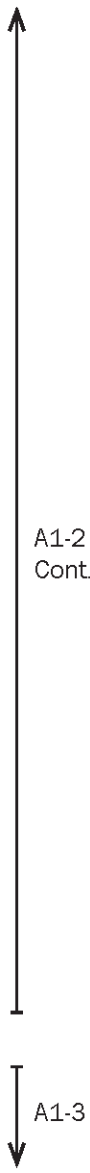
Location: The Project site is located at 4991 Macario Drive in the City of Oceanside and was the former Pacifica Elementary School site, which was demolished in 2004. The site is surrounded to the north and south by single-family homes, to the east by Raja Drive, and to the west by open space. The open space consists of Libby Lake and Libby Lake Park. The General Plan designation for the property is Civic Institution (CI) with the associated zoning category of Civic/Public (PS).

Biological Setting: The site was formerly the Pacifica Elementary School. The buildings were demolished in 2004 after they were found to be unsafe to withstand an earthquake. The site is not currently being used for any other functions. Although no walled structures remain, the site includes remnant pavement, a parking lot, playground areas, curbs, an overgrown sandbox, a shade structure, and a large field that is regularly mowed for fire abatement every 2.5 months. Per the DEIR, there were two vegetation communities mapped onsite, disturbed habitat (9.28 acres) and urban/developed (5.27 acres). Within the disturbed habitat there is a small patch (0.19 acre) of flat-topped buckwheat (*Eriogonum fasciculatum*). Implementation of the Project would result in permanent direct impacts to 10.17 acres of disturbed and urban/developed land cover. There is no proposed mitigation for impacts to these vegetation communities.

The Project site abuts Libby Lake Park. Libby Lake Park has a small lake that has the potential to support several species of resident and overwintering birds. Due to the close proximity to Libby Lake, there is the potential for tricolored blackbird (*Agelaius tricolor*), a California Endangered Species Act (CESA) listed threatened species to occur on or adjacent to the Project site. This species has been detected at Libby Lake Park and in the surrounding area and if currently present, would be susceptible to direct and indirect Project impacts during implementation of the Project.

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the City in identifying and/or mitigating Project impacts on biological resources and to



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Shannon Vitale
City of Oceanside
August 28, 2023
Page 4 of 6

ensure regional conservation objectives in the MHCP and draft Oceanside SAP would not be precluded by implementation of the Project.

1. Section 4.3.4 in the DEIR states implementation of the Project would result in permanent direct impacts to Diegan coastal sage scrub, non-native grasslands, ornamental vegetation, and disturbed habitat. Currently, there is no mitigation proposed for impacts to these listed vegetation communities. CDFW recommends mitigation for the impacts to Diegan coastal sage scrub (DCSS) and non-native grasslands be consistent with the draft SAP. Per the DEIR, there is 0.19 acre of flat-topped buckwheat onsite that will be impacted by the development. It is stated in the DEIR that the DCSS within the Project site, is not functioning as a native vegetation community due to high disturbance, patchy cover, and small size. Therefore, the 0.19-acre area is included in the disturbed habitat and no mitigation is proposed. However, the draft SAP (2010) Table 5-2, requires CSS to be mitigated at a 2:1 ratio if it is not within a Focused Planning Area (FPA), within Offsite Mitigation Zone II, or Remaining Areas as identified in the draft SAP. This site is not within an FPA or the Wildlife Corridor Planning Zone (WCPZ); therefore, mitigation should be applied for these impacts. CDFW recommends mitigating for the impacts to CSS or by purchasing CSS credits at an approved Mitigation Bank.
2. Mitigation Measure BIO-1 (MM-BIO-1) addresses avoidance measure to nesting birds. The nesting season stated in the DEIR for nesting birds is February 15 through August 31. Nesting season for raptors may start as early as January 1. CDFW recommends MM-BIO-1 be revised to include nesting season for birds to be January 1 through August 31, if raptors are suspected to nest in the immediate vicinity.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a data base which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link:
<https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>



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Shannon Vitale
City of Oceanside
August 28, 2023
Page 5 of 6

The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the DEIR to assist the City in identifying and mitigating significant Project-specific and cumulative impacts on biological resources by following the tenets of the draft Oceanside SAP under the overarching Subregional Northwestern San Diego County MHCP.

Questions regarding this letter or further coordination should be directed to Emily Gray, Environmental Scientist, at Emily.Gray@wildlife.ca.gov.

Sincerely,

DocuSigned by:
David Mayer
D700B4520375406...

David Mayer
Environmental Program Manager
South Coast Region

ec: CDFW
Melanie Burlaza, San Diego – Melanie.burlaza@wildlife.ca.gov
Karen Drewe, San Diego – Karen.Drewe@wildlife.ca.gov
Jennifer Turner, San Diego – Jennifer.Turner@wildlife.ca.gov
Cindy Hailey, San Diego – Cindy.Hailey@wildlife.ca.gov

↑
A1-5
Cont.
A1-6



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Shannon Vitale
City of Oceanside
August 28, 2023
Page 6 of 6

USFWS
Jonathan Snyder – Jonathan.Snyder@fws.gov

OPR
State Clearinghouse, Sacramento – State.Clearinghouse@opr.ca.gov

References

California Department of Fish and Wildlife. 2020. California Natural Diversity Database. Available from: <https://wildlife.ca.gov/Data/CNDDDB>.

City of Oceanside Subarea Plan. 2010. Available from:
<https://ci.oceanside.ca.us/gov/dev/planning/subarea.asp>

Final MHCP Executive Summary. 2003. Multiple Habitat Conservation Program for the Cities of Carlsbad, Escondido, Oceanside, San Marcos, Solana Beach, and Vista.



