



Recirculated Final

North River Farms Environmental Impact Report

PREPARED FOR

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PREFACE TO THE RECIRCULATED FINAL ENVIRONMENTAL IMPACT REPORT

This chapter of this Environmental Impact Report (EIR) describes the purpose, scope, and intent of this recirculated EIR, legislative authority of the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.), the environmental review process, and relevant environmental analysis of project changes since publication of the Final EIR for the North River Farms Planned Development (PD) Plan (proposed project).

Pursuant to CEQA, if revisions to the EIR are limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified (CEQA Guidelines Section 15088.5(c)). It has therefore been determined that portions of the project EIR will be recirculated to ensure that the public has a meaningful opportunity to comment upon the changes to the EIR in accordance with CEQA Guidelines Section 15088.5. Table PR-1 provides a brief overview of the portions of the Final EIR included in the recirculation and, therefore, available for public comment.

PR.1 HISTORY OF PROJECT ENVIRONMENTAL REVIEW

The Draft EIR for the proposed project was circulated for public review from July 27, 2018, through September 17, 2018, in accordance with the 45-day comment period required under Section 15105(a) of the CEQA Guidelines, and formally extended by one additional week. A total of 200 written comment letters were received on the Draft EIR from agencies, organizations, and individuals. Responses to each comment on the Draft EIR are provided in Appendix T0 of the Final EIR. These responses represent a good-faith, reasoned effort to address the environmental issues identified by the comments. In response to comments provided during public review and discussions between City of Oceanside (City) staff and the project applicant, the Final EIR included revisions made in strikeout/underline format, which included modifications to the project description. These modifications to the project included:

1. A reduction in maximum residential unit count from 689 to 656 units;
2. Improvements to the College Boulevard Bridge to increase vehicle capacity from four lanes to six lanes, with additional pedestrian and bicycle access; and
3. Provision of a temporary fire station at the project site or within the South Morro Hills area, together with housing, permanent funding for staff (two personnel), and purchase an appropriate fire apparatus for the interim station.

Changes made to the Draft EIR were summarized in Chapter 10 of the Final EIR.

On January 28, 2019, the City Planning Commission held a public hearing on the proposed project and associated Final EIR. Members of the public attended the hearing and provided comments on various issues including, but not limited to: fire safety, evacuation risk, greenhouse gas (GHG) emissions and mitigation, loss of agricultural lands, traffic on the local roadway network, flooding and dam failure hazard, land use compatibility, growth inducement, and requests for a City adopted plan for South Morro Hills. The Planning Commissioners also provided public testimony and echoed similar comments raised by members of the public. Specific concerns raised by Planning Commissioners included, but were not limited to: the progress of local planning efforts for South Morro Hills, staffing and location of the newly proposed on-site fire station, affordable housing, diversity of jobs provided by the project, and GHG mitigation. After consideration of City staff presentations, the project applicant presentation, public comment, and deliberation, the Planning Commission recommended that the City Council deny the proposed project.

The proposed project was noticed for a public hearing before the City Council scheduled for March 13, 2019. Prior to the printing of the Council agenda, the project applicant requested that the hearing be vacated to permit the applicant refine the project in response to comments provided at the January 28th Planning Commission hearing. City staff reviewed the project modifications, and the project was referred back to Planning Commission for a new public hearing scheduled for May 6, 2019.

On March 22, 2019, the project applicant submitted a memorandum to the City that detailed proposed significant enhancements to the project. In the referenced memorandum, the project applicant proposed conditions to:

1. Retain additional off-site land in agricultural or open space uses in perpetuity
2. Construct intersection improvements at the Vandegrift Boulevard/N. River Road intersection; and
3. Fund to-be-determined Climate Action Plan implementation measures to reduce GHG emissions.

Appendix T to Final EIR was subsequently revised to assess the potential environmental impacts of these proposed conditions. The environmental impacts were generally beneficial due to the additional retention of land in agricultural and open space uses, traffic improvements, and additional commitment by the applicant to mitigate GHG beyond reducing project emissions to net zero.

Due to the significant project enhancements proposed after January 28, 2019, the proposed project and its associated EIR were scheduled to be reconsidered by the Planning Commission on May 6, 2019. During the Planning Commission hearing, members of the public provided comments similar to that provided on January 28th. Specific concerns raised by the public and/or Planning Commissioners included: the project includes too many units/ is too dense for the area, concerns over the progress of local planning efforts for South Morro Hills, the interim (versus permanent)

nature of the proposed on-site fire station, comments seeking preservation of additional agricultural/ open space uses, and concerns with attracting job creating hotel or other commercial uses. Members of the public also suggested that the number and nature of modifications to the project required recirculation of the project's EIR in order to provide the public and decision makers with adequate ability to review the potential impacts to the environment. After consideration on May 6, 2019, the Planning Commission recommended against City Council approval of the project.

On May 21, 2019, the project applicant submitted a letter to the City requesting that City Council postpone the public hearing scheduled for May 22, 2019. The request was considered by City Council on May 22 and the postponement was approved.

Since the May 22nd City Council meeting, the project applicant has worked with City staff, and is now proposing the following further project refinements in response to comments received from the public and Planning Commissioners:

1. A further reduction in maximum residential units count from 656 to 585 dwelling units;
2. Provision of one million dollars (\$1 million) towards the preparation of a community plan for the Wilshire and N. River Road areas of South Morro Hills.
3. Dedication of land for development of a permanent (instead of interim) fire station at the project site, in addition to the applicant's prior commitment to fund its ongoing operations;
4. Preservation of the Bree Property – an additional 37.5 acres land adjacent to the original project site – in permanent agricultural or open spaces uses, and inclusion of the Bree Property within the project boundary;
5. Incentivize restaurant/ brewery uses within the Village Core;
6. Provision of a dog park within Village Core;
7. Upsize sewer within N. River Road between Leon Drive and the western boundary of the project site from a proposed 21-inch pipeline to a 24-inche to respond to the City's request;
8. Addition of a mountain bike trail; and
9. Contribution of \$500,000 to the City for improvements to the Melba Bishop Recreation Center at the City's discretion.

These proposed refinements are discussed in greater detail below. The project applicant has worked with City staff to analyze and incorporate these refinements into this recirculated Final EIR.

PR.2 RECIRCULATION UNDER CEQA

This Recirculated Final Environmental Impact Report (Recirculated Final EIR) is part of the ongoing environmental review process for the project.

Under CEQA, a lead agency is required to recirculate an EIR, or portions of an EIR, when significant new information is added to the EIR after notice is given of the availability of the Draft EIR for public review, but before certification. As used in section 15088.5 of the State CEQA Guidelines, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of meaningful opportunity to comment upon a substantial adverse environmental effect of the project, or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponent has declined to implement.

“Significant new information” requiring recirculation includes, for example, a disclosure showing that:

- a) a new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented;
- b) a substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance;
- c) a feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it; or
- d) the draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (See, State CEQA Guidelines section 15088.5, subd. (a)(1)–(4))

The project applicant has proposed a number of improvements to the project in response to comments received from the public, City staff, and Planning Commissioners throughout the CEQA and public hearing process. Because these improvements do not result in a new or worsened substantial adverse impacts, or identify a feasible mitigation measure or alternative not adopted by the applicant, recirculation is not required by CEQA. Nonetheless, in an effort to promote meaningful public review, participation, and comprehension, parts of the EIR are being recirculated for review and public comment.

Pursuant to CEQA, if revisions to the EIR are limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified (CEQA Guidelines Section 15088.5(c)). It has therefore been determined that portions of the project EIR

will be recirculated to ensure that the public has a meaningful opportunity to comment upon the changes to the EIR in accordance with CEQA Guidelines Section 15088.5. Table PR-1 provides a brief overview of the portions of the Final EIR included in the recirculation and, therefore, available for public comment.

Table PR-1
Portions of the Final EIR Included in Recirculation

Section of Final EIR Included in Recirculation	Rationale for Inclusion in Recirculation
Preface to Recirculated Final EIR	This Preface is included in the recirculation to provide the public with information concerning project modifications currently proposed. The Preface also includes a supplemental analysis prepared to evaluate potential environmental impacts resulting from the proposed modifications. This Preface is a new section of the Recirculated Final EIR that has not previously been released for public review. This Preface also includes a summary of changes to the Final EIR to reflect project modifications.
Chapter 3, Project Description	Chapter 3, Project Description, is included in the recirculation to provide the public with information concerning project modifications and revised figures, which include the Vesting Tentative Map.
Appendix B, North River Farms Planned Development Plan	Appendix B is included in the recirculation to provide the public with information regarding the project modifications as incorporated into the proposed PD Plan
Appendix V, Oceanside General Plan Amendment Consistency Tables	Appendix V is a new appendix to the Recirculated Final EIR. This appendix contains consistency analysis of the project in relation to applicable policies of the General Plan Economic Development Element, General Plan Energy Climate Action Element, and Climate Action Plan.

As discussed within this Preface, no new significant environmental impacts were identified to result from the proposed project modifications.

Under CEQA, recirculation of an EIR requires notice pursuant to Public Resources Code section 21092.1 and State CEQA Guidelines section 15087, and consultation pursuant to State CEQA Guidelines section 15086. Additionally, the lead agency must send a notice of recirculation to every agency, person, or organization that commented on the prior Draft EIR. (See, State CEQA Guidelines section 15088.5, subd.(f)(3).)

Pursuant to CEQA Guidelines Section 15088.5(f)(2), the City requests that reviewers limit all public comments to the recirculated documents described at Table PR-1 above. Comments on such recirculated documents must be received no later than September 26, 2019 at 5:00 p.m. and should reference the project name: North River Farms. Written comment should reference the project name “North River Farms” and be submitted to Rob Dmohowski, Associate Planner, at the City of

Oceanside, 300 N. Coast Highway, Oceanside, CA 92054, or via e-mail to rdmohowski@oceansideca.org.

The Final EIR in its entirety is available on the City of Oceanside website at:

<https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp>

The Recirculated Final EIR has been prepared in accordance with CEQA, Public Resources Code sections 21000, *et seq.* and the State CEQA Guidelines, California Code of Regulations, title 14, sections 15000, *et seq.* (State CEQA Guidelines). The Recirculated Final EIR will be used, in conjunction with other environmental documentation, to enable the City and other interested parties to evaluate the significant environmental impacts associated with the proposed project.

PR.3 PROJECT MODIFICATIONS

The following is a discussion of the refinements that have been made to the proposed project since the May 6, 2019 Planning Commission hearing, in response to recommendation of the public, Planning Commission, and City staff.

Reduction to a Maximum 585 Residential Dwelling Units; Reduced Project Density

The proposed project maximum residential unit count has been reduced to a maximum total of 585 dwelling units. The breakdown by Planning Area is shown in Table PR-2 below.

Table PR-2
Proposed General Plan Land Use Designations and Zoning by Planning Area

Area	Gross Acres	Proposed Zoning Designation	Proposed General Plan Land Use Designation	Proposed Residential Dwelling Units	Proposed Land Use Density Range (dwelling unit per acre)	Maximum Building Height (feet)
PA-1: Riverside Village	45.2	Planned Development (PD)	Medium-Density Residential A (MDA-R); Agricultural (A)	223	6.0–9.9	35
PA-2: Village Core	24.9	Planned Development (PD)	Special Commercial/Medium-Density Residential B (SC/MDB-R); Agricultural (A)	87	10.0–15.0	40
PA-3: North Village	56.4	Planned Development (PD)	Medium-Density Residential A (MDA-R); Agricultural (A)	184	6.0-9.9	35

Table PR-2
Proposed General Plan Land Use Designations and Zoning by Planning Area

Area	Gross Acres	Proposed Zoning Designation	Proposed General Plan Land Use Designation	Proposed Residential Dwelling Units	Proposed Land Use Density Range (dwelling unit per acre)	Maximum Building Height (feet)
PA-4: Hilltop Village	37.0	Planned Development (PD)	Single-Family Detached Residential (SFD-R); Open Space (OS)	91	3.6–5.9	35
Agricultural Easement (Bree Property)	37.5	Planned Development (PD)	Agricultural (A)	—	—	—
Backbone roads	13.1	—	—	—	—	—
Total	214.1	—	—	585	—	—

This reduction is proposed in response to comments regarding the number of residential units proposed and density of proposed development.

This is the third time the total residential unit count has been reduced to respond to comments received during the environmental review process. When the Notice of Preparation (NOP) was issued in November 2017, the project proposed development of a total 725 dwelling units. The applicant reduced the unit count to 689 dwelling units in the Draft EIR to respond to NOP comments; and further reduced to the unit count to 656 units in the Final EIR. The proposal to reduce the number of residential units a fourth time – to 585 residential dwelling units — represents an almost 20 percent reduction in residential units compared to the project proposed in November 2017.

At 585 residential dwelling units, and with the addition of the 37.5-acres Bree property to be permanently preserved in agricultural/ open space uses (discussed below), the proposed overall project density is 2.73 dwelling units per acre. This density is comparable to the nearby Arrowood community, which has an approximate density of 2.2 dwelling units per acre.

Addition of Bree Property as Permanently Preserved Agriculture / Open Space

The proposed project has been revised to incorporate the additional 37.5-acres of agricultural land, known as the “Bree Property,” into the project site (Assessor’s Parcel Number 122-081-30). Refer to Figure PR-1 for the location of this additional property in relation to the original project site.

The project property boundary has been refined to reflect the addition of the Bree property to the project, as shown on Figures 2-1 and 2-2 of the EIR. A condition of project approval will require

the provision of an agricultural easement and/or deed restriction over the Bree Property that will preserve in perpetuity open space/agricultural uses at that property.

This modification is being proposed in response to Planning Commission and staff comments received at the May 6, 2019 Planning Commission hearing. At that time, the applicant proposed to preserve part of the Bree property and other unidentified land, which proposal was discussed in detail at the Planning Commission hearing and in the staff report. Comments expressed concern that all 37.5-acres of the Bree Property should be added to the project and included within the project boundary.

To address these comments, the applicant has agreed to provide an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The Bree property has been incorporated into the project boundary. A refinement to the Vesting Tentative Map (VTM) and Planned Development Plan (PD Plan) reflects the addition of the Bree Property to the project.

With the Bree property incorporated into the project and reduction in the number of units proposed by the project, the overall project density will be reduced to 2.73 dwelling units/acre (585 dwelling units / 214.1 acres = 2.73 dwelling units/acre).

Further, the overall density north of North River Road is 2.05 dwelling units/ acre (281 / 137 acres dwelling units = 2.05 dwelling units/acre).

Permanent Fire Station On site

In response to comments received on the Draft EIR, the applicant agreed to revise the project to include and staff a temporary fire station at the site. The revision was incorporated as mitigation measure MM-PUB-1 in the Final EIR presented to Planning Commission.

Concerns with fire safety and the provision of a temporary -- versus permanent -- fire station were topics discussed at great length at both Planning Commission hearings. (See Section 1.1 above.) To address these concerns, the project has now been modified to grant the City one-acre of land within the Village Core for construction of a permanent fire station. The location of the site proposed for the permanent fire station is shown on Figure PR-2. The project applicant will also fund the ongoing staffing of a two-person crew at this station. The VTM and Figure 10-1 of the PD Plan have also been refined to reflect the location of the fire station within the Village Core. The dedication of the fire station site will be required as a condition of project approval. Mitigation measure MM-PUB-1 has been revised as indicated below:

MM-PUB-1 ~~Temporary~~Permanent Fire Station onsite. Prior to the last certificate of occupancy, the applicant shall:

- Provide a location for a ~~temporary~~permanent fire station (Fire Station No. 9) within the project site's Village Core ~~or the South Morro Hills area~~, such that it would be located within a 5-minute response time to the entire project site.
- Provide housing accommodations for two (2) personnel to staff the ~~temporary~~ fire station. The ~~temporary~~ fire station shall include a minimum of 1,000 square feet of residential facilities (including bedrooms, bathrooms, and a kitchen) and storage accommodations for a fire service apparatus (such as a covered parking area).
- Pay the City of Oceanside for the actual cost of up to \$350,000 for the purchase of an appropriate fire apparatus for use at the ~~temporary~~ fire station. The apparatus shall be similar to an HME Type 6 Wildland vehicle.
- Contribute funding to the ongoing staff operations cost for two (2) personnel.

Dog Park

The project has been refined to include a one-acre dog park within the Village Core. Table 4-1 and Figure 6-1 of the PD Plan will be revised to reflect the conversion of one-acre of the site to provide the dog park. Because the PD Plan currently allows uses such as dog parks within the Village Core, no further revisions to the PD Plan are needed. The dog park would be available for use by the public. As shown on Figure PR-3, the proposed dog park would be located near public parking and other publicly accessible trails.

Compared to the project as evaluated in the EIR, the conversion to allow for the dog park would result in the equivalent reduction of an acre of proposed agricultural uses within the Village Core. However, the addition and permanent preservation of the Bree Property (discussed previously) would result in a net increase of 36 acres of agricultural uses at the project site, for a total 68.1 acres of on-site agriculture. Therefore, the proposed change would not result in a decrease of agricultural land within the project's boundaries.

Incentivize Restaurant/Brewery Uses within Village Core

To incentivize brewery/restaurant development within the Village Core, the applicant will provide a rent reduction for any restaurant equal to 50% of market rate rent for a one-year period following issuance of the certificate of occupancy. The rent reduction is proposed as a means of enticing future restaurant tenant(s) to the space, and would be assured through modification of the project's conditions of approval to incentivize development of restaurant/retail uses at this location.

The project would include a restaurant/brewery at the hotel site within the Village Core. Both restaurant and hotel uses are already allowed commercial uses within the Village Core under the current PD Plan. Thus, no change to the PD Plan is required because the Village Core allows for commercial uses that include hotels as well as restaurants.

24-inch Off-Site Sewer Improvements

As previously described in the Final EIR, the proposed project included off-site sewer improvements consistent of the upsizing of an approximate 1,800 foot segment of the existing 18-inch sewer pipeline within N. River Road between Leon Drive and the western boundary of the project site to a 21-inch sewer pipeline. The project has now been modified to upgrade the size of this portion of the existing sewer pipeline to 24 inches at the request of the City, as shown on Figure 3-10 of the EIR.

Addition of a Mountain Bike Trail

The project has been modified to include a mountain bike trail along the southern perimeter of the project site within Planning Area 1 and 2, as shown on Figure 3-8 of the EIR. The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. Since bicycle trails are permitted within open space areas and within perimeter edges under the current iteration of the PD Plan, this project modification would not require a change to the PD Plan.

Contribution of Funds

One Million Dollar Contribution Towards South Morro Hills Long-Range Planning

As a condition of project approval, the project applicant will contribute one million dollars (\$1,000,000) in funds towards the preparation of a community plan for the long-range planning efforts for South Morro Hills.

A contribution of \$250,000 was discussed at the May 6, 2019 Planning Commission hearing and included in the City staff report. Comments from Planning Commissioners and numerous members of the public at the May 6, 2019 Planning Commission meeting spotlighted the desire to undertake a long-range planning effort for the South Morro Hills Community. Responding to these comments, the applicant proposes to increase from \$250,000 to \$1,000,000 its previously proposed contribution for the creation of a South Morro Hills Community Plan. This increase in funding was in response to substantial discussion about a long range planning effort for South Morro Hills by City staff, the Planning Commissioners, and the public. The increased funding is intended to stimulate and encourage the City's timely and thorough undertaking of this long-range planning effort. The modification would be implemented through a condition of project approval. Such

funding would not affect the project's land use plan or physical impacts on the environment. The City will be required to comply with all such laws as are applicable, including CEQA, in undertaking such future planning efforts.

\$500,000 Contribution to City for Improvements to Melba Bishop Recreation Center

As a condition of project approval, prior to the issuance of the 300th building permit, the project applicant will provide \$500,000 to the City for future improvements, at the City's discretion, to the Melba Bishop Recreation Center. The scope and nature of any such improvements are unknown at this time. If and when the City determines to undertake improvements, it will be required to comply with all such laws as are applicable, including CEQA. The applicant's contribution towards any future improvements will not affect the project's land use plan or physical impacts on the environment.

PR.4 ANALYSIS OF ENVIRONMENTAL IMPACTS RESULTING FROM PROJECT MODIFICATIONS

Aesthetics

Reduction of Dwelling Units and Density

The reduction of dwelling units and proposed density would lessen the overall development intensity within the project site. All proposed development would be located within the same footprint as analyzed in the Final EIR, and would not extend into new areas. While the reduction of dwelling units would lessen the apparent visual bulk and scale of proposed residential uses onsite, this project modification would not substantially alter the anticipated visual change resulting from project development. The remainder of the site would remain visually the same as previously analyzed in the Final EIR.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any changes to the visual environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time. The proposed easement would result in a beneficial impact to the visual environment of the South Morro Hills area, by permanently preserving agricultural/open space on approximately 37.5 acres.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any changes to the visual environment.

Dog Park

The proposed dog park would be located within the Village Core in an area previously analyzed for potential aesthetic and visual impacts associated with the proposed project within the Final EIR. The PD Plan specifies parks are an allowed use in the Village Core. The identification of a specific lot to be designated as a dog park instead of agricultural use would not substantially alter the anticipated visual change resulting from project development.

Incentivize Restaurant/Brewery Uses within Village Core

The proposed restaurant/brewery would be located within the Village Core in an area previously analyzed for potential aesthetic and visual impacts associated with the proposed project within the Final EIR. The PD Plan allows for such uses in the Village Core. The identification of a specific lot to be designated as a restaurant/brewery instead of hotel use would not substantially alter the anticipated visual change resulting from project development.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement within N. River Road from 21-inch to 24-inch would not result in any changes to the visual environment.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated visual change resulting from project development or require substantial additional lighting.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any reasonably foreseeable physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time. If and when the City determines to undertake improvements, it will be required to comply with all such laws as are applicable, including CEQA.

Level of Significance of Impacts

As shown above, the aesthetic impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. Therefore, the proposed project would still result in less than significant impacts related to scenic vistas, scenic highways, visual character or quality, and light and glare.

Agriculture and Forestry Resources

Reduction of Dwelling Units and Density

The Final EIR concluded the proposed project would directly contribute to the loss of approximately 176.64 acres of significant agricultural resources, and impacts would be potentially significant. The reduction of dwelling units and density would not result in any new development beyond the previously analyzed development footprint. Thus, no additional designated agricultural areas would be directly or indirectly converted or affected by the reduction in dwelling units.

Addition of Bree Property

The Bree property is designated as “Farmland of Local Importance” by the California Department of Conservation and is zoned as “Residential Estate (R-EA)” by the City. The provision of a permanent agricultural/open space easement on the Bree property would increase the amount of preserved agricultural lands in the City by approximately 37.5 acres. The easement would also limit proposed modification would result in a beneficial impact to agricultural resources.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any new impacts to agricultural or forestry resources.

Dog Park

The proposed dog park would be located within the Village Core, in an area previously analyzed for potential agricultural and forestry impacts associated with the proposed project within the Final EIR. Compared to the project as evaluated in the Final EIR, the conversion to allow for the dog park would result in the equivalent reduction of an acre of proposed agricultural uses within the Village Core. However, the EIR conservatively considered agriculture across the entire project site would be considered impacted.

Thus, modifying previously proposed agricultural uses to a dog park would not result in any new impacts to agricultural or forestry resources. Further, the addition and permanent preservation of

the Bree Property (discussed previously) would result in a net increase of 36 acres of agricultural uses at the project site, for a total 67.6 acres of on-site agriculture. Therefore, with the addition of this proposed modification, the proposed project would still result in less than significant impacts related to conflicts with agricultural zoning or Williamson Act contract land, conversion of forest land, and indirect conversion of agricultural/forest lands.

Incentivize Restaurant/Brewery Uses within Village Core

The Final EIR previously contemplated the provision of a hotel within the Village Core. Modifying the potential hotel use to a potential restaurant/brewery would not result in any new impacts to agricultural or forestry resources.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not result in any new impacts to agricultural or forestry resources.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not result in any new impacts to agricultural or forestry resources.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impacts

With project refinements, an additional 37.5 acres of agricultural land would be preserved in South Morro Hills in perpetuity. The refinements will thus result in a beneficial impact to agricultural resources when compared to the analysis in the Final EIR. However, the proposed project would still would directly contribute to the loss of approximately 176.64 acres of significant agricultural resources, such that impacts would be potentially significant. Incorporation of mitigation measure MM-AG-1 would reduce impacts to a less than significant level.

Compared to the Final EIR, the impacts to agriculture and forestry resources with proposed project refinements would still result in less than significant impacts related to conflicts with agricultural

zoning or Williamson Act contract land, conversion of forest land, and indirect conversion of agricultural/forest lands.

Air Quality

Reduction of Dwelling Units and Density

This project modification would result in a shorter construction phase due to the reduced development of residential structures. Therefore, the reduction of dwelling units would result in a reduction of anticipated construction emissions from the proposed project. During operation, reduction of dwelling units would result in fewer average daily trips (ADTs) (refer to the traffic analysis below for additional details). As such, the reduction in dwelling units would result in a reduction of operational emissions, primarily from mobile sources.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any changes to the property and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement. This agricultural easement would preclude additional residential development on this property that is currently permitted under the existing land use designations. Therefore, future year trips from this property would be reduced.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any new impacts to air quality.

Dog Park

The proposed dog park would be located within the Village Core in an area previously analyzed for development of agricultural uses associated with the proposed project within the Final EIR. The specification of a specific lot to be designated as a dog park instead of agricultural use would not substantially alter the anticipated impacts to air quality resulting from project development. The inclusion of a dog park, in conjunction with the other proposed modifications to the project, would still result in an overall reduction of project generated ADT (refer to the traffic analysis below for additional details). Additionally, the proposed dog park would not substantially alter the anticipated construction of the proposed project.

Incentivize Restaurant/Brewery Uses within Village Core

The proposed restaurant/brewery would be located within the Village Core in an area previously analyzed for development of hotel uses associated with the proposed project within the Final EIR. The specification of a specific lot to be designated as a restaurant/brewery instead of hotel use would not substantially alter the anticipated impacts to air quality resulting from project development. The inclusion of a restaurant/brewery, in conjunction with the other proposed modifications to the project, would still result in an overall reduction of project generated ADT (refer to the traffic analysis below for additional details). Additionally, the proposed restaurant/brewery would not substantially alter the anticipated construction of the proposed project.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not substantially alter the anticipated construction phase or operation of the project, as it relates to air quality and pollutant emissions.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated construction phase or operation of the project, as it relates to air quality and pollutant emissions. The provision of a mountain bike trail would not result in the any increased exposure of sensitive receptors to potential pollutant emissions, concentrations, or odors.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

As shown above, the air quality impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. Therefore, with the addition of this proposed modification, the proposed project would still result less than significant impacts related to conflicts with the applicable air quality plan, violation of air quality standards, and criteria pollutant emissions. The proposed project may still expose sensitive receptors to substantial

pollutant concentrations and objectionable odors. Incorporation of mitigation measures MM-AQ-1 and MM-AQ-2 would reduce impacts to a less than significant level.

Biological Resources

Reduction of Dwelling Units and Density

The reduction of dwelling units and density would not result in any new development beyond the previously analyzed development footprint. This modification would result in the same potential impact to biological resources on- and off-site. No additional areas with potentially sensitive biological resources would be directly or indirectly affected by the reduction in dwelling units.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time. Therefore, no new or additional biological resources would be affected by this project modification.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any physical changes to the environment.

Dog Park

The proposed dog park would be located within the Village Core in an area previously analyzed for potential biological resource impacts associated with the proposed project within the Final EIR. Modifying a proposed agricultural use to a dog park would not result in any physical changes to the environment with respect to potential impacts to biological resources. Any off-leash pets would be limited to the area of the dog park and pet waste would be properly disposed of, minimized potential to contaminate runoff on- and off-site.

Incentivize Restaurant/Brewery Uses within Village Core

The proposed restaurant/brewery would be located within the Village Core in an area previously analyzed for potential biological resource impacts associated with the proposed project within the

Final EIR. Modifying a proposed hotel use to a restaurant/brewery would not result in any physical changes to the environment with respect to potential impacts to biological resources.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not result in any additional changes to the environment, with respect to potential impacts to biological resources.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated development and use of this portion of the project site. The proposed mountain bike trail would not be located in any areas with sensitive biological resources beyond those already impacted by the proposed project.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

As shown above, the biological resources impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. With proposed modifications, the project would still be required to implement mitigation measures MM-BIO-1 through MM-BIO-3. Therefore, the proposed project would still result in less than significant impacts related to sensitive species, sensitive habitats, wetlands, wildlife movement and corridors, compliance with local policies protecting biological resources, and compliance with habitat conservation planning.

Cultural Resources

Reduction of Dwelling Units and Density

The reduction of dwelling units and density would not result in any new development beyond the previously analyzed development footprint. This modification would result in the same potential impact to cultural resources on- and off-site. No additional areas containing potentially sensitive

cultural, historic, or paleontological resources would be directly or indirectly affected by the reduction in dwelling units.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time. No additional areas containing potentially sensitive cultural, historic, or paleontological resources would be directly or indirectly affected by the addition of the Bree property.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any physical changes to the environment. No additional areas containing potentially sensitive cultural, historic, or paleontological resources would be directly or indirectly affected by this modification.

Dog Park

The proposed dog park would be located within the Village Core in an area previously analyzed for potential cultural resource impacts associated with the proposed project within the Final EIR. Modifying a proposed agricultural use to a dog park would not result in any physical changes to the environment with respect to potential impacts to cultural, historic, or paleontological resources. No additional areas containing potentially sensitive cultural, historic, or paleontological resources would be directly or indirectly affected by this modification.

Incentivize Restaurant/Brewery Uses within Village Core

The proposed restaurant/brewery would be located within the Village Core in an area previously analyzed for potential cultural resource impacts associated with the proposed project within the Final EIR. Modifying a proposed hotel use to a restaurant/brewery would not result in any physical changes to the environment with respect to potential impacts to cultural, historic, or paleontological resources. No additional areas containing potentially sensitive cultural, historic, or paleontological resources would be directly or indirectly affected by this modification.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not result in any additional changes to the environment, with respect to potential impacts to cultural resources. No additional areas containing potentially sensitive cultural, historic, or paleontological resources would be directly or indirectly affected by this modification.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated development and use of this portion of the project site. No additional areas containing potentially sensitive cultural, historic, or paleontological resources would be directly or indirectly affected by this modification.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

No additional areas containing potentially sensitive cultural, historic, or paleontological resources would be directly or indirectly affected by these modification. Therefore, with implementation of mitigation measures MM-CUL-1 through MM-CUL-3, the proposed project would still result in less than significant impacts to historic resources, cultural and archaeological resources, paleontological resources, and human remains.

Energy Consumption

Reduction of Dwelling Units and Density

This project modification would result in a shorter construction phase due to the reduced development of residential structures. Therefore, the reduction of dwelling units would result in a reduction of anticipated construction energy use from the proposed project. During operation, reduction of dwelling units would result in fewer average daily trips (ADTs) (refer to the traffic analysis below for additional details). As such, the reduction in dwelling units would result in a reduction of operational energy consumption from mobile sources, as well as overall residential energy consumption.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any changes to the property and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not substantially alter the anticipated construction or operational energy use of the project.

Dog Park

The proposed dog park would be located within the Village Core in an area previously analyzed for development of agricultural uses associated with the proposed project within the Final EIR. The specification of a specific lot to be designated as a dog park instead of agricultural use would not substantially alter the anticipated energy use resulting from project development. The inclusion of a dog park, in conjunction with the other proposed modifications to the project, would still result in an overall reduction of project generated ADT, resulting in a decrease of operational energy consumption (refer to the traffic analysis below for additional details). Additionally, the proposed dog park would not substantially alter the anticipated construction energy use of the proposed project.

Incentivize Restaurant/Brewery Uses within Village Core

The proposed restaurant/brewery would be located within the Village Core in an area previously analyzed for development of hotel uses associated with the proposed project within the Final EIR. The specification of a specific lot to be designated as a restaurant/brewery instead of hotel use would not substantially alter the anticipated energy use resulting from project development. The inclusion of a restaurant/brewery, in conjunction with the other proposed modifications to the project, would still result in an overall reduction of project generated ADT, resulting in a decrease of operational energy consumption (refer to the traffic analysis below for additional details). Additionally, the proposed restaurant/brewery would not substantially alter the anticipated construction of the proposed project.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not alter the anticipated construction or operational energy use of the proposed project.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated construction phase or operation of the project, as it relates to energy use.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

As shown above, the energy impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. The proposed project would still result in less than significant impacts to energy consumption, compliance with energy standards and regulations, and local/regional energy demand.

Geology and Soils

Reduction of Dwelling Units and Density

The reduction of dwelling units and density would not result in any new development beyond the previously analyzed development footprint. Therefore, existing geologic conditions and potential hazards would be the same as previously analyzed.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of

agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any physical changes to the environment.

Dog Park

The provision of a dog park within the Village Core would not result in any new development beyond the previously analyzed development footprint. Therefore, existing geologic conditions and potential hazards would be the same as previously analyzed.

Incentivize Restaurant/Brewery Uses within Village Core

The provision of a restaurant/brewery instead of a hotel use within the Village Core would not result in any new development beyond the previously analyzed development footprint. Therefore, existing geologic conditions and potential hazards would be the same as previously analyzed.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not result in any new development beyond the previously analyzed development footprint. Therefore, existing geologic conditions and potential hazards would be the same as previously analyzed.

Mountain Bike Trail

The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated development and use of this portion of the project site. The mountain bike trail would be located within the same area previously analyzed for geologic hazards. Therefore, existing geologic conditions and potential hazards would be the same as previously analyzed.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

The existing geologic conditions and potential hazards would be the same as previously analyzed. With the implementation of MM-GEO-1, the proposed project would still result in less than significant impacts to rupture of a known earthquake fault, seismic ground shaking, ground failure, landslides, erosion, and other geologic hazards.

Greenhouse Gas Emissions

Reduction of Dwelling Units and Density

This project modification would result in a shorter construction phase due to the reduced development of residential structures. Therefore, the reduction of dwelling units would result in a reduction of anticipated construction greenhouse gas (GHG) emissions from the proposed project. During operation, reduction of dwelling units would result in fewer average daily trips (ADTs) (refer to the traffic analysis below for additional details). As such, the reduction in dwelling units would result in a reduction of operational emissions, primarily from mobile sources.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any changes to the property and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time. This agricultural easement would preclude additional residential development on this property that is currently permitted under the existing land use designations. Therefore, future year trips from this property would be reduced. Therefore, no changes to the anticipated impacts to GHGs would occur.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any new impacts to GHG emissions.

Dog Park

The proposed dog park would be located within the Village Core in an area previously analyzed for development of agricultural uses associated with the proposed project within the Final EIR. The specification of a specific lot to be designated as a dog park instead of agricultural use would not substantially alter the anticipated impacts to GHG emissions resulting from project

development. The inclusion of a dog park, in conjunction with the other proposed modifications to the project, would still result in an overall reduction of project generated ADT (refer to the traffic analysis below for additional details). Additionally, the proposed dog park would not substantially alter the anticipated construction of the proposed project.

Incentivize Restaurant/Brewery Uses within Village Core

The proposed restaurant/brewery would be located within the Village Core in an area previously analyzed for development of hotel uses associated with the proposed project within the Final EIR. The specification of a specific lot to be designated as a restaurant/brewery instead of hotel use would not substantially alter the anticipated impacts to GHG emissions resulting from project development. The inclusion of a restaurant/brewery, in conjunction with the other proposed modifications to the project, would still result in an overall reduction of project generated ADT (refer to the traffic analysis below for additional details). Additionally, the proposed restaurant/brewery would not substantially alter the anticipated construction of the proposed project.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not substantially alter the anticipated construction phase or operation of the project.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated construction phase or operation of the project, as it relates to GHG emissions.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

As shown above, the GHG impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. With the implementation of MM-GHG-1 through MM-GHG-3, the proposed project would still have less than significant impacts related to generation of GHG emissions and compliance with GHG reduction plans, policies, and ordinances.

Hazards and Hazardous Materials

Reduction of Dwelling Units and Density

The reduction of dwelling units and density would not result in any new development beyond the previously analyzed development footprint. As such, this proposed modification would not encounter any new or additional hazards or hazardous materials beyond that previously analyzed in the Final EIR. The proposed project would still be required to implement mitigation measure MM-HAZ-1 to reduce potential impacts from demolition of existing structures. The reduction of dwelling units would not substantially alter the use, transport, storage, and disposal of potentially hazardous materials during construction and operation of the proposed project. In the event of an emergency evacuation, a reduction in dwelling units would result in a smaller population to be evacuated, reducing potential impacts to evacuation routes.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time. Any use of pesticides or other agricultural chemicals would be used in compliance with local, state, and federal regulations.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any physical changes to the environment. With existing Oceanside Fire Department facilities, the majority of the project site, and therefore, other areas of South Morro Hills to the east, would not be within the five-minute response time goal (Appendix T7). The provision of a permanent fire station on-site would result in a beneficial impact to emergency response to the surrounding area.

Dog Park

The provision of a dog park within the Village Core would not result in any new development beyond the previously analyzed development footprint. As such, this proposed modification would not encounter any new or additional hazards or hazardous materials beyond that previously analyzed in the Final EIR. Pet waste would be properly disposed of, minimized potential to release hazardous materials on- and off-site.

Incentivize Restaurant/Brewery Uses within Village Core

The provision of a restaurant/brewery instead of a hotel use within the Village Core would not result in any new development beyond the previously analyzed development footprint. As such, this proposed modification would not encounter any new or additional hazards or hazardous materials beyond that previously analyzed in the Final EIR.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not result in any new development beyond the previously analyzed development footprint. As such, this proposed modification would not encounter any new or additional hazards or hazardous materials beyond that previously analyzed in the Final EIR.

Mountain Bike Trail

The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated development and use of this portion of the project site. As such, this proposed modification would not encounter any new or additional hazards or hazardous materials beyond that previously analyzed in the Final EIR.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

As shown above, the hazards and hazardous materials impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. Therefore, with the implementation of mitigation measure MM-HAZ-1, the proposed project would still result in less than significant impacts related to hazardous materials, airport hazards, emergency response and evacuation, and wildland fire.

