

ERRATA TO THE FINAL INITIAL STUDY/ENVIRONMENTAL CHECKLIST AND MITIGATED NEGATIVE DECLARATION FOR THE GARRISON STREET OCEANSIDE PROJECT

Project Title: Garrison Street Oceanside Project
SCH Number: 205060730
Lead Agency: City of Oceanside
Date: December 3, 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to the California Environmental Quality Act (CEQA), the Draft Garrison Street Oceanside Initial Study/Environmental Checklist and Mitigated Negative Declaration (IS/MND) was circulated for a public review period from June 18 to July 18, 2025. During that time, four letters of public comment were received for the project from the San Diego County Archaeological Society, Preserve Calavera, Cathy Cronce, and Nathan Tracy.

PURPOSE OF THE ERRATA

This Errata to the Final IS/MND, dated December 3, 2025, provides minor clarifications and corrections to the Draft IS/MND. These changes do not constitute significant new information, as defined by CEQA Guidelines Section 15073.5, and therefore do not require recirculation of the IS/MND.

Pursuant to CEQA Guidelines Section 15073.5(c), recirculation is not required when the new information added to the Final IS/MND merely clarifies, amplifies, or makes insignificant modifications to the Draft IS/MND.

CORRECTIONS AND CLARIFICATIONS

1. Project Description

Revision

The following is added as a bullet under Project Description, Project Components, Off-site Improvements:

- The project would be conditioned to contribute funds to be paid into the City's Thoroughfare and Signal Account. These funds would be used at the City's discretion for projects that improve traffic safety and mobility within the City.

Explanation

The additional bullet clarifies that the project would pay into the City's Thoroughfare and Signal Account to ensure consistency with the Community Facilities Element (CF) Policy 12.5, as discussed in the Draft IS/MND Section 14.17.

2. Biological Resources, Section 14.1(a)

Revision

The first sentence under the heading “*Plants*” is replaced by the follows:

- Per the Biological Technical Resources Report (see Appendix G), of the 0.114 acres of disturbed Diegan coastal sage scrub located within the project site, only 0.038 acres are within the project’s development footprint. Habitat removal required to construct the project would be limited to 0.038 acres. An additional .001 acres would be removed as a result of off-site improvements. Overall, a total of 0.039 acres would be impacted by removal, grading, or other project activities (see Figure 8).

Explanation

The original calculation of project impacts was based on the development footprint plus the project site boundary. Upon evaluation of the grading plans, it was clarified that 0.075 acres of disturbed Diegan coastal sage scrub would remain intact. An Addendum to the Biological Technical Report has been prepared, as attached to the Final IS/MND for the Garrison Street Oceanside Project.

Revision

The first sentence of mitigation measure BIO-1 has been revised as follows:

- Prior to construction, the permanent loss of approximately ~~0.114~~ 0.039 acres of disturbed coastal sage scrub within the Wildlife Corridor Planning Zone (WCPZ) and south of SR-76 shall be mitigated at a ratio of 3:1 for a total of ~~0.342~~ 0.117 acres of replacement habitat.

Explanation

Mitigation measure BIO-1 represents the recalculation of impacts based on the project’s grading plan/development footprint as represented in the Addendum to the Biological Technical Report.

3. Cultural Resources, Section 14.5(a)

Revision

Mitigation measures CUL-1, CUL-4, and CUL-7 are updated as follows:

CUL-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” and “Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Cupeño Tribe.” Both monitors shall be retained unless one tribe defers to another. A copy of the agreements 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 Monitors associated with a TCA Luiseño Tribe” and “Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Cupeño 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 and/or Cupeño Native

American Monitor(s), 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 36 CFR 79.

CUL-4: The Qualified Archaeologist and Luiseño and/or Cupeño Native American Monitor shall attend all applicable pre-construction meetings with the General Contractor and/or associated Subcontractors to present the archaeological monitoring program. Both monitors shall be retained unless one tribe defers to another. The Qualified Archaeologist as well as the and Luiseño Native American Monitor and the Cupeño Native American Monitor, unless one tribe defers to another, 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.

CUL-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 and/or Cupeño Tribe, as determined through the appropriate process, for respectful and dignified treatment and disposition, including reburial at a protected location on 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. Historic-era cultural resources (non-tribal items over 50 years old) unearthed during mitigation monitoring shall be cataloged, analyzed in the monitoring report, and curated at a local repository meeting the federal standards of 36 CFR 79.

Explanation

Mitigation measures CUL-1 and CUL-4 have been updated to include collaboration with the Cupeño Tribe. Additionally, in response to comments received by the San Diego Archaeological Society, mitigation measure CUL-7 is revised to clarify that the project would include monitoring for non-tribal and tribal cultural resources.

4. Transportation/Traffic, Section 14.17(a)

Revision

The following is added to the fifth paragraph:

The project would be conditioned to contribute funds to be paid into the City's Thoroughfare and Signal Account. These funds would be used at the City's discretion for projects that improve traffic safety and mobility within the City. This payment satisfies only the off-site improvement obligation required to ensure the project does not conflict with City standards related to acceptable levels of service.

Explanation

The Draft IS/MND identifies that conformance with CF Policy 12.5 requires developers to contribute to off-site road improvements to ensure road operations meet City standards. The revision to the Final IS/MND provides additional detail relating to the project's specific responsibility/condition of approval.

CONCLUSION

The revisions contained in this Errata do not change any of the conclusions in the Final IS/MND regarding the significance of environmental impacts or the effectiveness of mitigation measures. The City of Oceanside finds that the IS/MND, together with this Errata, constitutes the Final IS/MND and adequately describes the environmental effects of the project and in compliance with CEQA, and that recirculation of the IS/MND is not required.