Page 6 of 6 in Comment Letter A1

Response to Comment Letter A1

California Department of Fish and Wildlife (CDFW)
 David Mayer
 August 28, 2023

- A1-1** The comment consists of an introductory statement, a description of CDFW’s role as a Responsible Agency under CEQA, and an explanation of the Natural Community Conservation Planning (NCCP) program. No response is required.
- A1-2** The 0.19 acres of flat-topped buckwheat (*Eriogonum fasciculatum*) onsite will not be impacted by the project. The statement was incorrect in the Draft EIR and has been revised as shown in the errata to this Final EIR. This monotypic stand of California buckwheat habitat is located along the slope in the northwestern corner of the project site. This area of the site is outside of the proposed project footprint, and no direct permanent impacts are anticipated to the buckwheat habitat. Therefore, no mitigation is required. For tri-colored blackbird (*Agelaius tricolor*), this species may be present seasonally within Libby Lake Park which abuts the project site. However, the project site itself would not be able to support this species in a breeding or foraging capacity as there is not suitable habitat (marshes, pastures, cultivated fields) present, therefore no direct or indirect impacts are anticipated to this species.
- A1-3** The comment states that Section 4.3.4 in the Draft EIR states that the project would result in permanent direct impacts to Diegan coastal sage scrub, non-native grasslands, ornamental vegetation, and disturbed habitat. The statement was incorrect in the Draft EIR and has been revised as shown in the errata to this Final EIR. No mitigation as proposed in the comment is required.
- The Comment also states that 0.19 acres of flat-topped buckwheat onsite will be impacted by the project. However, as shown in Draft EIR Figure 4.3-2, the 0.19 acres of California buckwheat (*Eriogonum fasciculatum*) habitat is located along the slope in the northwestern corner of the project site. This area of the site is outside of the proposed project footprint, and no direct permanent impacts are anticipated to the buckwheat habitat. No mitigation is required.
- A1-4** The comment provides no substantial evidence of a significant environmental impact. The comment suggests that Mitigation Measure BIO-1 (MM-BIO-1) be revised to reflect different dates for the nesting season for raptors. The comment suggests that instead of February 15 through August 31, the dates be revised to January 1 through August 31. In response to this comment, MM-BIO-1 has been revised as suggested and is shown in the errata to this Final EIR.
- A1-5** The comment provides no substantial evidence of a significant environmental impact. The comment states that CEQA requires recordation of project specific field surveys into the California Natural Diversity Database (CNDDDB) in order to document special status species and natural communities detected. No special status species or natural communities were identified during field surveys, so no record was input into the CNDDDB. No further response is required.
- A1-6** The comment provides no substantial evidence of a significant environmental impact. The comment explains CDFW filing fees which are paid when the lead agency files the Notice of Determination (NOD) for a project. The comment also includes a conclusory statement. The appropriate CDFW filing fees will be paid when the NOD is filed. No further response is required.

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Comment Letter A2

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 709-5152 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov



August 30, 2023

11-SD-76
PM 6.000
Pacifica Residential
DEIR/SCH# 2022110021

Ms. Shannon Vitale
Senior Planner
City of Oceanside
300 North Coast Highway
Oceanside, CA 92057

Dear Ms. Vitale:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Draft Environmental Impact Report (DEIR) for the Pacifica Residential located near State Route 76 (SR-76). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the City of Oceanside in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

A2-1

Ms. Shannon Vitale, Senior Planner
August 30, 2023
Page 2

Caltrans has the following comments:

Traffic Impact Study

- In the Local Transportation Study section 3.2 Project Trip Distribution and Assignment, please provide further details regarding the project trip distribution. Additionally, please provide the trip distribution at any locations on SR-76 with project trips.

A2-2

Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of Oceanside is encouraged.

A2-3

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

Land Use and Smart Growth

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

A2-4

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Ms. Shannon Vitale, Senior Planner
August 30, 2023
Page 3

The City should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction.

Broadband

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of VMT and decreases the amount of greenhouse gas (GHG) emissions and other pollutants. The availability of affordable and reliable, high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals.

Right-of-Way

- Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing D11.Permits@dot.ca.gov or by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Kimberly Dodson, LDR Coordinator, at (619) 985-1587 or by e-mail sent to Kimberly.Dodson@dot.ca.gov.