Hydrology and Water Quality

Reduction of Dwelling Units and Density

The reduction of dwelling units would not affect the potential sources of pollutants during construction and operation or the overall proposed hydrology or drainage within the project site.

Construction best management practices (BMPs) as well as operational source control facilities and drainage management areas would remain the same with this reduction in dwelling units. Development would still occur within the flood hazard zone, and proposed grading elevations and flood control improvements would still be required to remove all proposed housing and other structure from the flood hazard zone.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any physical changes to the environment.

Dog Park

Modifying a proposed agricultural use to a dog park within the Village Core would not substantially alter proposed hydrology and drainage of the proposed project during construction and operation. Pet waste would be properly disposed of, minimized potential to contaminant runoff on- and off-site.

Incentivize Restaurant/Brewery Uses within Village Core

Modifying a proposed hotel use to a restaurant/brewery within the Village Core would not substantially alter proposed hydrology and drainage of the proposed project during construction and operation.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not result in any additional changes to the environment, with respect to potential impacts to hydrology and water quality.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated development, hydrology, drainage, and use of this portion of the project site.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

As shown above, the hydrology and water quality impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. Therefore, the proposed project would still have less than significant impacts related to water quality, drainage, groundwater, drainage, and flooding.

Land Use and Planning

Reduction of Dwelling Units and Density

The reduction of dwelling units would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any physical changes to the environment.

Dog Park

The provision of a dog park within the Village Core would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas.

Incentivize Restaurant/Brewery Uses within Village Core

The provision of a dog park within the Village Core would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas.

Mountain Bike Trail

The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. The proposed adoption of a PD Plan, plan amendments, and other requested discretionary approvals would still be required of the proposed project.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

As shown above, the land use impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. The proposed adoption of a PD Plan, plan amendments, and other requested discretionary approvals would still be required of the proposed

project. Therefore, with implementation of required mitigation measures for the other issue areas, the proposed project would still result in less than significant impacts related to physical division of an established community and compliance with applicable plans, policies, and ordinances.

Mineral Resources

Reduction of Dwelling Units and Density

The reduction of dwelling units and density would not result in any new development beyond the previously analyzed development footprint. This modification would result in the same potential impact mineral resources.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any physical changes to the environment.

Dog Park

The proposed dog park would be located within the Village Core in an area previously analyzed for potential cultural resource impacts associated with the proposed project within the Final EIR. Modifying a proposed agricultural use to a dog park would not result in any physical changes to the environment with respect to potential impacts to mineral resources.

Incentivize Restaurant/Brewery Uses within Village Core

The proposed restaurant/brewery would be located within the Village Core in an area previously analyzed for potential cultural resource impacts associated with the proposed project within the Final EIR. Modifying a proposed hotel use to a restaurant/brewery would not result in any physical changes to the environment with respect to potential impacts to mineral resources.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not result in any additional changes to the environment, with respect to potential impacts to mineral resources.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated development and use of this portion of the project site.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

No additional areas containing potentially significant mineral resources would be directly or indirectly affected by project refinements. Therefore, the proposed project would still result in less than significant impacts related to mineral resources.

Noise

Reduction of Dwelling Units and Density

The reduction of dwelling units would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. With respect to noise generation, the reduction of dwelling units would not substantially alter the construction phase of the project. Construction of the proposed project would still be located near the same noise sensitive land uses and the anticipated construction noise impacts would remain the same. During operation, reduction of dwelling units would result in fewer average daily trips (ADTs) (refer to the traffic analysis below for additional details). As such, the reduction in dwelling units would result in a reduction of contribution to traffic noise, both on- and off-site.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any physical changes to the environment.

Dog Park

The provision of a dog park within the Village Core would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. The specification of a specific lot to be designated as a dog park instead of agricultural use would not substantially alter the anticipated impacts to noise resulting from project development. The inclusion of a dog park, in conjunction with the other proposed modifications to the project, would still result in an overall reduction of project generated ADT (refer to the traffic analysis below for additional details). Additionally, the proposed dog park would not substantially alter the anticipated construction of the proposed project.

Incentivize Restaurant/Brewery Uses within Village Core

The provision of a restaurant/brewery within the Village Core would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. The specification of a specific lot to be designated as a restaurant/brewery instead of hotel use would not substantially alter the anticipated impacts to noise resulting from project development. The inclusion of a restaurant/brewery, in conjunction with the other proposed modifications to the project, would still result in an overall reduction of project generated ADT (refer to the traffic analysis below for additional details). Additionally, the proposed restaurant/brewery would not substantially alter the anticipated construction of the proposed project.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not substantially alter the anticipated construction phase or operation of the project, as it related to noise generation.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated construction phase or operation of the project, as it relates to noise generation. The provision of a mountain bike trail would not result in the any increased exposure of sensitive receptors to potential excess noise or vibration levels.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

As shown above, the noise impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. Therefore, with the implementation of mitigation measures MM-NOI-1 through MM-NOI-5, the proposed project would still result in less than significant impacts related to noise levels and generation, groundborne vibration, and airport noise.

Population and Housing

Reduction of Dwelling Units and Density

The reduction of dwelling units would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. This proposed modification would not displace any existing housing or people. The proposed project would directly induce growth through the development of residential and commercial land uses, which would introduce new residents and jobs¹ to the area. SANDAG's Series 13 Regional Growth

¹ It is not known how many of the jobs would employ residents that currently live in the region versus how many would relocate to the area. Therefore, this analysis uses SANDAG employment density forecasts to estimate the employee population induced by the proposed project. Refer to Section 4.8, Greenhouse Gas Emissions, of the EIR.

Forecast estimates an average household size of approximately 2.86 persons per household by 2025². With a reduction of dwelling units, the proposed project would result in a smaller potential buildout population. Using the SANDAG factors, with the proposed reduction in dwelling units, the proposed project would result in an estimated 1,863 people (comprised of approximately 1,673 residents and 190 employees). While the total anticipated population would be reduced from that analyzed in the Final EIR, the proposed project would still introduce a population beyond what is planned for the project site and would be considered growth inducing.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any changes to the property and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time. Because the Bree property is zoned for residential use, the provision of this agricultural/open space easement would prevent future growth within this specific portion of the project site. However, the remainder of the project site would still be developed as proposed.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any changes in anticipated growth impacts in the area. This fire station would provide fire/medical response to an area beyond the project site that is already underserved.

Dog Park

The proposed dog park would be located within the Village Core in an area previously analyzed for development of agricultural uses associated with the proposed project within the Final EIR. The specification of a specific lot to be designated as a dog park instead of agricultural use would not substantially alter the anticipated growth impacts.

Incentivize Restaurant/Brewery Uses within Village Core

The proposed restaurant/brewery would be located within the Village Core in an area previously analyzed for development of hotel uses associated with the proposed project within the Final EIR.

² The Series 13 Regional Growth Forecast does not provide a person per household rate for the year 2025 (estimated project buildout year). A rate of 2.86 persons per household was interpolated from the provided information (i.e., the rates for the years 2020 and 2035).

The specification of a specific lot to be designated as a restaurant/brewery instead of hotel use would not substantially alter the anticipated growth impacts in the area.

24-inch Off-Site Sewer Improvements

The Final EIR described the project requiring to upsize a portion of an existing sewer line within N. River Road from 18 inches to 21 inches. This increase in capacity of infrastructure within the roadway could result in additional intensification on properties surrounding this sewer line by removing a barrier to growth, and is thereby considering growth inducing. The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not substantially alter the previously anticipated growth impacts in the area.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter anticipated growth impacts to the area.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

As shown above, the population and housing impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. The project refinements would not displace any existing housing or people. Therefore, with this proposed modification, the proposed project would still result in significant and unavoidable impacts related to growth/population and housing.

Public Services

Reduction of Dwelling Units and Density

A reduction in dwelling units would reduce overall demand for public services as the potential service population introduced by the project would be smaller than previously analyzed in the Final EIR.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time. The addition of the Bree property would not result in a change in demand for public services.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any change in demand for public services. With existing Oceanside Fire Department facilities, the majority of the project site, and therefore, other areas of South Morro Hills to the east, would not be within the five-minute response time goal (Appendix T7). With the provision of a permanent fire station, the City would be able to better serve the project site and surround area, where deficient emergency response times may currently exist. Mitigation measure MM-PUB-1 has been revised to reflect the change from temporary to permanent.

Dog Park

The provision of a dog park within the Village Core would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. The provision of a dog park would not result in a substantial change in demand for public services by the project.

Incentivize Restaurant/Brewery Uses within Village Core

The provision of a restaurant/brewery within the Village Core would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. The provision of a restaurant/brewery would not result in a substantial change in demand for public services by the project.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not substantially alter the anticipated development of the project

site and would not extend development beyond previously analyzed areas. This modification would not result in a change in demand for public services.

Mountain Bike Trail

The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. This modification would not result in a change in demand for public services.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. The funds for Melba Bishop Recreation Center would directly improve the City's provision of parks and recreational facilities for the residents of Oceanside. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

Project refinements would not result in a substantial change in demand for public services. With the implementation of mitigation measure MM-PUB-1, the proposed project would still result in less than significant impacts to public services.

Recreation

Reduction of Dwelling Units and Density

A reduction in dwelling units would reduce overall demand for recreational facilities as the potential service population introduced by the project would be smaller than previously analyzed in the Final EIR. This modification would not otherwise include new or additional recreational facilities beyond those already analyzed in the Final EIR.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered

speculative at this time. The addition of the Bree property would not result in a change in demand for, or include the development of, recreational facilities.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any change in demand for public services. This conversion would not result in a change in demand for, or include the development of, recreational facilities.

Dog Park

The proposed dog park would be located within the Village Core in an area previously analyzed for development of agricultural uses associated with the proposed project within the Final EIR. The provision of a dog park would contribute to the available recreational facilities to residents of the project and surrounding areas. The refinement would thus have a beneficial impact to recreation.

Incentivize Restaurant/Brewery Uses within Village Core

The provision of a restaurant/brewery within the Village Core would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. The provision of a restaurant/brewery would not result in a substantial change in demand for recreational facilities by the project. This conversion would not result in a change in demand for, or include the development of, recreational facilities.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. This modification would not result in a change in demand for, or include the development of, recreational facilities.

Mountain Bike Trail

The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. The provision of a mountain bike trail would contribute to the available recreational facilities to residents of the project and surrounding areas. Modifying a proposed agricultural use to a mountain bike trail would not result in any substantial changes to the construction of the project, such that additional impacts to the environment would occur.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. This modification would not result in a change in demand for recreational facilities. The funds for Melba Bishop Recreation Center would directly improve the City's provision of parks and recreational facilities for the residents of Oceanside. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

As shown above, the recreation impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. The proposed project would still result in less than significant impacts to recreation.

Traffic and Circulation

Several of the project modifications would result in changes in project trip generation. Table PR-3 provides a revised trip generation table for the proposed project with the inclusion of proposed modifications. As shown in Table PR-3, project trip generation with the inclusion of the project modifications would result in a total ADT of approximately 7,611. As shown in Table 4.17-5 of the Final EIR, the previous project trip generation is approximately 7,921 ADT.

Table PR-3
Revised Project Trip Generation

Land Use	Size		Daily Trip Ends (ADTs)			AM Peak Hour						PM Peak Hour					
			Rate ^a	Volume	% of ADT ^a	In:Out	Volume			% of ADT ^a	In:Out	Volume					
						Split	In	Out	Total		Split	In	Out	Total			
Residential Trips																	
Single-Family Detached (≤ 20 DU per acre)	304	DU	8	/DU	2,432	8%	20%	80%	39	156	195	10%	70%	30%	170	73	243
Single-Family Detached (≤ 6 DU per acre)	281	DU	10	/DU	2,810	8%	30%	70%	68	157	225	10%	70%	30%	197	84	281
Residential Trip Generation	585	DU		—	5,242	—	—	—	107	313	420	—	—	—	367	157	524
Commercial Trips																	
Commercial (Primary plus Pass-by)	29.4	KSF	40	/KSF	1,176	3%	60%	40%	21	14	35	9%	50%	50%	53	53	106
Primary External Trips ^d	90%		—		1,058	—	—	—	21	14	35	9%	50%	50%	47	47	94
Pass-by External Trips ^d	10%		—		118	—	—	—	—	—	—	9%	50%	50%	6	6	12
Restaurant ^b (Primary plus Pass-by)	15	KSF	100	/KSF	1,500	1%	60%	40%	9	6	15	8%	70%	30%	84	36	120
Primary External Trips ^d	90%		—		1,350	—	—	—	9	6	15	8%	70%	30%	76	32	108
Pass-by External Trips ^d	10%		—		150	—	—	—	—	—	—	8%	70%	30%	15	12	27
Farm ^c	30	acres	2	/acre	60	26%	43%	57%	7	9	16	45%	57%	43%	15	12	27
Dog Park ^e	1	acre	20	/acre	20	13%	50%	50%	2	1	3	9%	50%	50%	1	1	2
Subtotal Primary Trips (Residential plus Primary Commercial Trips plus Dog Park Trips)					7,730	—	—	—	146	343	489	—	—	—	506	249	755
Mixed Use Reduction ^d	5%			—	(387)	—	—	—	(7)	(17)	(24)	—	—	—	(25)	(12)	(38)
Total Primary Trips					7,343	—	—	—	139	326	465	—	—	—	481	237	717
Total Driveway Trips					7,611	—	—	—	139	326	465	—	—	—	495	247	741

Notes:

^a Rates based on SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002

^b Restaurant uses "Quality Restaurant" rate from SANDAG.

^c For Farm, SANDAG "agriculture" rate applied. For peak splits, Institute of Traffic Engineers 818 "Nursery (Wholesale)" rate applied.

^d Primary trips, pass-by trips, and mixed-use credit percentages sourced to SANDAG.

^e For Dog Park, SANDAG "Regional (developed) Park" rate applied. SANDAG "City Park" peak splits applied.

Reduction of Dwelling Units and Density

As shown in Table PR-3, the proposed project modifications would result in a reduction of overall ADT. Therefore, the reduction in dwelling units would reduce impacts to the surrounding roadway network.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any changes to the property and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time. This agricultural easement would preclude additional residential development on this property that is currently permitted under the existing land use designations. Therefore, future year trips from this property would be reduced. The addition of the Bree property would not alter the projects trip generation and contribution of traffic to the surround roadway network.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any changes to the projects trip generation and contribution of traffic to the surround roadway network.

Dog Park

As shown in Table PR-3, the proposed project modifications would result in a reduction of overall ADT. Therefore, the inclusion of a dog park, with other project modifications, would reduce impacts to the surrounding roadway network.

Incentivize Restaurant/Brewery Uses within Village Core

As shown in Table PR-3, the proposed project modifications would result in a reduction of overall ADT. Therefore, the provision of a restaurant/brewery, with other project modifications, would reduce impacts to the surrounding roadway network.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not result in any changes to the projects trip generation and contribution of traffic to the surround roadway network.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not result in any changes to the projects trip generation and contribution of traffic to the surround roadway network. The mountain bike trail would increase the alternative transportation network within the South Morro Hills area.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. The improvements to Melba Bishop Recreation Center may affect its future trip generation based on potential increases in the size of the facility. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

As shown above, the traffic and circulation impacts with the proposed project refinements will be the same or similar when compared to the analysis in the Final EIR. With the implementation of mitigation measures, the proposed project would still result in less than significant impacts with the exception of the intersections of Vandergrift Boulevard/N. River Road and N. River Road/College Boulevard, as well as the segment of College Boulevard: N. River Road to Adams Street. These three identified locations would remain significant and unavoidable, only partially reduced through implementation of mitigation measures.

Tribal Cultural Resources

Reduction of Dwelling Units and Density

The reduction of dwelling units and density would not result in any new development beyond the previously analyzed development footprint. This modification would result in the same potential impact to tribal cultural resources on- and off-site.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this

project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time. No additional areas containing potentially sensitive tribal cultural resources would be directly or indirectly affected by this modification.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any physical changes to the environment. No additional areas containing potentially sensitive tribal cultural resources would be directly or indirectly affected by this modification.

Dog Park

The proposed dog park would be located within the Village Core in an area previously analyzed for potential tribal cultural resource impacts associated with the proposed project within the Final EIR. Modifying a proposed agricultural use to a dog park would not result in any physical changes to the environment with respect to potential impacts to tribal cultural resources. No additional areas containing potentially sensitive tribal cultural resources would be directly or indirectly affected by this modification.

Incentivize Restaurant/Brewery Uses within Village Core

The proposed restaurant/brewery would be located within the Village Core in an area previously analyzed for potential tribal cultural resource impacts associated with the proposed project within the Final EIR. Modifying a proposed hotel use to a restaurant/brewery would not result in any physical changes to the environment with respect to potential impacts to tribal cultural resources. No additional areas containing potentially sensitive tribal cultural resources would be directly or indirectly affected by this modification.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not result in any additional changes to the environment, with respect to potential impacts to tribal cultural resources. No additional areas containing potentially sensitive tribal cultural resources would be directly or indirectly affected by this modification.

Mountain Bike Trail

The current plan shows a multi-use trail system, and the modification to include a mountain bike trail would be an enhancement to the originally proposed system. The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter

the anticipated development and use of this portion of the project site. No additional areas containing potentially sensitive tribal cultural resources would be directly or indirectly affected by this modification.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

No additional areas containing potentially sensitive tribal cultural resources would be directly or indirectly affected by the project refinements. Therefore, with the implementation of mitigation measure MM-TCR-1, the proposed project would still result in less than significant impacts to tribal cultural resources.

Utilities and Services Systems

Reduction of Dwelling Units and Density

A reduction in dwelling units would reduced overall demand for public services as the potential service population introduced by the project would be smaller than previously analyzed in the Final EIR.

Addition of Bree Property

The project would now include the provision an easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses. The provision of this easement would not result in any physical changes to the environment and no development, improvements, or modifications would occur on the Bree property as part of this project. Any future development on the Bree property would be limited to that in support of agricultural/open space uses consistent with the provisions of the easement and is considered speculative at this time. The addition of the Bree property would not result in a change in demand for public utilities.

Permanent Fire Station Onsite

The Final EIR previously contemplated the provision of a temporary fire station within the Village Core. Modifying the fire station from temporary to permanent would not result in any change in demand for public utilities.

Dog Park

The provision of a dog park within the Village Core would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. The provision of a dog park would not result in a substantial change in demand for public utilities by the project.

Incentivize Restaurant/Brewery Uses within Village Core

The provision of a restaurant/brewery within the Village Core would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. The provision of a restaurant/brewery would not result in a substantial change in demand for public utilities by the project.

24-inch Off-Site Sewer Improvements

The proposed modification to increase the size of the off-site sewer improvement N. River Road from 21-inch to 24-inch would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. The construction of this modification would still be located within the existing developed right-of-way of N. River Road and would not result in any new impacts to the environment. This modification would not result in a substantial change in demand for public utilities by the project.

Mountain Bike Trail

The provision of an additional mountain bike trail along the southern perimeter of the project site would not substantially alter the anticipated development of the project site and would not extend development beyond previously analyzed areas. This modification would not result in a substantial change in demand for public utilities by the project.

Contribution of Funds

The contribution of funds to the City for long-range planning efforts for South Morro Hills and improvements to Melba Bishop Recreation Center would not result in any physical changes to the environment. While the planning efforts and Melba Bishop improvements could ultimately result in development and changes to the surrounding area, such changes are speculative at this time.

Level of Significance of Impact

These project refinements would not result in a substantial change in demand for public utilities by the project. With the addition of this proposed modification and implementation of mitigation measure MM-BIO-2, the proposed project would still result in less than significant impacts to public utilities.

Conclusion

The proposed project modifications would not result in any new significant impact on the environment beyond those identified as a result of the proposed project in the Final EIR. No new mitigation measures would be required. Because the overall project development intensity would be reduced as a result of these project modifications, impacts across a number of environmental issue areas, such as air quality, energy, GHG emissions, noise, population and housing, public services, recreation, traffic and circulation, and utilities and service systems would be reduced when compared to what was previously analyzed in the Draft and Final EIR. Despite the beneficial impact of the proposed refinements, the significance determinations in the Final EIR would remain the same, and all mitigation measures would still be required.

PR.5 SUMMARY OF CHANGES TO THE FINAL EIR

Changes have been made to the necessary sections of Final EIR in strikeout/underline format to reflect the addition of the project modifications described in Section 1.3 and analyzed in Section 1.4 above. A summary of major revisions to the Final EIR is provided in Table PR-4 below.

Table PR-4
Summary of Changes to the Final EIR

Location	Change
<i>Executive Summary</i>	
Page ES-1 through ES-3	Revisions related to the site acreage, addition of the Bree Property, dwelling unit count, density, and Village Core uses.
Table ES-1	Site acreages revision.
Table ES-2	Site acreages, dwelling unit, and density revision.
Table ES-3	Removal of Development Agreement.
<i>Chapter 1, Introduction</i>	
Page 1-1	Revision of site acreage.
<i>Chapter 2, Environmental Setting</i>	
Pages 2-1 and 2-2	Revision of site acreage and addition of the Bree Property.
Page 2-3	Addition of Bree Property land use designation and zoning.
Figures 2-1 and 2-2	Figure revisions to reflect project modifications.
<i>Chapter 3, Project Description</i>	
Page 3-1	Site acreage, parcel number revision, and clarification text regarding the addition of the Bree Property.
Pages 3-3 and 3-4	Site acreages, dwelling unit, and density revision. Removal of Development Agreement.
Table 3-1	Site acreages revision.
Table 3-2	Site acreages, dwelling unit, and density revision.
Page 3-7	Revisions related to dwelling units and uses within the Village Core.
Pages 3-8 through 3-10	Revisions related to dwelling units, site acreages, agricultural acreage and open space acreages.
Page 3-13	Revision to include the mountain bike trail.

Table PR-4
Summary of Changes to the Final EIR

Location	Change
Pages 3-19 and 3-21	Off-site sewer size revision.
Pages 3-23 and 3-24	Revision related to contribution of funding and removal of Development Agreement.
Table 3-3	Removal of Development Agreement.
Figures 3-1 through 3-12	Figure revisions to reflect project modifications.
<i>Section 4.2, Agricultural and Forestry Resources</i>	
Page 4.2-1	Clarifying text regarding the addition of the Bree Property.
Page 4.2-15	Revision of on-site agriculture with the addition of the Bree Property.
<i>Section 4.11, Land Use and Planning</i>	
Page 4.11-1 and 4.11-2	Revision of site acreage and addition of the Bree Property.
Page 4.11-8	Revised related to dwelling unit count and Village Core uses.
Table 4.11-1	Site acreages, dwelling unit, and density revision.
<i>Section 4.14, Population and Housing</i>	
Page 4.14-12	Revision of off-site sewer increase.
<i>Section 4.15, Public Services</i>	
Page 4.15-15	Revision to permanent fire station onsite.
Pages 4.15-18 and 4.15-19	Revision related to dog park and on-site parks. Revision to MM-PUB-1.
<i>Section 4.16, Recreation</i>	
Pages 4.16-11 and 4.16-12	Revision related to the dog park and mountain bike trail.
<i>Section 4.19, Utilities and Service Systems</i>	
Pages 4.19-13, 4.19-14, and 4.19-18	Revision of off site sewer increase.
<i>Chapter 5, Cumulative Effects</i>	
Page 5-4	Revision of on-site agriculture.
Page 5-19	Revision to permanent fire station onsite.

The following section provides the text changes to the Final EIR corresponding to the changes identified in Table PR-4 above, presented in strikethrough text (i.e., ~~strikethrough~~) signifying deletions and underline (i.e., underline) signifying additions. Note that changes to Chapter 3, Project Description, are not included here as the entire revised section is included in the Recirculated Final EIR for review.

Executive Summary, Pages ES-1 and ES-2

The ~~176.6~~176.614.1-acre project site is located in the northeastern portion of the City and comprises a portion of Assessor's Parcel Numbers 157-100-83-00, ~~and~~ 157-100-84-00, and 122-08-30-00 (Figure 2-1 in Chapter 2, Environmental Setting).

The Draft and Final EIRs evaluated a 176.6-acre project site. Since that time, the project has been revised to incorporate the additional 37.5-acres of agricultural land (Assessor's Parcel Number

122-081-30-00), known as the “Bree Property,” into the project site. This results in a total project site acreage of approximately 214.1 acres. A condition of project approval will require the provision of an agricultural easement and/or deed restriction over the Bree Property that will preserve in perpetuity open space/agricultural uses at that property.

Due to the condition of project approval to provide the agricultural easement, no development, improvements, or modifications would occur on the Bree property as part of this project. As such, the analysis presented in this EIR of the original project site remains an accurate assessment of potential impact on the environment. The addition of the Bree Property to the project site would not result in any new impacts when compared to the original project site analyzed in the Draft and Final EIRs. Note that while certain analyses within the Draft and Final EIRs considered only the original project site of 176.6 acres, the findings and conditions of approval will reflect the total site acreage of 214.1 with a permanent agricultural easement and/or deed restriction over the 37.5-acre Bree Property.

Executive Summary, Pages ES-2 and ES-3

The proposed project proposes a planned development consisting of a General Plan Amendment (GPA), Zoning Ordinance Amendment (ZC), Planned Development (PD) Plan, and Vesting Tentative Map (VTM). If approved, these entitlements would allow the development of a planned residential, mixed-use, sustainable community on ~~176.6~~ 214.1 acres of land in the northeastern portion of the City along N. River Road. The proposed project would allow for the development of up to ~~656~~ 585 dwelling units, for a total overall density of ~~3.7~~ 2.73 dwelling units per gross acre. The Draft EIR evaluated development of a total of 689 residential units throughout the analysis, for an overall density of approximately 4 dwelling units per gross acre. The total residential unit count has since been reduced from 689 to 656. The total residential unit count has again been subsequently reduced from 656 to 585. Refer below for a specific unit count breakdown on the project site. ~~Within the specific Planning Areas, the Riverside Village Planning Area has been reduced from 250 to 231 dwelling units and the Village Core Planning Area has been reduced from 130 to 116 dwelling units. The unit counts within the North Village and Hilltop Village remain the same as considered in the Draft EIR.~~

The reduction to ~~656~~ 585 units would not result in any new impacts when compared to the 689-unit project analyzed in the Draft EIR. Instead, the analysis of 689 residential units presents a conservative analysis within the Draft and Final EIRs. Note that while certain analyses within the Draft EIR and Final EIR considered development of 689 units, the findings and conditions of approval will permit a maximum of only ~~656~~ 585 dwelling units developed for the proposed project.

The proposed project would also allow for a variety of agricultural uses, housing types, a boutique 100-room hotel or restaurant/retail, an education center, and flexible commercial uses

on the site. The proposed project would include the development of up to 30,000 square feet of commercial space (including 5,000 square feet of restaurant space). Since the time of publication of the Draft and Final EIRs, the envisioned use of the potential hotel site within the Village Core has been revised to a restaurant/brewery use. Both restaurant and hotel uses would be permitted within the Village Core under the PD Plan. However, as a condition of approval, the project would incentivize the use for a restaurant/brewery. The potential hotel use remains in the discussion of this EIR and supporting technical studies for a conservative assumption.

Approximately ~~31.6~~ 68.1 acres would be dedicated to agriculture throughout the project site. Another ~~46~~ 17.0 acres of the site are planned for park and open space features, including parks, buffers, trails, and farm plots.

Executive Summary, Tables ES-1, ES-2, and ES-3

**Table ES-1
Proposed Land Uses**

Planning Area	Category	Acreage/Unit
Riverside Village	<i>Single-Family Residential (MDA-R)</i>	28.4
	<i>Park</i>	1.9
	<i>Agriculture</i>	13.3
	<i>Water Quality Basin</i>	1.7
Village Core	<i>Medium-Density Residential/Mixed Use (SC/MDB-R)</i>	13.8
	<i>Park</i>	4 <u>2.8</u>
	<i>Agriculture</i>	98 <u>3</u>
North Village	<i>Single-Family Residential (SFD-R)</i>	40.3
	<i>Park</i>	3.6
	<i>Agriculture</i>	9.0
	<i>Water Quality Basin</i>	1.7
	<i>Buffer</i>	1.7
Hilltop Village	<i>Single-Family Residential (SFD-R)</i>	29.5
	<i>Park</i>	2.8
	<i>Buffer</i>	4.1
	<i>Habitat</i>	0.6
<i>Agricultural Easement (Bree Property)</i>		37 <u>5</u>
<i>Backbone Roads</i>		13.1
Total		176.6 <u>214.1</u>

Table ES-2
Proposed General Plan Land Use Designations and Zoning by Planning Area

Area	Gross Acres	Proposed Zoning Designation	Proposed General Plan Land Use Designation	Proposed Residential Dwelling Units	Proposed Land Use Density Range (dwelling unit per acre)	Maximum Building Height (feet)
PA-1: Riverside Village	45.2	Planned Development (PD)	Medium-Density Residential A (MDA-R); Agricultural (A)	234 <u>223</u>	6.0–9.9	35
PA-2: Village Core	24.9	Planned Development (PD)	Special Commercial/Medium-Density Residential B (SC/MDB-R); Agricultural (A)	446 <u>87</u>	10.0–15.0	40
PA-3: North Village	56.4	Planned Development (PD)	Medium-Density Residential A (MDA-R) Single-Family Detached Residential (SFD-R); Agricultural (A)	209 <u>184</u>	6.0–9.9 <u>3.6–5.9</u>	35
PA-4: Hilltop Village	37.0	Planned Development (PD)	Single-Family Detached Residential (SFD-R); Open Space (OS)	400 <u>91</u>	3.6–5.9	35
<u>Agricultural Easement (Bree Property)</u>	<u>37.5</u>	<u>Planned Development (PD)</u>	<u>Agricultural (A)</u>	<u>=</u>	<u>=</u>	<u>=</u>
Backbone roads	13.1	—	—	—	—	—
Total	176.6 <u>214.1</u>	—	—	656 <u>585</u>	—	—

Notes: Planned unit count based on Vesting Tentative Maps and Development Plans concurrently proposed with the proposed project. Dwelling unit counts may be adjusted based on final development plans as proposed, with a maximum of ~~656~~ 585 units proposed. The dwelling unit maximum is applicable to the overall project site within the density ranges noted for each planning area. 10% of density transfer amongst planning areas is acceptable. Lower unit counts and densities may be allowed when present as part of individual development plans.

Table ES-3
Required Actions and Approvals

Discretionary Applications	Required Action/Approval
General Plan Amendment	The project site is currently under a City of Oceanside's (City's) General Plan designation of Agricultural District (A). A General Plan Amendment is proposed that would designate the site to be a combination of Agriculture (A), Open Space (OS), Single-Family Residential (SFD-R), Medium Density Residential A (MDA-R), Medium Density Residential B (MDB-R), and Special Commercial (SC). Refer to Section 4.11 for additional information.
Zoning Ordinance Amendment	Currently, the entire project site is designated as Agricultural – (A) under the City's Zoning Ordinance. A Zoning Ordinance Amendment is proposed that would designate the entire property as Planned Development - (PD), with the proposed project serving as the regulating document. Amend the Zoning District/ Land Use Designation Consistency Matrix in Article 2 of the Zoning Ordinance (Appendix – A of the Zoning Ordinance) to include the PD District as being consistent with both the Agricultural (A) and Single Family Detached (SFD) land use designations of the General Plan.
Vesting Tentative Maps	A Vesting Tentative Map, shown on Figures 3-12a and 3-12b, is proposed that would present specific lot configurations for all planning areas. The Tentative Map also creates master lots in the Village Core to be developed separately subject to the City's standard entitlement review process.
Planned Development Plan	A PD Plan is proposed that provides customized zoning regulations and development standards, including residential densities and building types, that will serve as the Project's regulating document. The PD Plan also provide for a variety of performance standards as required by Article 17 of the City's Zoning Ordinance.
Development Plan	A Development Plan is proposed as required by Article 17 of the City's Zoning Ordinance. The Development Plan corresponds to the Vesting Tentative Map presenting the proposed lotting and conceptual grading elements of the proposed project. Development standards for each of the lot types including setbacks, standard building envelopes and building orientation are shown on Sheet 2 of the VTMap. The Development Plan package also includes the proposed site layout and project architecture along with additional information related to aesthetics, building orientation, circulation and parking, conceptual landscaping, open space, and storm drainage. Architectural plans, landscape plans, and farm plans for the entire site complete the Development Plan package.
Development Agreement	A Development Agreement is proposed in conjunction with the proposed project. The Development Agreement could allow for the formation of a Community Facilities District along with other terms and conditions acceptable to the City of Oceanside.

Chapter 1, Introduction, Page 1-1

The proposed project proposes the development of a planned residential, mixed-use sustainable community on approximately ~~176.6~~ 214.1 acres of land located in the northeastern portion of the City of Oceanside (City).

Chapter 2, Environmental Setting, Pages 2-1 and 2-2

The ~~176.6~~214.1-acre project site is located in the northeastern portion of the City and comprises a portion of Assessor's Parcel Numbers 157-100-83-00, ~~and 157-100-84-00, and 122-08-30-00~~ (Figure 2-1 in Chapter 2, Environmental Setting).

The Draft and Final EIRs evaluated a 176.6-acre project site. Since that time, the project has been revised to incorporate the additional 37.5-acres of agricultural land (Assessor's Parcel Number 122-081-30-00), known as the "Bree Property," into the project site. This results in a total project site acreage of approximately 214.1 acres. A condition of project approval will require the provision of an agricultural easement and/or deed restriction over the Bree Property that will preserve in perpetuity open space/agricultural uses at that property.

Due to the condition of project approval to provide the agricultural easement, no development, improvements, or modifications would occur on the Bree property as part of this project. As such, the analysis presented in this EIR of the original project site remains an accurate assessment of potential impact on the environment. The addition of the Bree Property to the project site would not result in any new impacts when compared to the original project site analyzed in the Draft and Final EIRs. Note that while certain analyses within the Draft and Final EIRs considered only the original project site of 176.6 acres, the findings and conditions of approval will reflect the total site acreage of 214.1 with a permanent agricultural easement and/or deed restriction over the 37.5-acre Bree Property.

Chapter 2, Environmental Setting, Page 2-3

This project site is currently zoned Agricultural (A) and Agricultural (A) with a Scenic Park (SP) overlay on the southern side of N. River Road (Figure 4.11-1). The Bree Property is zoned as Residential Estate (R-EA).

[...]

The project site has a General Plan land use designation of Agricultural (A) (Figure 4.11-2). The Bree Property has a General Plan land use designation of Estate A Residential (EA-R).

Section 4.2, Agriculture and Forestry Resources, Page 4.2-1

This section describes the existing agriculture and forestry resources of the project site, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the North River Farms Planned Development (PD) Plan (proposed project). The following analysis is based on the California Land Evaluation and Site Assessment (LESA) Report prepared for the proposed project by Dudek in March 2018 and incorporated by reference herein. The LESA Report is included in Appendix C of this EIR.

The Draft and Final EIRs evaluated a 176.6-acre project site. Since that time, the project has been revised to incorporate the additional 37.5-acres of agricultural land (Assessor's Parcel Number 122-081-30-00), known as the "Bree Property," into the project site. This results in a total project site acreage of approximately 214.1 acres. A condition of project approval will require the provision of an agricultural easement and/or deed restriction over the Bree Property that will preserve in perpetuity open space/agricultural uses at that property. Due to the condition of project approval to provide the agricultural easement, no development, improvements, or modifications would occur on the Bree property as part of this project. As such, the analysis below of the original project site remains an accurate analysis of potential impact to agricultural resources. It should be noted that the project as revised now contributes an additional 37.5 acres of preserved agricultural land within the City of Oceanside, in addition to previously proposed on-site agriculture and required mitigation.

Section 4.2, Agriculture and Forestry Resources, Page 4.2-15

As shown in Table 4.2-8, the total score for the proposed project is 47.4, which lies between the 40–59 scoring criteria for Significant if both the LE and SA subscores are equal to or greater than 20. As shown in Table 4.2-8, both the LE and SA subscores exceed the threshold of 20. Therefore, the entire project site is considered to represent a significant agricultural resource based on the LESA Model. Development of the proposed would directly contribute to the loss of approximately 176.64 acres of significant agricultural resources, and impacts would be potentially significant. While the proposed project would include approximately ~~31.6~~ 68.1 acres of proposed agricultural uses (including the Bree Property), for the purposes of a conservative analysis, the entire project site would be considered impacted.

Section 4.11, Land Use and Planning, Page 4.11-1

The ~~176.6~~ 214.1-acre project site is located in the northeastern portion of the City and comprises a portion of Assessor's Parcel Numbers 157-100-83-00, ~~and~~ 157-100-84-00, and 122-08-30-00 (Figure 2-1 in Chapter 2, Environmental Setting).

The Draft and Final EIRs evaluated a 176.6-acre project site. Since that time, the project has been revised to incorporate the additional 37.5-acres of agricultural land (Assessor's Parcel Number 122-081-30-00), known as the "Bree Property," into the project site. This results in a total project site acreage of approximately 214.1 acres. A condition of project approval will require the provision of an agricultural easement and/or deed restriction over the Bree Property that will preserve in perpetuity open space/agricultural uses at that property.

Due to the condition of project approval to provide the agricultural easement, no development, improvements, or modifications would occur on the Bree property as part of this project. As such, the analysis presented in this EIR of the original project site remains an accurate assessment of

potential impact on the environment. The addition of the Bree Property to the project site would not result in any new impacts when compared to the original project site analyzed in the Draft and Final EIRs. Note that while certain analyses within the Draft and Final EIRs considered only the original project site of 176.6 acres, the findings and conditions of approval will reflect the total site acreage of 214.1 with a permanent agricultural easement and/or deed restriction over the 37.5-acre Bree Property.

Section 4.11, Land Use and Planning, Page 4.11-2

The project site has a General Plan land use designation of Agricultural (A). It also is currently zoned Agricultural (A) and Agricultural (A) with a Scenic Park (SP) overlay on the southern side of N. River Road. The Bree Property has a General Plan land use designation of Estate A Residential (EA-R) and is zoned as Residential Estate (R-EA).

