



City of Oceanside Planning Division Environmental Information Form

TO BE COMPLETED BY APPLICANT

Date Filed: 5/5/16
Environmental Fee Paid: _____

MAPS REQUIRED:

1. The project site and surrounding area within 1000-ft. from the project's property lines must be shown on an aerial map (less than 2-years old).
2. The project must be shown on a copy of a page or pages of a street map (i.e. Thomas Brothers Map). The project site must be labeled and the page numbers shown.

GENERAL INFORMATION:

1. Name of Applicant: Nathan Mertz
Address: 300 N. Coast Hwy
City: Oceanside State: CA Zip: 92054
Telephone: (760) 435-5619
2. Name of Applicant's Representative: Rommel Olaes
Address: 363 5th Avenue. #202
City: San Diego State: CA Zip: 92101
Telephone: (619) 235-7362
3. Project Title and/or Application Number(s): El Corazon Aquatic Center
4. If a Specific Plan has been prepared on the project site, give Specific Plan title: El Corazon Specific
5. List any other related permits or approvals, required from agencies other than the City of Oceanside: Plan
None
6. Has the project site had any prior environmental review as part of this or another project? If so, please provide the Planning Application file number(s) of the permits previously applied for (i.e., A-1-92, D-1-92, C-1-92, Z-1-92, S-1-92, T-1-92) and the name of the project:
El Corazon Specific Plan EIR
7. Is the project part of a larger project or series of projects? Yes If so, describe the project's relationship to the project or series of projects: Phase 1 of 6 development phases for the property.
8. If the project is included in an approved Specific Plan, is it in conformance with the plan?
Yes If not, explain how it differs: The use has been geographically moved within the property.
9. Existing zoning: CS Proposed zoning: CS
Existing General Plan Land Use Designation: SP-1-09
Proposed General Plan Land Use Designation: SP-1-09

LOCATION:

10. Address of project: 3302 Senior Center Drive
11. Project site is located on the N.S.E.(W) (circle one) side of Senior Center Drive between Oceanside Blvd. and Rancho Del Oro Drive streets.
12. Is the project located within the Airport Influence Area? No
13. Is the project located within the Coastal Zone? No
14. What is the distance in miles on existing roadways from the project site to the nearest: Fire Station 1.5 miles Airport 4.1 miles Hospital 3.0 miles Public Transportation 1800'
15. Is the site within 1/2 mile of a former sanitary landfill? No

PROJECT DESCRIPTION:

16. Site size: 2.2 (acres)/square feet.
17. Please describe all off-site improvements proposed as part of the project. (Such improvements might include: drainage facilities, street improvements, extension of utilities, cut and fill slopes, pedestrian and bicycle paths, etc., that would be constructed outside of the project boundaries). None

**FOR RESIDENTIAL PROJECTS: (IF PROJECT IS
COMMERCIAL OR INDUSTRIAL, SKIP ITEMS 18 THROUGH 26).**

18. Number of lots/dwelling units: _____
19. Maximum building height: _____
20. Amount of off-street parking: _____
(a) Number required: _____
(b) Number proposed: _____
(c) Type of parking (size, whether covered): _____
21. Please describe any recreational facilities to be provided: _____
22. What is the distance in miles on existing roads from the project site to the nearest:
Elementary School _____ Shopping Center _____
High School _____ Public Library _____
23. If applicable, describe the project's relationship to larger project or series of projects: (How does it relate or conform to the larger project?) _____
24. Will air conditioning or mechanical ventilation be provided? _____
25. Describe the proposed scheduling or phasing of the project: _____
26. What percentage of the project site will be covered by:
Paving _____%; Buildings _____%; Landscaping _____%

FOR COMMERCIAL, INDUSTRIAL OR AGRICULTURAL PROJECTS: (IF PROJECT IS RESIDENTIAL, SKIP ITEMS 27 THROUGH 39.)