Sincerely,

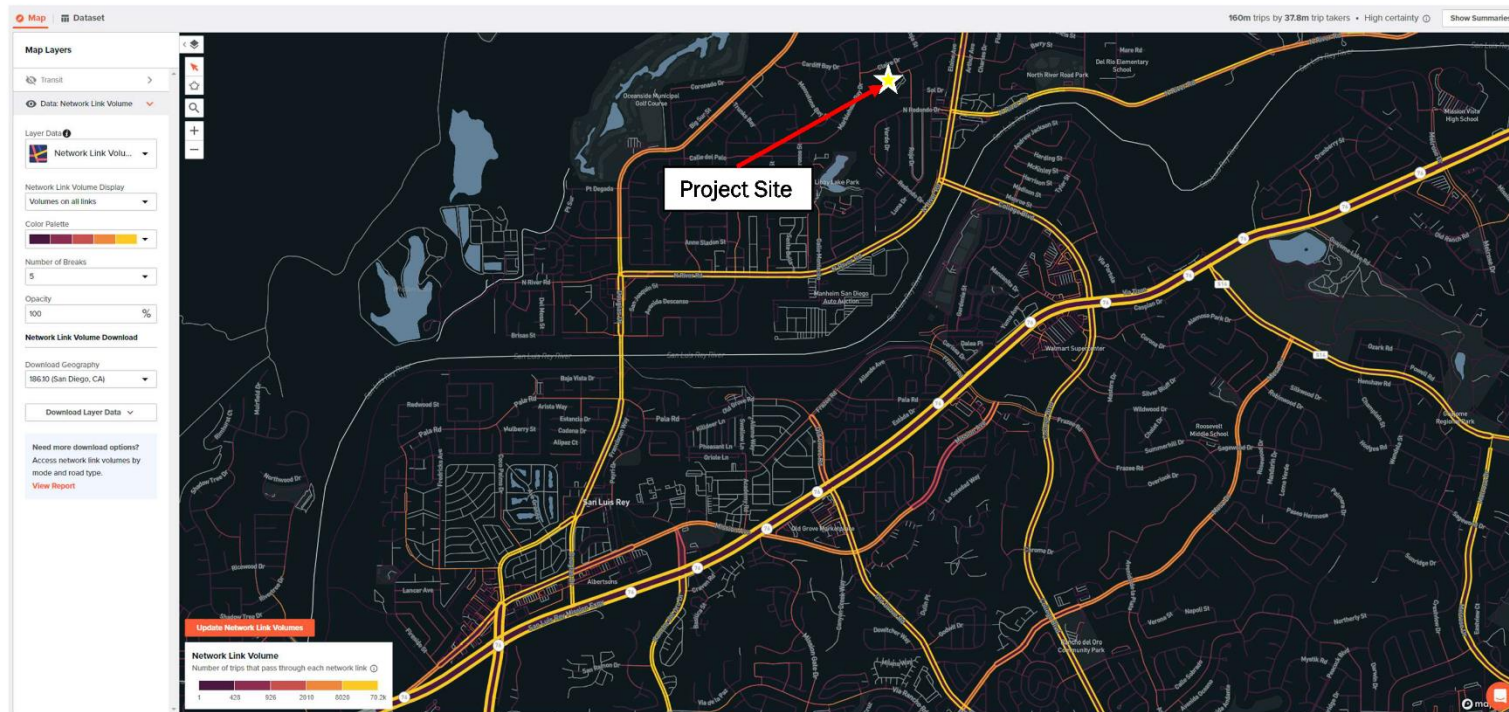
Mark McCumsey for

MAURICE A. EATON
Branch Chief
Local Development Review

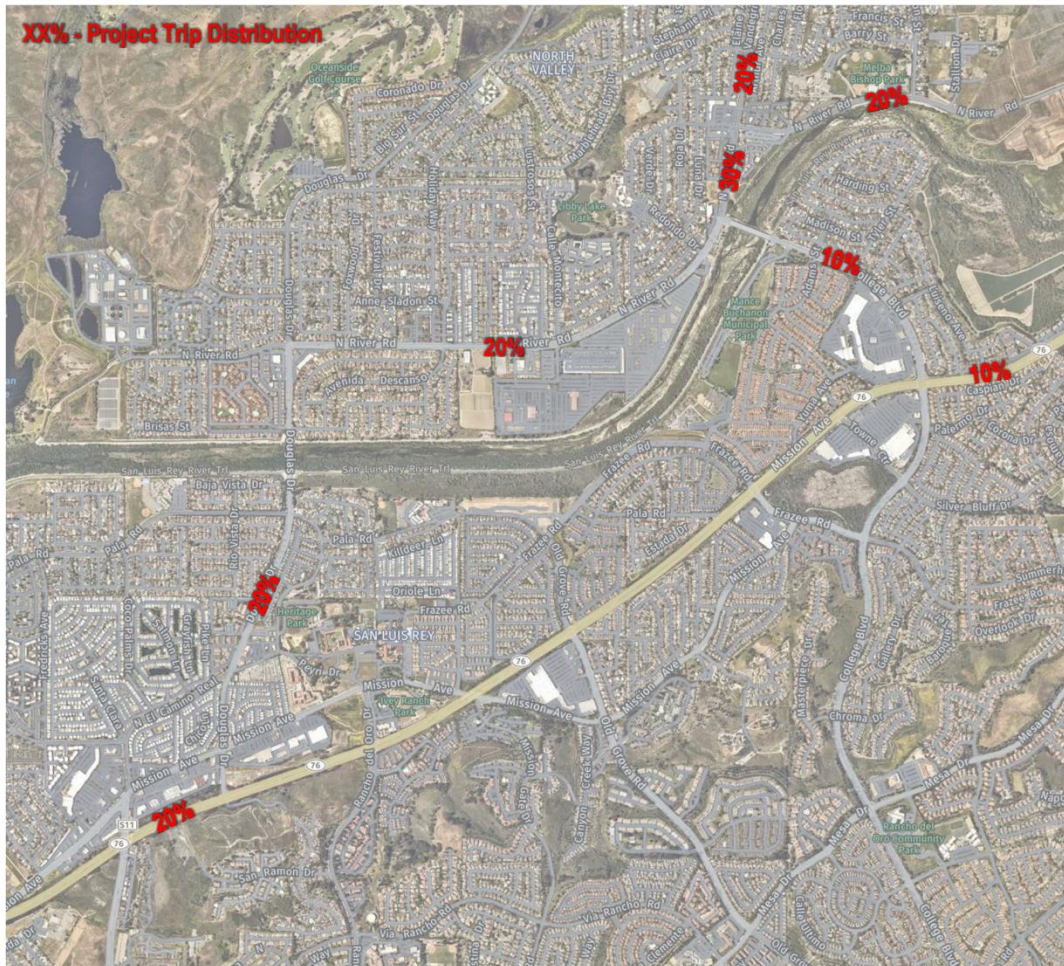


“Provide a safe and reliable transportation network that serves all people and respects the environment”