Section 4.11, Land Use and Planning, Page 4.11-8

The proposed PD Plan would establish medium-density and single-family detached residential development with a maximum of ~~656~~585 dwelling units permitted within the project site. The proposed project also would include special commercial (up to 30,000 square feet), a boutique 100-room hotel or restaurant/brewery, agricultural, and open space land uses.

Section 4.11, Land Use and Planning, Table 4.11-1

**Table 4.11-1
Proposed General Plan Land Use Designations and Zoning by Planning Area**

Area	Gross Acres	Proposed Zoning Designation	Proposed General Plan Land Use Designation	Proposed Residential Dwelling Units	Proposed Land Use Density Range (dwelling unit per acre)	Maximum Building Height (feet)
PA-1: Riverside Village	45.2	Planned Development (PD)	Medium-Density Residential A (MDA-R); Agricultural (A)	234 <u>223</u>	6.0–9.9	35
PA-2: Village Core	24.9	Planned Development (PD)	Special Commercial/Medium-Density Residential B (SC/MDB-R); Agricultural (A)	446 <u>87</u>	10.0–15.0	40

Table 4.11-1
Proposed General Plan Land Use Designations and Zoning by Planning Area

Area	Gross Acres	Proposed Zoning Designation	Proposed General Plan Land Use Designation	Proposed Residential Dwelling Units	Proposed Land Use Density Range (dwelling unit per acre)	Maximum Building Height (feet)
PA-3: North Village	56.4	Planned Development (PD)	Medium-Density Residential A (MDA-R) Single-Family Detached Residential (SFD-R); Agricultural (A)	209 184	6.0-9.9 3.6-5.9	35
PA-4: Hilltop Village	37.0	Planned Development (PD)	Single-Family Detached Residential (SFD-R); Open Space (OS)	400 91	3.6-5.9	35
<u>Agricultural Easement (Bree Property)</u>	<u>37.5</u>	<u>Planned Development (PD)</u>	<u>Agricultural (A)</u>	=	=	=
Backbone roads	13.1	—	—	—	—	—
Total	176.6 <u>214.1</u>	—	—	656 585	—	—

Notes: Planned unit count based on Vesting Tentative Maps and Development Plans concurrently proposed with the proposed project. Dwelling unit counts may be adjusted based on final development plans as proposed, with a maximum of ~~656~~ 585 units proposed. The dwelling unit maximum is applicable to the overall project site within the density ranges noted for each planning area. 10% of density transfer amongst planning areas is acceptable. Lower unit counts and densities may be allowed when present as part of individual development plans.

Section 4.14, Population and Housing, Page 4.14-12

The proposed project would also result in an incremental increase in demand of water and wastewater services. As discussed in Section 4.19, Utilities and Service Systems, the proposed project would not require the expansion of water or wastewater treatment plants. The project site water and wastewater infrastructure would be sized to adequately serve the proposed project. As discussed in Chapter 3, the proposed project would require an increase in the size of a portion of an existing sewer line within N. River Road from 18 inches to ~~24~~24 inches. This increase in capacity of infrastructure within the roadway could result in additional intensification on properties surrounding this sewer line by removing a barrier to growth. The increase in sewer line size and capacity as proposed for development of the proposed project would therefore be considered growth inducing.

Section 4.15, Public Services, Page 4.15-15

Nonetheless, OFD has indicated that a future station in this area may be necessary to address existing response gaps in the area. The applicant would pay the appropriate fire mitigation fees to help fund such future improvements as OFD deems are needed; however, no new station is currently planned for the area. Mitigation measure MM-PUB-1 would require the provision of a ~~temporary~~permanent fire station such that response times to the entire project site are within acceptable response goal of 5 minutes. With incorporation of mitigation measure MM-PUB-1, impacts would be less than significant.

Section 4.15, Public Services, Page 4.15-18

The proposed project includes the development of usable recreational open space and facilities as defined in the PD Plan. As discussed in Chapter 3, Project Description, the proposed project would include the development of several neighborhood parks, including the Village Square Park, Village Green, Riverside Village Park, Mill Park, View Park, Dog Park, and pocket parks and other open spaces (see Figure 3-4, Proposed Open Space). On-site parks would total ~~40~~11.2 acres.

Section 4.15, Public Services, Page 4.15-19

MM-PUB-1 ~~Temporary~~Permanent **Fire Station onsite.** Prior to the last certificate of occupancy, the applicant shall:

- Provide a location for a ~~temporary~~permanent fire station (Fire Station No. 9) within the project site's Village Core ~~or the South Morro Hills area~~, such that it would be located within a 5-minute response time to the entire project site.
- Provide housing accommodations for two (2) personnel to staff the ~~temporary~~ fire station. The ~~temporary~~ fire station shall include a minimum of 1,000 square feet of residential facilities (including bedrooms, bathrooms, and a kitchen) and storage accommodations for a fire service apparatus (such as a covered parking area).
- Pay the City of Oceanside for the actual cost of up to \$350,000 for the purchase of an appropriate fire apparatus for use at the ~~temporary~~ fire station. The apparatus shall be similar to an HME Type 6 Wildland vehicle.
- Contribute funding to the ongoing staff operations cost for two (2) personnel.

[...]

Impacts to fire protection services would be reduce to a level below significance with incorporation of mitigation measure MM-PUB-1 through provision of a ~~temporary~~permanent fire station.

Section 4.16, Recreation, Pages 4.16-11 and 4.16-12

As described in the PD Plan and in Chapter 3, Project Description, the proposed project would include the development of several neighborhood parks, including the Village Square Park, Village Green, Riverside Village Park, Mill Park, View Park, Dog Park; other pocket parks; and open spaces (see Figure 3-4 in Chapter 3). On-site park, recreation, and open space facilities would total ~~16~~17.0 acres and include a variety of parks, buffers, trails, and community gardens. Of this open space area, ~~10~~11.2 acres would be dedicated to parks.

[...]

Further, as discussed in Section 4.15, Public Services, the Environmental Resource Management Element of the City's General Plan establishes a standard of 5 acres of dedicated park land per 1,000 residents of the City. At 1,971 residents, the proposed project would be required to provide 9.86 acres of park land for new residents. The proposed project proposes ~~16~~17.0 acres of park, recreational, and open space. Of this open space area, ~~10~~11.2 acres would be park space, which would exceed the General Plan standard.

Section 4.19, Utilities and Service Systems, Pages 4.19-13 and 4.19-14

This new ~~21~~24-inch sewer is proposed to extend to the existing 21-inch sewer in N. River Road, which is located approximately 1,500 feet west of Stallion Drive. This would eliminate the need for a new on-site sewer lift station. By setting a sewer slope of 0.2% for the ~~21~~24-inch sewer and using a slope of 0.5% for the proposed 10-inch gravity sewer south on Private Street "A," the gravity sewer depth at the southwestern quadrant of the project site would be deep enough for gravity sewer flow. Refer to the proposed project's sewer report (Appendix O) for specific sewer system design criteria deviations that are incorporated into project design to avoid the need for a new on-site sewer lift station.

Based on the buildout peak wet weather flows, the sewer system analysis indicates that the existing 18-inch segments of the N. River Road Trunk sewer do not have sufficient flow capacity to accommodate the proposed project. These 18-inch sewer segments in N. River Road extend from Stallion Drive west to the west end of Melba Bishop Park. Therefore, the total length of 18-inch sewer, which needs upsizing to ~~21~~24 inches is approximately 1,500 linear feet. The ~~21~~24-inch replacement will provide the needed flow capacity for the proposed project (Appendix O). The potential impacts related to the construction of this off-site sewer replacement is incorporated into the analysis throughout this EIR.

Section 4.19, Utilities and Service Systems, Page 4.19-18

As described in Chapter 3, the proposed on-site sewer system includes a new gravity sewer in the western portion of N. River Road and an extension of this new sewer in N. River Road west of the

project site. A new sewer line would connect directly to the existing 15-inch Rainbow Municipal Water District gravity sewer in N. River Road. This new ~~24~~24-inch gravity sewer in N. River Road would replace an existing 18-inch sewer line and would extend from the western boundary of Melba Bishop Park to Private Street “A” within the project site.

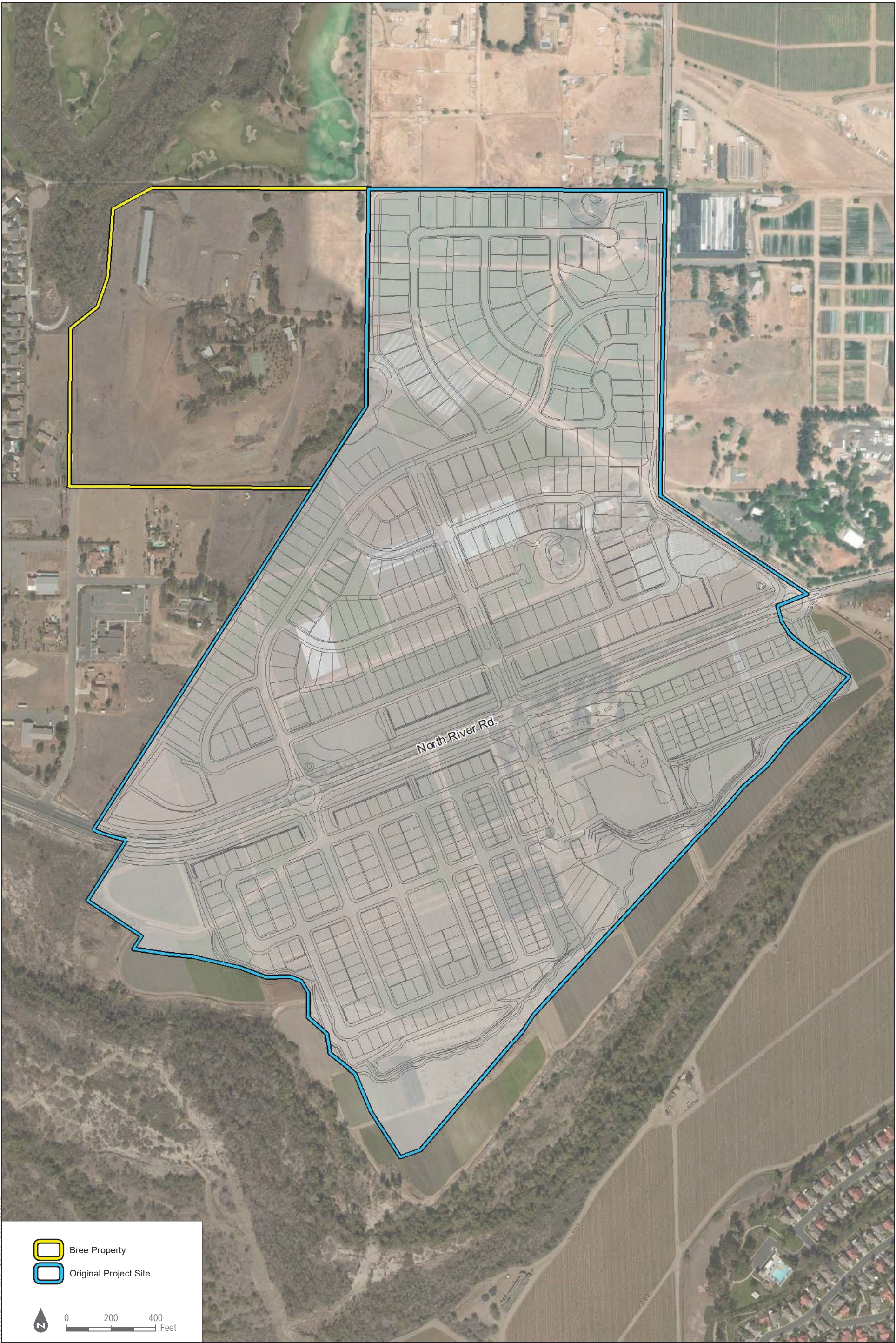
Chapter 5, Cumulative Effects, Page 5-4

As discussed in Section 4.2, Agriculture and Forestry Resources, the entire project site is considered to represent a significant agricultural resource. Development of the proposed project would directly contribute to the loss of approximately 176.6 acres of significant agricultural resources, and impacts would be potentially significant. While the proposed project includes approximately ~~31.6~~68.1 acres of proposed agricultural uses, for the purposes of a conservative analysis, the entire project site would be considered impacted.

Chapter 5, Cumulative Effects, Page 5-19

Mitigation measure MM-PUB-1 would require the provision of a ~~temporary~~permanent fire station such that response times to the entire project site are within acceptable response goal of 5 minutes. With incorporation of mitigation measure MM-PUB-1, impacts would be less than significant.

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Bree Property

Original Project Site



0 200 400 Feet

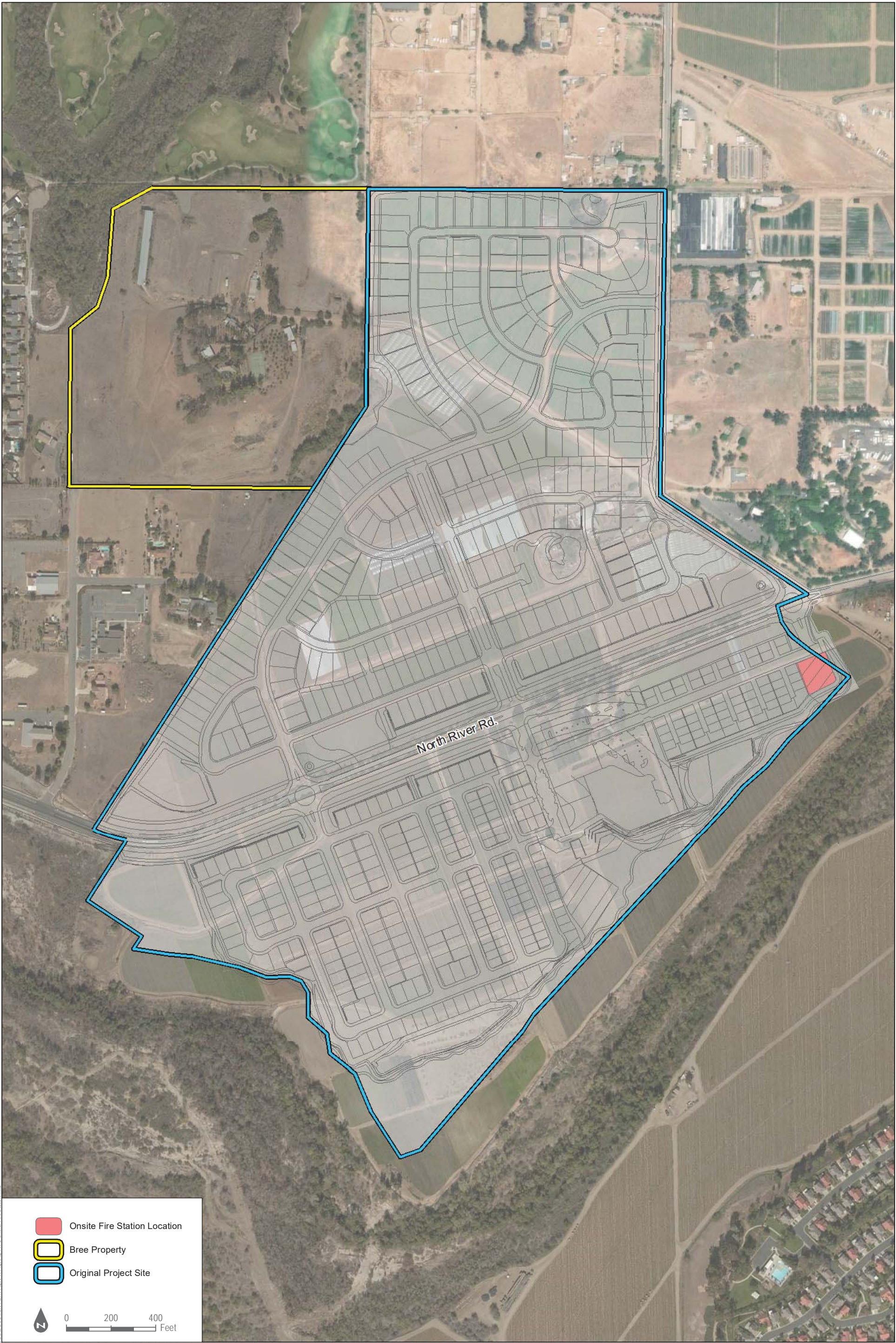
AERIAL SOURCE: BING MAPPING SERVICE; SITE PLAN - HUNSAKER 2019

DUDEK

FIGURE PR-1
Bree Property

North River Farms Planned Development Plan EIR

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- Onsite Fire Station Location
- Bree Property
- Original Project Site



AERIAL SOURCE: BING MAPPING SERVICE; SITE PLAN - HUNSAKER 2019

DUDEK

FIGURE PR-2
Onsite Fire Station Location

North River Farms Planned Development Plan EIR

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SOURCE: SWA 2019

DUDEK

FIGURE PR-3
Dog Park Location

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CHAPTER 3

PROJECT DESCRIPTION

As required by Section 15124 of the California Environmental Quality Act (CEQA) Guidelines, this section describes the North River Farms Planned Development (PD) Plan (proposed project), which is located in the South Morro Hills neighborhood within the northeastern portion of the City of Oceanside (City). This chapter also includes a statement of the project objectives, a general description of the proposed project's technical, economic, and environmental characteristics, and a summary of the discretionary actions required to approve the proposed project. The proposed project would establish a PD Plan to provide guidelines and standards for the implementation of future development of the proposed project. The PD Plan is included as Appendix B to this Environmental Impact Report (EIR). The underlying purpose of the proposed project is to implement a planned residential, mixed-use, and sustainable community by repurposing generally vacant, existing agricultural land situated in the northeast portion of the City.

3.1 PROJECT LOCATION

The ~~176.6~~214.1-acre project site is located in the northeastern portion of the City and comprises of a portion of Assessor's Parcel Numbers 157-100-83-00, and 157-100-84-00, and 122-081-30-00 (Figure 2-1 in Chapter 2, Environmental Setting).

The Draft and Final EIRs evaluated a 176.6-acre project site. Since that time, the project has been revised to incorporate the additional 37.5-acres of agricultural land (Assessor's Parcel Number 122-081-30-00), known as the "Bree Property," into the project site. This results in a total project site acreage of approximately 214.1 acres. A condition of project approval will require the provision of an agricultural easement and/or deed restriction over the Bree Property that will preserve in perpetuity open space/agricultural uses at that property.

Due to the condition of project approval to provide the agricultural easement, no development, improvements, or modifications would occur on the Bree property as part of this project. As such, the analysis presented in this EIR of the original project site remains an accurate assessment of potential impact on the environment. The addition of the Bree Property to the project site would not result in any new impacts when compared to the original project site analyzed in the Draft and Final EIRs. Note that while certain analyses within the Draft and Final EIRs considered only the original project site of 176.6 acres, the findings and conditions of approval will reflect the total site acreage of 214.1 with a permanent agricultural easement and/or deed restriction over the 37.5-acre Bree Property.

The project site marks the western entry to a region known as South Morro Hills within the City. The project site is laterally bisected into northern and southern sections by N. River Road. The northern portion of the project site is bordered on the east by Wilshire Road. Beyond Wilshire Road, neighboring properties include agricultural lots, the Paradise Falls wedding venue, and a

dog and horse training facility. To the west, the project site borders the Arrowood Golf Course and residential subdivision along with single-family residential uses and a church. Existing agriculture and the San Luis Rey River border the site to the south. The project site boundary is shown on Figures 3-1 and 3-2.

The project site is currently used by West Coast Tomato Growers as agricultural land to cultivate tomatoes. Several vacant single-family structures are located in the northern and central portions of the project site. Additionally, structures on site include a single-family residence converted into an office building, storage structures, temporary greenhouses, a transfer facility, an equipment maintenance area, and a water filtration facility with an approximately 265,000-gallon aboveground water tank with associated plastic-lined basins. A network of unimproved dirt roads and an irrigation system also extend throughout the project site.

3.2 PROJECT OBJECTIVES

Section 15124(b) of the CEQA Guidelines requires that an EIR include a statement of the project objectives. The underlying purpose of the proposed project is to implement a planned residential, mixed-use, and sustainable community on existing agricultural land situated in the northeastern portion of the City, guided by the following project objectives:

1. Provide visual and functional compatibility with adjacent residential neighborhoods, other nearby land uses, development, and natural features.
2. Provide for varying housing densities and diverse housing types to support an inclusive multi-generational approach to meet the current and future housing demand on a site located near transit, retail, recreational amenities, and schools.
3. Use agriculture as an organizing element of the overall neighborhood plan and provide better public access to agricultural uses.
4. Provide for the long-term preservation of agriculture through an urban farm and other amenities that will serve as community assets and as a transition between urban uses and adjacent agricultural land.
5. Design buildings, spaces, and uses that enhance and respect the agricultural character of the area.
6. Create flexibility in the plan to accommodate possible changes in the demand for housing types, the local economy, commercial, retail, and community needs during implementation.
7. Create a walkable and bikeable environment that promotes and enhances the pedestrian experience throughout the site, with safe, convenient, and attractive connections between communities, open space, parks, paseos, agriculture, and other amenities.

8. Provide a plan that creates connectivity to adjacent neighborhoods, the City of Oceanside bike master plan, the transit center, and the San Luis Rey River Trail.
9. Provide for a mix of land uses that integrate housing, commercial, educational, and neighborhood serving retail on a single site with public open space, an urban farm, naturalized environments, and recreation areas — in an overall design that advances sustainability principles.
10. Provide opportunities for physical improvements to public infrastructure such as public roadways, utilities, sidewalks, intersections, and bike and pedestrian connections.
11. Provide a sufficient number of residences to support necessary improvements to public facilities and allow for an urban farm, education, and retail/commercial components.
12. Include a mix of land uses and facilities that will maintain a positive fiscal impact on the City of Oceanside’s general fund.

3.3 PROJECT OVERVIEW AND MAJOR COMPONENTS

The proposed project proposes a planned development consisting of a General Plan Amendment, Zoning Ordinance Amendment, PD Plan, Development Plan, ~~Development Agreement~~, and Vesting Tentative Map. If approved, these entitlements would allow the development of a planned residential, mixed-use, and sustainable community on ~~176.6~~214.1 acres of land in the northeastern portion of the City along the N. River Road alignment.

The proposed project would allow for the development of up to ~~656~~585 dwelling units, for a total overall density of ~~3.72~~.73 dwelling units per gross acre. The Draft EIR evaluated development of a total of 689 residential units throughout the analysis, for an overall density of approximately 4 dwelling units per gross acre. The total residential unit count has since been reduced from 689 to 656. The total residential unit count has again been subsequently reduced from 656 to 585. Refer to Section 3.3.1 for a specific unit count breakdown on the project site. ~~Within the specific Planning Areas, the Riverside Village Planning Area has been reduced from 250 to 231 dwelling units and the Village Core Planning Area has been reduced from 130 to 116 dwelling units. The unit counts within the North Village and Hilltop Village remain the same as considered in the Draft EIR.~~

The reduction to ~~656~~585 units would not result in any new impacts when compared to the 689-unit project analyzed in the Draft EIR. Instead, the analysis of 689 residential units presents a conservative analysis within the Draft and Final EIRs. Note that while certain analyses within the Draft EIR and Final EIR considered development of 689 units, the findings and conditions of approval will permit a maximum of only ~~656~~585 dwelling units developed for the proposed project.

The proposed project would also allow for a variety of agricultural uses, housing types, a boutique hotel or restaurant/retail, an education center, and flexible commercial uses on the site. Approximately

~~31.668.1~~ acres would be dedicated to agriculture throughout the project site. Another ~~16~~17.0 acres of the site are planned for park and open space features, including parks, buffers, trails, and farm plots.

The proposed project would establish zoning, land use regulations, density, development criteria, infrastructure, and design standards for future site development. The proposed project has been prepared in accordance with the provisions of the City's Zoning Ordinance, specifically Article 17, which outlines the requirements of the PD district. As presented in Section 1701 of the Zoning Ordinance, the specific purposes of the PD district are as follows:

- Establish a procedure for the development of parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels
- Ensure orderly and thorough planning and review procedures that would result in quality urban design
- Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity
- Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it

The standards found in the PD Plan provide for a variety of residential densities and building types within a comprehensive site design utilizing common infrastructure and site amenities. The customized zoning regulations and development standards promote compatibility with adjacent uses, including by providing for agricultural and open spaces. Subject to the PD Plan standards and guidelines, the ultimate density and buildout of the site would be determined by future development plans and subject to additional discretionary review, as discussed below.

Development envisioned by the proposed project would offer four distinct planning areas that are tied together by a strong landscape and American Farm House architectural design theme, influenced by the area and agricultural theme. A key design goal is to create a series of farm plots and agricultural facilities to be found throughout the community that bring together architecture and landscape to establish a distinct identity. A pedestrian circulation system would also link community streetscape, parks, and common open space features across the site providing connectivity between districts. The proposed project also includes on- and off-site road improvements.

3.3.1 Land Uses

The proposed land uses within the project site are summarized by planning area in Table 3-1. The proposed residential land uses are summarized on Table 3-2. Figure 3-1 shows the planning areas, and Figure 3-2 identifies proposed land uses.

Table 3-1
Proposed Land Uses

Planning Area	Category	Acreage/Unit
Riverside Village	<i>Single-Family Residential (MDA-R)</i>	28.4
	<i>Park</i>	1.9
	<i>Agriculture</i>	13.3
	<i>Water Quality Basin</i>	1.7
Village Core	<i>Medium-Density Residential/Mixed Use (SC/MDB-R)</i>	13.8
	<i>Park</i>	12.8
	<i>Agriculture</i>	98.3
North Village	<i>Medium-Density Residential A (MDA-R)</i> <i>Single-Family Residential (SFD-R)</i>	40.3
	<i>Park</i>	3.6
	<i>Agriculture</i>	9.0
	<i>Water Quality Basin</i>	1.7
	<i>Buffer</i>	1.7
Hilltop Village	<i>Single-Family Residential (SFD-R)</i>	29.5
	<i>Park</i>	2.8
	<i>Buffer</i>	4.1
	<i>Habitat</i>	0.6
<i>Agricultural Easement (Bree Property)</i>		37.5
<i>Backbone Roads</i>		13.1
Total		176.6 214.1

Table 3-2
Proposed General Plan Land Use Designations and Zoning by Planning Area

Area	Gross Acres	Proposed Zoning Designation	Proposed General Plan Land Use Designation	Proposed Residential Dwelling Units	Proposed Land Use Density Range (dwelling unit per acre)	Maximum Building Height (feet)
PA-1: Riverside Village	45.2	Planned Development (PD)	Medium-Density Residential A (MDA-R); Agricultural (A)	234 223	6.0–9.9	35

Table 3-2
Proposed General Plan Land Use Designations and Zoning by Planning Area

Area	Gross Acres	Proposed Zoning Designation	Proposed General Plan Land Use Designation	Proposed Residential Dwelling Units	Proposed Land Use Density Range (dwelling unit per acre)	Maximum Building Height (feet)
PA-2: Village Core	24.9	Planned Development (PD)	Special Commercial/Medium-Density Residential B (SC/MDB-R); Agricultural (A)	116 87	10.0–15.0	40
PA-3: North Village	56.4	Planned Development (PD)	Medium-Density Residential A (MDA-R) Single-Family Detached Residential (SFD-R); Agricultural (A)	209 184	3.6–5.9 6.0–9.9	35
PA-4: Hilltop Village	37.0	Planned Development (PD)	Single-Family Detached Residential (SFD-R); Open Space (OS)	400 91	3.6–5.9	35
<u>Agricultural Easement (Bree Property)</u>	<u>37.5</u>	<u>Planned Development (PD)</u>	<u>Agricultural (A)</u>	=	=	=
Backbone roads	13.1	—	—	—	—	—
Total	176.6 <u>214.1</u>	—	—	656 <u>585</u>	—	—

Notes:

Planned unit count based on Vesting Tentative Maps and Development Plan concurrently proposed with the proposed project.

Dwelling unit counts may be adjusted based on final development plans as proposed, with a maximum of ~~656~~585 units proposed.

The dwelling unit maximum is applicable to the overall project site within the density ranges noted for each planning area. 10% of density transfer amongst planning areas is acceptable. Lower unit counts and densities may be allowed when present as part of individual development plans.

3.3.1.1 Planning Areas

The proposed project designates four separate districts that would support a variety of potential uses as described below. Please refer to the PD Plan, included as Appendix B, for additional details regarding development standards, conceptual architecture, and other guidelines related to each planning area.

Riverside Village

As shown on Figure 3-1, the Riverside Village is approximately 45.2 acres and is located in the southwestern corner of the project site, west of the Village Core and south of N. River Road. The Riverside Village would be composed of a mix of single-family detached and cluster homes, a proposed park, and agriculture. This planning area would be developed as medium-density residential, with approximately ~~231~~223 dwelling units at a proposed density of 6.0–

9.9 dwelling units per acre.¹ The minimum lot area would be 3,000 square feet with a maximum structure height of 35 feet.

Direct access would be provided from N. River Road with internal pedestrian and vehicular access to the Village Core. The Riverside Village would also have direct access to the agricultural lands and the San Luis Rey River to the south.

Village Core

The Village Core is located near the center of the project site east of the Riverside Village and south of N. River Road, as shown on Figure 3-1. The approximately 24.9-acre Village Core would contain approximately ~~446~~ 87 residential dwelling units at a proposed density of 10.0–15.0 dwelling units per acre. The minimum lot area would be 2,000 square feet with a maximum structure height of 40 feet for residential (limited to two stories) and commercial. The Village Core would also contain the proposed location for the permanent on-site fire station (refer to Section 4.15).

The proposed project would allow for flexibility in the mix of allowed use within the Village Core. For the purposes of analysis within this EIR and its supporting technical studies, a conservative assumption of 30,000 square feet of commercial space (including 5,000 square feet of restaurant space) and a 100-room hotel was used. The ultimate buildout of the Village Core would be determined by future development plans. The potential land uses envisioned for the Village Core include mixed-use residential, a boutique hotel, maker spaces, retail shops, a farmers market, collaborative work space, and the Village Square Park, which are described below. Since the time of publication of the Draft and Final EIRs, the envisioned use of the potential hotel site within the Village Core has been revised to a restaurant/brewery use. Both restaurant and hotel uses would be permitted within the Village Core under the PD Plan. However, as a condition of approval, the project would incentivize the use for a restaurant/brewery. The potential hotel use remains in the discussion of this EIR and supporting technical studies for a conservative assumption. Refer to Table 4-5 in Appendix B for a list of all permitted uses within the Village Core.

Boutique Hotel. The proposed project conceptually plans for a boutique-style hotel with farm-style cottages or other low-rise structures.

Maker Spaces. The proposed project conceptually provides an area for a “creation hub,” flexible building spaces with high ceilings, convertible 200- to 300-square-foot stalls with utility hookups to allow for creativity in retail, artistry, vending, and making. These establishments would act as

¹ Where the PD Plan does not address a particular residential development standard, the applicable standards of the City of Oceanside Zoning Ordinance will apply. The Medium Density Residential A (RM-A) standards will apply to the Riverside Village and Village Core. The standards for the Single Family Residential (RS) zoning district will apply to the North Village and Hilltop Village. If there is a discrepancy between the provisions of the Zoning Ordinance and the regulations set forth in the PD Plan, the PD Plan would supersede.

communal workshops where makers can share ideas and tools. In addition to the flexible spaces, there could be an opportunity for additional farmers market vending, a commercial kitchen, and collaborative work spaces.

Farmer’s Market. A permanent farmer’s market would be located within the Village Green. The farmer’s market would provide opportunities for sale of goods grown within the agricultural areas of the project site.

Collaborative Work Space. Office spaces are proposed within the Village Core that provide flexible open plan workspaces with share common amenities.

Education Center. The education center is the inspirational component of the core and a key value of the community that bridges the farm to the home.

Programming

Hand-On Workshops. A series of do-it-yourself workshops designed to introduce a variety of ecological principles that can be easily replicated in participant’s own homes, schools, or backyards. These 1–2 hour workshops are hosted by subject-matter experts and address a variety of topics, such as rain barrel installation, composting, seed propagation, and fruit harvesting and canning basics. Participants will experience the education through hands-on engagement.

Family Based Education. Eco-Tots is special garden experience for toddlers and their parents, where children learn through hands-on experiences in the garden. Creating seed balls, harvesting rainwater, creating garden inspired art projects, and making music are a few of the favorite activities of this program. This 1.5-hour-long program engages families in proactive ecological education.

Garden Volunteer Opportunities. Scheduled volunteer garden opportunities allow community members to participate and learn at a higher level by aiding the ecology center’s farm team in the propagation, maintenance, and harvesting of the garden spaces.

Community Table Farm Dinners. Each community table dinner pairs a renowned chef with a local farmer to work collaboratively on designing a completely sustainable meal.

Events and Festivals. Seasonal offerings may include Earth Day festivals, farmer’s markets, educational movie nights, or speaker series.

Demonstrations. These can include cooking demonstrations using fresh produce harvested from the gardens, rain barrel installation demonstrations, and local artisans sharing their handmade crafts.

North Village

As shown on Figure 3-1, the North Village is approximately 56.4 acres located north of N. River Road and south of the Hilltop Village. The North Village would allow for approximately ~~209~~ 184 residential units with a proposed density of approximately ~~3.6–5.9~~ 6.0–9.9 dwelling units per acre. The minimum lot area would be 4,000 square feet with a maximum height of 35 feet. The proposed residential lots would be buffered from N. River Road through a combination of agricultural fields and landscape buffers. Pedestrian trails would be provided throughout the North Village and would allow for connection to the Village Core. The North Village would contain a north-to-south Village Promenade (as further described in Section 3.3.2). Primary access would be from N. River Road.

Hilltop Village

As shown on Figure 3-1, the Hilltop Village would be located north of the North Village. The Hilltop Village would allow for development of approximately ~~100–91~~ single-family residential units on 37.0 acres for a proposed density of 3.6–5.9 dwelling units per acre. The minimum lot area would be 6,000 square feet and a maximum structure height of 35 feet. Primary access would be from the Village Promenade off N. River Road and Wilshire Road to the east.

3.3.1.2 Agriculture

Approximately ~~68.13~~ 4.6 acres would be dedicated to agriculture throughout the project site as shown on Figure 3-3. The proposed agricultural land uses would include the following:

Agricultural Easement. An easement and/or deed restriction over an entire 37.5-acre property (known as the “Bree property”) to preserve this specific site in agricultural or open space uses. A condition of project approval will require the provision of an agricultural easement and/or deed restriction over the Bree Property that will preserve in perpetuity open space/agricultural uses, subject to the City’s applicable land use regulations, at that property.

Community Garden. Community gardens bring residents together to share, learn, and grow food in shared spaces. These gardens would provide fresh produce and plants, neighborhood improvement, a sense of community, and a connection to the environment. Residents would be given the opportunity to manage their own garden plot and grow food with and for their family and neighbors.

Agriculture Trails. The proposed trail network within the community is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes, and Class I trails. Each trail type seeks to engage the resident with agriculture. This comprehensive system promotes alternative modes of travel and facilitates easy access within the project site and greater community without the use of automobiles. The trail network within project site has been designed to connect

to the City’s planned off-site trail network by connecting to the existing trail along N. River Road and also providing a “river trail” adjacent to the San Luis Rey River setback.

Production Agriculture. The food produced at the project site would be available at an on-site farm stand and in-home vegetable box delivery program, along with produce from our neighbor’s yields.

Agritourism. Agritourism is defined as any business conducted by or for a farmer for the education of the public to promote the products of the farm and to generate additional farm income. Agritourism can include a variety of facilities and activities including education, farm dinners, festivals, farm visits, lodging, tours, demonstrations, wineries, animal interactions, trails, and museums. A farm is envisioned to be associated with the proposed hotel and/or restaurant.

3.3.1.3 Open Space and Landscaping

Approximately ~~46~~17.0 acres of the project site are planned for park and open space features including a variety of parks, buffers, trails, and community gardens as shown on Figure 3-4. Detailed programming and design for the initial installation would be developed in collaboration with the City’s Recreation and Parks Department.

Neighborhood Parks

Several neighborhood parks are proposed throughout the project site as indicted on Figure 3-4 and are described below.

Dog Park. A 1-acre dog park would be provided within the Village Core and would be available for use by the public.

Village Green. This proposed park is located near the center of the project site within the Village Core and would serve as a community gathering area. The Village Green would support a farmer’s market and community events. This park would include trees, seating, an open lawn, and community garden plots.

Riverside Village Park. This park would be located within the Riverside Village planning area and would contain active recreational facilities with a pool. Other amenities proposed include potential for community garden plots, lawn areas, benches and tables, and flexible play areas for outdoor games such as bocce ball.

Mill Park. Mill Park would be located within the North Village planning area. The proposed location of this park contains rock outcroppings and small oak trees and the design would be informed by the existing natural features. Amenities would include a playground, picnic tables, and a shade structure.

View Park. This park would be located at the northern terminus of the Village Promenade within the Hilltop Village. Proposed amenities may include a pool, basketball court, play areas, and volleyball.

Pocket Parks and Other Open Space. The proposed project would include pocket parks and other small open space features throughout the project site. Additional open space would be provided in conjunction with landscaped internal roadways, perimeter edges, and drainage/water quality features.

Conceptual Landscaping

Conceptual landscaping for the proposed project is primarily composed of street trees, entries, parks, perimeter edges, hedgerows, slopes, and open spaces. The proposed landscaping within the project site would be composed of native, drought-tolerant plant species consistent with the proposed project's plant palette identified in Section 7.5 of the PD Plan (Appendix B). Landscaping design would provide effective screening of parking areas, retaining walls, utility enclosures and cabinet, and service areas. The proposed irrigation system would be designed to conserve water in a manner consistent with, or more efficient than, the standards established by state water use regulations.

3.3.2 Circulation and Access

3.3.2.1 Conceptual Circulation

The project site is located approximately 0.75 miles north of State Route 76, approximately 1.5 mile east of Vandegrift Boulevard, and approximately 1 mile northeast of College Boulevard. The San Luis Rey Transit Center is located approximately 0.5 miles west of the project site.