27. Describe the type of uses proposed: Civic Services - Recreation
28. Size of proposed buildings: 14,241 square feet.
29. Number of buildings proposed: 2
30. Maximum building height: 28' - 1"
31. Amount of off-street parking to be provided: 194 off-street, 84 on-street
(a) Will there be a structure? No If so, how many aboveground levels? N/A
32. Projected number of employees: 6 total 6 per shift. For agricultural projects, give maximum number of employees at harvesting time: _____; and specify harvesting times: N/A
33. What will be the hours of operation? 6 am to 10 pm
34. Describe the proposed scheduling or phasing of the project: Remedial grading, final construction.
35. For restaurants, how many seats will there be? N/A
36. If applicable, describe the project's relationship to larger projects or series of projects: Phase 1 of 6
37. What percentage of the project site will be covered by:
Paving 70 %; Buildings 13 %; Landscaping 17 %
38. Does the project involve the handling, storage or disposal of any toxic or hazardous substance? No If so, what safety measures have been incorporated into the project: N/A
39. Will the project result in the emission of any odor, vibration, glare or electrical disturbance? No

ENVIRONMENTAL SETTING:

40. Please attach copies of any special studies that have been prepared in regard to this project or the project site. Examples would include: archaeological survey, biological survey, noise study, geo-technical report, slope analysis, traffic analysis, environmental impact reports, etc.
41. Describe the following environmental conditions as they presently exist: (Use additional sheets, if necessary)
 - (a) Topography Project Site: See attached.
Within 1/2 mile: _____
 - (b) Water Bodies Project Site: See attached.
Within 1/2 mile: _____
 - (c) Vegetation Project Site: See attached.
 - (d) Wildlife Project Site: See attached.
 - (e) Historical/Archaeological/Paleontological Resources Project Site:
Within 1/2 mile: _____
 - (f) Land Use Project Site: See attached.
Within 1/2 mile: _____

42. Has the project site been previously graded? Yes
If so, what percent of the site was graded? 100%
43. If mature trees, wetlands, or riparian vegetation exist on site, please attach a map indicating their location.
44. Does the project contain slopes of more than 10 percent? No If the project area includes hillsides with slopes of 20 percent or more, the Hillside Development Regulations require that a slope analysis be provided, even if the slopes are not to be graded. The slope analysis must be done on an accurate and recent topographic map with minimum five (5) foot contour lines and a scale of at least 200 feet. The slope categories must be as follows: slopes of less than 20 percent; slopes of 20-40 percent; and slopes over 40 percent. Within these areas, the following must be depicted and labeled: areas with slopes of 20-40 percent and a minimum 50-foot differential, and areas with slopes of more than 40 percent and having a 25-foot differential.
45. Describe any existing structures on the project site and the current use of the structures Existing Oceanside Senior Center. Use civil services/recreation

ENVIRONMENTAL IMPACT:

46. What is the street classification of proposed new streets? (e.g., "two-lane collector" or "four-lane major street", per Circulation Element of the General Plan) N/A
47. What is the percentage grade of the steepest street involved in the project? N/A
48. What is the right-of-way standard for proposed new streets? (e.g., private, dedicated, to be acquired, etc.) N/A
49. If new water mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map. N/A
50. If new sewer mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map. N/A
51. Describe the improvements and extensions of existing electrical lines that will be required to serve the project. New service from Senior Center Drive
52. If improvements are to be demolished or removed by the project, please describe them briefly. See attached.
53. Identify any roadway or train track located within 500 feet of the project site. Senior Center Drive
Rancho Del Oro
54. List any other potential noise sources which could affect the project site (i.e., industrial projects, etc.) and give approximate distances. N/A
55. Describe any noise that will be produced by the project during construction and after the project is completed. (Include equipment operation, blasting, etc.) See attached.
56. Estimate the number of motor vehicle trips generated by the project site currently: 0 ; after development 110
57. If the project is commercial or industrial, list any air pollutants that the project will emit.
58. To what extent will the project be located within a floodplain? (Specify whether U.S. Army Corps of Engineers Standard Project Flood or 100-year flood.) None
59. If the drainage from the project will not be discharged into an existing public stormwater drainage system, please describe how it will be accommodated. N/A