Attachment A – Existing Traffic Patterns – Replica

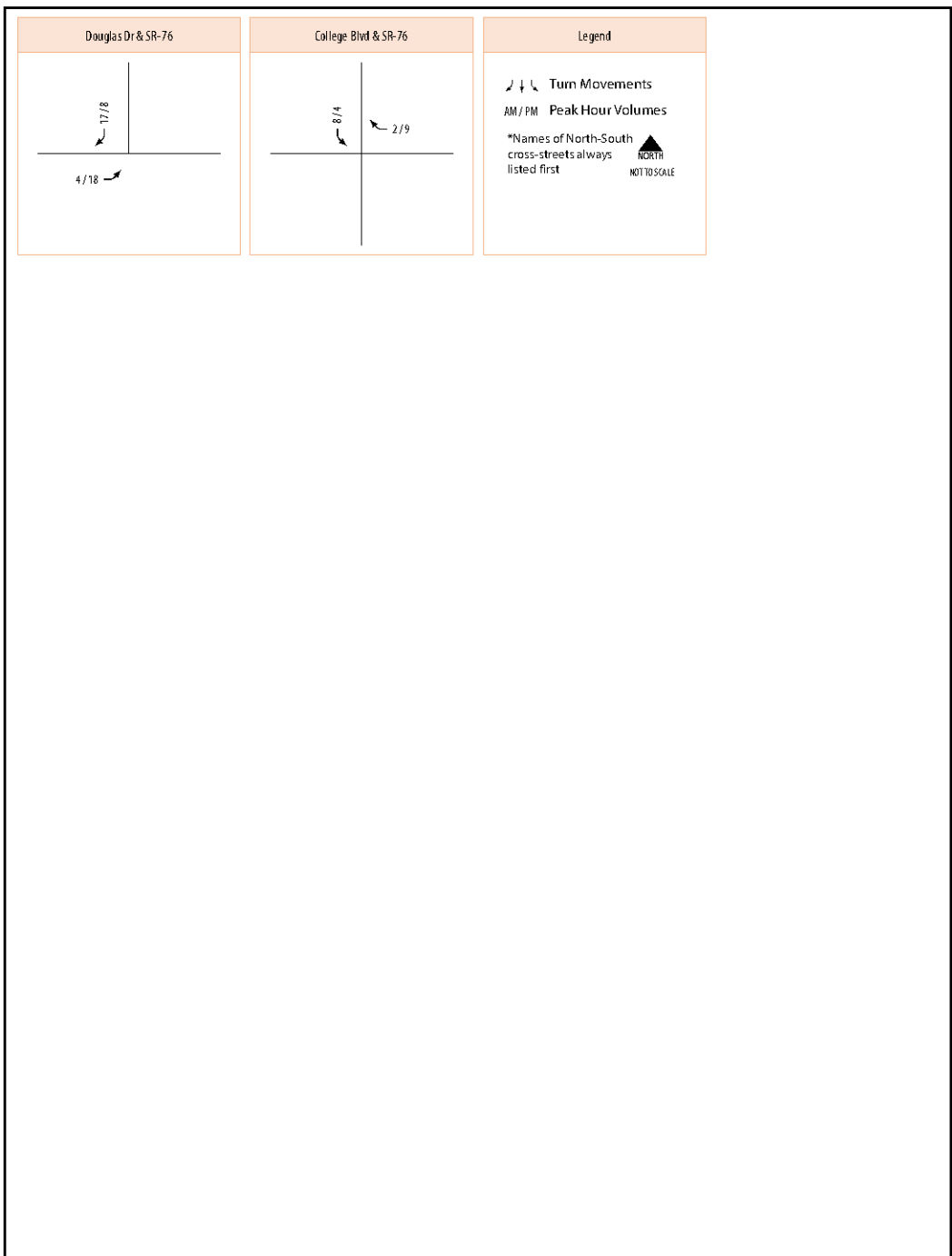


Attachment B – Project Trip Distribution



Attachment C – Project Trip Assignment





Pacifica Housing Project

*Project Trip Assignment
at SR-76 Intersections*



Response to Comment Letter A2

California Department of Transportation (Caltrans)
District 11
Mark McCumsey
August 30, 2023

- A2-1** The comment provides no substantial evidence of a significant environmental impact. The comment provides an introduction, explains Caltrans' strategic goals and priorities, and expresses their commitment to continuing to work with the City of Oceanside on improving the experience of those who use the transportation system. No response is required.
- A2-2** The comment provides no substantial evidence of a significant environmental impact. The comment requests further details regarding project trip distribution as well as, trip distribution at any locations on SR-76. Consistent with the *City of Oceanside Traffic Impact Analysis Guidelines, August 2020*, since the project does not generate more than 2,400 average daily trips (ADT) a select zone analysis via SANDAG Regional Travel Demand Model is not required. Instead, the project trip distribution was manually developed based on the geographical location of the Project, as well as the characteristics of the proposed and surrounding land uses.
- Additionally, a review of existing travel patterns for the project site's traffic analysis zone (TAZ) was completed using Replica big data¹ hosting services. Per Replica's big data hosting services, it was estimated that the majority of existing trips from the project site's TAZ would travel north along Vandegrift Boulevard, east along N. River Road, and south along N. River Road. Additionally, based on the project's location, a small amount of project traffic is expected to travel north of the project site along Monica Circle, east along Macario Drive, and south along Roja Drive.
- Attachment A displays existing traffic patterns per Replica big data hosting services. Attachment B displays the assumed project trip distribution at locations along SR-76. Attachment C displays the assumed project trip assignment at locations along SR-76.
- A2-3** The comment provides no substantial evidence of a significant environmental impact. The comment summarizes Caltrans' goal of implementing Complete Streets projects in order to improve bicycle, pedestrian, and public transit. The comment also states that the project must maintain bicycle, pedestrian, and public transit access during construction in accordance with Caltrans' goals and policies. The project would ensure bicycle, pedestrian, and public transit access during construction and no further response is required.
- A2-4** The comment provides no substantial evidence of a significant environmental impact. The comment states that Caltrans supports collaboration with local agencies to work towards a safe, function. Interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies. The City is committed to continuing coordination with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction. The comment does not relate specifically to the proposed project and no further response is required.