The proposed project proposes a roadway system, which includes an existing arterial, N. River Road, and a variety of local residential streets. With the exception of N. River Road, the roadways proposed within the project site are local streets that are designed to accommodate the low level of traffic generated within the proposed project. The proposed internal roadway network is shown on Figure 3-5. The proposed project also proposes improvements to Wilshire Road. Off-site roadway network improvements are discussed below at Section 3.3.6, Off-Site Improvements.

Wilshire Road Improvements

The proposed project includes reconstruction of the existing Wilshire Road intersection at N. River Road to improve turning movements, reconfigure vehicle lanes and make safety improvements. The proposed intersection improvements include a roundabout and would accommodate convenient and safe at-grade pedestrian and vehicular movements. Frontage improvements along the property edge are anticipated to improve drainage and provide landscape treatments. By the

City's General Plan forecast Year 2030, Wilshire Road would maintain its Collector Road classification with a right-of-way (ROW) between 50 and 70 feet.

Street Type A – N. River Road

N. River Road is currently built as a two-lane collector road and is designated in the City's General Plan Circulation Element as a four-lane major road. This designation requires an 80 foot paved curb-to-curb width with 100 feet of right-of-way dedication, capable of accommodating up to 35,000 daily cars while maintaining the City's General Plan targeted Level of Service D or better conditions. The proposed project would complete widening along its frontage, and complete the installation of two travel lanes, sidewalks, and landscape improvements within an average 112-foot-wide right-of-way. This would include a multipurpose trail/sidewalk, parkway landscaping and landscaping adjacent to the interior of the sidewalk. The multipurpose trail is proposed along the entire north side of the proposed project. Large canopy street trees would be incorporated into the parkway and the median would be landscaped to serve as a bioswale.

Roundabouts are proposed in two locations along N. River Road. One at the west entry to the proposed project at the Riverside Village entrance, and one at the intersection with Wilshire Road. The primary objectives of the roundabouts are to improve the traffic flow and safety of the intersections and to provide an efficient circulation system by increasing the efficient movement of traffic while decreasing traffic speed. Proposed roadway sections and diagrams are illustrated on Figures 3-6a and 3-6b.

Street Type B – Village Promenade Collector Road

The Village Promenade Collector Road would serve as the prominent street within the community, and it has been designed to intersect N. River Road at the heart of the community. Designed with one lane of travel in each direction, the Village Promenade Collector Road would provide a physical and visual connection between community commercial land uses at the southern area of the project site and the northern residential areas. The roadway would be built for slower travel speeds and to foster easy pedestrian connectivity. The Village Promenade Collector Road provides for on-street angled parking. This road would be designed and built using local collector standards with a right-of-way of 80 feet.

Street Type C-1 – Private Local Road with Median

This private local road would serve as a continuation of the Village Promenade Collector Road, as well as the connector between the Village Core, North Village and Hilltop Village. This roadway section would have a 100-foot ROW and include a large landscaped, bioswale median, a multipurpose trail, and Class II bike lanes.

Street Type C-2 – Private Local Road

This private local roadway would continue the Village Promenade transition to the Hilltop Village. It is designed with larger landscape parkways to accommodate large canopy trees with a rural character. Class II Bike lanes and sidewalks would be located on both sides within the 66-foot ROW.

Street Type D-1, D-2, and D-3 – Private Local Road

These residential roadways would incorporate non-contiguous sidewalks, planter areas with appropriate canopy trees and a narrow roadway section to slow traffic and facilitate pedestrian use. Variations in planter size, sidewalk location, and on-street parking would be modified to respond to the lot size, frontage and street character. Vehicular traffic volumes on local residential streets would be low, resulting in a limited need for wider street sections. Private local roads would have ROWs ranging from 44 to 60 feet.

Alleys

Alleys and alley loaded housing product are components of the Village Core to provide a village-oriented pedestrian experience. Alleys would be strategically located in order to allow prominent front entries and to minimize the appearance of garage doors and avoid driveway conflicts on primary streets.

3.3.2.2 Community Entry

Entries into the project site would identify the project site as a community distinct from others in the region. Primary project entries would occur at the eastern and western ends of N. River Road. Entries would incorporate farm plots and would be simple in order to reinforce the agricultural character of the Plan. Entry design would also incorporate features to express community identity with signage and lighting to create a memorable landscape gateway that reinforces the agricultural theme.

3.3.2.3 Pedestrian Circulation and Trail Network

The pedestrian circulation system would link the community streetscapes, planning areas, parks, and common open space features to provide easily accessible connectivity throughout. Additionally, a perimeter trail system would allow connections between the north and south planning areas.

The proposed trail network within the project site is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes, and Class I trails. A mountain bike trail would be provided along the southern perimeter of the project site, within Planning Areas 1 and 2. This comprehensive system promotes alternative modes of travel and facilitates ease of access within the project site and the surrounding community without the use of automobiles. Figure 3-7 depicts the proposed trail network.

The trail network within the project site has been designed to connect to the City’s planned off-site trail network by connecting to the existing trail along N. River Road and also providing a “river trail” adjacent to the San Luis Rey River setback.

The proposed project would incorporate complete streets into the proposed project, which are designed to be operated by all users, regardless of age and ability. All roadways would accommodate vehicles, transit, bicyclists, and pedestrians where possible.

3.3.2.4 Bicycle Circulation

As previously described, the proposed project includes an integrated system of bicycle facilities and allows for future linkages and improvements, which would add benefits to the City’s bicycle system. These facilities would provide for safe, convenient travel and bicyclists throughout the project site and connect with regional trails. Figure 3-8 depicts the proposed project’s bicycle network.

3.3.2.5 Public Transit and Ride Sharing

The North County Transit District (NCTD) operates the San Luis Rey Transit Center located at Vandegrift Boulevard and N. River Road located approximately 1 mile from the Village Core. This center is 30 minutes from the Oceanside and Vista transit centers. The transit center accommodates five local and regional bus routes and provides connections to Camp Pendleton and SPRINTER rail services, as well as local BREEZE bus service within northeastern Oceanside.

NCTD does not currently provide service to the project site or to the areas to the east along N. River Road. NCTD indicated that future service may be expanded to the area (Appendix A). The proposed project includes east/west bus stop infrastructure along N. River Road within the project site to prepare for any future contemplated service by NCTD.

The close proximity of this transit hub, plus extensive pedestrian and bicycle connections, and ridesharing, carpooling, and car sharing would provide residents and employees within the project site with simple and efficient transportation options. The Village Core would include a combination of on-site parking areas and on-street parking. The mix of employment and retail uses would share parking during the day and evening. Bicycle and pedestrian networks would be further integrated to connect the larger project to the rest of the City. The Village Core would be accessible to bicycles at several points along the N. River Road frontage. Ample bicycle parking would be integrated throughout the Village Core. Charging stations would also be provided for electric vehicles, and car-sharing opportunities would be integrated into the Village Core.

3.3.2.6 Parking

Off-street parking would be incorporated with any proposed development to best serve the proposed use or mix of uses on the property. Off-site parking is not permitted to meet residential parking requirements. On-street parking would also be provided. In order to facilitate an efficient and effective parking system throughout the project site, a Parking Management Plan (or equivalent mechanism) would be incorporated with development as proposed in each planning area. Such a plan would be implemented and regulated by the appropriate HOA to help manage guest parking and ensure resident parking within respective garages. Refer to the PD Plan (Appendix B) for additional parking guidelines.

3.3.3 Architectural Design

The concept and vision for the proposed project is that of a traditional American village. Proposed development would offer a variety of architectural styles including Cottage, Americana, Modern Farmhouse, California Bungalow, and Craftsman styles. The proposed project would include attached and detached housing featuring one- and two-story structures with potential square footages ranging from 1,200 to 3,800 square feet, with potential for three-story elements in the Village Core or for agricultural facilities. Additional details and analysis related to architectural design can be found in Section 4.1, Aesthetics.

3.3.3.1 Site Furniture

Site furniture, public art, and other design features would be incorporated into public spaces throughout the project site to enhance the usability and appearance of community spaces, and to provide opportunities for people to gather and interact. High-quality seating, tables, bollards, bicycle racks, trash receptacles, flagpoles, and tree grates would be incorporated into site design. Site furniture would be compatible in size, design, and color with the surrounding architecture and landscape design. Refer to the PD Plan (Appendix B) for additional details related to site furnishings.

3.3.3.2 Fences and Walls

Fencing and walls within the neighborhood would be intended to distinguish project areas while creating a welcoming appearance that encourages and controls pedestrian movement between residential, commercial, and public use areas.

Any front yard fencing for residences would consist of fencing or walls with a maximum height of 3 feet, located a minimum 3 feet from the sidewalk. Materials would be limited to stone, masonry, or finished wood product and would be used in combination with a hedge or shrub from the approved Plant Palette. Front courtyards would be permitted with courtyard walls of up to 5 feet in height with a combination of solid and view materials (a combination of masonry and open metal/wood) with a minimum solid to transparent ratio of 70% solid to 30% transparent. Courtyard

walls may encroach into front- and side-yard setbacks; however, they would be required to be no closer than 3 feet to the property line to allow for a landscape area.

On corner lots, front yard fencing would be continuous along the front and side property line along a street. For corner lots, side-yard fencing along street frontages would be located a minimum of 4 feet from the sidewalk. Side-yard fencing would not overlap more than 50% of the street-facing house facade. Side-yard fences adjacent to streets would not extend past 50% of the building facade. No barbed or razor wire would be allowed. Chain-link and plastic/vinyl fencing would be prohibited on residential properties but could be used to provide security for some farm or other facilities as long as the fencing is out of public view. All chain-link fencing would be black, vinyl-clad fencing, or equivalent with posts to match.

Perimeter walls and fences would be minimized to the greatest extent possible. To reduce their visual prominence, walls and fences would be used in combination with berming, tree, vine, shrub, and hedge planting. Solid fences or walls used for privacy or security would be used in either side- or rear-yard conditions. Such fencing would be limited to 6 feet in height.

View fences are intended to allow views of open space from private lots while providing security. View fences would consist of wood or steel posts with wood pickets, wire mesh or decorative wrought iron. View fences would not exceed 6 feet in height and would not be less than 5 feet in height. View fences or partial view fences are required where residential uses abut open space areas and slopes when they are not adjacent to arterial roads. When solid side-yard privacy fencing intersects open space view fencing that is less than 6 feet in height, the privacy fencing would step down to provide a height transition of 12 inches maximum and no less than 18 inches in length. Fencing along the perimeter of the urban farm may consist of post and cable or equivalent open-type fencing.

3.3.3.3 Lighting

Landscape lighting would be incorporated carefully to avoid light pollution and adhere to Dark Sky Guidelines while providing safety and accentuating key community features. The purpose of efficient lighting design is to improve nighttime visibility by avoiding glare, minimize building and site light trespass onto neighboring property and wildlife corridors, and increase visibility of the night sky.

Outdoor Site Lighting

All outdoor site lighting fixtures would be bi-level LED, which would reduce the demand for electricity. All light fixtures for the proposed project would be a coordinated palette of decorative fixtures, unique to the neighborhood. Ornamental, pedestrian-scale pole lights are proposed for local street lighting, with optics and shields that direct the light to the ground. Pole lights in neighborhoods would not exceed 20 feet in height to maintain a pedestrian scale.

Lighting will be designed to minimize light levels to the intended application (i.e., security) and to direct the lighting onto high use areas or objects to be lighted. Low-level, pedestrian-scale fixtures would be utilized to the degree possible. All streetlights would be equipped with cut-off shields to minimize visibility from adjacent areas of the community, San Luis Rey River corridor, and public use areas. Sport court lighting, if any, would be planned to minimize illumination of neighboring uses and residential areas, as well as avoid direct view of light sources. Parking lot lights would be no higher than necessary to provide efficient lighting of the area and would not exceed 28 feet, including the base.

Landscape Lighting

Landscape lighting would be limited to important landscape areas, entry and sign features, public parks or pedestrian use areas. Light fixtures would be hidden from direct view and the light source would be shielded from view at night. Landscape light fixtures would be durable and easily maintained.

Building Mounted Lighting

Building mounted fixtures could be used at the project site as long as the fixtures are scaled appropriately for their location on the building and the light source is completely shielded from view.

Park and Trail Lighting

Lights in parks and service areas would be designed to avoid spillover onto adjacent use areas, and to shield the direct view of the light source. Low-pressure sodium or other light types that contrast excessively with the normal use areas lighting would be prohibited. Off-street trail systems and pedestrian shortcuts would use low-level lighting sources such as lighted bollards.

3.3.4 Conceptual Grading and Construction Phasing

The proposed project is anticipated to be implemented in four phases generally corresponding to the four separate planning areas. It is anticipated that development of the proposed project would occur over several years and that the timing and sequence of project phases may be adjusted as necessary in response to market conditions. Multiple project phases may develop concurrently and additional project phases may also be allowed as identified in conjunction with specific development proposals. Necessary infrastructure and utilities, private roads, entry and access points, neighborhood amenities, private parks, trails and community landscaping would be developed accordingly as planned and as required in conjunction with specific development proposals for each phase and planning area. The following improvements are anticipated in conjunction with each phase:

Phase 1

Phase 1 would be in conjunction with the first development phase proposed within the project site and would include the following:

- Mass site grading for creation of master lots and storm drainage improvements
- Master utilities in N. River Road
- Sewer and water stubs off of N. River Road to service individual planning areas
- Roadway widening, sidewalk, dry utilities, and landscape improvements as identified for N. River Road (including roundabouts)
- Main project entry at N. River Road

Phases 2, 3, and 4

Phases 2, 3, and 4 would include the following:

- Initial planning area and development of in-tract improvements and residential units approved as part of specific development plans within individual planning areas
- Landscaping along internal roads and intersections
- Planning area amenity areas

For the purposes of analysis, it was assumed that construction of the proposed project would commence mid-2019 occurring over a 5-year period with buildout at the end of 2024.

Demolition of existing on-site structures would last for 1 month. Site preparation would occur thereafter and would require approximately 1 month. Grading of approximately 155 acres of the project site would be completed over a 7-month period from the end of 2019 through the beginning of 2020. Approximately 1,040,000 cubic yards of cut and fill would occur within the site. Balancing activities are anticipated to be performed through the use of off-road construction equipment (e.g., excavators, graders, dozers, and scrapers).

Site paving would occur over a 6-month period following grading, which would include the paving of roadways and other asphalt surfaces.

The development of site infrastructure and building construction, including single-family and medium-density residential uses, the Village Core, and agriculture facilities, would occur over 4 years beginning in late 2020. For purposes of construction and operational air quality and greenhouse gas emissions modeling, it was assumed that architectural coatings would be applied halfway through the building

construction phase, in late 2022 and would last approximately 2 years. Additional detail regarding construction assumptions can be found in Section 4.3, Air Quality.

3.3.5 Public Utilities

The project site is surrounded by existing development with existing infrastructure. The project site is not currently connected to public utility services. However, water, sewer, and electric lines exist on or adjacent to the project site on N. River Road with the potential to serve future development on the property. The proposed project would connect to this existing infrastructure as described below:

- An access easement across the northern portion of the project site for road purposes has been granted by the property owner to the City.
- An easement has been granted to San Diego Gas & Electric for the benefit of public utilities ingress and egress on the north side of the project site.
- An easement has been granted to the City for public street and highway purposes for the benefit of N. River Road.
- An easement has been granted to the County of San Diego for Wilshire Road.

Water Facilities

Water service to the proposed project would be provided by the City via connections to the adjacent water infrastructure from the existing 420 pressure zone. Proposed on-site water system piping would consist of 8-inch- and 12-inch-diameter water mains, as shown on Figure 3-9. The existing inactive pressure reducing station located at the intersection of Wilshire Road and N. River Road would be reconstructed as part of the proposed water system improvements. Refer to Section 4.19, Utilities and Services Systems, for additional information.

Sewer Facilities

There is an existing 15-inch sewer line within N. River Road that is operated by the Rainbow Municipal Water District. This existing 15-inch sewer line would remain in place up to the westernmost intersection within the proposed intersection within the project site; to the west of this proposed intersection, a proposed new ~~24~~24-inch sewer line would convey flows from both the proposed project and Rainbow Municipal Water District, as shown on Figure 3-10. The on-site private sewer system is anticipated to gravity flow in pipes of an 8-inch diameter. Refer to Section 4.19 for additional information.

Site Drainage

Storm drain systems and connections would be designed to accommodate the proposed future development. The system is designed to bypass off-site flows through the project site and outlet into the San Luis Rey River.

Flows from the proposed project north of N. River Road would be routed to a bio-filtration basin located on the western portion of the proposed project and treated in the western basin, and then conveyed south to an outlet point along the San Luis Rey River.

Flows from the proposed project south of N. River Road would be routed to a bio-filtration basin located at the southwestern area of the proposed project and treated in the southwestern basin. Following water quality treatment and hydromodification management, project runoff water would be conveyed to outlet points along the San Luis Rey River.

For stormwater runoff on N. River Road, the road is proposed as an inverted section with a bio-filtration swale. Runoff would be collected in the center median to promote water quality treatment, and then routed through the proposed project to an outlet point along the San Luis Rey River. Off-site flows from the north would enter the proposed project along the northwest boundary and be conveyed via storm drain south to an outlet point along the San Luis Rey River. The biofiltration basins would treat runoff to the maximum extent practicable by capturing and detaining inflows for treatment, which is achieved through filtration, sedimentation, sorption, biochemical processes, and vegetative uptake prior to discharge into the San Luis Rey River. Refer to Section 4.10, Hydrology and Water Quality, for additional information.

Electrical

The proposed project would connect to existing adjacent electrical lines. The proposed project would incorporate solar photovoltaic panels on residential units and non-residential uses to offset the energy use. Refer to Section 4.3 and Appendix D2, PV Loads Report, for additional information.

3.3.6 Off-Site Improvements

The proposed project would require several off-site improvements, as shown on Figures 3-11a through 3-11f. These improvements include storm drainage facilities, roadway network construction, and sewer improvements. The construction of these facilities is incorporated into the analysis assumptions throughout this EIR.

Storm Drainage Facilities

The proposed project would construct two storm drain pipe outfalls south of the project site, extending from the Riverside Village and Village Core Planning Areas for approximately 180 and

220 feet, respectively (Figure 3-11a). These two off-site storm drain features would be installed through trenches and would extend south of the project site boundary.

Sewer Improvements

The proposed project would upsize an approximate 1,800 foot segment of the existing 18-inch sewer pipeline within N. River Road between Leon Drive and the western boundary of the project site to a ~~24~~24-inch sewer pipeline (Figure 3-11b). Construction would require an approximately 30-foot work area within the N. River Road right-of-way.

Roadway Network Improvements

The proposed project includes several roadway network improvements, some of which are required as mitigation measures for significant traffic impacts. Refer to Section 4.17, Traffic and Circulation, for the full traffic analysis.

N. River Road

N. River Circle to Stallion Drive

The following two options are proposed for improvements for this segment of N. River Road, as required by mitigation (refer to Section 4.17 and Figure 3-11c):

- **Option 1:** Restripe this segment of N. River Road to remove on-street parking and the bicycle lane buffer to provide four 11-foot lanes, maintain a 10-foot two-way left-turn lane, and maintain the 5-foot bicycle lanes. This option would meet the City's Secondary Collector standards, providing a level of service (LOS) E capacity of 30,000 average daily traffic (ADT).
- **Option 2:** Restripe this segment of N. River Road to provide two 11-foot eastbound travel lanes, maintain a 10-foot two-way left-turn lane, one 11-foot westbound lane, a 2-foot bicycle lane buffer, a 4-foot bicycle lane in the eastbound direction, and a 5-foot bicycle lane in the westbound direction while maintaining the 8-foot on-street parking on the northern side of the roadway. This option would provide an LOS E capacity of 20,000 ADT.

Wilshire Road to Sleeping Indian Road

As required by mitigation (refer to Section 4.17), the proposed project would improve the intersection of N. River Road/Sleeping Indian Road by widening the eastbound approach and providing an eastbound dedicated left turn lane (Figure 3-11e). Acquisition of right-of-way may be required.

Sidewalk Connection

The proposed project would connect the existing sidewalk on the southern side of N. River Road, just west of Stallion Drive, to the project right-of-way (approximately 550 feet) (Figure 3-11c). This currently unimproved area is within City property.

Wilshire Road

The proposed project would obtain right-of-way from an eastern property for the improvement and straightening of Wilshire Road (Figure 3-11e). If necessary, right-of-way would be obtained from Paradise Falls to allow for the installation of the proposed roundabout and potential southerly entry point to the Paradise Falls property.

Douglas Avenue

As required by mitigation (refer to Section 4.17), the segment of Douglas Avenue between SR-76 and El Camino Real would be improved through the construction of a raised median within the existing two-way left-turn lane (Figure 3-11f). This improvement would meet the City's Four-Lane Major Road standards, providing an LOS E capacity of 40,000 ADT.

Intersection Improvements

Additional intersection ~~restriping~~ improvements would occur at the following locations:

- **Vandegrift Boulevard/N. River Road:** Implementation of the proposed project would require construction of a second northbound right turn lane with overlapping traffic signal phasing.
- **N. River Road/College Boulevard:** Implementation of the proposed project would require restriping this intersection by lengthening the southbound dual left-turn lanes by approximately 100 feet to provide additional storage for this heavily trafficked turn movement, removing turn vehicles from the southbound flow on N. River Road.

As part of the bridge improvements described below, the northbound right-turn lane would be extended to match the widening of the bridge. An additional 12-foot northbound through lane would be provided on N. River Road for a total of three northbound through lanes. One northbound lane would be a shared through/left-turn lane, and the other two would be right-turn only onto N. River Road.

College Boulevard Bridge Improvements

As mitigation for the proposed project, (refer to Section 4.17), the College Boulevard Bridge, which crosses the San Luis Rey River, southwest of the project site would be improved to increase travel lanes within the existing bridge while still accommodating bicycles and pedestrians. The bridge, as currently built, carries four lanes of traffic, two bike lanes and one sidewalk on the north side. Proposed improvements would include the following:

- Modification of the existing College Boulevard Bridge to accommodate six (6), 11-foot lanes of traffic on the existing concrete deck. The barrier and sidewalk on the north side of the bridge would be removed; the barrier would be replaced with a new type. The existing center barrier would be removed and replaced with a safety rail median.

- Bicycles and pedestrians would be accommodated by two new 8-foot pathways cantilevered from each side of the bridge. The cantilevered pathways would be affixed to the existing concrete deck without disturbing the San Luis Rey River below.
- The roadway between Adams Street and the eastern limits of the College Boulevard Bridge is a four-lane roadway with 5-foot sidewalks along both sides. The proposed project would include the addition of two 11-foot lanes between Adams Street and the eastern limits of the College Boulevard Bridge. The improvements would be completed within the existing right-of-way by restriping the roadway and reducing the width of the existing median. The dedicated northbound right-turn lane to Adams Street would be converted to a mixed-flow lane consisting of a through-lane and right-turn lane.
- The N. River Road/College Boulevard intersection would be restriped as described above. In addition, the curb-to-curb width on College Boulevard would be 86 feet, to match the curb-to-curb width as part of the proposed bridge widening. A new sidewalk would also be provided along the eastern portion of the N. River Road intersection, to create a connection to the 8-foot-wide pathway planned along the eastern edge of the bridge.
- The City owns and maintains the San Luis Rey River Bike Trail, a Class II bicycle trail along the eastern bank of the San Luis Rey River. The trail traverses College Boulevard below the bridge along the eastern bridge abutment. The width of the eastbound bicycle facilities would be reduced to 5 feet to allow for room for the travel lanes. The existing width of the bicycle facilities for westbound bicyclists would also be reduced to 5 feet between Adams Street and Mance Buchanan Park. The proposed improvements would include a connection between the cantilevered pathway and the San Luis Rey River Bike Trail.

Supplemental environmental analysis of this proposed off-site improvement is provided in Appendix T13.

3.3.7 Other Project Components

As a condition of project approval, the project applicant will contribute one million dollars (\$1,000,000) in funds towards the preparation of a community plan for the long-range planning efforts for South Morro Hills.

As a condition of project approval, prior to the issuance of the 300th building permit, the project applicant will provide \$500,000 to the City for future improvements, at the City's discretion, to the Melba Bishop Recreation Center. The scope and nature of any such improvements are unknown at this time. If and when the City determines to undertake improvements, it will be required to comply with all such laws as are applicable, including CEQA.

3.4 DISCRETIONARY ACTIONS

Consistent with the City’s General Plan and Zoning Ordinance, the proposed project requires certain entitlements be submitted, reviewed, and approved by the City. The requested entitlements include a General Plan Amendment, Zoning Ordinance Amendment, Vesting Tentative Map, ~~Development Agreement~~, PD Plan, and Development Plan. These entitlements, listed and described in Table 3-3, would govern the development of the project site.

The City will use this EIR and associated documentation in its decision to approve or deny the required discretionary permits. Other responsible and/or trustee agencies can use this EIR and supporting documentation in their decision-making process to issue additional approvals. These additional approvals may include but are not limited to approval of a site-specific Stormwater Pollution Prevention Plan and approval of off-site habitat mitigation by federal and state resource agencies.

Development proposals for each planning area of the proposed project within the project site would be obligated to submit complete land use entitlement applications including but not limited to engineering, architecture, and landscape architectures plans for review and approval subject to the current municipal and building codes, City policies, and project requirements pursuant to the PD Plan. All applications would be subject to corresponding staff review and any necessary action by the Planning Commission or City Council.

**Table 3-3
Required Actions and Approvals**

Discretionary Applications	Required Action/Approval
General Plan Amendment	The project site is currently designated by the City of Oceanside’s (City’s) General Plan as Agricultural District (A). A General Plan Amendment is proposed that would re-designate the site to the following: Agricultural (A), Open Space (OS), Single-Family Residential (SFD-R), Medium Density Residential A (MDA-R), Medium Density Residential B (MDB-R), and Special Commercial (SC). Refer to Section 4.11 for additional information.
Zoning Ordinance Amendment	Currently, the entire project site has a zoning designation of Agricultural – (A) pursuant to the City’s Zoning Ordinance. A Zoning Ordinance Amendment is proposed that would designate the entire property as Planned Development – (PD), with the proposed PD Plan serving as the regulating document. Amend the Zoning District/ Land Use Designation Consistency Matrix in Article 2 of the Zoning Ordinance (Appendix – A of the Zoning Ordinance) to include the PD District as being consistent with both the Agricultural (A) and Single Family Detached (SFD) land use designations of the General Plan.
Vesting Tentative Maps	A Vesting Tentative Map, shown on Figures 3-12a and 3-12b, is proposed that would present specific lot configurations for all planning areas. The Tentative Map also creates master lots in the Village Core to be developed separately subject to the City’s standard entitlement review process.
Planned Development Plan	A PD Plan is proposed that provides customized zoning regulations and development standards, including residential densities and building types, that will serve as the Project’s regulating document. The PD Plan also provide for a variety of performance standards as required by Article 17 of the City’s Zoning Ordinance.

Table 3-3
Required Actions and Approvals

Discretionary Applications	Required Action/Approval
Development Plan	A Development Plan is proposed as required by Article 17 of the City's Zoning Ordinance. The Development Plan corresponds to the Vesting Tentative Map presenting the proposed lotting and conceptual grading elements of the proposed project. Development standards for each of the lot types including setbacks, standard building envelopes and building orientation are shown on Sheet 2 of the VTm. The Development Plan package also includes the proposed site layout and project architecture along with additional information related to aesthetics, building orientation, circulation and parking, conceptual landscaping, open space, and storm drainage. Architectural plans, landscape plans, and farm plans for the entire site complete the Development Plan package.
Development Agreement	A Development Agreement is proposed in conjunction with the proposed project. The Development Agreement could allow for the formation of a Community Facilities District along with other terms and conditions acceptable to the City of Oceanside.

3.5 OTHER PERMITS AND APPROVALS

Responsible and trustee agencies will use this EIR and supporting documentation in their decision-making process to issue permits and process additional entitlements for the proposed project. These additional approvals may include, but are not limited to, the following permits or approvals described in Table 3-4.

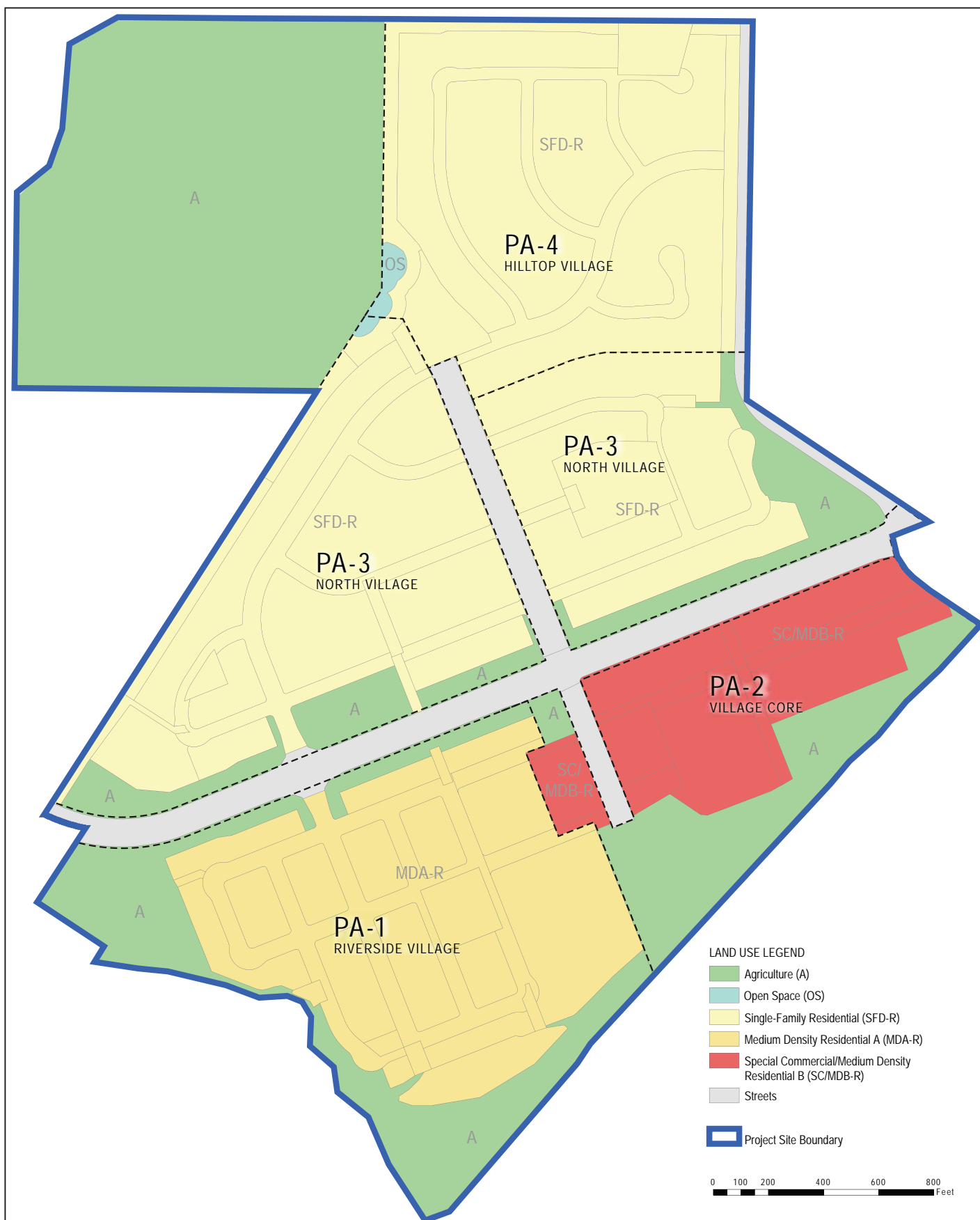
Table 3-4
Required Actions and Approvals

Agency	Required Action/Approval
California Department of Fish and Wildlife	Section 1602 Streambed Alteration Agreement
City of Oceanside	Sewer and potable water connection approval
City of Oceanside Fire Department	Fire and Life Safety Plan Review
San Diego Regional Water Quality Control Board	National Pollutant Discharge Elimination System Construction General Permit (State Water Resources Control Board Order 2009-09-DWQ) Clean Water Act Section 401 Certification Groundwater Dewatering
San Diego Air Pollution Control District	Authority to construct and/or permits to operate
U.S. Army Corps of Engineers	Section 404 pre-construction notification
State Geologist and the State Mining and Geology Board	Surface Mining and Reclamation Act (SMARA) Statement of Reasons ¹

Notes:

- ¹ Section 2762(d) of the SMARA has specific lead agency noticing requirements prior to permitting a use which would preclude future extraction of identified mineral resources. The City will process a statement specifying the City's reasons for permitting a proposed use in an area that contains mineral resource deposits of regional or statewide significance. The Statement of Reasons will be circulated for a 60-day public review and provided to the State Geologist and the State Mining and Geology Board for review and comment.

