



4.0 BASIS OF CUMULATIVE ANALYSIS

The mitigation measures that are specified shall be adopted as conditions of approval to minimize the significance of impacts resulting from the project. In addition, this EIR is the primary reference document in the formulation and implementation of a mitigation monitoring program for the project.

CEQA Guidelines Section 15355 provides the following definition of cumulative impacts:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.*
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.*

CEQA Guidelines Section 15130 further addresses the discussion of cumulative impacts, as follows:

- (1) An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR.*
- (2) If the combined cumulative impact associated with the project’s incremental effect and the effects of other projects is not significant, the EIR should briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR.*
- (3) If the combined cumulative impact associated with the project’s incremental effect and the effects of other projects is significant, the EIR must determine whether the project’s contribution is cumulatively considerable.*
- (4) The EIR may conclude that a project’s contribution to a significant cumulative impact is less than cumulatively considerable and thus is not significant. A project’s contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact.*

Section 5.0, *Environmental Analysis*, assesses the cumulative impacts for each applicable environmental issue and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

In accordance with *CEQA Guidelines* Section 15130(b), the discussion of cumulative impacts should be guided by the standards of practicality and reasonableness and should include the following elements in its discussion of significant cumulative impacts:

1. *Either:*
 - A. *A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or*



- B. *A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.*
2. *When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined, the location of the project and its type. Location may be important, for example, when water quality impacts are at issue since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.*
 3. *Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.*
 4. *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available.*
 5. *A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.*

This EIR evaluates the project's potential cumulative impacts using both the list and summary of projections approaches depending upon which approach is appropriate/relevant for each environmental issue area. The geographic area considered for cumulative impacts varies depending on environmental issue area. For example, the project's operational effects have geographic scopes that are global (such as greenhouse gases, addressed in [Section 5.10, *Greenhouse Gas Emissions*](#)), regional (such as air quality, addressed in [Section 5.9, *Air Quality*](#)), and local (such as light and glare, addressed in [Section 5.2, *Aesthetics/Light and Glare*](#)), whereas cumulative mobile considerations are based on the City's general plan buildout assumptions.

[Table 4-1, *Cumulative Projects List*](#), and [Exhibit 4-1, *Cumulative Projects Map*](#), identify related projects in the area determined as having the potential to interact with the proposed project to the extent that a significant cumulative effect may occur. The following list of projects was developed based on data provided by the City and adjacent jurisdictions as of the date of the Notice of Preparation (January 13, 2023). The implementation of each project represented in [Table 4-1](#) was determined to be reasonably foreseeable.