- A2-5** The comment provides no substantial evidence of a significant environmental impact. The comment states that high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals due to the teleworking and remote learning, which lessens impacts of traffic on roadways. The comment does not relate specifically to the proposed project and no further response is required.
- A2-6** The comment provides no substantial evidence of a significant environmental impact. The comment states that any work performed within Caltrans' right-of-way will require discretionary review and approval by Caltrans. The project applicant does not propose any work within Caltrans' right-of-way and no further response is required.



San Diego County Archaeological Society, Inc.

Environmental Review Committee

18 August 2023

To: Ms. Shannon Vitale, Senior Planner
 Planning Division
 City of Oceanside
 300 North Coast Highway
 Oceanside, California 92054

Subject: Draft Environmental Impact Report
 Pacifica Development Project
 GPA22-00001, ZA22-00003, T22-00005, D22-00013

Dear Ms. Vitale:


I have reviewed the cultural resources aspects of the subject DEIR on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the DEIR and its cultural resources appendix, as posted on the City's website, we have the following comments:

- (1) We agree with the conclusion by Dudek in that appendix, that no significant adverse impacts are likely to result from the project.
- (2) There, we also agree with the DEIR's recommended cultural resources mitigation measures CUL-1 and CUL-2.

Thank you for providing this DEIR for our review and comment.

Sincerely,


 James W. Royle, Jr., Chairperson
 Environmental Review Committee

cc: Dudek
 SDCAS President
 File

|
 A3-1
 |

P.O. Box 81106 San Diego, CA 92138-1106 (858) 538-0935

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Response to Comment Letter A3

San Diego County Archeological Society (SDCAS)
James W. Royle, Jr.
August 18, 2023

- A3-1** The comment states that SDCAS agrees with conclusion that no significant adverse impacts are likely to result from the project. The comment also states concurrence with the recommended mitigation measures MM-CUL-1 and MM-CUL-2. No further response is required.

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Alexandra Martini

From: Jammal CIV Osamah A <osamah.jammal@usmc.mil>
Sent: Monday, July 24, 2023 11:34 AM
To: Shannon Vitale
Subject: DEIR-General Plan Amendment C/O 4991 Macario Drive

Warning: External Source

Hi Shannon,

Received the notification on subject GPA. Please except this email and below comment as Camp Pendleton's formal reply.

Camp Pendleton does not have any issue with planned modification to the General Plan to change land use from CI to MDB-R but request the City ensures thee developer issues a disclosure to potential residence informing them of the location proximity to a military training installation and is subjected to noise and smoke.

A4-1

Thank you.

R/S,
Osamah (Sam) Jammal
*Camp Pendleton Community Plans and Liaison Office (CPLO), AC/S 6-7
Box 555010
Building 1160, Room 280
MCB Camp Pendleton, CA 92055-5010
Office: 760-725-6445
Telework number: (760) 536-3604 (Thursdays and Fridays)
osamah.jammal@usmc.mil*

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Response to Comment Letter A4

**United States Marine Corps – Camp Pendleton
Jammal Osamah
July 24, 2023**

- A4-1** The comment states that Camp Pendleton does not have any issue with the change in land use as a result of the proposed project. The comment asks that the developer issue a disclosure to future residences informing them of the location/proximity to a military training installation and is subject to noise and smoke as a result.

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3 Errata

The comments received by the City during the public review period for the Draft EIR included information that has resulted in minor revisions to the text of the Final EIR. Text that has been added is shown as bold underlined (i.e., **underline**). Text that has been removed is shown in ~~strikeout~~ (i.e., ~~strikeout~~). This erratum merely clarifies and corrects minor facts and does not constitute “substantial revisions” requiring recirculation of the EIR, as set forth in CEQA Guidelines, Section 15088.5.

Final EIR Section ES, Executive Summary

Table ES-3 Summary of Significant Environmental Impacts

Biological Resources

MM-BIO-1 Nesting Bird Survey. To avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act (16 USC 703 et seq.) and California Fish and Game Code (3503 and 3503.5), removal of habitat shall occur outside of the nesting season for these species (i.e., outside of ~~February 15~~ **January 1** through August 31, annually). If, however, removal of habitat must occur during the nesting period, the proposed project applicant or its designee shall retain a biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds in the proposed area of disturbance, as well as a 500-foot buffer around the project site, to the extent the applicant has access within the buffer. The pre-construction survey must be conducted within 72 hours prior to the start of construction and shall be repeated if construction activities discontinue for more than 3 consecutive days.

Impacts to active nests are typically avoided as follows. Clearing and construction shall be postponed or halted within the following buffers to be established by the biologist: (1) no work within 50 feet of a non-listed and non-raptor avifauna nest; and (2) no work within 500 feet of a raptor nest. Raptor nests are not anticipated within the immediate project site due to lack of suitable nesting habitat; however, trees within 500 feet of the project boundary could support raptor nesting. The construction avoidance area shall be clearly demarcated in the field with highly visible construction fencing or flagging, and construction personnel shall be instructed on the sensitivity of nest areas. To the extent possible, the no-construction buffer zones shall be avoided until the nesting cycle is complete. If construction-related activities must take place within an active nest buffer area, the proposed project applicant or its designee shall present a plan to the City with measures to monitor and minimize impacts to nesting birds. No ground-disturbance activities shall occur within the avoidance buffer zone until the qualified biologist has determined that the nest is no longer active and the young are not dependent on the nest.