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SOURCE: SWA 2019

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FIGURE 3-1
Proposed Planning Areas

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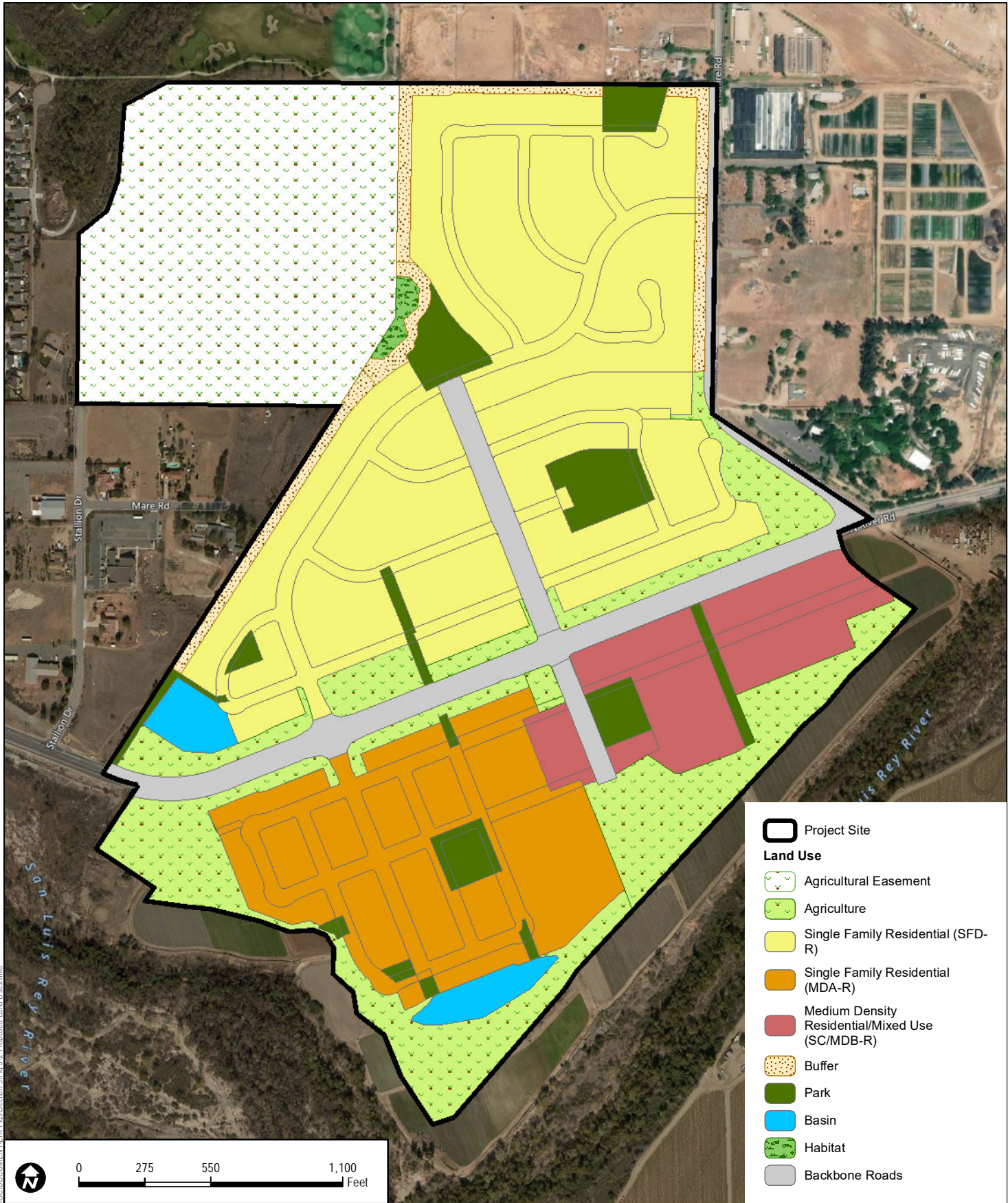


FIGURE 3-2
Proposed Land Uses

North River Farms Planned Development Plan EIR

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SOURCE: SWA 2019

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FIGURE 3-3
Proposed Agricultural Areas

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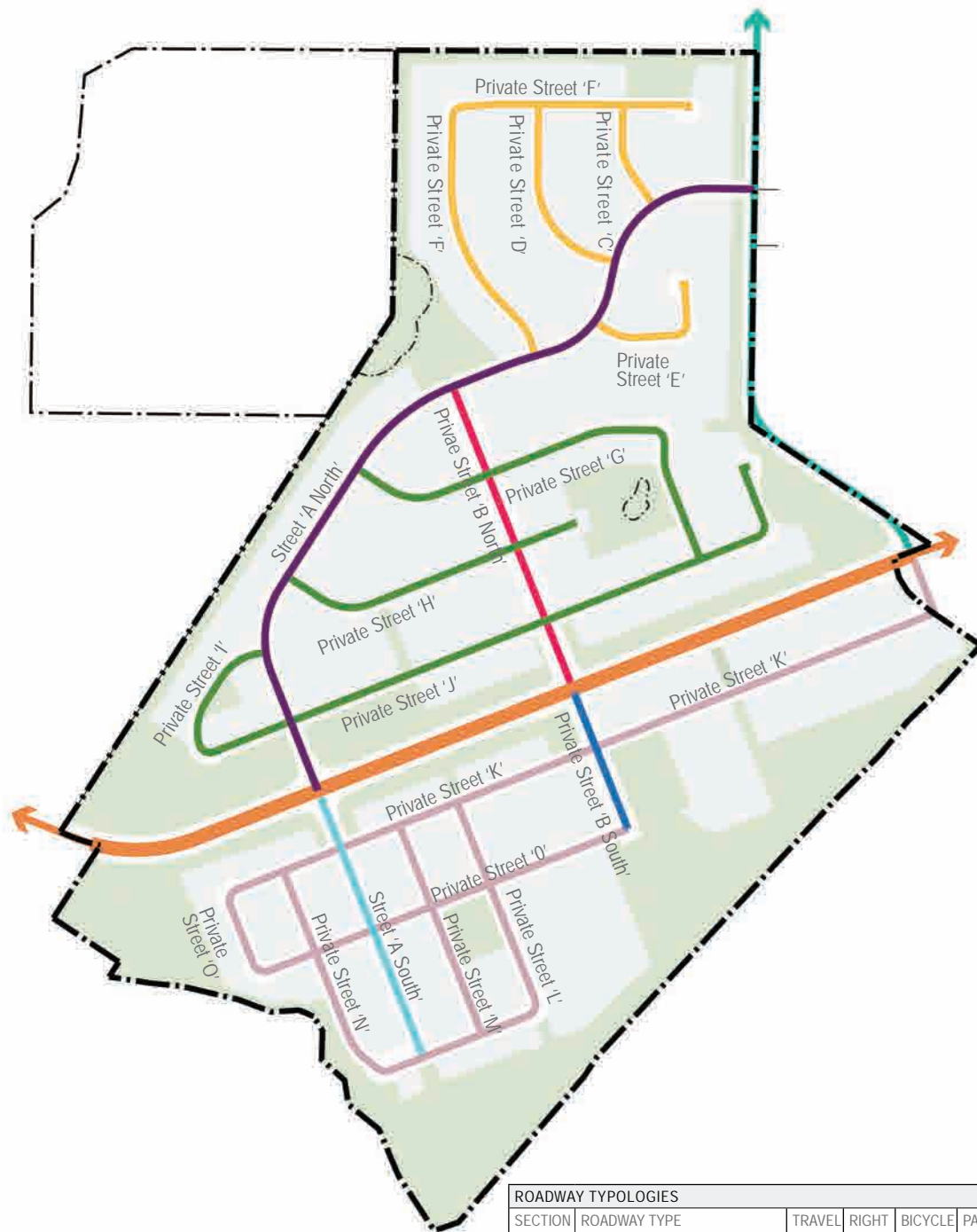


SOURCE: SWA 2019

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FIGURE 3-4
Proposed Open Space

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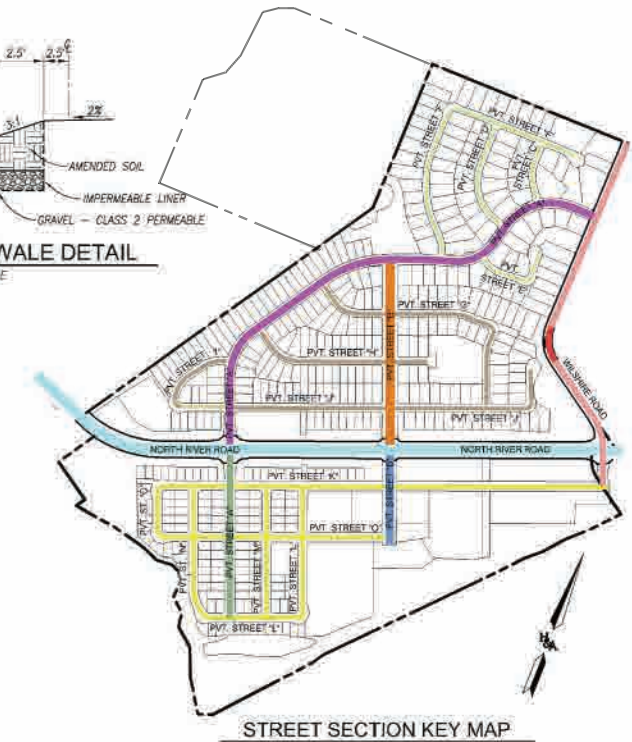
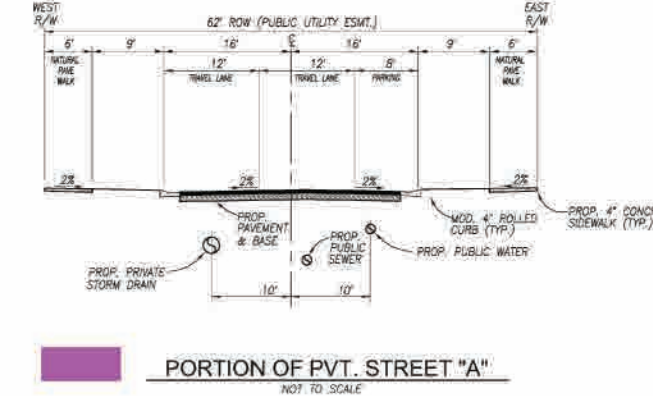
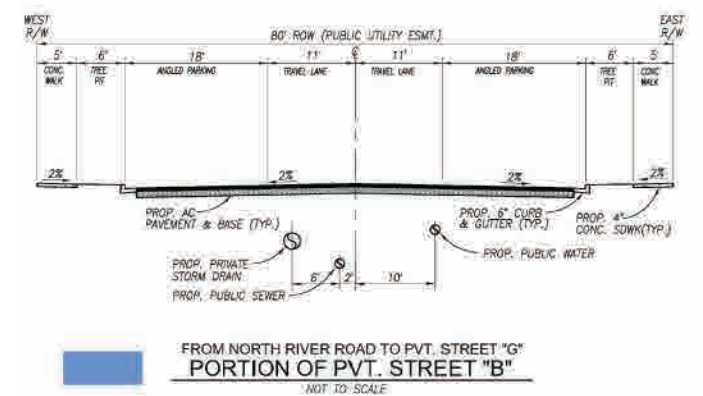
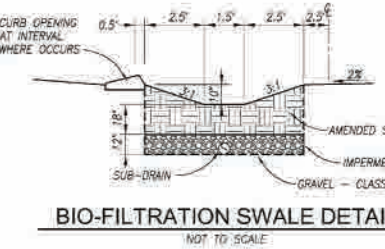
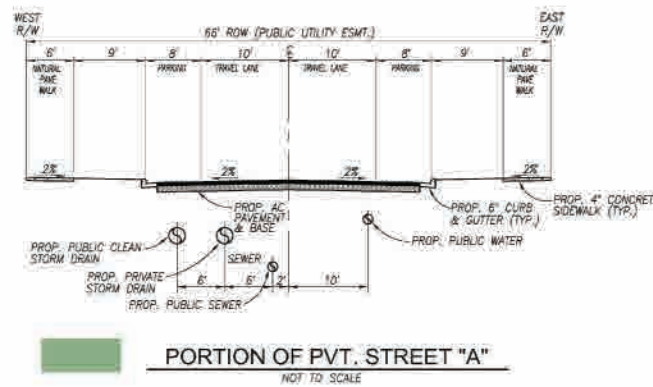
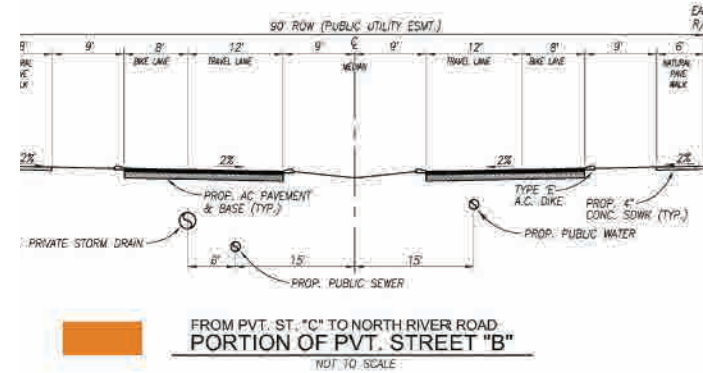
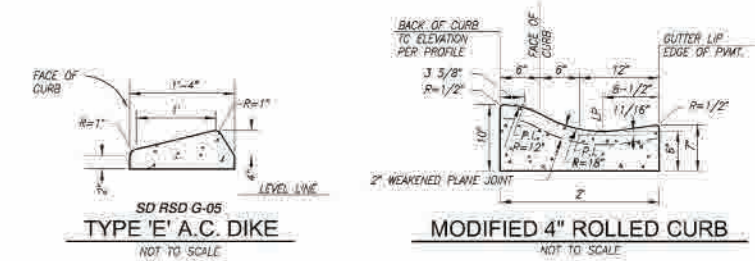
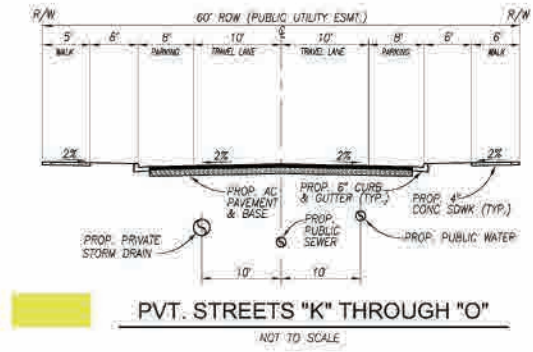
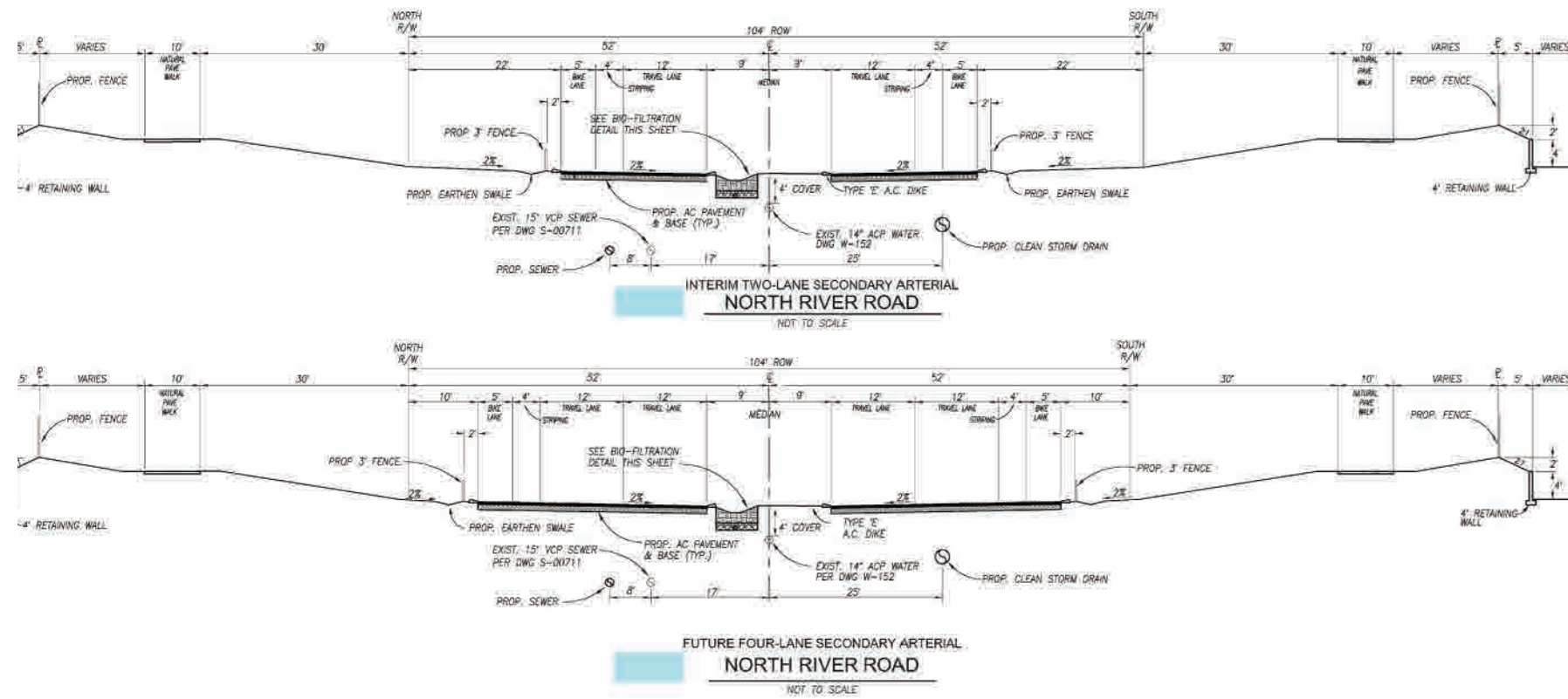
ROADWAY TYPOLOGIES							
SECTION	ROADWAY TYPE	TRAVEL LANES	RIGHT OF WAY	BICYCLE CLASS	PARKING	SPEED LIMIT	PAVEMENT WIDTH
1	North River Road (Interim)	2	104'	I and II	None	30 mph	60'
2	North River Road (Future)	4	104'	I and II	None	55 mph	84'
3	Private Street 'A' North	2	62'	I and II	On-Street	25 mph	32'
4	Private Street 'A' South	2	66'	I and II	On-Street	25 mph	36'
5	Private Street 'B' North	2	90'	I and II	None	25 mph	58'
6	Private Street 'B' South	2	80'	None	On-Street; Angled	25 mph	58'
7	Private Streets 'G' - Street 'J'	2	50'	None	On-Street; One side only	25 mph	32'
8	Private Streets 'K' through 'O'	2	60'	None	On-Street	25 mph	36'
9	Private Streets 'C' - Street 'F'	2	44'	None	On-Street; One side only	25 mph	32'
10	Wilshire Road 'A'	2	55'	None	None	25 mph	24'

SOURCE: SWA 2019

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FIGURE 3-5
Proposed Roadway Network

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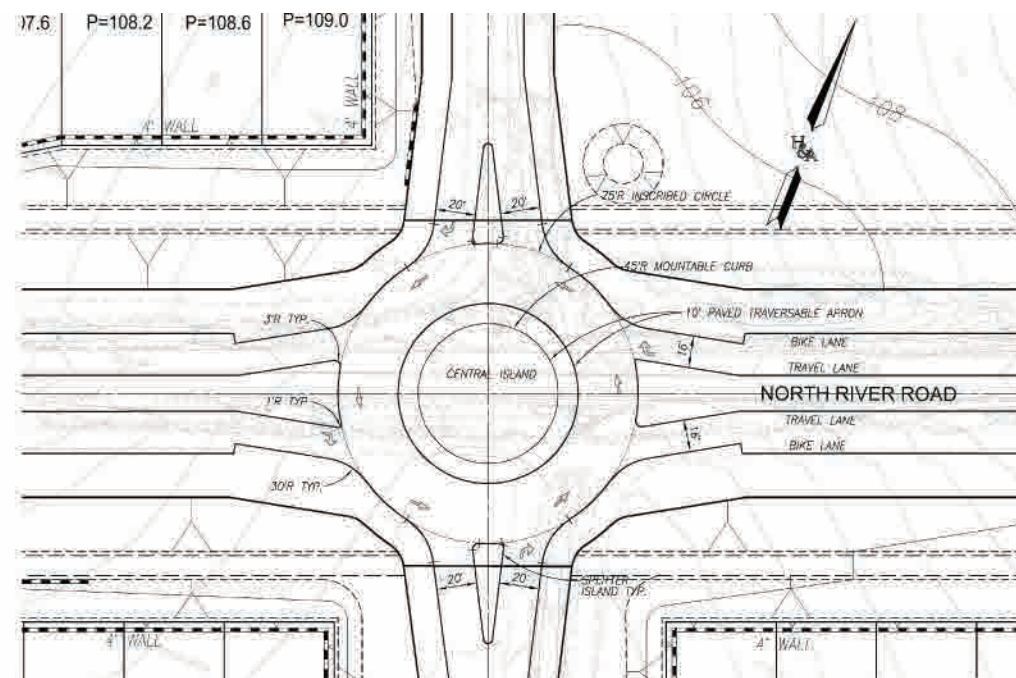
SOURCE: HUNSAKER AND ASSOCIATES 2018

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**FIGURE 3-6a
Roadway Sections**

North River Farms Planned Development Plan EIR

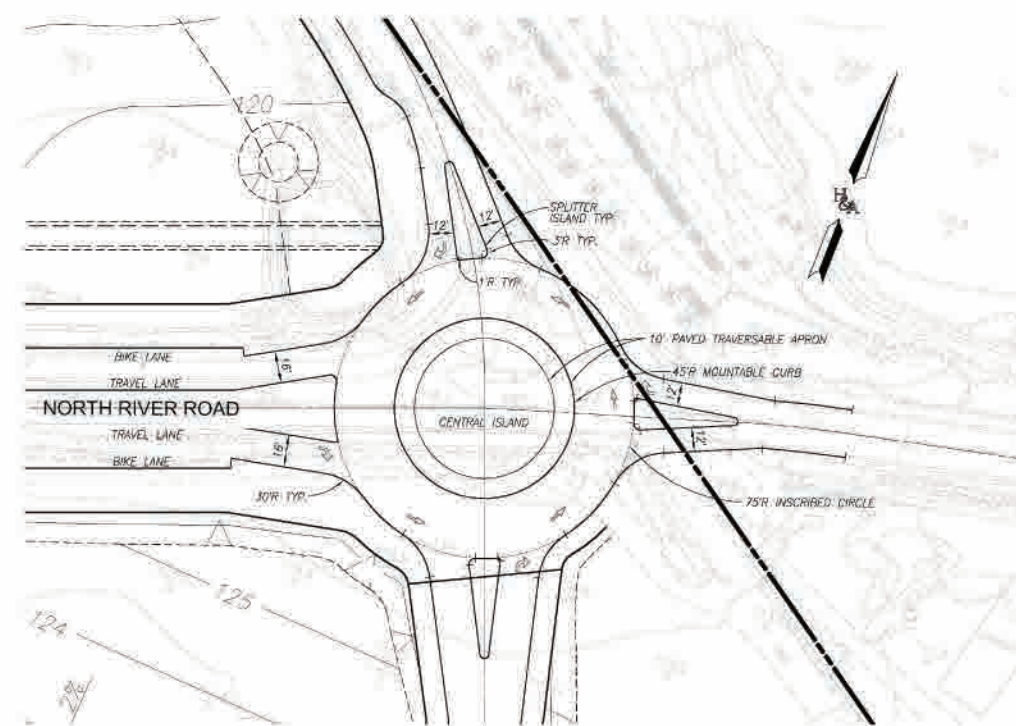
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WEST ROUNDABOUT DETAIL

SCALE: 1" = 40'

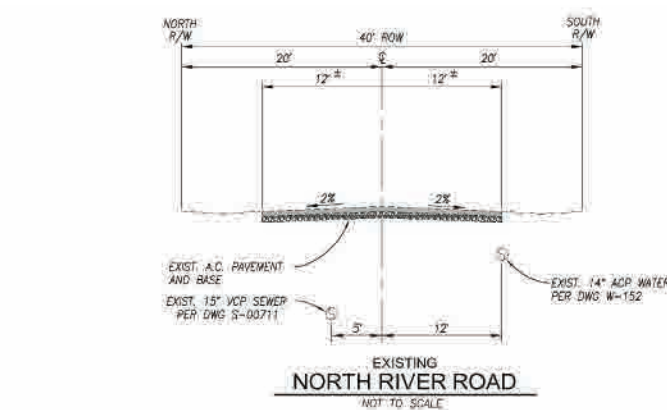
ROUNDABOUT DESIGN BASED ON U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION PUBLICATION NO. FHWA-RD-00-067 "ROUNDABOUTS: AN INFORMATIONAL GUIDE"



EAST ROUNDABOUT DETAIL

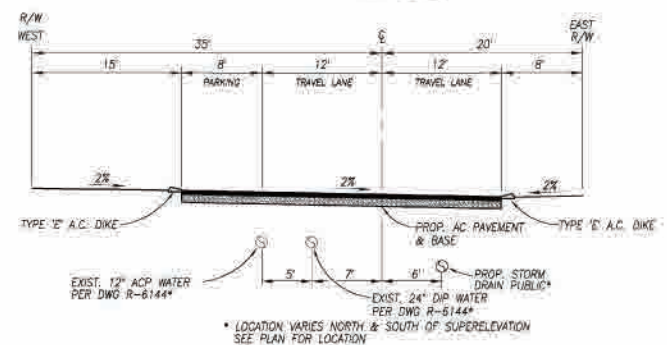
SCALE: 1" = 40'

ROUNDABOUT DESIGN BASED ON U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION PUBLICATION NO. FHWA-RD-00-067 "ROUNDABOUTS: AN INFORMATIONAL GUIDE"



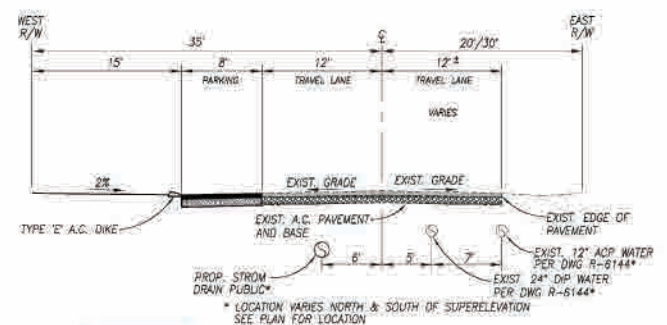
EXISTING NORTH RIVER ROAD

NOT TO SCALE



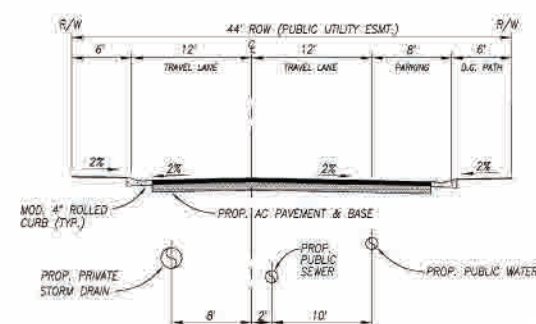
2% SUPER ELEVATION TWO-LANE COLLECTOR WILSHIRE ROAD (FULL WIDTH)

NOT TO SCALE



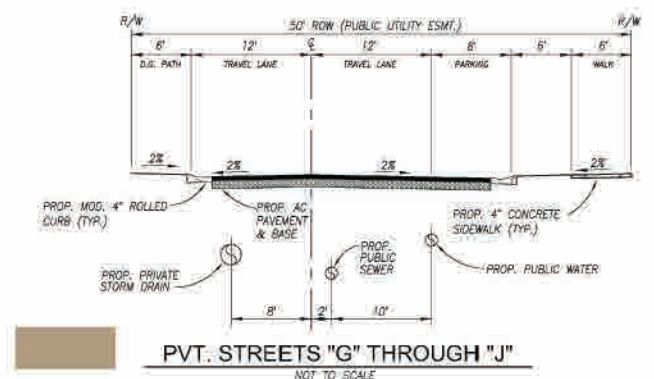
TWO-LANE COLLECTOR WILSHIRE ROAD (HALF WIDTH)

NOT TO SCALE



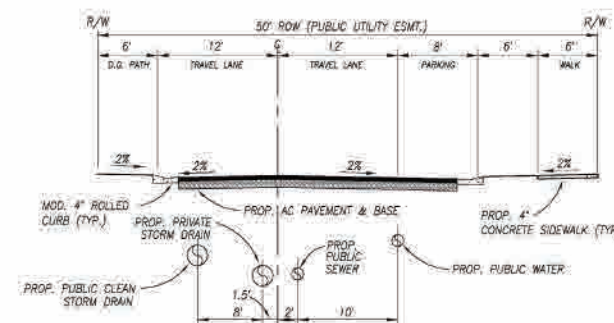
PVT. STREETS "C" THROUGH "F"

NOT TO SCALE



PVT. STREETS "G" THROUGH "J"

NOT TO SCALE



WEST OF PVT. STREET "A" PORTION OF PVT. STREET "J"



STREET SECTION KEY MAP

NOT TO SCALE

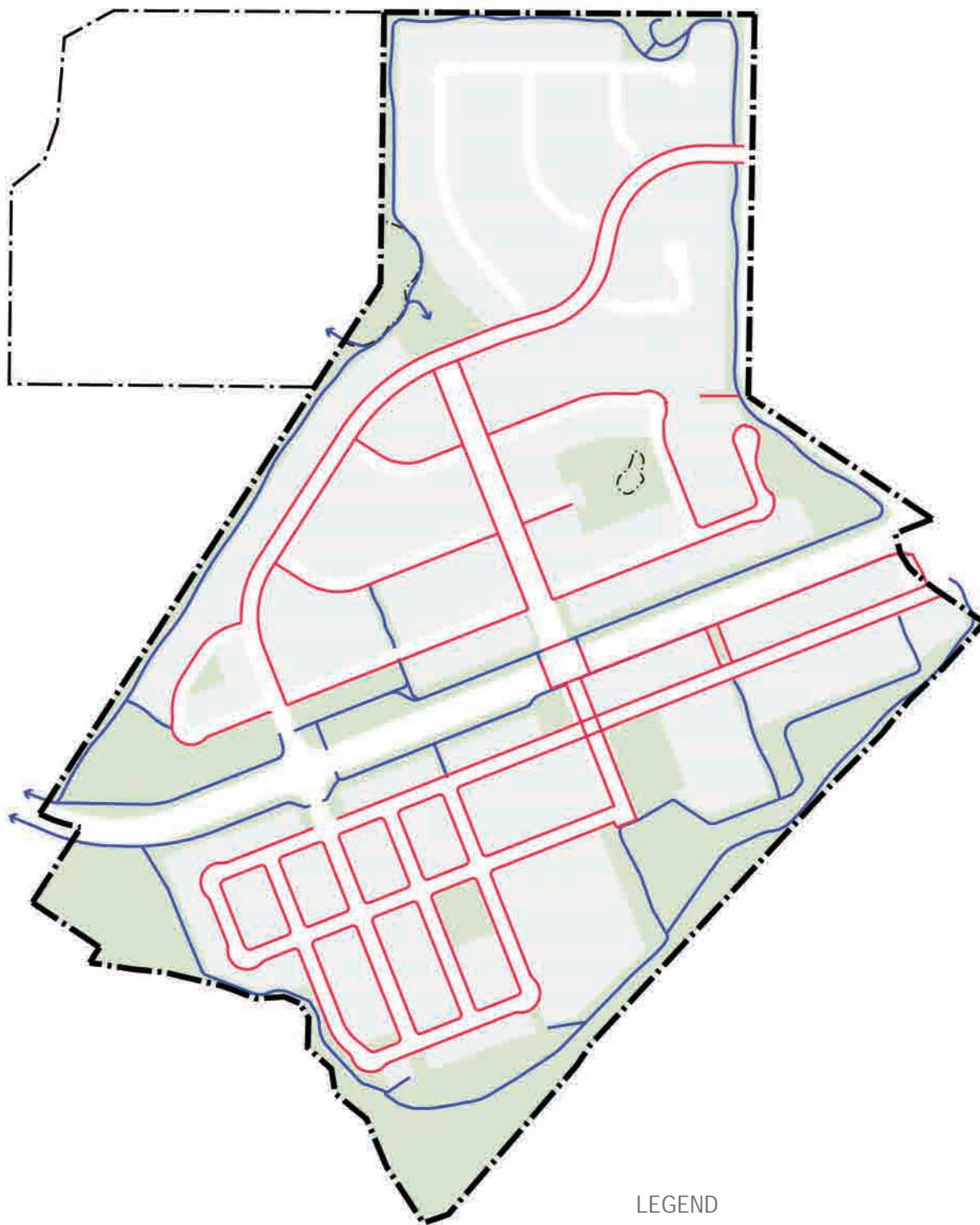
SOURCE: HUNSAKER AND ASSOCIATES 2018

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FIGURE 3-6b
Roadway Sections

North River Farms Planned Development Plan EIR

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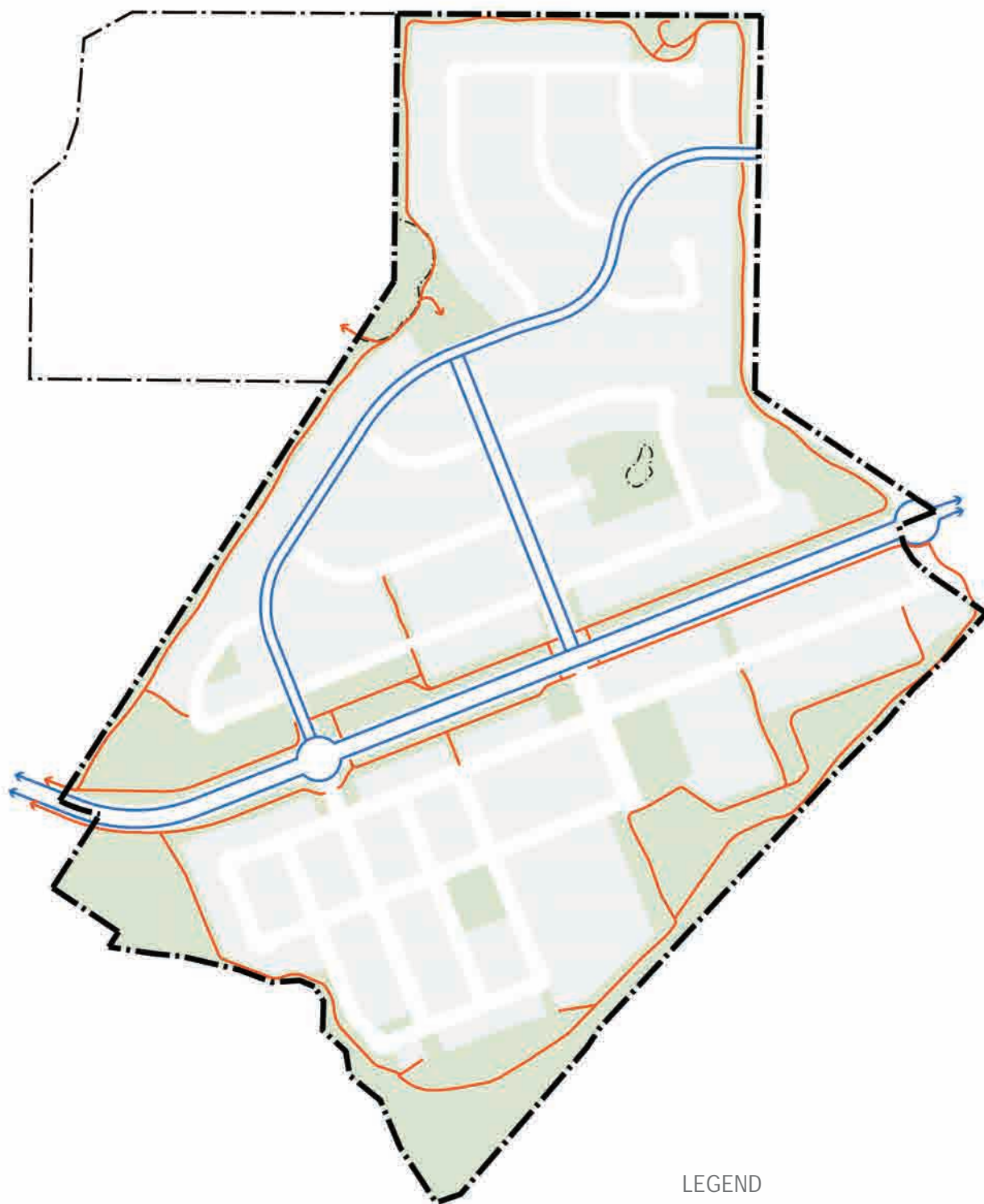


LEGEND

— OFF-STREET TRAIL | 3.78 MILES

— STREET ADJACENT TRAIL | 6.17 MILES

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LEGEND

- CLASS I BIKE TRAIL | 3.95 MILES
- CLASS II BIKE TRAIL | 3.3 MILES

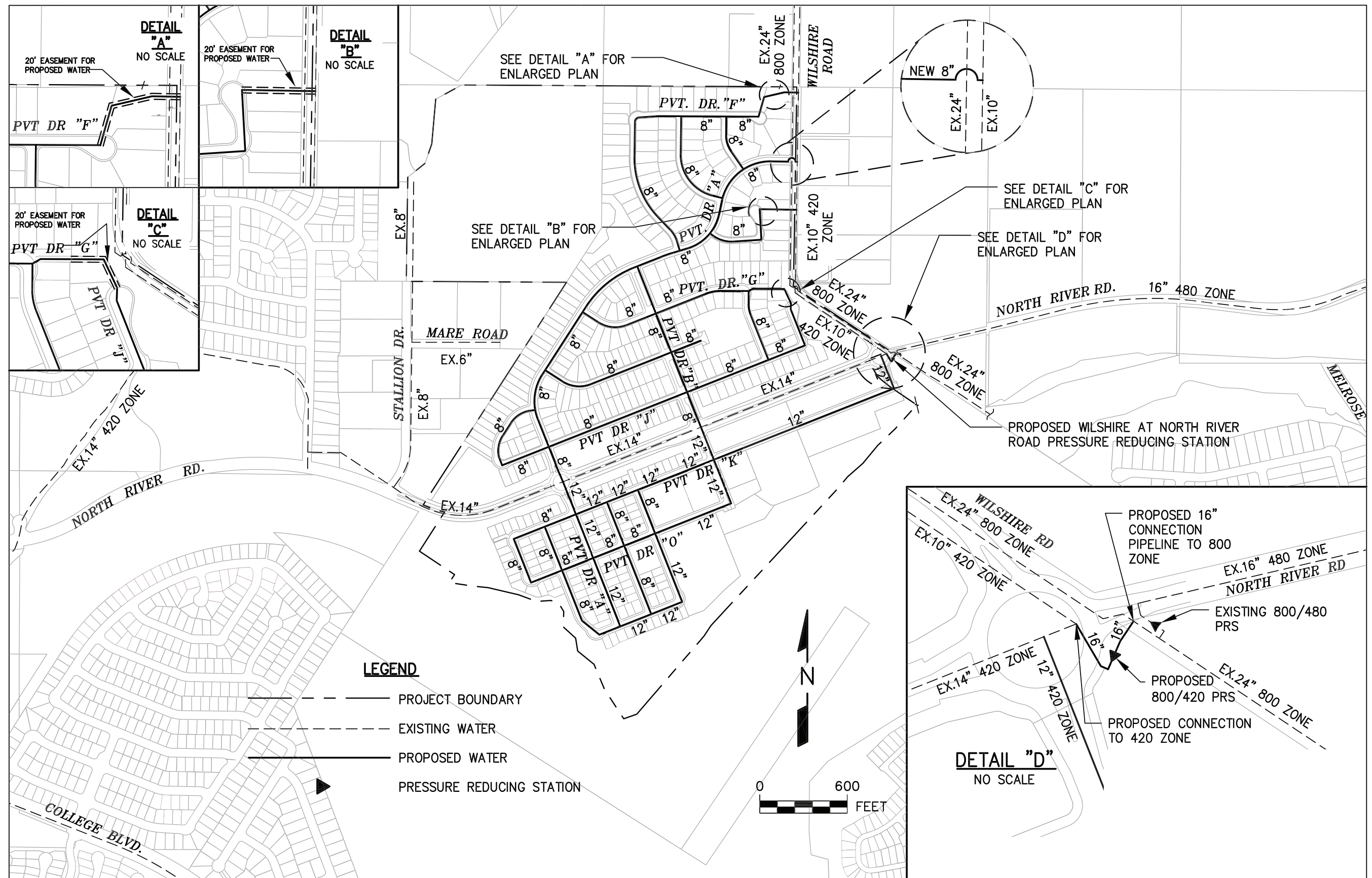
SOURCE: SWA 2019

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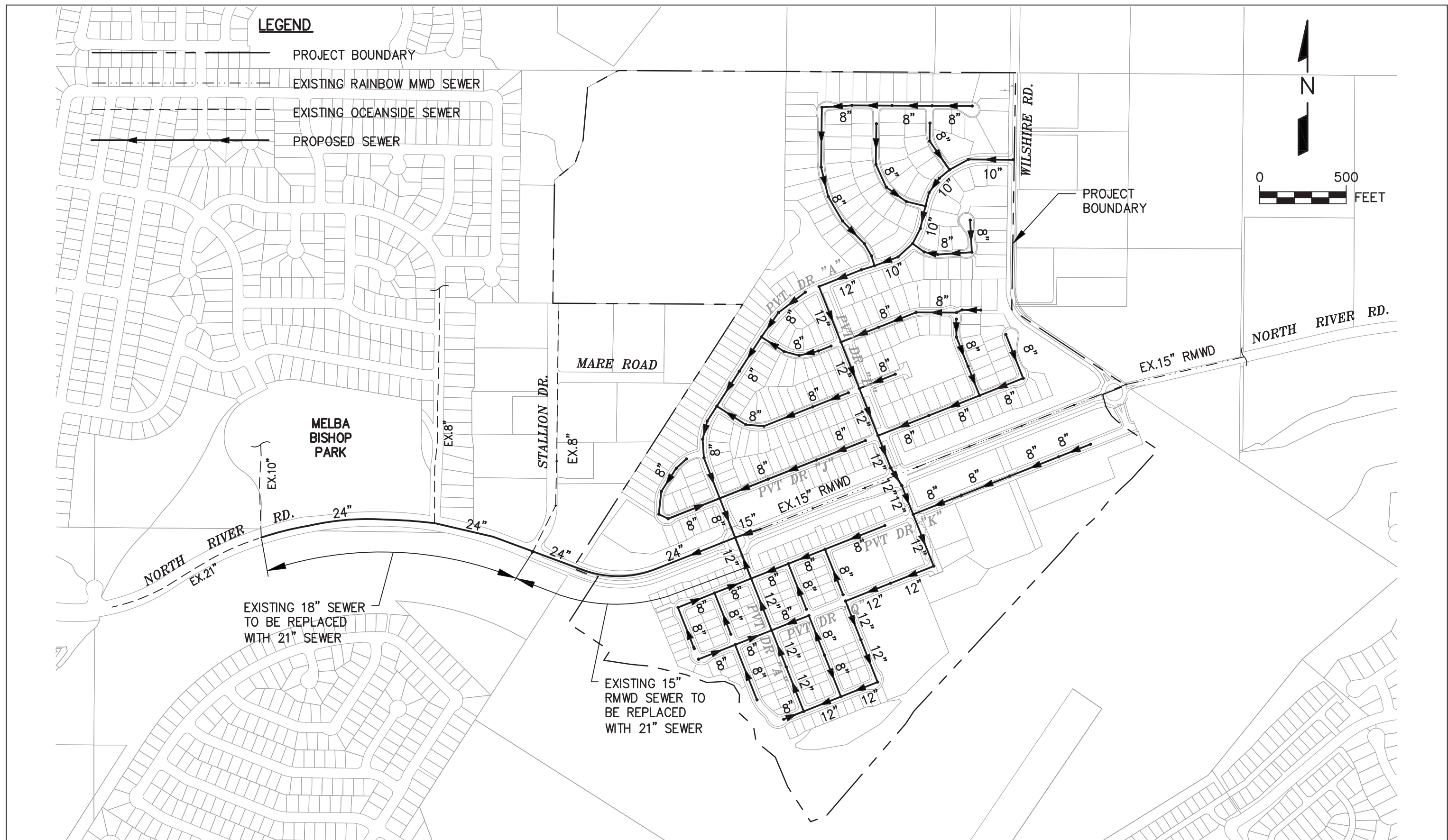
FIGURE 3-8
Proposed Bicycle Network