Table 4-1
Cumulative Projects List

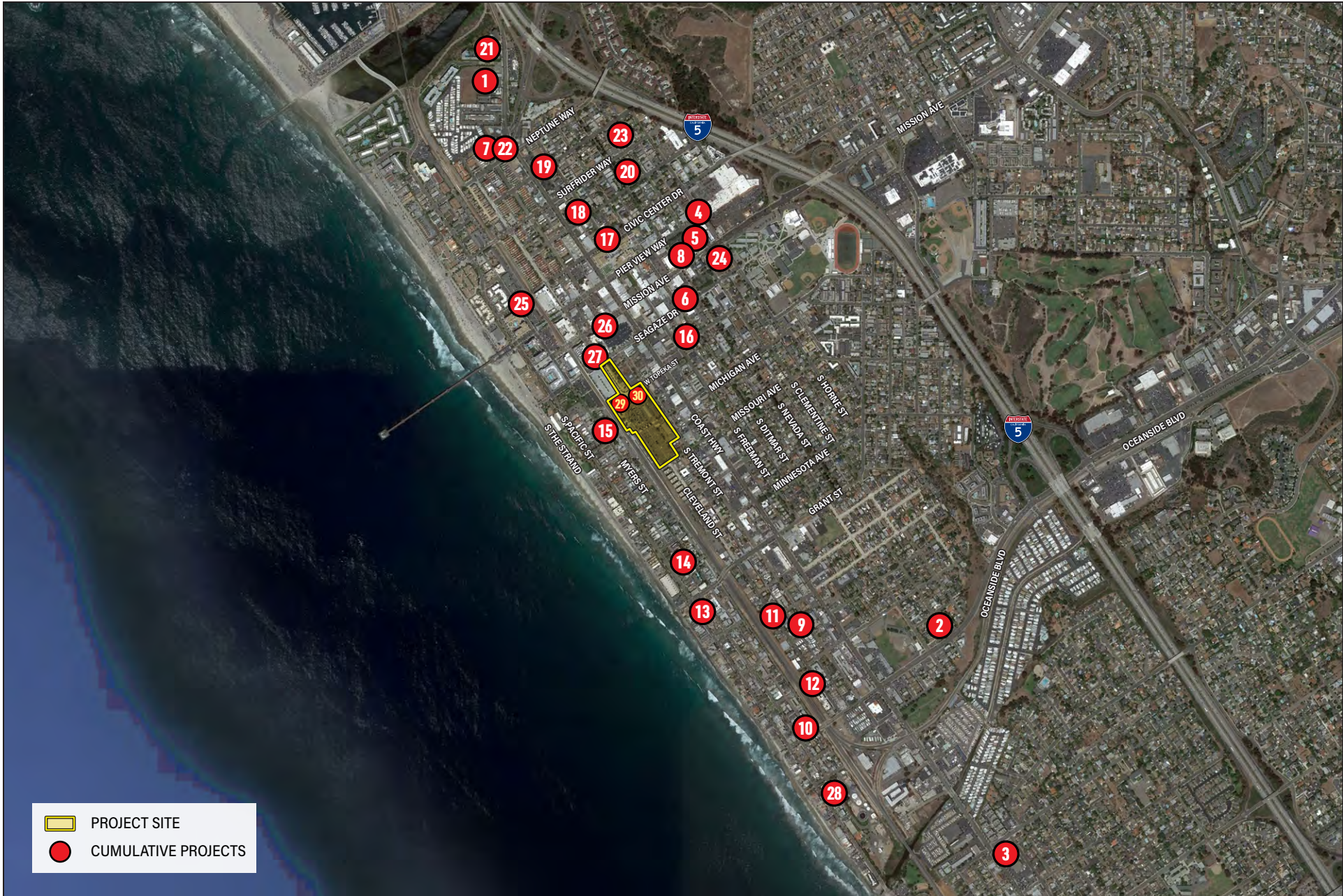
Map Key	Project Title	Project Location	Project Description	Status
City of Oceanside				
1	Alta Oceanside	N. Coast Hwy	Mixed-use development with 309 apartments and commercial space on 5.31 acres	Under Construction
2	Breeze Luxury Apartments	Nevada Street & Oceanside Boulevard	Six-story, 146-unit apartment building on 2.67 acres	Entitled
3	1602 S. Coast Hwy	1602 S. Coast Hwy	Four-story mixed-use development with 54 condominiums and 3,244 sf of commercial space on 0.91-acre site	Plan check
4	Sunsets 3.0	Horne Street & Pier View Way	Mixed-use development with 180 apartments and 5,000 sf commercial space on 0.70-acre	Under review
5	901 Pierview Way	901 Pier View Way	Mixed-use development with 64 units and 2,474 sf of commercial space on a 13,249-sf site	Entitled
6	712 Seagaze	712 Seagaze Way	Mixed-use development with 115 apartments and 64 hotel rooms on 0.36-acre site	Plan check
7	Modera Melrose	815 N. Coast Hwy	Mixed-use development with 360 apartments, a 62-room hotel with 5,000 sf of lobby/commercial space on 1.72 acres	Under review
8	810 Mission Avenue	810 Mission Avenue	Mixed-use development with 206 units, five units designated as live/work along Mission Avenue on 1.42 acres	Under review
9	1011 S. Tremont Street Condos	1011 S. Tremont Street	20 condominium townhomes on 0.57-acre site	Entitled
10	S. Myers Street	1128 S. Myers Street	Six condominiums on a 6,746-sf site	Under review
11	920 South Cleveland Condos	920 South Cleveland Street	Three condominiums on 5,000 square-foot site	Plan check
12	1105 S. Cleveland Street	1105 S. Cleveland	14 condominiums on 0.41-acre site	Under construction
13	802 S. Pacific Street Mixed-Use	802 S. Pacific Street	Mixed-use development with 10 condominiums, three hotel units, and 1,034-sf ground floor commercial on a 10,000-sf site	Plan check
14	Hardin Residence	615 S. Myers Street	Demolish existing SFD and construct new SFD	Was scheduled for City Council meeting on September 13, 2023
15	146 S. Myers Condominiums	146 S. Myers Street	Four condominiums on a 4,500-sf site	Under construction
16	119 South Ditmar Duplex	119 S. Ditmar Street	Convert SFD to duplex	Entitled



Table 4-1, continued

Map Key	Project Title	Project Location	Project Description	Status
17	Fire Station 1	602 Civic Center Drive	30,000-sf City of Oceanside Fire Department station on 0.69-acre	Under Construction
18	702 N. Freeman Mixed-use	513 N. Freeman Street	Five unit multi-family development on a 7,500-sf lot	Entitled
19	701-713 N. Freeman Apartments	701-713 N. Freeman Street	Four story apartment building with 24 units on a 20,000-sf site	Entitled
20	Weidner Duplex	519 N. Clementine Street	Convert SFD into duplex	Under review
21	Marriot Residence Inn		117-unit hotel with a 1,928-sf event space, and 3,531-sf restaurant on 2.5 acres	Entitled
22	Starbucks	801 N. Coast Hwy	A 1,068-sf drive-thru coffee shop on a 10,987-sf site	Under construction
23	624 N. Clementine Street	624. N Clementine Street	Demolish SFD and construct duplex	Under review
24	901 Mission	901 Mission Avenue	The project may include up to 422 dwelling units	An SB 330 application was submitted, but not a formal entitlement
25	Block 5 and Block 20 of the 5 Block Masterplan	Adjacent blocks bound by railroad right-of-way to the east, Mission Avenue to the south, Myers Street to the west, and Civic Center Drive to the north	Both sites may have 170 dwelling units each	Application anticipated in coming months
26	Regal Cinema	402 Mission Avenue	Mixed-use with 332 units and commercial	Under review
27	City CIP Stormwater Pipe Upgrade	S. Cleveland Street (north of project site)	Upgrade existing City-owned municipal storm drain pipe.	Approved Capitol Improvement Project
28	La Salina Decommissioning and Buccaneer Lift Station	1330 Tait Street	Water Utilities is now looking to separate the two projects and anticipates submitting a Conditional Use Permit (CUP) for the lift station as early as next week.	A CUP was submitted in 2019
29	Grade Crossing Extension Project	235 South Tremont Street	Will extend at grade crossing from SPRINTER platform to platform 3. Anticipated construction to begin in 2024 and conclude in 2025.	Funded
30	Transition to Zero Emission Buses	235 South Tremont Street	Implementation to begin in 2024 with all buses fully transitioned by 2047.	Funded

sf: square feet; SFD: single-family development
Source: City of Oceanside.



- PROJECT SITE
- CUMULATIVE PROJECTS

Source: Google Earth Pro, April 2024



This page intentionally left blank.