Transportation

Transportation		
<p>Impact TRA 1: Two VMT reduction strategies have been included as mitigation measures (MM) in order to encourage alternative modes of transportation.</p>	<p>MM TRA 1 — Creation and distribution of a “new resident” information packet addressing alternative modes of transportation (CAPCOA T 7: Implement Commute Trip Reduction Marketing).</p>	<p>Less than significant</p>
	<p>MM TRA 2 — Provide on site bike parking (CAPCOA T 10: Provide End of Trip Bicycle Facilities).</p>	

Final EIR Section 4.3, Biological Resources

Section 4.3.4, Impact Analysis

Direct and Indirect Impacts

Habitats and Vegetation Communities

Implementation of the proposed project would result in permanent direct impacts to ~~disturbed Diegoan coastal sage scrub, non-native grassland, ornamental vegetation, urban/developed~~ and disturbed habitat, due to vegetation clearing, grubbing, and grading construction activities. The impacts are summarized in Table 4.3-2.

Section 4.3.6, Mitigation Measures

MM-BIO-1 Nesting Bird Survey. To avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act (16 USC 703 et seq.) and California Fish and Game Code (3503 and 3503.5), removal of habitat shall occur outside of the nesting season for these species (i.e., outside of ~~February 15~~ January 1 through August 31, annually). If, however, removal of habitat must occur during the nesting period, the proposed project applicant or its designee shall retain a biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds in the proposed area of disturbance, as well as a 500-foot buffer around the project site, to the extent the applicant has access within the buffer. The pre-construction survey must be conducted within 72 hours prior to the start of construction and shall be repeated if construction activities discontinue for more than 3 consecutive days.

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occur within the avoidance buffer zone until the qualified biologist has determined that the nest is no longer active and the young are not dependent on the nest.

Final EIR Section 4.15, Transportation

Section 4.15.4, Impact Analysis

Furthermore, it is important to note that the project is located less than 0.5-mile walking distance from the San Luis Rey Transit Center. Therefore, the project's proximity to a high-quality transit station in connection with an increased residential density, resulting in a 9% reduction in VMT, would result in a **less-than-significant** impact. ~~Nonetheless, two VMT reduction strategies have been included as mitigation measures (MM) in order to encourage alternative modes of transportation (MM-TRA-1 and MM-TRA-2).~~

Section 4.15.6, Mitigation Measures

Impacts would be less than significant, and no mitigation measures are proposed.

~~To reduce the average VMT per capita, it is recommended that the project implements a Transportation Demand Management Program. A Transportation Demand Management program would facilitate increased opportunities for walking and bicycling, and provide the resources, means, and incentives for ridesharing and carpooling. The recommendations in the SANDAG Mobility Management Guidebook/VMT Reduction Tool were taken into consideration initially; however, this tool does not provide quantifiable strategies that are applicable to the project. Therefore, non-quantifiable methods and strategies contained in the CAPCOA Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (CAPCOA Report) were considered for application instead.~~

~~The CAPCOA Report provides mitigation measures, which would be considered non-quantifiable for the project due to the implementation requirements or measure description in relation to the project's land use (i.e., a residential project rather than an employment project). Nonetheless, the project would implement the following non-quantifiable VMT reduction strategies to encourage alternative modes of transportation:~~

~~MM-TRA-1 — Creation and distribution of a "new resident" information packet addressing alternative modes of transportation (CAPCOA T 7: Implement Commute Trip Reduction Marketing).~~

~~MM-TRA-2 — Provide on-site bike parking (CAPCOA T 10: Provide End of Trip Bicycle Facilities).~~

Final EIR Chapter 7, Alternatives

Section 7.4.1, No Project Alternative, Subsection 7.4.1.2 Comparison of Significant Effects

Transportation

As described in Section 4.15, Transportation, based on the City's traffic thresholds and methodology, roadway improvements would not be required due to implementation of the proposed project, as the increase in project-related traffic delay would not exceed the allowable threshold. The proposed project is anticipated to generate VMT per resident of 15.19 miles, which does not exceed the significance threshold of 16.07 miles. Impacts related to VMT would be less than significant. ~~Nonetheless, two VMT reduction strategies have been included as mitigation in order to encourage alternative modes of transportation (MM-TRA-1 and MM-TRA-2).~~

Section 7.4.2, Reduced Footprint Alternative, Subsection 7.4.2.2 Comparison of Significant Effects

Transportation

As described in Section 4.15, based on the City's traffic thresholds and methodology, roadway improvements would not be required due to implementation of the proposed project, as the increase in project-related traffic delay would not exceed the allowable threshold. The proposed project is anticipated to generate VMT per resident of 15.19 miles, which does not exceed the significance threshold of 16.07 miles. VMT impacts are anticipated to be less than significant. ~~Nonetheless, two VMT reduction strategies have been included as mitigation in order to encourage alternative modes of transportation (MM TRA 1 and MM TRA 2).~~

4 Mitigation Monitoring and Reporting Program

The State CEQA Guidelines, Section 15097 requires that a lead or responsible agency adopt a mitigation monitoring plan when approving or carrying out a project when an EIR identifies changes that the lead agency has required in the project or made a condition of approval to mitigate or avoid significant environmental effects. As lead agency for the project, the City is responsible for adoption and implementation of the Mitigation Monitoring and Reporting Program (MMRP).

The MMRP is presented below in Table 4-1 and will be in place and effective throughout all phases of the Project. The City will be responsible for administering the MMRP and ensuring that all parties comply with its provisions. The City may delegate monitoring activities to staff, consultants, or contractors. The City will also ensure that monitoring is documented and that deficiencies are promptly corrected.