North River Farms Planned Development Plan EIR

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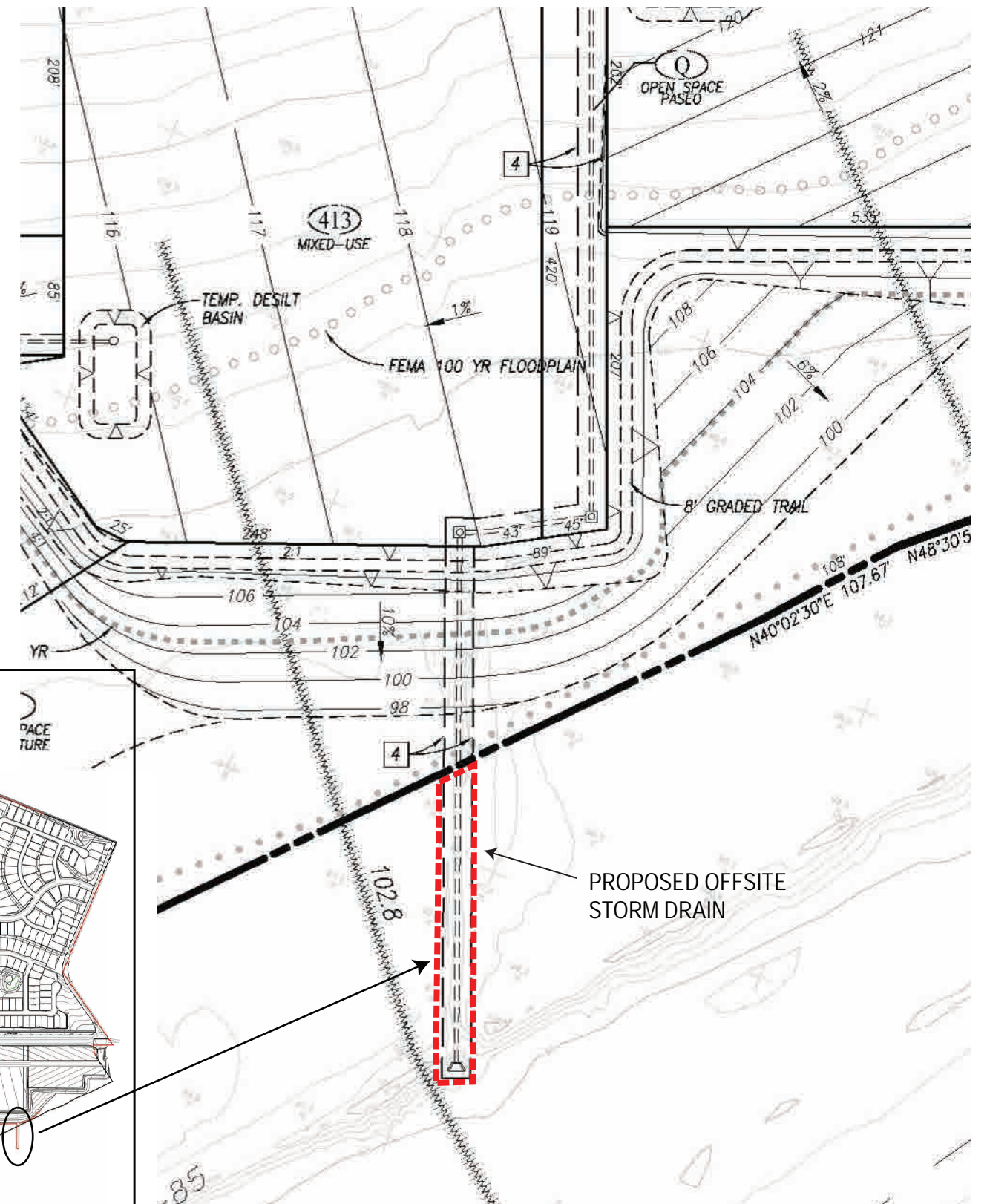
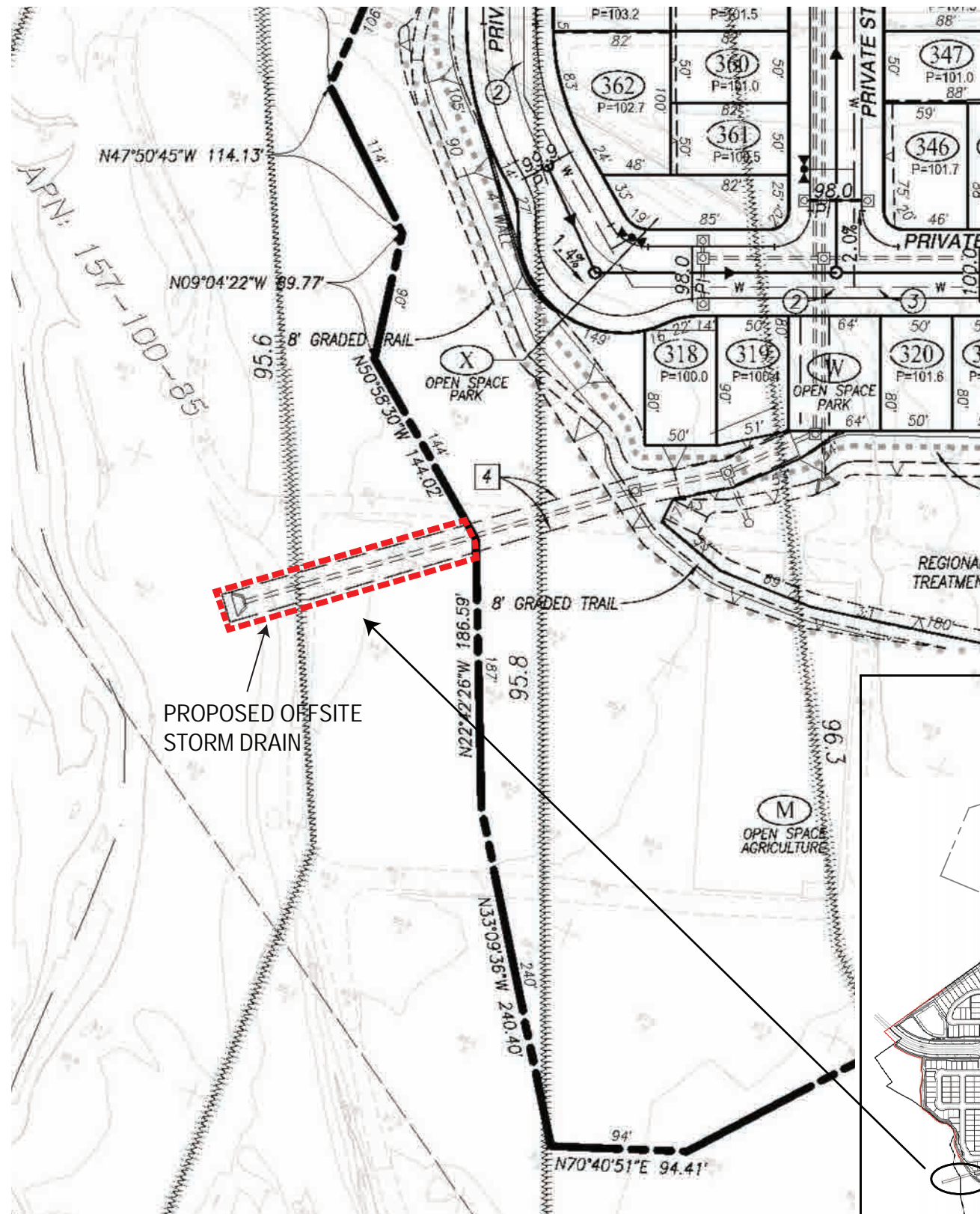
SOURCE: DEXTER WILSON ENGINEERING 2019

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FIGURE 3-10
Proposed Sewer System

North River Farms Planned Development Plan EIR

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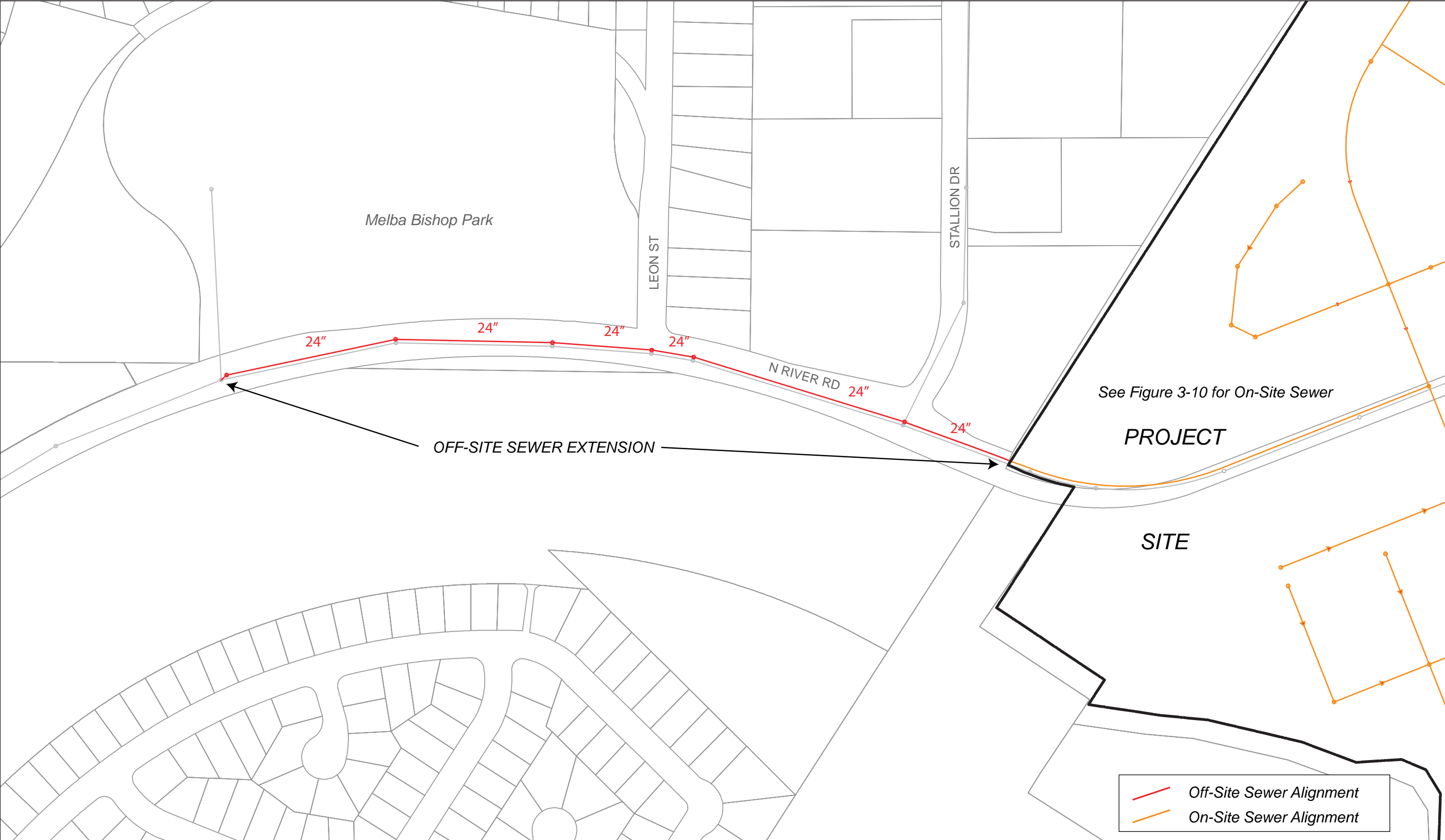


SOURCE: HUNSAKER & ASSOCIATES 2018

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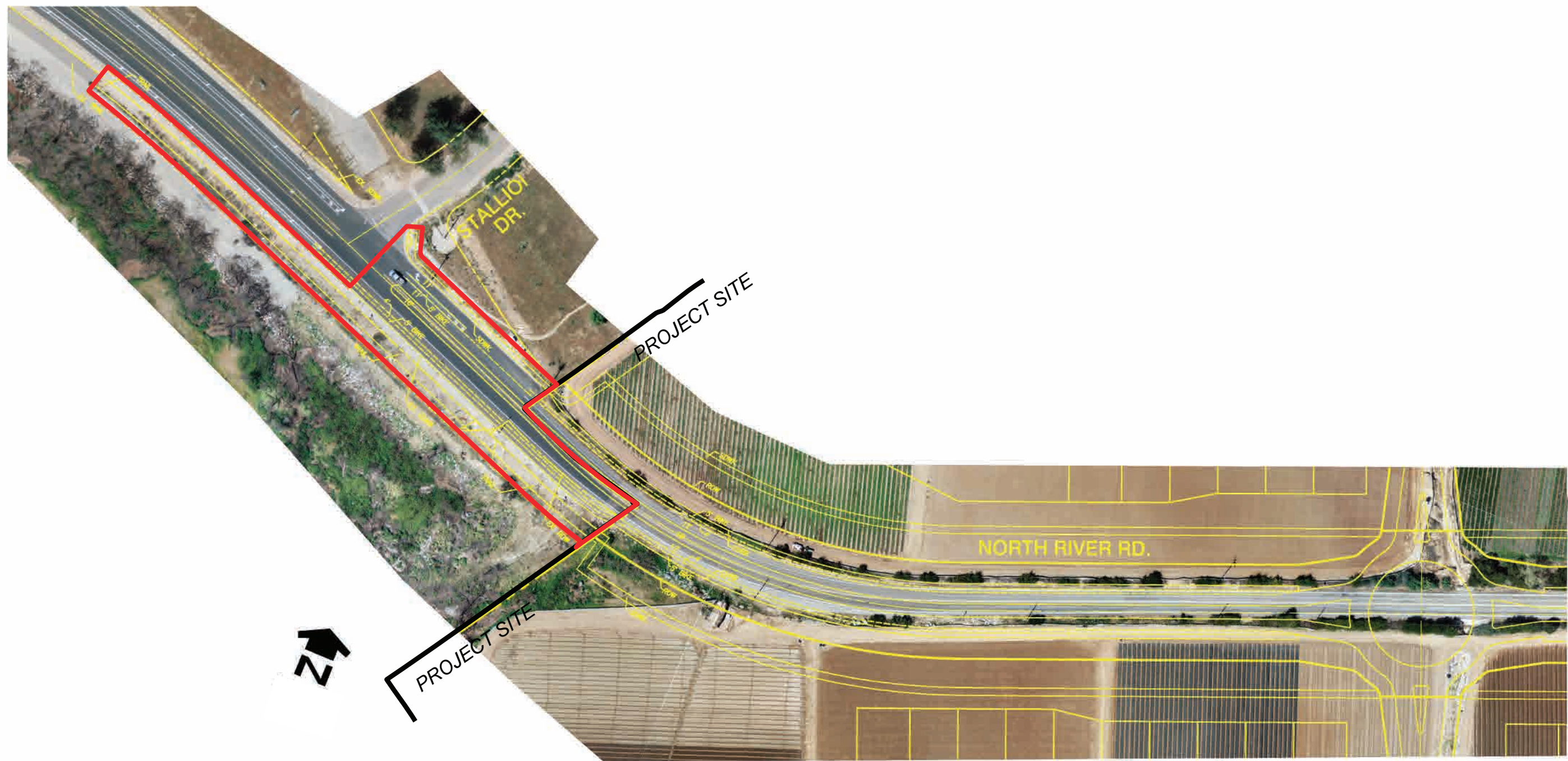
FIGURE 3-11a
Proposed Offsite Storm Drain Facilities
 North River Farms Planned Development Plan EIR

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SOURCE: HUNSAKER AND ASSOCIATES, INC. 2018

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SOURCE: HUNSAKER AND ASSOCIATES, INC. 2018

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FIGURE 3-11c
Proposed Off-Site Street and Trail Improvements—West of Project Site

North River Farms Planned Development Plan EIR

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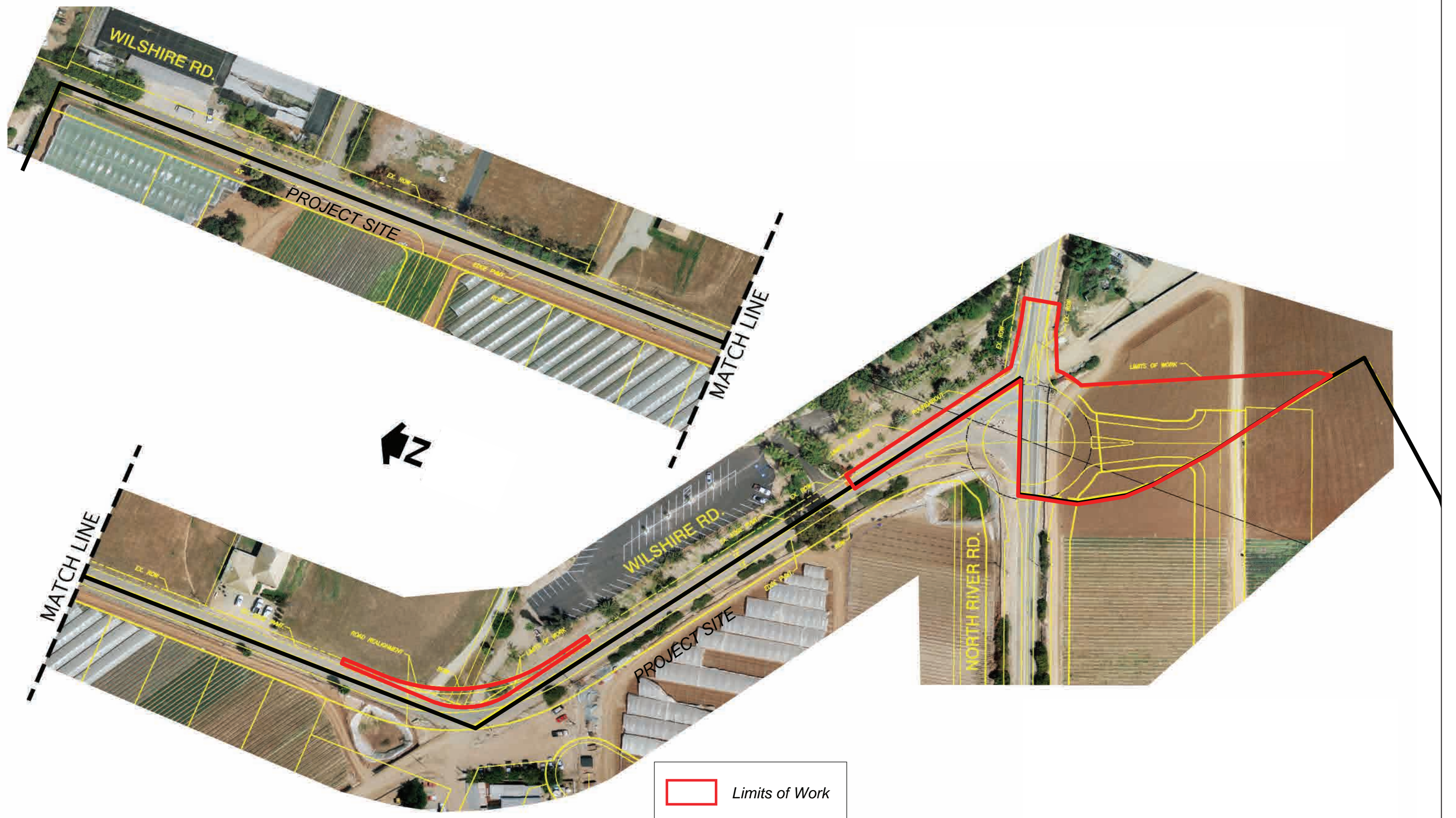
SOURCE: HUNSAKER AND ASSOCIATES, INC. 2018

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FIGURE 3-11d
Proposed Off-Site Street Improvements—North River Road at Sleeping Indian Road

North River Farms Planned Development Plan EIR

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SOURCE: HUNSAKER AND ASSOCIATES, INC. 2018

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FIGURE 3-11e
Proposed Off-Site Street Improvements–Wilshire Road

North River Farms Planned Development Plan EIR

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NOTE:
THIS IS A PRELIMINARY DESIGN BASED ON RECORD INFORMATION. PARCEL LINES, RIGHT OF WAY AND TOPO OBTAINED FROM SANGIS, AERIAL IMAGRY OBTAINED FROM ESRI.

SOURCE: HUNSAKER AND ASSOCIATES, INC. 2018

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FIGURE 3-11f
Proposed Off-Site Street Improvements–Douglas Drive
North River Farms Planned Development Plan EIR

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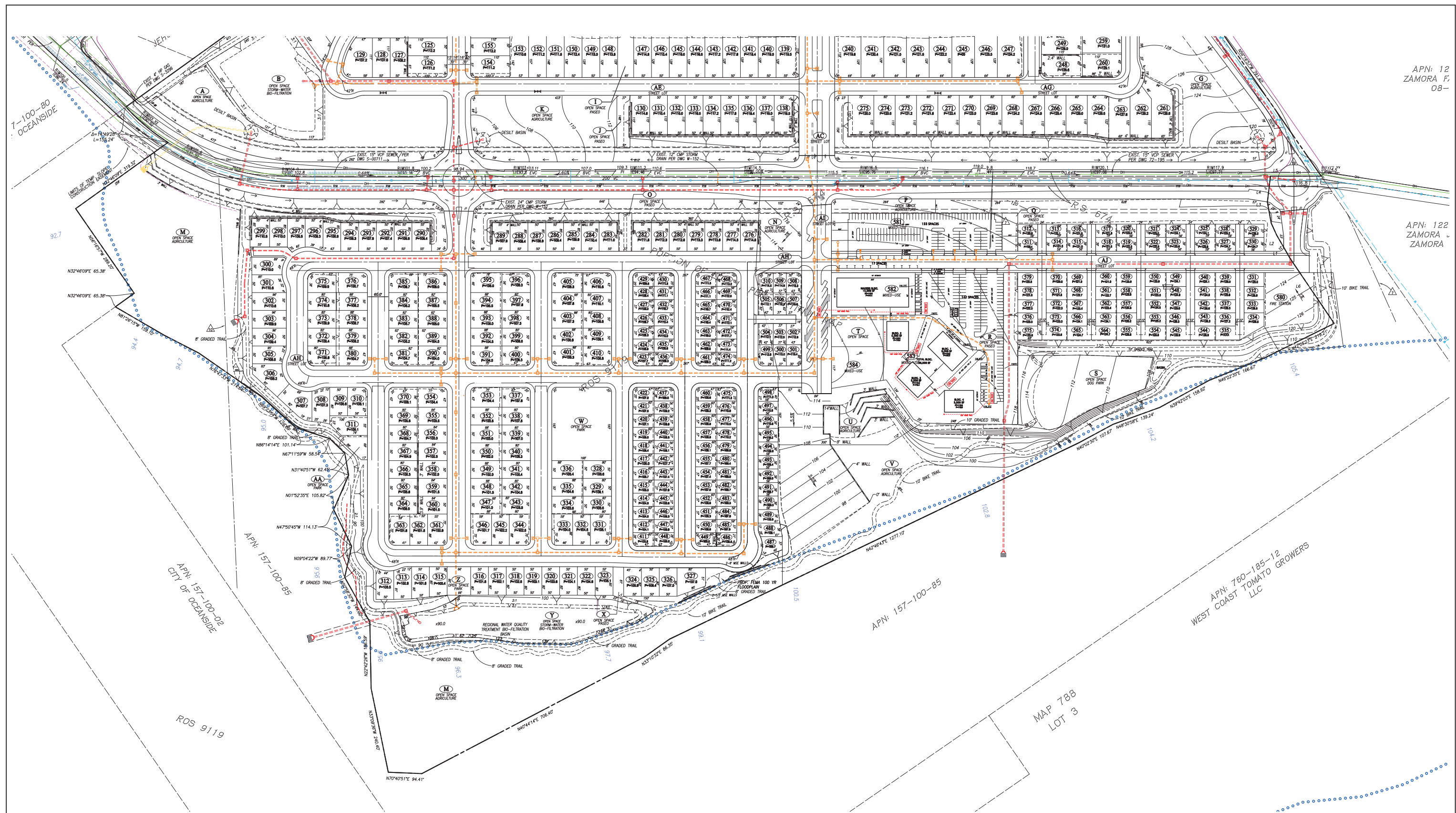


SOURCE: HUNSAKER AND ASSOCIATES 2019

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FIGURE 3-12a
Vesting Tentative Map-North Half
 North River Farms Planned Development Plan EIR

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APPENDIX B

North River Farms Planned Development Plan



North River Farms

Planned Development Plan

Preliminary Draft / 18 July 2019



North River Farms

Planned Development Plan



Submitted by



Dexter Wilson Engineering

DUDEK

HUNSAKER & ASSOCIATES

Prepared by

swa

MSimpson ASLA
Planning-Landscape Architecture

North River Farms

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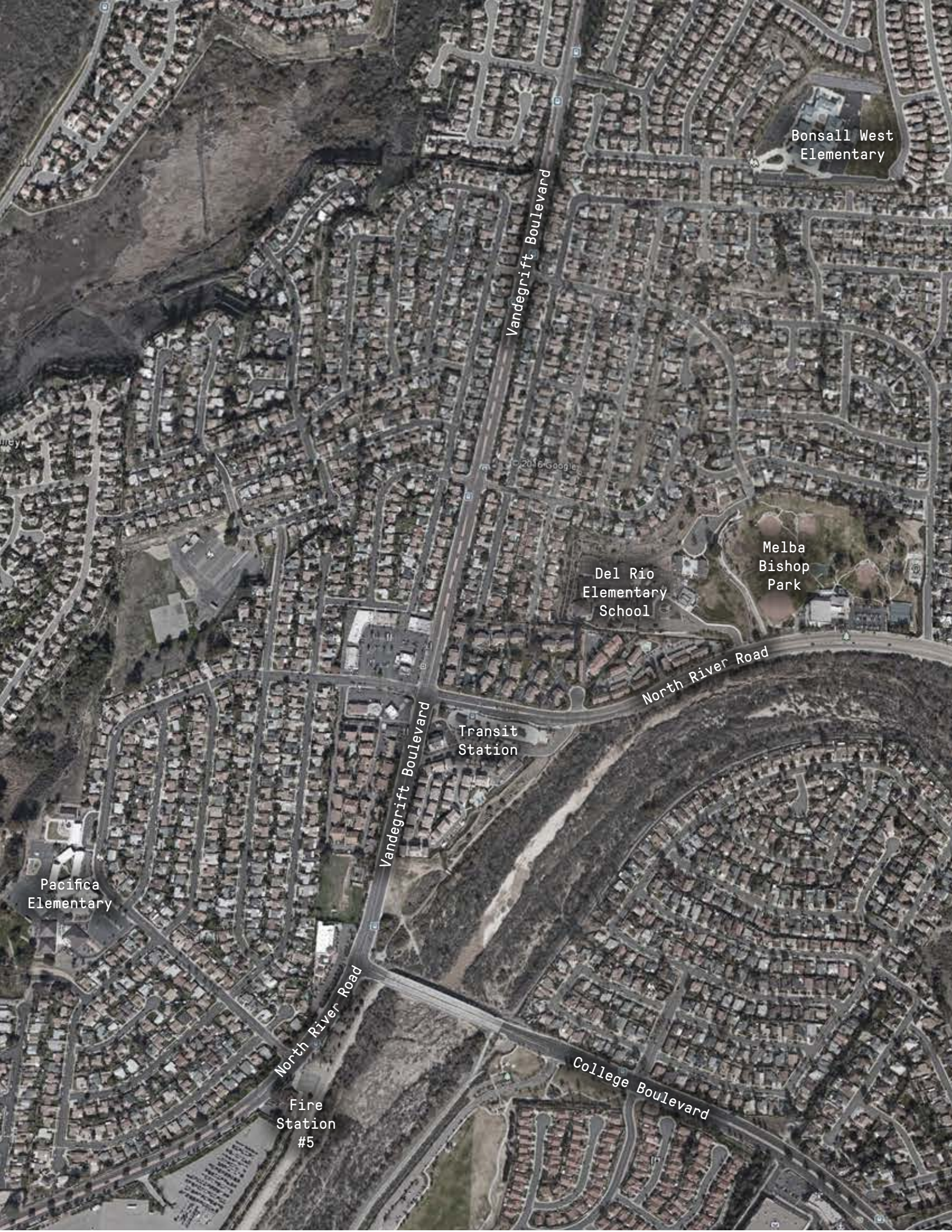
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Bonsall West
Elementary

Vandegrift Boulevard

Del Rio
Elementary
School

Melba
Bishop
Park

North River Road

Transit
Station

Vandegrift Boulevard

Pacifica
Elementary

North River Road

Fire
Station
#5

College Boulevard



North River Road

North River Road

San Luis Rey River

1.0 Introduction

1.1 Project Overview

The North River Farms Planned Development Plan (the “Plan”) area is located in the north eastern portion of the City of Oceanside, as shown by Figure 1-1, Regional Map. The Plan area marks the western entry to a region known as South Morro Hills. The 213-acre plan area is generally bisected into northern and southern sections by the existing North River Road alignment. The site and nearby surroundings are shown on Figure 1-2, Vicinity Map.

The North River Farms Plan envisions the development of a high quality agricultural based community. North River Farms intends to be a community that is connected to the greater land and its adjacent uses, promoting healthy food and healthy living, while bringing generations and the surrounding region together through agriculture, education, sustainable living and commerce. North River Farms provides access to agriculture in a way that is usable, tangible and educational to become a catalyst for the new agricultural era in this region.

The Plan establishes the land use, density, development regulations, design standards and primary infrastructure components that will direct future development within the plan area.

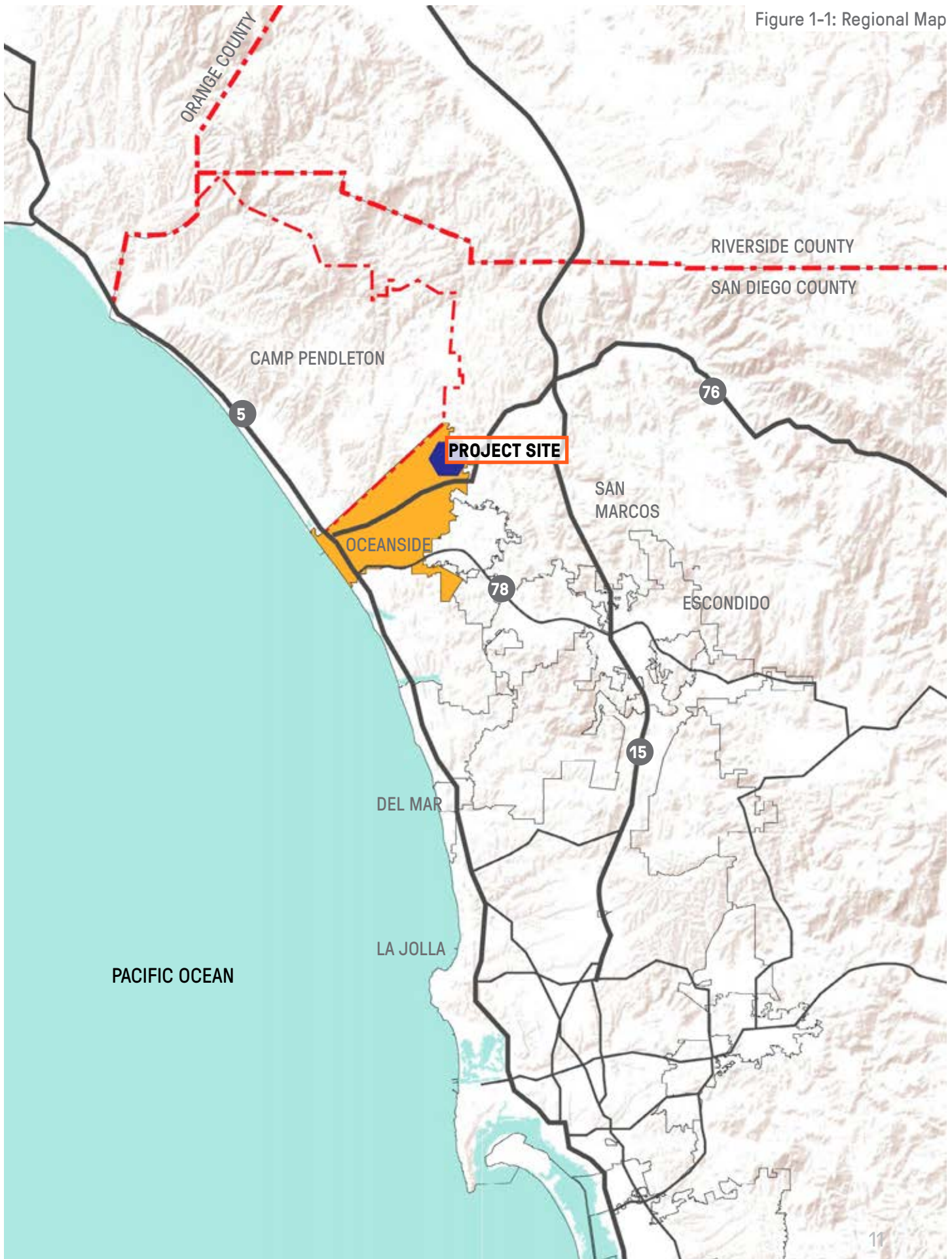
The Plan designates four separate districts that will support a variety of uses. The Village Core, or heart of the community, centers on the production farm. This area is intended to employ flexibility in the market place. A key component linking the farm to the broader community is the Education Center. Passive open space for gathering, farmers market stalls, flexible building space for retail or community uses, residential, and maker spaces are all

potential uses within this mixed use district. Designed to support the mixed use core, and to be walkable in nature, the Riverside District will feature cluster developments and small lot detached single family homes. A mix of one and two stories, these homes may serve multi-generational buyers. In order to respond to existing edge conditions, the Plan transitions from medium density around the core to a lower density north of North River Road. The North Village will feature a variety of single family detached homes, focusing on the agricultural opportunities and recreation north of the core. Farther north, in the Hilltop Village, large lot residential is intended to act as neighbors to the large lot single family residential outside of the Plan.

The Plan establishes an overall development range that could allow for a variety of agricultural uses, an array of housing types, an Education Center, and flexible commercial uses with a unit cap of 585 dwelling units which corresponds to an overall density range of 2.74 dwelling units per gross acre. Separate land use designations and development densities are prescribed in the Plan where ultimate density and build-out will be determined by the future development plans proposed for each area. All future plans will be reviewed for consistency with the Plan.

Development envisioned in the Plan will offer distinct planning areas that are tied together by a strong architectural and landscape design theme influenced by the area and its agricultural theme. The main architectural character appropriate for the PD Plan area are within the American Farm House and associated families. The concept, inspiration and vision for North River Farms are one of a relaxed traditional American Village. This

Figure 1-1: Regional Map



village will offer a variety of architectural styles including Cottage, Americana, Modern Farmhouse, California Bungalow and Craftsman. Districts will include attached and detached housing featuring one and two-story structures with potential square footages ranging from 1,200 to 4,600 square feet, with potential for three-story structures in the village or for agricultural facilities.