60. What percentage of the project site will be graded? 100% %
61. Volume of cutting: 88,000 cubic yards; maximum cut-slope ratio will be 1.5:1; maximum cut-slope height will be 30 feet.
62. Volume of fill: 90,000 cubic yards; maximum fill-slope ratio will be 2:1; maximum fill-slope height will be 30 feet.
63. Does the cut-and-fill volume balance? No. If not, how will import/export be handled? Export to other locations within El Corazon. Import from near by borrow sites.
64. Will the entire site be graded with the first phase? Yes If not, indicate those areas that will be left natural and those areas that will be used as temporary borrow sites. If so, please describe: N/A
65. Will the project extract or preclude the extraction of any rock, sand, gravel, or other mineral resources? N/A If so, please describe: _____
66. Describe or indicate on a map any areas of vegetation to be removed by the project (May be combined with Item 40). None. Site has been previously graded.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge or belief.

Date May 5, 2016

Signature of Preparer



For CITY OF OCEANSIDE

41. Describe the following environmental conditions as they presently exist: (Use additional sheets, if necessary)

(a) Topography Project Site:

The project site has been previously graded and is generally flat. The property directly east of the project site was previously graded during construction of the Oceanside Senior Center. Grading resulted in compacted fill and formational soils along the north, south, and east sides of the project site. During previous grading, an approximately 16-foot-high embankment was constructed along the west side of the Senior Center site. Undocumented fill and tailings-pond deposits within the project site were left in-place during previous grading.

Within ½ mile: Developed and graded hillsides, along with disturbed land within the El Corazon Specific Plan area due to previous mining operations. Properties located east of the intersection of Rancho Del Oro Road and Ocean Ranch Blvd have been developed with commercial and industrial uses. Property to the west has been graded for the SoCal Sports Complex facilities and parking. Properties to the north immediately west of Rancho Del Oro Road have been mass graded. Properties to the south have been disturbed due to previous mining operations.

(b) Water Bodies Project Site: None on-site.

Within ½ mile: Loma Alta Creek.

(c) Vegetation Project Site: None on-site. Site has been partially graded.

(d) Wildlife Project Site: None on-site. Site has been partially graded.

(e) Historical/Archaeological/Paleontological Resources Project Site: None on-site.

Within ½ mile: Based on prior environmental documentation prepared for this area, there is the potential for previously unknown subsurface artifacts to be encountered during ground disturbance activities particularly in areas outside of the historic tailing ponds. The Final EIR for El Corazon concluded that with implementation of Mitigation Measures CR-2 and CR-3 requiring archaeological resource and San Luis Rey Band monitors and a "Pre-Excavation Agreement" with the San Luis Band of Mission Indians, impacts were concluded to be reduced to a less than significant level.

(f) Land Use Project Site: The site is currently vacant and previously graded.

Within ½ mile: The El Corazon Senior Center and vacant land in the El Corazon Specific Plan designated for Village Commercial uses is located east of the site. Vacant land in the El Corazon Specific Plan designated for Village Commercial, Hotel, and Parks and Recreation uses is located north of the site. Vacant land in the El Corazon Specific Plan designated for Park and Recreation and Ocean Boulevard Commercial uses is located south of the site. Vacant and developed land in the El Corazon Specific Plan designated for Parks and Recreation and Habitat uses is located west of the site. Developed uses immediately west of the site include the SoCal Sports Complex, a 97+ acre outdoor tournament recreational facility with 20 multi-use athletic fields at the present time.

52. Minor existing improvements will be removed including HMA dike, chain link fencing, storm drain headwalls, and miscellaneous clearing and grubbing.

55. Describe any noise that will be produced by the project during construction and after the project is completed (include equipment operation, blasting, etc.)

The construction and operational noise impacts are detailed in the Noise Study.

The construction schedule identifies that final site preparation activities would occur in a single phase all at the same time, with anticipated equipment including 2 tractor/backhoe/loader, 1 roller, 2 graders and 1 water truck. The equipment needed is limited because the mass grading of the site would be completed under the El Corazon Reclamation Plan.

The proposed project would generate both traffic- and operational-related noise. Operational noise is anticipated to include air conditioning (HVAC) equipment, pool equipment, and pool activities.