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Table 4-1. Mitigation Monitoring and Reporting Program

	Mitigation Monitoring			Verification of Compliance		
	Implementation Period	Responsible Party	Enforcing Agency	Initial	Date	Comments
Air Quality						
MM-AQ-1 Tier 4 Interim Construction Equipment. Prior to the commencement of any construction activities, the applicant or its designee shall provide evidence to the City of Oceanside (City) that for off-road equipment with engines rated at 300 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim or equivalent (i.e., Tier 4 Final or other diesel particulate filter control that achieves equal or increased coarse particulate matter [PM ₁₀] exhaust reduction). An exemption from these requirements may be granted by the City if the applicant documents that equipment with the required tier is not reasonably available and equivalent reductions in PM ₁₀ exhaust emissions are achieved from other construction equipment. The applicant shall be responsible for preparation of a new air quality assessment demonstrating that health risks are below significance thresholds of 10 in 1 million with the revised equipment mix. Before an exemption may be considered by the City, the applicant shall be required to demonstrate that two construction fleet owners/operators in the San Diego region were contacted and that those owners/operators confirmed Tier 4 equipment or equivalent could not be located within the San Diego region. The City shall review the exemption request and provide a determination within 10 business days from receipt of the request.	Prior to Commencement of Construction Activities	Applicant	City of Oceanside			
Geology and Soils						
MM-GEO-1 A qualified paleontologist shall attend the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues (a qualified paleontologist is defined as an individual with an MS or PhD in paleontology or geology who is familiar with paleontological procedures and techniques, who is knowledgeable in the geology and paleontology of San Diego County, and who has worked as a paleontological mitigation project supervisor in the County for at least 1 year).	Pre-Construction	Applicant	City of Oceanside			
MM-GEO-2 A paleontological monitor should be on site on a full-time basis during the original cutting of previously undisturbed deposits of high paleontological resource potential (Pleistocene-age deposits and the Santiago Formation) to inspect exposures for contained fossils. (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall work under the direction of a qualified paleontologist.)	During Construction	Applicant	City of Oceanside			
MM-GEO-3 If fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovering of small fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on the site.	During Construction	Applicant	City of Oceanside			
MM-GEO-4 Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged as part of the mitigation program.	During Construction	Applicant	City of Oceanside			
MM-GEO-5 Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Diego Natural History Museum. Donation of the fossils should be accompanied by financial support for initial specimen storage. Fossil lab and/or curation costs (if necessary due to fossil recovery) are the responsibility of the project proponent.	During Construction	Applicant	City of Oceanside			
MM-GEO-6 A final summary report shall be completed that outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.	During Construction	Applicant	City of Oceanside			

Table 4-1. Mitigation Monitoring and Reporting Program

	Mitigation Monitoring			Verification of Compliance		
	Implementation Period	Responsible Party	Enforcing Agency	Initial	Date	Comments
Biological Resources						
<p>MM-BIO-1 Nesting Bird Survey. To avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act (16 USC 703 et seq.) and California Fish and Game Code (3503 and 3503.5), removal of habitat shall occur outside of the nesting season for these species (i.e., outside of January 1 through August 31, annually). If, however, removal of habitat must occur during the nesting period, the proposed project applicant or its designee shall retain a biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds in the proposed area of disturbance, as well as a 500-foot buffer around the project site, to the extent the applicant has access within the buffer. The pre-construction survey must be conducted within 72 hours prior to the start of construction and shall be repeated if construction activities discontinue for more than 3 consecutive days.</p> <p>Impacts to active nests are typically avoided as follows. Clearing and construction shall be postponed or halted within the following buffers to be established by the biologist: (1) no work within 50 feet of a non-listed and non-raptor avifauna nest; and (2) no work within 500 feet of a raptor nest. Raptor nests are not anticipated within the immediate project site due to lack of suitable nesting habitat; however, trees within 500 feet of the project boundary could support raptor nesting. The construction avoidance area shall be clearly demarcated in the field with highly visible construction fencing or flagging, and construction personnel shall be instructed on the sensitivity of nest areas. To the extent possible, the no-construction buffer zones shall be avoided until the nesting cycle is complete. If construction-related activities must take place within an active nest buffer area, the proposed project applicant or its designee shall present a plan to the City with measures to monitor and minimize impacts to nesting birds. No ground-disturbance activities shall occur within the avoidance buffer zone until the qualified biologist has determined that the nest is no longer active and the young are not dependent on the nest.</p>	Construction	Applicant	City of Oceanside			
Cultural Resources						
<p>MM-CUL-1 In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards can evaluate the significance of the find. Construction activities may continue in other areas but should be redirected a safe distance from the find. If the new discovery is evaluated and found to be significant under the California Environmental Quality Act (CEQA) and avoidance is not feasible, additional work, such as data recovery, may be warranted. In such an event, a data recovery plan should be developed by the qualified archaeologist in consultation with the City of Oceanside (City) and Native American representatives, if applicable. Ground-disturbing work can continue in the area of the find only after impacts to the resources have been mitigated and with City approval.</p>	During Construction	Applicant	City of Oceanside			
<p>MM-CUL-2 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or their authorized representative, shall immediately notify the San Diego County Office of the Medical Examiner by telephone. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Medical Examiner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code, Section 5097.98. If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected and so consultation and treatment could occur as prescribed by law. If suspected Native American remains are discovered, the remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on site in the presence of a Luiseño Native American monitor. By law, the Medical Examiner will determine within 2 working days of being notified if the remains are subject to their authority. If the Medical Examiner identifies the remains to be of Native American ancestry, they shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall make a determination as to the Most Likely Descendant</p>	During Construction	Applicant	City of Oceanside			