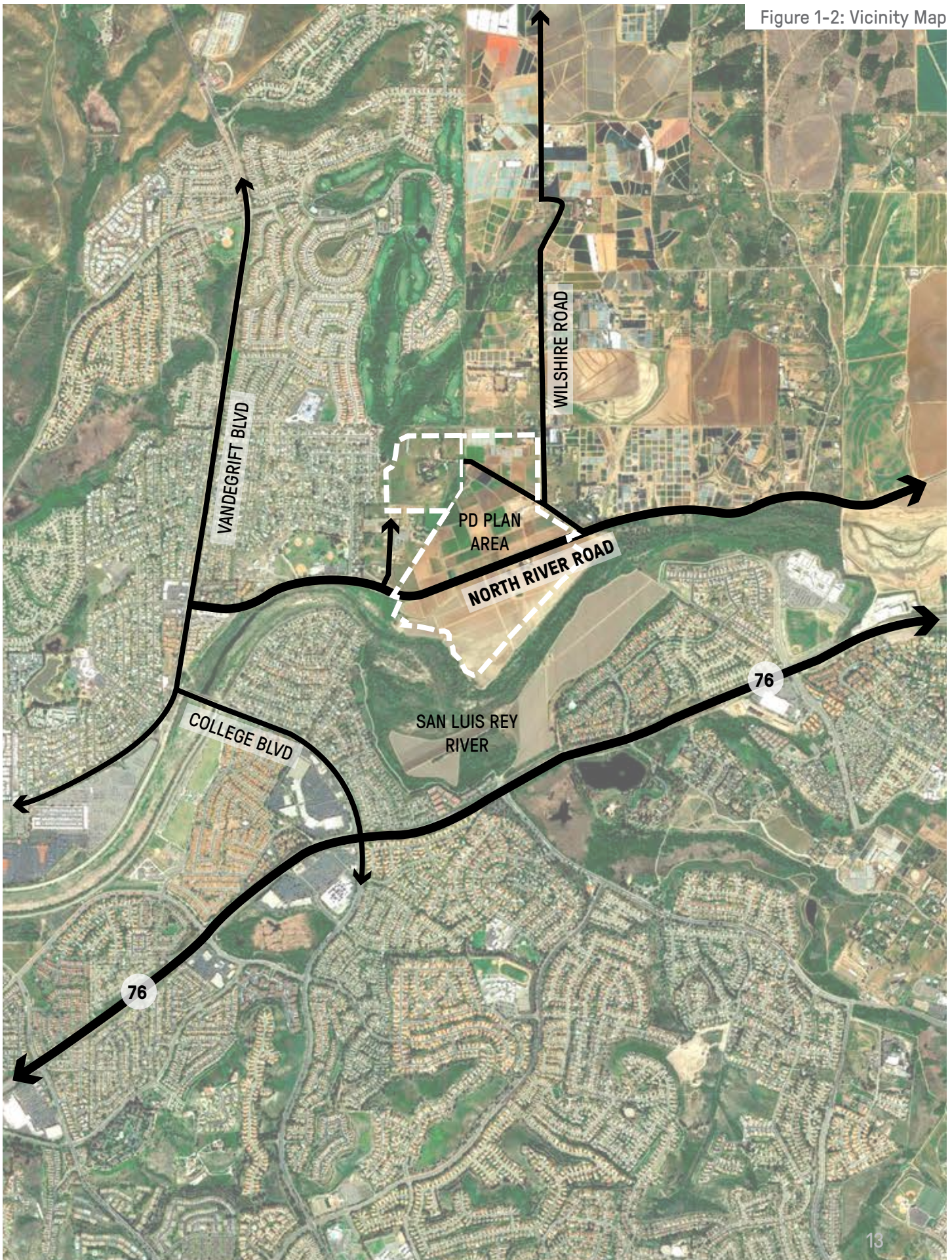
The Plan provides a comprehensive approach to the integration of agriculture and open space. A variety of parks, landscaped pathways, and open space areas are located throughout the project and are planned to be a short distance from all homes. These features form a connected community amenity that will provide both passive and active elements serving the needs of different age groups and visitors. The communities within North River Farms are comprised of a variety of distinct housing types interconnected by a system of different agrarian areas, orchard greens, walkable streets, neighborhood services, commerce, open space, agriculture and iconic community spaces. The east and west entry into the Plan reinforces the agricultural theme. A key design goal is to create a series of farm plots and agricultural facilities to be found throughout the community that bring together architecture and landscape to establish a distinct identity. A production style farm located on the south side of the Plan will be managed by a professional farmer and planted to produce CSA shares for purchase within the community and its neighbors. The Plan seeks to establish a

local food network that serves residents and the region beyond.

Prominent community open space elements help to define the character of the site and include a village park, a perimeter trail system and connections to the North and South Districts. Pedestrian and bicycle connectivity is an important focus of the planned landscape and site design. The pedestrian circulation system links community streetscape, parks, and common open space features across the site providing connectivity between districts.

The Plan will be the first step in the implementation of the project which will include a General Plan Amendment, Zoning Amendment, Planned Development Plan (PD), and a Vesting Tentative Map Application.

Figure 1-2: Vicinity Map



1.2 Location & Setting

The 213-acre North River Farms Project is located at the edge of suburban development where it meets rural areas near the northeastern edge of Oceanside, California; to the west is a mix of uses including churches, an elementary school, a park, suburban residential uses and a golf course. The western boundary of the Plan area marks the western boundary of an agricultural area known as South Morro Hills. Within South Morro Hills, there are a variety of uses including estate style homes, production agriculture, a wedding venue and winery.

The Plan area is generally divided into two areas bisected by North River Road. The northern plan area is bordered on the east by Wilshire Road. Beyond the road, neighbors include 1 acre lots, the Paradise Falls wedding venue and a dog and horse training facility. To the west, the Plan area borders on the Arrowood public golf course and subdivision along with single family residential uses and churches. Existing agriculture and the San Luis Rey River border

the southern area of the Plan area.

The Plan area is near transportation, education, and retail service centers. Transportation consists of State Route 76 to the south and Vandergrift Boulevard and College Road to the west. The San Luis Rey Transit Center is located approximately one-half mile to the west. Neighborhood shopping opportunities are available along Vandergrift Boulevard and College Boulevard.

Melba Bishop Recreation Center, located in 16-acre Melba Bishop Park, is a 35,000-square-foot facility designed to meet the needs of the entire community. Included in the facility are a gymnasium with two full-size basketball courts and locker/shower facilities, auditorium, meeting room, dance/fitness room, weight room and preschool room.

No major utility easements traverse the Plan area.



1.3 Purpose & Scope of the Plan

The North River Farms Plan constitutes the zoning, use regulations, and development criteria for future development of the property. The Plan has been prepared in accordance with provisions of the City of Oceanside Zoning Ordinance, specifically Article 17, which outlines the requirements of the Planned Development district. As presented in Section 1701 of the Zoning Ordinance, the specific purposes of the Planned Development District are to:

- Establish a procedure for the development of parcels of land in order to reduce or eliminate the rigidity, delays and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.
- Ensure orderly and thorough planning and review procedures that will result in quality urban design.

- Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space and amenity.
- Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it.

The PD Zone has been selected to implement this development as it allows for a variety of residential densities and building types within a comprehensive site design utilizing common infrastructure and site amenities. The Plan is a mechanism to provide customized zoning regulations and development standards to address compatibility with adjacent uses. The North River Farms project will comply with all state and local building codes.

1.4 Administration Overview

This project, as a Planned Development, and its associated Re-zoning/Preliminary Planned Development Zoning Ordinance for the property, as approved and adopted by the Oceanside City Council, will serve as a supplement to the existing Oceanside Zoning Code for the Plan Area. The City Planning Staff, Planning Commission, and City Council will use this Planned Development as a vehicle to review specific development proposals and to implement the project's vision and regulations. Future development proposals and plans, whether individual buildings or collectively phased projects, must comply with the Planned

Development, as well as the General Plan and Zoning Code, where applicable. The Planned Development is intended to be used by City staff, property owners, architects, landscape architects, designers, builders and developers in the planning and design of individual projects within the Plan area. Section 12, Plan Implementation, provides a complete overview of the administration and implementation of the Planned Development.

Performance Standards as specified in Article 30, Section 3024 of the Zoning Ordinance shall apply to the Planned Development as required by Article 17, Section 1703.

1.5 Discretionary Applications

To support development of the North River Farms Planned Development Plan, the project consists of the land use applications described in more detail in Section 4 – Land Use and Planning Areas. Development proposals for each Planning Area will be obligated to submit complete land use applications including, but not limited to; Engineering, Architecture and Landscape Architecture plans (ultimately developed into Construction Drawings) for review and approval subject to the current municipal and building codes Planned Development requirements, and City policies.

A. General Plan Amendment

The Plan area is under a current City of Oceanside General Plan designation of Agricultural District (A). The designation does not provide for the ultimate residential densities and mix of land uses proposed for the project. The changes in the general plan land use categories allow for a range of housing types appropriate for the area and provides for a mix of commercial and lodging uses suitable to support agritourism.

A General Plan Amendment is being processed concurrently with the Plan to establish appropriate land use designations and density ranges for the project. Four planning areas have been defined. These villages are: Hilltop Village at the upper north section of the project, North Village located north of North River Road, Riverside Village, south of North River Road at the west project area, and the Village Core in the south east center of the community. The Hilltop Village is planned for single family residential with larger lot sizes. The North Village proposes a variety of low density, single family housing lot sizes. The Riverside Village proposes a variety of medium density housing products. In the area known as the

Village Core a variety of housing types will be allowed as well as Village Commercial uses. These land use designations correspond to the individual Planning Areas, which are explained further in Section 4.

B. Zoning Amendment

Currently, the entire property is designated as Agricultural – (A) under the City’s Zoning Ordinance. A Zone Amendment is proposed that will designate the entire property as Planned Development – (PD) with the North River Farms Plan serving as the regulating document.

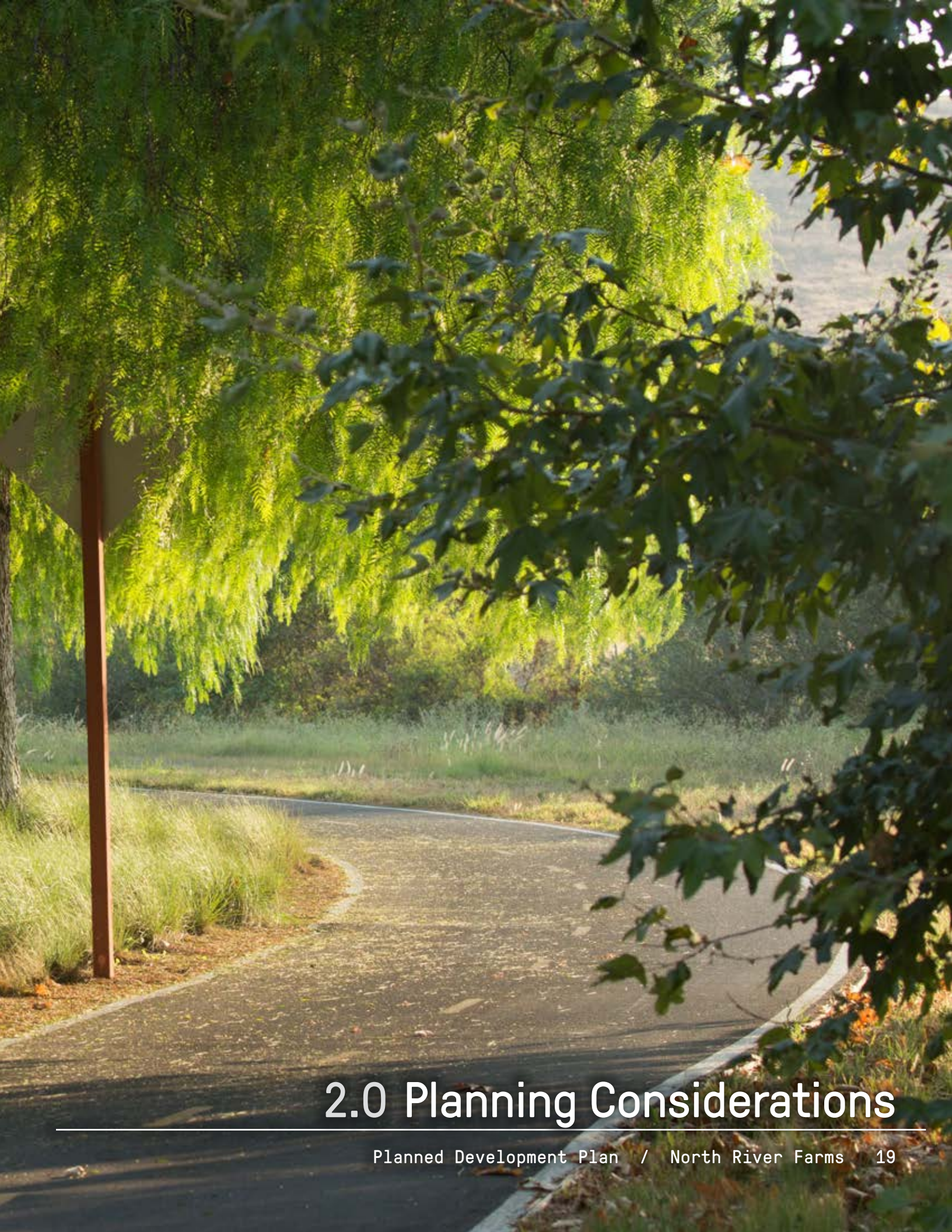
C. Vesting Tentative Maps

A Vesting Tentative Map (TM) is proposed that will present specific lot configurations for all Planning Areas. The TM also creates master lots in the Village Core to be developed separately subject to the review process defined in Section 12, Plan Implementation

D. Development Plan

A Development Plan is proposed as required in conjunction with the Plan. The Development Plan corresponds to the Vesting Tentative Map presenting the proposed lotting and conceptual grading elements of the project. The Development Plan for the Planning Areas presents the proposed site layout and project architecture along with additional information related to aesthetics, building orientation, circulation and parking, conceptual landscaping, open space, and storm drainage. Precise development plans for future phases will be submitted at a later date. These plans will provide all required details and information outlined in Article 43 of the City of Oceanside Zoning Ordinance.





2.0 Planning Considerations

2.1 Surrounding Land Uses

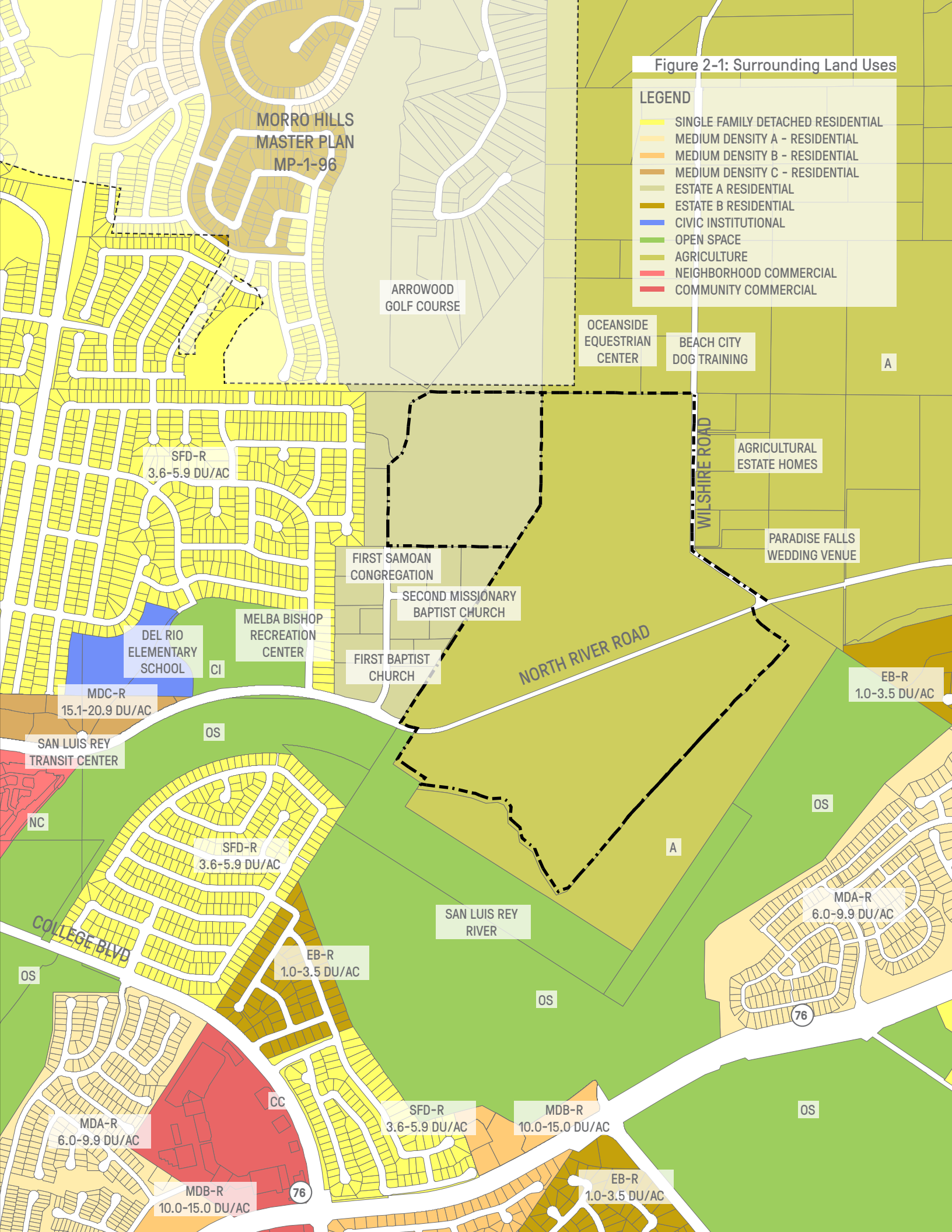
The Plan area lies at the western gateway to the South Morro Hills region. The Plan area is surrounded by a variety of agricultural and residential land uses, as depicted in Figure 2-1, Surrounding Land Uses. Directly west of the property are institutional uses including two churches residential parcels and beyond that, Melba Bishop Park. To the northwest lies the Morro Hills Master Planned Development and Golf Course (Arrowood). Directly north of the Plan area is an agricultural parcel used as a dog training and boarding facility. Estate homes of less than 2.5 acres are to the East and to

the Southeast lies Paradise Falls wedding and event venue. With the exception of the commercial agriculture to the South, the Plan area does not border any existing commercial agricultural operations. In addition to existing agriculture, the property is bordered by the San Luis Rey River on the South. This surrounding development pattern places the property in the unique position of being located in a transition zone at the eastern edge of the residentially developed land in this area of Oceanside.

Figure 2-1: Surrounding Land Uses

LEGEND

- SINGLE FAMILY DETACHED RESIDENTIAL
- MEDIUM DENSITY A - RESIDENTIAL
- MEDIUM DENSITY B - RESIDENTIAL
- MEDIUM DENSITY C - RESIDENTIAL
- ESTATE A RESIDENTIAL
- ESTATE B RESIDENTIAL
- CIVIC INSTITUTIONAL
- OPEN SPACE
- AGRICULTURE
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL



2.2 Existing Circulation & Access

The following provides a brief description of the street system and circulation elements in and around the Project area roadways:

- State Route 76 (SR 76) is generally an east-west highway and is currently built as a four-lane divided expressway south of the Project study area. The posted speed limit is 50 mph. Class II bicycle lanes are provided on both sides of the roadway and on-street parking is prohibited.
- North River Road is built to its City of Oceanside Circulation Element classification as a four-lane major arterial between Douglas Drive and College Boulevard and as a five-lane major arterial from College Boulevard to Vandegrift Boulevard. The Circulation Element calls for a future additional northbound left-turn on College Boulevard approaching the North River Road intersection. Between Douglas Drive and Vandegrift Boulevard, Class II bicycle lanes are provided on both sides of the roadway and on-street parking is prohibited.
- From Vandegrift Boulevard to Los Morros Way, North River Road is currently constructed as a four-lane divided roadway with a paved width of approximately 70 feet. From Los Morros Way to Stallion Drive it then narrows to a two-lane road providing curbside parking and bike lanes on both sides of the street. This two-lane portion is paved to four-lane Secondary Collector

standards with a width of 64 feet. East of Stallion Drive to Sleeping Indian Road and beyond, the roadway narrows again to a two-lane road with no center turn lane or bike lanes, and a paved width of approximately 36 feet.

- North River Road from Vandegrift Boulevard to the future Melrose Drive connection has a buildout classification of four-lane major arterial. From the proposed Melrose Drive connection to the Eastern City Limits, the buildout classification is a four-lane secondary collector.
- North River Farms proposes a General Plan Amendment to reclassify North River Road from Stallion Drive to Wilshire Road from a major arterial to a secondary arterial.
- Wilshire Road borders the project on the east and is designated as a local collector in the Circulation Element. It is currently improved as a two-lane rural road with no parking or curbs. Wilshire connects North River Road to residential and agricultural uses to the north.

Transit

Transit service in the area is provided by the North County Transit District (NCTD). Current local bus transit service near the site is provided via Routes 303, 309, 311, 313 and 315.

Route 303 travels from the Oceanside Transit Center to the Vista Transit Center and travels along Mission Avenue and Douglas Drive within the study area. This route is designated as a high frequency bus line and provides 15 minute headways during weekday hours.

Route 309 runs along the Mission Avenue project frontage and travels from the College Boulevard Town Center North transit center to the Encinitas Station.

Route 311 runs north along Douglas Drive eventually connecting to the Sprinter Station at Rancho del Oro.

Route 313 travels from the Oceanside Transit Center to College Boulevard Town Center North and travels along Mission Avenue and Rancho Del Oro Road. This route provides hourly service during weekdays.

Route 315 travels South from College Boulevard and circles north on Old Grove. The route also travels north on Vandegrift through Camp Pendleton.

2.3 Topography

The project site generally slopes from the northeast to the southwest. As shown in Figure 2-2, Site Topography, the high elevation of 240 feet is along the easterly boundary just north of Wilshire Boulevard and the low elevation of 80 feet is along the San Luis Rey River south of North River Road. Slopes are generally in the 2%-3% range increasing to 5% to 10% in the upper northeast corner. Much of the property has been farmed or graded for

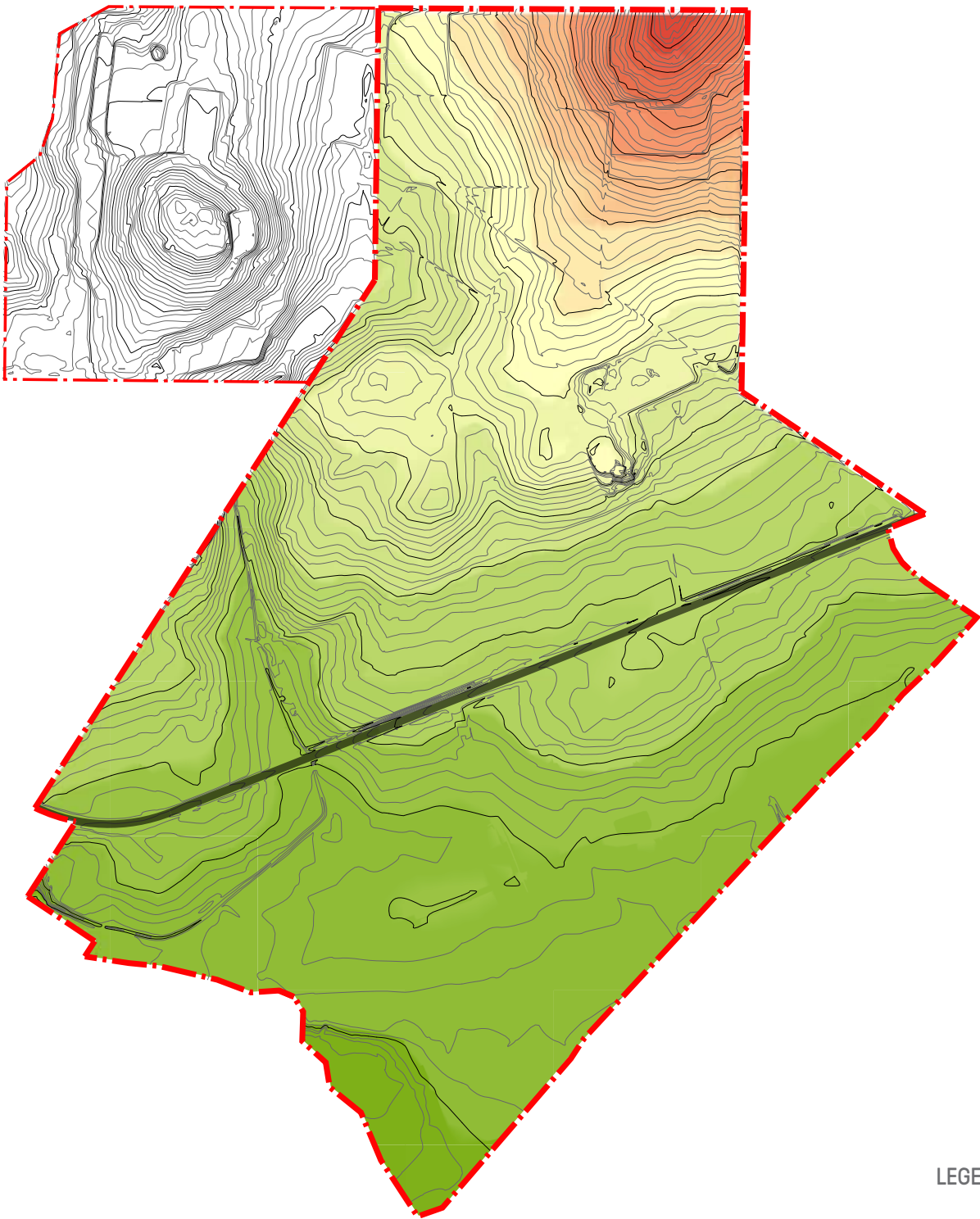
existing structures, which has altered the natural property to uniform slopes in those areas. Prominent site features include a knoll along the easterly property line rising approximately 40 feet from adjacent elevations and the San Luis Rey River berm, rising approximately five feet above the adjacent elevations. A small earthen drainage ditch for farming purposes runs from the northerly boundary to the San Luis Rey River on the westerly boundary.

2.4 Biological Resources

The proposed project site is located within the North County Multiple Habitat Conservation Program (MHCP; SANDAG 2003), which is a long-term regional conservation plan established to protect sensitive species and habitats in northern San Diego County. The MHCP is divided into seven subarea plans—one for each jurisdiction within the MHCP—that are permitted and implemented separately from one another. A draft Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan (Oceanside Subarea Plan) has been prepared and, although the Subarea Plan has not been approved or permitted, it is used as a guidance document for projects in the City of Oceanside (City of Oceanside 2010).

Within the Oceanside Subarea Plan, the proposed project site is classified primarily as agricultural lands, with some portions mapped as disturbed. The Oceanside Subarea plan has categorized this area as an Agricultural Exclusion Zone, which states that ongoing agricultural practices may continue in this area as long as they do not remove existing habitats (City of Oceanside 2010).

Figure 2-2 Site Topography



LEGEND

- 80'
- 120'
- 160'
- 200'
- 240'

- 20' Contour
- 10' Contour
- 2' Contour

Section 5 of the Oceanside Subarea Plan describes the minimum 100-foot biological buffer that shall be established for upland habitats, beginning at the outer edge of riparian vegetation along the San Luis Rey River. The following uses are prohibited in the 100-foot biological buffer:

1. New development
2. New pedestrian and bike trails or passive recreational uses not already planned
3. Fuel modification activities for new development (City of Oceanside 2010)

If there are impacts within the 100-foot buffer, native habitats appropriate to the

location and soils (coastal sage scrub is typically preferred) shall be restored as a condition of project approval (City of Oceanside 2010).

A total of 12 vascular plant species, consisting of 8 native species, and 4 non-native species, were recorded on site during surveys. There were also a total of 21 wildlife species observed on the project site during surveys, the majority of which were birds. No special-status plants or wildlife species were detected during the biological surveys and none are expected to occur on site. Refer to Table 2-1, Vegetation Communities and Land Covers.

TABLE 2-1: VEGETATION COMMUNITIES AND LAND COVERS							
Habitat Types/ Vegetation Communities	Code ¹	Habitat Group	Proposed Northerly Parcel (acres)	Proposed Southerly Parcel (acres)	Proposed ROW (acres)	Off-site (acres)	Total Acreage
RIPARIAN/WATERS AND WETLANDS							
Southern Arroyo Willow Riparian Forest*	61320	A	--	--	--	0.02	0.02
Disturbed Southern Willow Scrub*	61320	A	0.07	--	--	--	0.07
Mulefat scrub*	63310	A	--	0.33	0.04	0.04	0.41
Non-Vegetated Channel*	64200	A	0.07	0.11	0.01	0.03	0.22
SUBTOTAL			0.14	0.43	0.05	0.08	0.72
NON-NATURAL LAND COVERS							
Disturbed Wetland*	11200	A	--	0.05	0.03	--	0.08
Disturbed Habitat	11300	F	0.02	0.16	2.29	0.57	3.04
Urban/Developed	12000	F	0.48	0.32	2.46	2.98	6.24
Row Crops	18320	F	95.25	69.84	4.45	1.00	170.54
Non-native Woodland	79000	F	--	0.36	0.21	--	0.57
Eucalyptus Woodland	79100	F	0.10	--	--	--	0.10
Subtotal			95.85	70.73	9.44	4.55	180.57
TOTAL			95.99	71.16	9.49	4.63	181.29

¹ Requires mitigation by the Oceanside Subarea Plan (see Table 5-2 of the Plan).

* Holland (1986) as modified by Oberbauer et al. (2008).

2.5 Cultural & Architectural Resources

A Cultural Resources Survey and Assessment (Dudek 2017) has been prepared for the Plan area. The report notes that two archaeological resources (CA-SDI-16083 and CA-SDI-12241) could be impacted by ground disturbing activities conducted within the project parcel. Should a project proceed within the current parcel, it is recommended that planned impacts avoid recorded archaeological resources by a

minimum distance of 50 feet and a cultural construction monitoring program be developed and implemented by a qualified (RPA listed) archaeologist. Should avoidance not be a feasible option, Phase II recordation and subsurface testing should be conducted to evaluate the eligibility of these resources to be listed on the California Register of Historical Resources (CRHR).

2.6 Geotechnical Conditions

The project site is located in the Peninsular ranges geomorphic province of Southern California (Norris and Webb, 1990). This geomorphic province encompasses an area that extends 900 miles from the Transverse Ranges and the Los Angeles Basin south to the tip of Baja California. In general, the province consists of rugged mountains underlain by Mesozoic igneous and metamorphic rocks to the east, and a dissected coastal plain underlain by Cenozoic sediments to the west. The province varies in width from approximately 30 to 100 miles, and is traversed by a group of faults and fault zones trending roughly northwest. The soil survey indicates that the site soil is predominantly characterized

by three soil units: Placentia sandy loam, 5 to 9 percent slopes, Tujunga sand, 0 to 5 percent slopes; and Bosanko clay, 2 to 9 percent slopes.

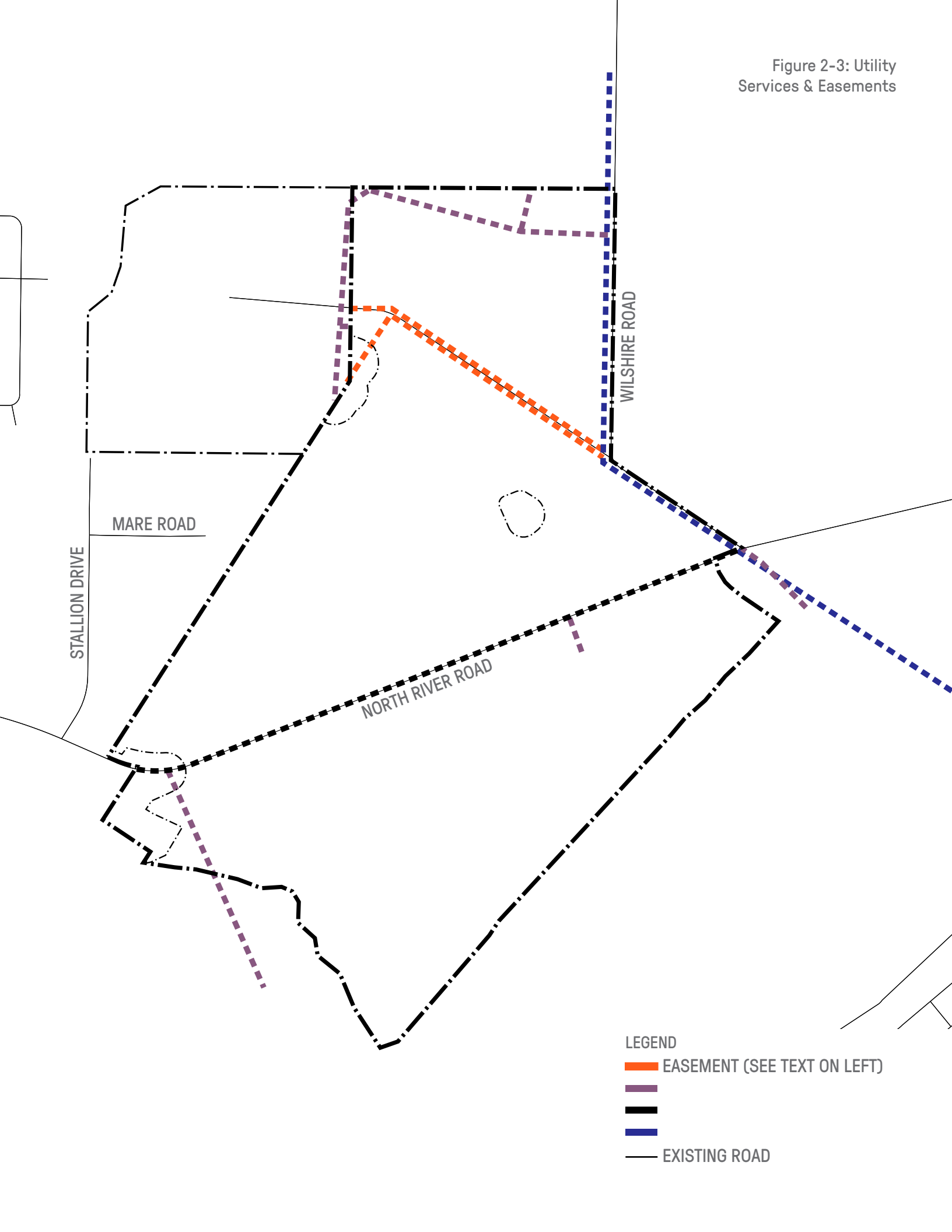
Development of the site appears feasible from a geotechnical viewpoint. The findings of the geotechnical investigation and subsequent environmental site assessment (Phase I and II) that have been prepared for the property do not place limitations on the uses proposed by the PD Plan, although additional testing is recommended in conjunction with specific development plans proposed for site areas in the future.

2.7 Utility Services & Easements

The site is vacant and not currently connected to utility services, although water, sewer, and electric lines exist on or adjacent to the site with the potential to serve future development on the property. Significant on-site easements and utilities are depicted on Figure 2-3, Utility Services & Easements and include the following:

- 1. An access easement across the northern portion of the site for road purposes granted to James Bree. A vacation of easement document has been executed by the owner of the Bree property.
- 2. An easement granted to San Diego Gas and Electric for the benefit of public utilities, ingress and egress on the north side of the Plan area.
- 3. An easement to the City of Oceanside for public street and highway purposes for the benefit of North River Road.
- 4. An easement to the County of San Diego for Wilshire Road.

Figure 2-3: Utility
Services & Easements







3.0 Community Vision

3.0 Community Vision

The North River Farms Plan is unique in both its natural and manmade setting. The natural attributes of the site - expansive vistas, the river corridor and agricultural character - have been an attraction for many residents over the years. The existing farm based community provides a unique opportunity to incorporate the agricultural history of the site and area. This project presents a rare opportunity for the City of Oceanside to weave a new idea of an agriculturally based development into the existing fabric of the community. By focusing high-quality development into this strategic location, the project can provide a unique approach to community living while helping to maintain connections to its agricultural roots.

The descriptions and exhibits presented in the following pages describe and illustrate a new community that is reflective of its history, environment and the culture of its surroundings. This plan

will provide opportunities for a variety of multi-generational living, sustainability, the promotion of a healthy lifestyle and education as well as opportunities to capture elements of local agriculture and promote agritourism. The proposed Plan area will include a variety of housing types, a flexible commercial core centered around education and social gathering, a variety of agriculture, trails, recreational parks and open spaces.

The design addresses basic community planning goals and concepts as well as community wide issues of conservation and design. The community has been developed on six key principles: community agricultural based living, a focus on education, sustainability, connection to food sources, community living including a variety of housing options and a flexible central core to bring people together.

3.1 North River Farms/ South Morro Hills AgriVision Plan Comparison

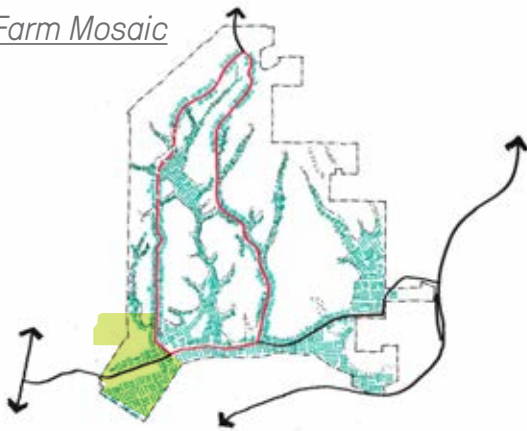
As part of the South Morro Hills AgriVision Plan, North River Farms will be integrated as an agricultural community within the larger South Morro Hills region. The Plan seeks to envision the 3,340 acre region as a series of agricultural villages that preserve agriculture, encourage agritourism, and create a series of neighborhoods.