Table 4-1. Mitigation Monitoring and Reporting Program

	Mitigation Monitoring			Verification of Compliance		
	Implementation Period	Responsible Party	Enforcing Agency	Initial	Date	Comments
Tribal Cultural Resources						
MM-TCR-1 Prior to the issuance of a Grading Permit, the Applicant/Owner shall enter into a pre-excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement with the “Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Luiseño Tribe.” A copy of the agreement shall be included in the Grading Plan Submittals for the Grading Permit. The purpose of this agreement shall be to formalize protocols and procedures between the Applicant/Owner and the “Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Luiseño Tribe” for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and tribal cultural resources, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities. At the discretion of the Luiseño Native American Monitor, artifacts may be made available for 3D scanning/printing, with scanned/printed materials to be curated at a local repository meeting the federal standards of 36CFR79.	Prior to Issuance of Grading Permit	Applicant	City of Oceanside			
MM-TCR-2 Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor shall provide a written and signed letter to the City of Oceanside Planning Division stating that a Qualified Archaeologist and Luiseño Native American Monitor have been retained at the Applicant/Owner or Grading Contractor’s expense to implement the monitoring program, as described in the pre-excavation agreement.	Prior to Issuance of Grading Permit	Applicant	City of Oceanside			
MM-TCR-3 The Qualified Archaeologist shall maintain ongoing collaborative consultation with the Luiseño Native American monitor during all ground disturbing activities. The requirement for the monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The Applicant/Owner or Grading Contractor shall notify the City of Oceanside Planning Division of the start and end of all ground disturbing activities.	Construction	Applicant	City of Oceanside			
MM-TCR-4 The Qualified Archaeologist and Luiseño Native American Monitor shall attend all applicable pre-construction meetings with the General Contractor and/or associated Subcontractors to present the archaeological monitoring program. The Qualified Archaeologist and Luiseño Native American Monitor shall be present on-site full-time during grubbing, grading and/or other ground altering activities, including the placement of imported fill materials or fill used from other areas of the project site, to identify any evidence of potential archaeological or tribal cultural resources. All fill materials shall be absent of any and all tribal cultural resources.	Pre-Construction	Applicant	City of Oceanside			
MM-TCR-5 In order for potentially significant archaeological artifact deposits and/or cultural resources to be readily detected during mitigation monitoring, a written “Controlled Grade Procedure” shall be prepared by a Qualified Archaeologist, in consultation with the Luiseño Native American monitor, other TCA Luiseño Tribes that have participated in the state-prescribed process for this project, and the Applicant/Owner, subject to the approval of City representatives. The Controlled Grade Procedure shall establish requirements for any ground disturbing work with machinery occurring in and around areas the Qualified Archaeologist and Luiseño Native American monitor determine to be sensitive through the cultural resource mitigation monitoring process. The Controlled Grade Procedure shall include, but not be limited to, appropriate operating pace, increments of removal, weight and other characteristics of the earth disturbing equipment. A copy of the Controlled Grade Procedure shall be included in the Grading Plan Submittals for the Grading Permit.	Prior to Issuance of Grading Permit	Applicant	City of Oceanside			
MM-TCR-6 The Qualified Archaeologist or the Luiseño Native American monitor may halt ground disturbing activities if unknown tribal cultural resources, archaeological artifact deposits or cultural features are discovered. Ground disturbing activities shall be directed away from these deposits to allow a determination of potential importance. Isolates and clearly non-significant deposits will be minimally documented in the field, and before grading proceeds these items shall be secured until they can be	Construction	Applicant	City of Oceanside			

Table 4-1. Mitigation Monitoring and Reporting Program

	Mitigation Monitoring			Verification of Compliance		
	Implementation Period	Responsible Party	Enforcing Agency	Initial	Date	Comments
<p>repatriated. If items cannot be securely stored on the project site, they may be stored in off-site facilities located in San Diego County.</p> <p>If the Qualified Archaeologist and Luiseño Native American monitor determine that the unearthed tribal cultural resource, artifact deposits or cultural features are considered potentially significant TCA Luiseño Tribes that have participated in the state-prescribed consultation process for this project shall be notified and consulted regarding the respectful and dignified treatment of those resources. The avoidance and protection of the significant tribal cultural resource and/or unique archaeological resource is the preferable mitigation. If, however, it is determined by the City that avoidance of the resource is infeasible, and it is determined that a data recovery plan is necessary by the City as the Lead Agency under CEQA, TCA Luiseño Tribes that have participated in the state-prescribed consultation process for this project shall be notified and consulted regarding the drafting and finalization of any such recovery plan. For significant tribal cultural resources, artifact deposits or cultural features that are part of a data recovery plan, an adequate artifact sample to address research avenues previously identified for sites in the area will be collected using professional archaeological collection methods. The data recovery plan shall also incorporate and reflect the tribal values of the TCA Luiseño Tribes that have participated in the state-prescribed consultation process for this project. If the Qualified Archaeologist collects such resources, the Luiseño Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the Qualified Archaeologist does not collect the tribal cultural resources that are unearthed during the ground disturbing activities, the Luiseño Native American monitor, may at their discretion, collect said resources and provide them to the appropriate TCA Luiseño Tribe, as determined through the appropriate process, for respectful and dignified treatment in accordance with the Tribe’s cultural and spiritual traditions. Ground disturbing activities shall not resume until the Qualified Archaeologist, in consultation with the Luiseño Native American Monitor, deems the cultural resource or feature has been appropriately documented and/or protected.</p>						
<p>MM-TCR-7 The landowner shall relinquish ownership of all tribal cultural resources unearthed during the cultural resource mitigation monitoring conducted during all ground disturbing activities, and from any previous archaeological studies or excavations on the project site to the appropriate TCA Luiseño Tribe, as determined through the appropriate process, for respectful and dignified treatment and disposition, including reburial at a protected location on-site, in accordance with the Tribe’s cultural and spiritual traditions. All cultural materials that are associated with burial and/or funerary goods will be repatriated to the Most Likely Descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98. No tribal cultural resources shall be subject to curation.</p>	Construction	Applicant	City of Oceanside			
<p>MM-TCR-8 Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusions of the archaeological monitoring program (e.g., data recovery plan) shall be submitted by the Qualified Archaeologist, along with the Luiseño Native American monitor’s notes and comments, to the City of Oceanside Planning Division for approval.</p>	Construction	Applicant	City of Oceanside			