Preserve Agriculture

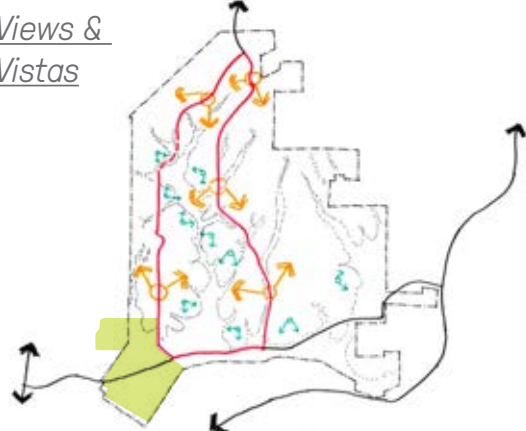
The AgriVision Plan seeks to create a ‘farm mosaic’, which will preserve ecological corridors that represent the agricultural heritage of South Morro Hills. These will become buffers for the surrounding community, while also providing access to trails and open space. Views and Vistas

1 Preserve **agriculture**

Farm Mosaic

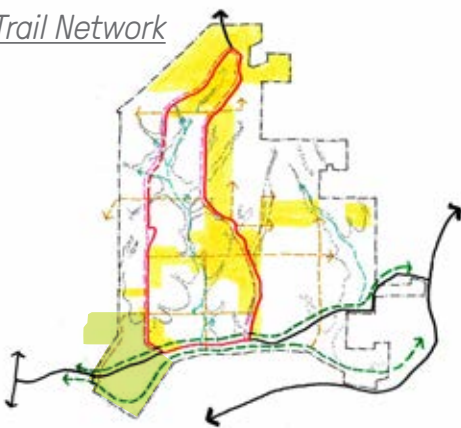


Views & Vistas



2 Encourage **agritourism**

Trail Network

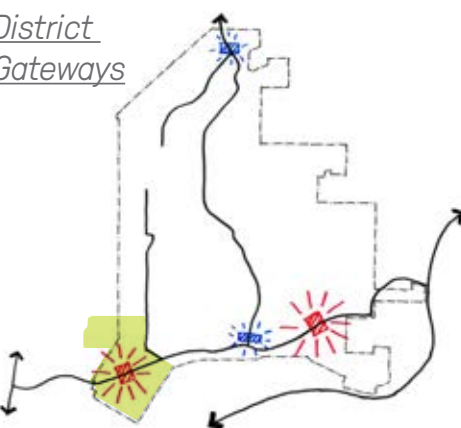


Nodes & Gathering Places



3 Create an **agrivillage**

District Gateways



Neighborhoods



Hilltop Village neighborhood

Gathering place/park

North River Farms
gateway monumentation

Farm mosaic /
agricultural buffer

North River
Farms gateway
monumentation

North River Road

Extensive trail network

North Village neighborhood

Farm mosaic /
agricultural buffer

Village Core node
and neighborhood

Farm mosaic /
agricultural buffer

Riverside Village
neighborhood

South Morro
Hills gateway
monumentation

North River
Farms gateway
monumentation

will be captured through topographic high points throughout the region. A loop road that connects Wilshire Road and Sleeping Indian Road will provide for expansive views along the rural streetscape. North River Farms, situated along the San Luis Rey River corridor, will become an essential piece of the farm mosaic.

Encourage Agritourism

South Morro Hills currently has a vibrant farming heritage and character, with several unique types of farming taking place – row crops, tomatoes, wine grapes, beer hops, nursery plants, coffee, berries, avocados and many more. The goal is to foster

these existing farming efforts, leverage them through a greater network or nodes, gathering places, and a trail system. North River Farms will contain a trail system that extends its edges, as well as its neighborhoods, through agricultural buffers and corridors. Nodes and gathering places will serve as key contributors for the local maker culture of South Morro Hills.

Create an Agrivillage

The AgriVision Plan will North River Farms will serve as a district gateway for the South Morro Hills region, given its prime location along the southwestern corner of the region.

3.2 Guiding Principles

Multi-Generational Agricultural Based Community

Bring residents and neighbors together through the connection to food and the land. Use agriculture as a catalyst for the region by promoting agritourism within the community and beyond the South Morro Hills area. The overall goal is to incubate small-scale farms and farmer-related business, providing benefits to farmers, residents, the local community and the environment. Agriculture will be stakeholder based, local and profitable.

Create a Multi-Generational Community

According to the Pew Research Center, approximately 51 million Americans (or 16.7 percent of the population) live in a house with at least two adult generations, or a grandparent and at least one other generation. An important part of planning for a wide range of housing types will be to include product types that serve multi-generational households. Homes in the Hilltop residential district could include a secondary master on the ground floor, single story living, accessory dwelling units or detached casitas. In addition, an area of the site could be designated as age targeted. The Plan area is envisioned to be a hub of activity and the focus of Oceanside's agritourism endeavors.

Focus on Education

North River Farms has partnered with The Ecology Center to bring an educational focus to the Plan area in the form of an Education Center. The focus of the Education Center includes bringing sustainability to life as a means of engaging the community, schools, tourism, and others. In providing practical, environmental solutions at the household and community level, education becomes the bridge for all interested people. Education will focus on agricultural based learning, biodynamic living and sustainability, offering residents the opportunity to live in and among the concepts within the educational directives.

Sustainability

Promote sustainable practices beyond what is required through a variety of measures including energy efficient building design and the efficient use of water through the use of natural drainage systems, drought tolerant landscaping and the use of pervious surfaces. Promote walkability and alternative transportation modes by creating neighborhoods that are linked by a series of interconnected multi use trails, sidewalks, agriculture and open space. These will connect residents to transit and the regional river trail system.

Connection to Food Sources

Integrate working farm into the fabric of the community, North River Farms aims to bring back to the neighborhood an understanding of where food comes from, how it's grown,

and who it's grown by. North River Farms aims to make a connection to the greater food system as a means of connecting people.

The farm will produce CSA shares for the local population which ties into the slow food movement and helps the neighbors connect to where their food comes from. Surplus produce will be sold at the farmer's market in an effort to create a food hub and to broaden Oceanside's local food network.

Community Living Including a Variety of Housing Options and a Flexible Village Core

Provide a variety of housing options along with a flexible village core to bring people together and establish a real sense of place. This will be the heart of the community that, depending on market conditions and the economic growth of the project, could include any or all of these components: traditional commercial space, retail opportunities, live work spaces, maker spaces, education, HOA and or community spaces, a farm stand, restaurant, or lodging. The village core will serve as the physical and cultural heart of the community – hosting concerts, fairs, parades, seasonal festivals, and farmers markets. It will provide residents and visitors a place to gather, exercise, recreate, celebrate and engage in commerce and creating community so integral to North River Farms.

3.3 Sustainability

The North River Farms Plan's sustainability objective includes the practical and responsible application of building efficiency, low impact development, better access to agriculture, smart growth planning principles to reduce energy use and greenhouse gas emissions, conservation of resources, encouragement of alternative modes of transit, provision for interpretative learning opportunities, and the fostering of a rich social fabric.

The City of Oceanside's General Plan provides policy direction and support for natural resource conservation, compact community design and energy efficiency. The City has adopted standards and guidelines to address local, regional and global climate change impacts of future development.

The North River Farms Plan will comply with the Oceanside General Plan policy and Tier 1 of the 2016 California Green Building Standards Code. Sustainable development strategies for the project include the following:

A. Green Infrastructure Design

Sustainable Landscaping

The main goals of sustainable landscape design is to reduce overall water demands for potable water, reduce energy use, reduce waste and decrease runoff while harvesting water, providing native habitats, growing food and encouraging passive cooling. In order to achieve these goals landscape areas should treat water as a resource, value soil, preserve existing plants and conserve material resources. Landscape design will

be low water use, low maintenance, use less fertilizer and require less gas emitting maintenance equipment. Areas of turf will be limited and plants will be selected for their appropriateness to the site use, location, soils and microclimate.

Stormwater Management

The Project will comply with the best management practices (BMP's) and criteria established in the City of Oceanside Stormwater Mitigation Plan. Stormwater quality control measures will be developed and implemented during development of the Project. These measures are expected to include site design measures, source control measures and treatment control measures.

BMP features that treat runoff close to the source such as bio-swales, vegetated swales and other state-of-the-art ecological techniques will be incorporated into the design of the Project to clean stormwater runoff before it enters off-site drainage ways. Any runoff that is not treated through the distributed system of BMPs will be captured in a central detention basin proposed at the south end of the site. Two significant treatment features will include road medians with bio-filtration swales and self-treating areas for the Farm Plots. A systems approach to stormwater treatment is planned, with a series of individual buildings that collect rainwater in barrels and cisterns to supplement use of potable water for landscape irrigation, as well as bio-swales throughout the Project, all of which ultimately drain to the detention basin.

Green Operations and Maintenance

North River Farms will ensure that ongoing operations and maintenance practices promote green and healthy living by several means. The project will develop green operating and orientation manuals for the community and promote “Green cycling.” Green cycling is a residence program that consists of separate curbside or central yard waste collection point for processing into wood chips, mulch and compost materials. Yard trimmings account for nearly 14 percent of all municipal solid waste. Developing a cohesive recycling program can help prolong

the life of the landfill and keeps valuable organic materials from being thrown away. This material can then be used within the farming and community landscape. The Plan proposes a community composting program that falls in line with the City of Oceanside’s initiative for composting and includes:

- Grey water systems
- Solar
- EV charging stations
- Electric bike share
- Rain water encatchment
- Sustainable building practices
- Financial sustainability

3.4 Energy Conservation

The first strategy of energy conservation is to reduce energy demand as much as feasible through the design of the Project using passive solar design practices. Passive solar design reduces ongoing energy demand for heating and cooling and has the advantage of adding to the comfort levels within the home. Of total household energy uses, cooling accounts for a small share, approximately 10-12%. Of that share, the cooling energy reduction associated with passive solar design is approximately 10-15% for homes located on east/west streets over homes on north/south streets. Cooling energy demands can be further reduced with site-specific design strategies such as

architectural shading through incorporating porches and flexible patio covers based on building orientation.

In The North River Farms Plan, neighborhood design includes street layouts, building orientation and landscaping to accommodate passive and active solar energy systems and to capture natural cooling and heating opportunities. Design treatments for passive solar will be balanced with the neighborhood’s overall objective of reducing heating and cooling demands and providing solar-ready rooftops on south-facing roofs.

The Plan area endeavors to produce enough

electricity through solar panels to power the Commercial portion of the Core. Buildings should incorporate integrated energy efficient measures such as daylighting, passive solar design, high efficiency HVAC equipment, and natural ventilation.

The second strategy is to incorporate energy efficiency measures to increase building performance, livability and comfort well beyond the City's minimum requirement of the 2010 California Green Building Standards (Cal Green) Tier 1 requirement.

Passive design and energy efficiency strategies associated with The North River Farms Plan will reduce the energy demand of homes, office and commercial uses. Options will be explored and implemented to create solar ready buildings. All residences shall employ photovoltaic panels to offset a portion of their electrical consumption. All single-family residential units shall be pre-plumbed

and wired for the installation of electric vehicle (EV) charging equipment in garages.

Additional design criteria include:

- Photovoltaic panels will power all streetlights on community facilities (e.g., pool areas, recreation centers) to offset electrical use.
- All single-family homes will be equipped with electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.
- All homes will provide an outlet in the garage suitable for the plug in of an electric car. Commercial areas will provide charging stations.

3.5 Alternative Transportation

The transportation sector accounts for more than half of local GHG emissions. In planning a future project, the effort is to create a place where people can live, work and play to minimize the commute times and vehicle miles traveled. Opportunities within the project such as a collaborative workspace and a farmers market can eliminate

additional offsite commutes. In addition to traditional vehicular travel, the Project looks to enhance its opportunity for sustainability by planning for a range of transportation choices for residents. The intent of these types of measures is to create a more pleasing lifestyle and to advance the City's objective of reducing vehicle miles

traveled (VMT). Alternative transportation opportunities include hiking, biking, walking, electric biking, horseback, golf carts, vespas and the potential for a shuttle service for the Village Core.

One of the notable advantages to having a holistic community is that once parked at home, the North River Farms Plan provides for a local food system, collaborative workspace, recreation facilities, educational opportunities and connections to nature. The plan is designed at a pedestrian scale with distances among uses short enough to walk or bike. All uses in The North River Farms Plan are no more than a ten-minute walk or a five-minute bicycle ride from one another. Every residence within the neighborhood is within approximately 300 feet of a trail, park, greenbelt or open space area. A multi-use trail system is planned throughout and around the perimeter of the community that totals over 3 miles.

North River Road is currently an unimproved two-lane road. The implementation of road improvements by North River Farms creates new linkages to the City's existing bicycle and pedestrian network and implements recommendations identified in the City of Oceanside 2008 Bicycle Master Plan. North River Farms plans to improve the current street design by continuing the Class II bike lanes for North River road and creating a multi-purpose Class III trail along North River Road and the backbone streets. This trail will connect to internal off street connections linking pedestrian and bicycle access into the transportation network creating a

more sustainable transportation system. Linking the bikeway facility system with other transportation modes can enhance the efficiency of bicycle transportation, especially for commuting cyclists.

Providing a range of transportation choices and walkable neighborhood designs can help promote healthy living, improve air quality and reduce greenhouse gas emissions.

A desirable lifestyle element that North River Farms endeavors to create is a "park once" mentality. Once in the community, internal "commuting", whether it is through biking or walking, will play a significant role in resident's lifestyles. Neighbors can walk to pick up their CSA produce and safely walk their children to and from school. A comprehensive trail network will serve as an attractive feature to draw the attention of tourists and other nearby residents. Well-planned trails, the establishment of bike lanes and bike paths that connect to regional trails, transit centers and safer pedestrian crossings are important features of the project.

The City of Oceanside is recognized by the League of American Bicyclists as a "Bicycle Friendly Community". An important link to Oceanside's regional bike trail system is the addition of bike lanes on North River Road. Once across College, bicyclists can connect to the San Luis Rey River Trail which runs over seven miles and connects to downtown Oceanside and the Oceanside Transit Center. This relatively flat trail is safe for all age groups, is completely separate from motorized traffic, and is free of stop signs

and traffic lights.

North River Farms can be a part of numerous bicycling events throughout the city for families and commuters. The City of Oceanside hosts the start of the Race Across America. This race is the longest running bicycle endurance competition in the world in which the participants ride over 3,000 miles from Oceanside, CA to Annapolis, MD. The race route includes North River Road within the project area and the “Bike to Sleeping Indian Route” in Morro Hills. This route is part of the “Race Across the West” section of the competition and is well known among local cycling enthusiasts.

Bicycle sharing (both electrical and traditional bicycles), shuttle service and car sharing opportunities will be explored, along with emerging technologies. Smart stops will be integrated into the street network to allow for the safe drop-off and pick-up of ride sharing passengers. The goal for the community is to integrate more efficient and beneficial transit programs that not only benefit North River Farms but the City as a whole.

The goal for the community is to integrate more efficient and beneficial transit programs that not only benefit North River Farms but the City as a whole. Some of these methods have become known as Travel Demand Management (“TDM”). TDM strategies have been used for over 30 years to reduce single occupant vehicle trips. As described above North River Farms intends on incorporating TDM strategies and project design features that could reduce the Project’s impacts on

the surrounding street network through:

- Land use and design strategies that would create an environment that promotes alternative mode choice
- Commute/travel services for residents that would reduce out-going single occupant vehicle trips
- Promotion and marketing of carpooling and TDM.





4.0 Land Use & Planning Areas

4.1 Land Use Concept

The North River Farms Planned Development Plan integrates land use designations established for the site with the proposed Village Planning Areas that represent the future development potential of the property. This section establishes permitted land uses and development densities intended to advance quality residential development complementary to its surroundings. Land use designations for the site have been selected to achieve a desired mix of residential development and densities compatible with surrounding uses and housing types. The land use and residential densities proposed by this Plan are consistent with the proposed General Plan land use designations. Land use information is presented in Table 4-1, Land Use by Zoning and Figure 4-1, Land Use Concept.

The plan organizes housing around a system of farming, civic spaces, parks, open space and a pedestrian network connecting the entire community. As outlined in the Guiding Principles, sustainability, multi-generational living, education, commerce, social opportunities, enhanced pedestrian and bicycle networks, and a strong sense of place are the core tenets of the Land Use Plan.

The production-farming component of the Project combined with the educational and retail component will bring visitors into the area promoting agritourism. The Village

Square is planned to host a weekly farmers market centered around an open-air market stall equipped with electricity and parking provided for easy and convenient set up. This central area of commerce and gathering will help support the production farm.

A key feature of the Plan is a flexible commercial Village Core. This provides an opportunity for education and community based retail activities, public gatherings and a close knit walkable neighborhood. Creating a flexible Village Core that is high energy and features a high level of activity, will add to social engagement, place making, and opportunities for special events and festivals. Additional commerce and creation takes place in the maker's spaces. A variety of lifestyle events and family-friendly programs bring many benefits to the area. A variety of outdoor spaces, including an informal amphitheater, outdoor classroom and gathering spaces that can support culinary classes as well as farm to table dinners.

Housing choices have been selected in response to demographic trends and market demands. These housing types are suitable for a variety of residents including families, small households, working professionals, and older adults.

Figure 4-1 Land Use Concept



4.2 The Planning Areas

The North River Farms Planned Development Plan integrates land use designations established for the site within four proposed Planning Areas that comprise several distinct Villages representing the future development potential of the property. The Plan details a particular vision for future development with development standards, customized allowable uses, and design guidelines that support the scale and character of each Village. These Planning Areas are:

PA-1: Riverside Village

PA-2: Village Core

PA-3: North Village

PA-4: Hilltop Village

Land use designations for the site have been selected to achieve a desired mix of residential development and densities compatible with surrounding uses and housing types. Land use information for each Planning Area is presented in Figure 4-2 and Table 4-1 with corresponding land use designations, residential density, and potential dwelling unit range.

TABLE 4-1: LAND USE BY PLANNING AREA

	Gross Acres	Existing Land Use	Proposed Land Use ³	Zoning	Land Use Density (DU/AC)	Unit Cap ^{1/2}
PA-1: Riverside Village	54.9	Agriculture	Medium Density A - Residential (MDA-R)	PD	6.0-9.9	223
PA-2: Village Core	26.2	Agriculture	Special Commercial/Medium Density B - Residential (SC/MDB-R)	PD	10.0-15.0	81
SUBTOTAL	81.1	-	-	-	3.74	304
PA-3: North Village	59.2	Agriculture	Single-Family Detached - Residential (SFD-R)	PD	3.6-5.9	190
PA-4: Hilltop Village	36.3	Agriculture	Single-Family Detached - Residential (SFD-R)	PD	3.6-5.9	91
Bree Property ⁴	37.4	-	-	-	-	0
SUBTOTAL	132.9	-	-	-	2.11	281
TOTAL	213.9	-	-	-	2.73	585
Habitat	0.5	Agriculture	Open Space (OS)	PD	-	0

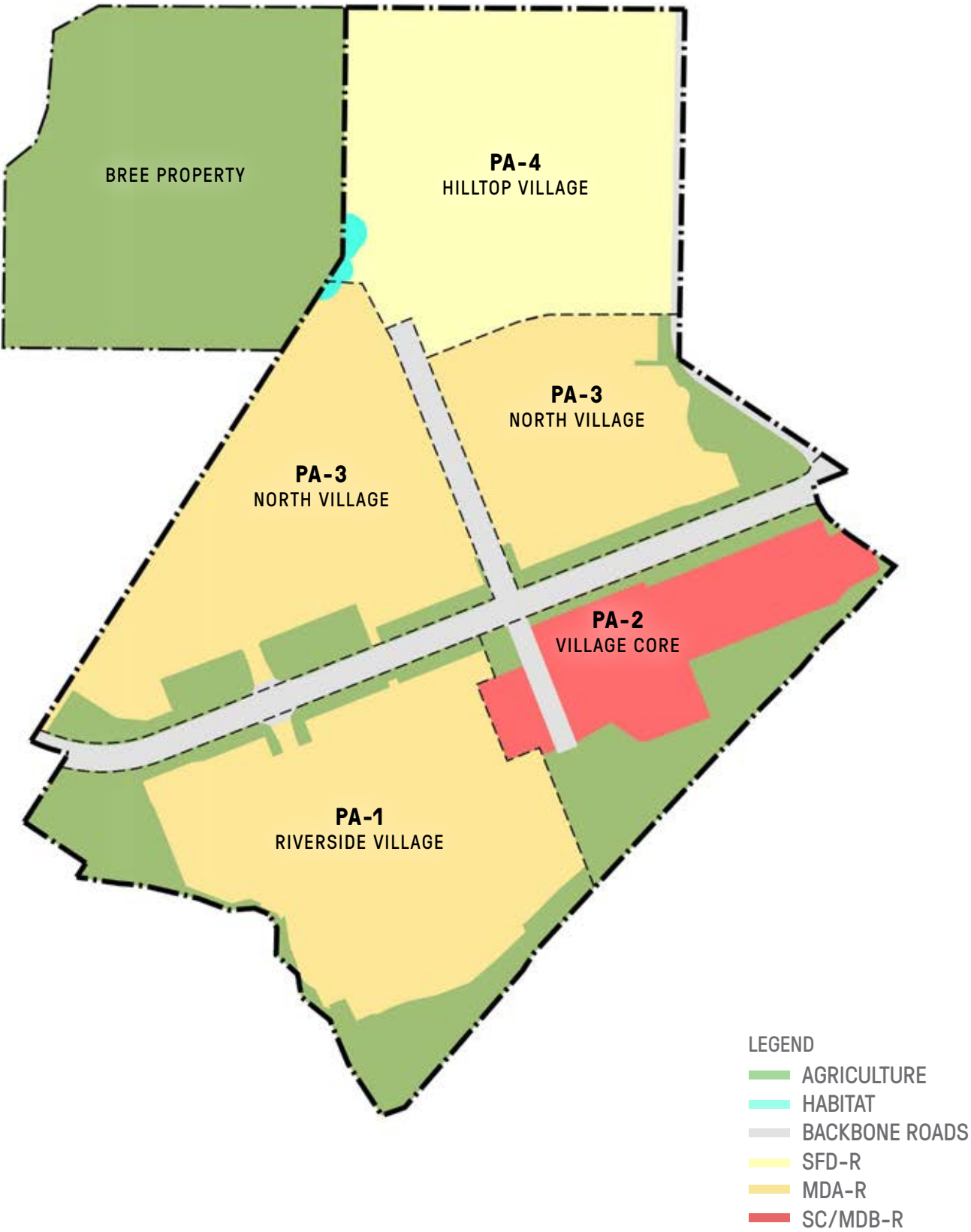
¹ Dwelling unit counts may be adjusted based on final development plans as proposed.

² The dwelling unit maximum is applicable to the overall PD Plan area within the density ranges noted for each Planning Area. A transfer of units between planning areas up to a 20% increase of the receiving planning areas dwelling unit cap is acceptable. Lower unit counts and densities may be allowed when presented as part of individual development plans.

³ The housing mix includes accessory dwelling units that may be located in any area within the Plan designated for single family detached residential uses. In order to maintain a conservative analysis, the total number of dwelling units for single family detached residential uses including the ADUs shall not exceed the total Unit Cap for this use.

⁴ The Bree Property shall be considered an agricultural/open space easement, following the existing zoning and uses.

Figure 4-2: Planning Areas



4.3 Permitted Uses

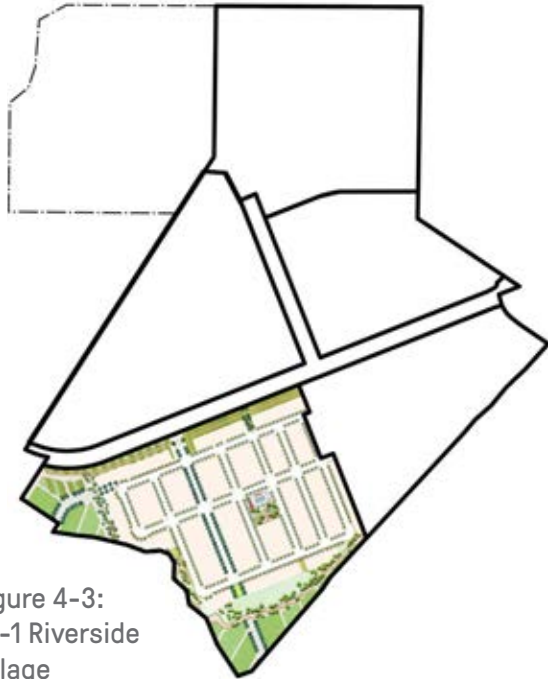


Figure 4-3:
PA-1 Riverside
Village

TABLE 4-2: PA-1 RIVERSIDE VILLAGE	
Development Standard	PA-1
Maximum Lot Coverage	85%
Minimum Lot Area	2,000 square feet
Minimum Lot Width	35 feet
Minimum Yard Setbacks:	
▪ Front	5 feet
▪ Side	3 feet
▪ Corner Side	3 feet
▪ Rear	10 feet
Separation Distance for Detached Clusters: ¹	
▪ Between Cluster Perimeters	10 feet
▪ Dwellings within Clusters	5 feet
Maximum Height	2 story/35 feet

¹ Encroachment of up to one (1) foot may be permitted into building setbacks and separation distances for architectural features, chimneys, roof overhangs, balconies, and similar features. Patio areas are exempt from separation distance requirements.

A. PA-1 Riverside Village

The Riverside Village is located in the southwest corner of the Plan area west of the Village Core (Figure 4-3 and Tables 4-2 and 4-3, PA-1 Riverside Village). It is directly adjacent to a number of agricultural fields and has direct access to the San Luis Rey River corridor. This area will be a mix of single family detached homes in different configurations such as a traditional front-loaded home, zero lot line product type, a cluster homes or an alley load single family home. This area will be served by a recreational park to include community gardens and a pool.

The Riverside Village is organized according to a gridded street system with short block lengths, pedestrian-friendly streets and large parkways to promote walkability. The Riverside Village shall provide high quality homes and a strong streetscape, rich in architectural character. Direct access is from North River Road and pedestrian and vehicular systems connect to the Village Core. In close proximity to the Village Core and with limited topography, this area is planned to service a multi-generational demographic.

P- Permitted

L- Limited Subjected to Specific Regulations per Article 10 Residential Districts of the City of Oceanside Zoning Ordinance

TABLE 4-3: RIVERSIDE VILLAGE ALLOWABLE USES	
Use Type	Permit Type
RESIDENTIAL USE CLASSIFICATIONS	
Single-Family Residential	P
COMMERCIAL USE CLASSIFICATIONS	
Horticulture, Limited	L1
PUBLIC AND SEMIPUBLIC USE CLASSIFICATIONS	
Parks and Recreation Facilities	L3
AGRICULTURAL AND EXTRACTIVE USE CLASSIFICATIONS	
Crop Production	L9

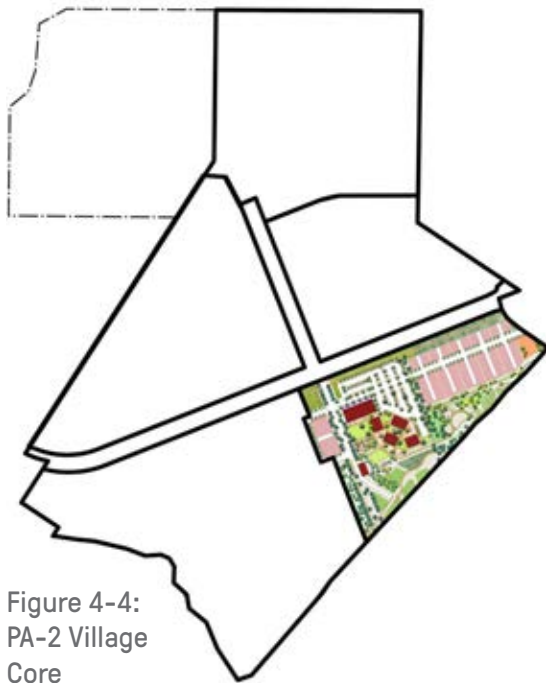


Figure 4-4:
PA-2 Village
Core

B. PA-2 Village Core

The Village Core is the heart of the plan and therefore centrally located within North River Farms (Figure 4-4 and Tables 4-4 and 4-5, PA-2 Village Core). Planned to serve the neighbors of South Morro Hills, and in very close proximity to the more urbanized areas of Vandergrift and North River Road, the core is located off of North River Road at a signalized intersection. Surrounded by residential uses, there is an emphasis on pedestrian connectivity and opportunities to gather. The core is planned to be flexible, allowing for growth and change over time but with a strong perspective at the start of the community. The primary focal point of the core is the “Market Stall” the building constructed to house local makers and artisans. This area provides walkable connections to farmland, commercial, lodging and residential uses in the community. The variety of retail and flex office uses planned, combined with adjacent residential uses are designed to create an atmosphere that is active both during the day and night. The Core will increase the retail options in the area and have a distinct character from existing strip retail and commercial uses located along Vandergrift Boulevard because of it’s agrarian nature and emphasis on education. In addition, The Core aims to enhance both environmental and economic sustainability through transit connections,

TABLE 4-4: PA-2 VILLAGE CORE	
Development Standard	PA-2
Maximum Lot Coverage	85%
Minimum Lot Area	2,000 square feet
Minimum Lot Width	35 feet
Minimum Yard Setbacks:	
▪ Front	5 feet
▪ Side	3 feet
▪ Corner Side	3 feet
▪ Rear	10 feet
Minimum Building Separation for Attached Unit Buildings: ¹	
▪ Front to Front	15 feet
▪ Side to Side	10 feet
▪ Rear to Rear	15 feet
▪ All Others	10 feet
Separation Distance for Detached Clusters: ¹²	
▪ Between Cluster Perimeters	10 feet
▪ Dwellings within Clusters	5 feet
Maximum Height	3 story/40 feet

¹ Encroachment of up to one (1) foot may be permitted into building setbacks and separation distances for architectural features, chimneys, roof overhangs, balconies, and similar features. Patio areas are exempt from separation distance requirements.

² Residential clusters may vary in design from 2-pack to 6-pack detached dwelling configurations.

construction and job creation.

This central area has been designed to provide a social, educational hub with a public park to be maintained by the HOA centered in the core for flexible uses. This area could also include small neighborhood-oriented services or additional retail and restaurant opportunities. The core area provides connections to trails, and the agriculture supported activities. Uses within the Village Core will provide an appropriate level of activity and energy to reinforce the sense of community and its connection to agriculture. The mixed use components of the core could include commercial and educational uses, small format retail, outdoor commerce, education features, medium density residential, a boutique hotel, and flexible community facilities such as a community meeting hall. The southwest side of North River Road provides a glimpse into the Farm and Village Square.

The Village Square is intended to be the symbolic open space for the project and is an iconic gathering space for residents and visitors for community events.

The Village Core is located along North River Road and the Village Promenade so that stores can take advantage of frontage on North River Road and also front on the Village Square. The core may contain traditional commercial space, retail opportunities, live workspace, maker or creator spaces, education, HOA facilities or community spaces, a farm stand, restaurant or lodging.

The Village Core could include the following uses; a Boutique Hotel, Maker Spaces, Retail Shops, Farmers Market, Collaborative Work Spaces, Village Square, Craft Production, The

Farm, Residential or the Education Center.

Boutique Hotel

The concept for the Boutique Hotel is a unique destination with farm style cottages or other low-rise buildings and potentially a main facility to accommodate rooms in the count up to 100 rooms. Integrated into the community, the hotel is envisioned to have a warm and friendly environment catering to a variety of guests who may be visiting local residents, taking advantage of the region's beauty and open space as well as potential agritourism opportunities including agricultural technical tours, educational opportunities, garden nursery tours or winery tours among others. The hotel would serve an area that currently lacks these facilities.

Maker Spaces

The "Mill Stone" is the portion of the Plan area planned to include Maker Spaces. This flexible building will have high ceilings, convertible 200 to 300 square foot stalls with utility hook ups to allow for creativity in retail, artistry, vending, and making. These establishments act as communal workshops where makers can share ideas and tools. In addition to the flexible spaces, there could be an opportunity for additional farmers market vending, a commercial kitchen and collaborative work spaces.

Farmers' Market

North River Farms will build a permanent Market Stall along the Village Square that would be an economic and social feature of the community and help strengthen the local food economy. In many communities, the Farmers' Market is an important source of community engagement. In addition

to the community farm selling products, the venue would provide an opportunity to feature these local farmers. The Farmers' Market will have special activities planned for market day, such as live music, prepared food, face painting and other activities aimed specifically at children. This can provide the community with a family-friendly gathering place where people can have fun and do some local shopping at the same time. A gathering place with a sense of festivity is key to success and one of the many benefits that comes along with a reliable and well-organized community market. The Village Square provides a setting where celebrations are held, social and economic exchanges take place, friends run into each other, and cultures can mix. It is the "front porch" of the Village Core's mixed-use components. The Green will be designed with a special style and architectural identity that relates to the larger community and will help bring the public together.

Collaborative Work Space

The Plan includes collaborative or co-working office spaces that provide flexible open plan workspace in a physical environment with shared common amenities. This provision allows for the telecommuter or resident with a home office to have an alternative work station. These spaces have become popular with freelance professionals, remote workers, and small to medium businesses that need a work space and seek interaction within a collaborative environment.

The Education Center

The Education Center, is the educational component of the core and a key value of the community that bridges the farm to the

home. This educational component of the core serves to provide instruction, outreach and practical solutions on how to live better through management of water, growing foods locally, purchasing locally produced goods and making the home more efficient in energy, water and recycling. Additional programming brings the community together to celebrate food, connect to local agriculture and support local makers. See Section 5.1 and Figure 5.1, Agricultural Landscapes, for more information regarding the Education Center.

The Farm

Although several agricultural fields are located at the project entries along North River Road, a defining feature of North River Farms character and identity is the proposed 17.6 acre farm located along the southern edge of the Plan. The agricultural fields border the Riverside Village and will be carefully designed to be compatible with adjacent residential uses. An open space park helps buffer some of the Farm operations that will also function as a flexible meeting space for educational and farm activities. Recognizing that not all farm activities lend themselves to daily visual exposure, equipment storage areas will be screened and located to have the least impact to residential uses. A detailed description of the Farm and its operations are explained in Chapter 5: The Agriculture.

Craft Production

The Village Core encourages Commercial "Craft Production" facilities that are a complement to the agricultural component of the plan with the desire to create a tourist destination for South Morro Hills. Craft Production Facilities are generally recognized

as a commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment. Due to the limited scale of the activities and small boutique nature of craft production establishments, they are compatible, and are often co-located with, retail sales and service uses. This use category includes, but is not limited to, ceramic art, glass art, candle-making, custom jewelry manufacture, bakeries, confectionaries, butchers, coffee roasting establishments, food production and beverage production.

Residential

Village Core Residential could consist of a variety of Medium Density Residential and housing types including zero lot line detached homes, alley load detached homes, detached cluster homes in a 4 or 5 unit configuration, mixed use residential and commercial living, or townhomes with a strong architectural edge on the street. A detailed description of the community spaces at the Village Core and its features are explained further in this document.

Table 4-5 is a list of the permitted uses within the Village Core. Also listed are uses that require a use permit to be established. Uses that are not listed are prohibited. For definitions of the following uses, refer to the City of Oceanside Zoning Ordinance.



P- Permitted
U- Use Permit Required
L- Limited Subjected to Specific Regulations per Article 11 C Commerical Districts of the City of Oceanside Zoning Ordinance
A- Administrative Conditional Use Permit

TABLE 4-5: VILLAGE CORE ALLOWABLE USES	
Use Type	Permit Type
RESIDENTIAL USE CLASSIFICATIONS	
Day Care, Limited	U
Live/Work Quarters	U
Multifamily Residential	P
Single-Family Residential	P
PUBLIC AND SEMIPUBLIC USE CLASSIFICATIONS	
Child Care	U
Clubs and Lodges	U
Cultural Institutions	L27
Daycare, General	U
Parks and Recreation Facilities	P
Public Safety Facilities	U
Resource Centers	A
Schools, Public or Private	A
COMMERCIAL USE CLASSIFICATIONS	
Animal Sales and Services	P
Animal Grooming	
Animal Retail Sales	P
Artists Studios	P
Banks and Savings and Loans	P
Drive-Thru / Drive-Up Services	A
Bank Self Service Facilities (ATMs)	L21
Bars and Cocktail Lounges	
Brewery, Craft	U
Catering Services	P
Commercial Recreation and Entertainment	L27
Food and Beverage Kiosk	A
Food and Beverage Sales	L5
Horticultural, Limited	P
Nurseries	L31
Offices, Business and Professional	P
Personal Improvement Services	L25
Personal Care Services	P
Small Scale	

TABLE 4-5: VILLAGE CORE ALLOWABLE USES	
Use Type	Permit Type
COMMERCIAL USE CLASSIFICATIONS (con't)	
Restaurants	P U L27 P
Full Service	
w/Full Alcohol	
w/Live Entertainment	
Fast Food	
Retail Sales (Suggested uses include: Woodworking & Metal Shop and Sales, Ceramic Art, Glass Art and Sales, Custom Jewelry Manufacture and Sales, Perfumery)	P
Secondhand Sales	L26
Travel Services	P
Visitor Accomadations Bed and Breakfast Inns Hotels, Motels and Time Shares	A U
Winery, Craft	U
INDUSTRIAL USE CLASSIFICATIONS	
Food Processing, Limited (Suggested uses include: Bakery, Confectionary, Coffee Roasting and Sales, Specialty Olive Oil Press and Sales)	L22
Industry, Custom	L8
Industry, Limited	L8
AGRICULTURAL AND EXTRACTIVE USE CLASSIFICATIONS	
Animal Husbandry	U
Crop Production	L24
Wineries	U
Assemblies, ceremonies and weddings (Suggested uses include: Farmers Markets, Arts and Craft Shows (Outdoor), Live Entertainment Events, Street Fairs)	U
TEMPORARY USE CLASSIFICATIONS	
Agricultural Specialty Sales, Seasonal	P
Yard/Garage Sales	U



Figure 4-5:
PA-3 North
Village

C. PA-3: North Village

The North Village is a central residential area located north of North River Road just across from the Village Core and bounded on the east by Wilshire Road (Figure 4-5 and Tables 4-6 and 4-7, PA-3 North Village). The proposed single-family uses in North Village will provide an effective transition to the lower density areas located in the Hilltop Village area. Homes within this area are buffered from North River Road with a combination of agricultural fields and landscape buffers. Pedestrian trails and access to the Village Promenade provide strong connections to the Village Core. Primary access is from North River Road in two locations.

P- Permitted

L- Limited Subjected to Specific Regulations per Article 10 Residential Districts of the City of Oceanside Zoning Ordinance

TABLE 4-6: PA-3 NORTH VILLAGE	
Development Standard	PA-3
Maximum Lot Coverage	50%
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Yard Setbacks:	
▪ Front	10 feet
▪ Side	5 feet
▪ Corner Side	10 feet
▪ Rear	20 feet
Maximum Height	2 story/35 feet

TABLE 4-7: NORTH VILLAGE ALLOWABLE USES	
Use Type	Permit Type
RESIDENTIAL USE CLASSIFICATIONS	
Single-Family Residential	P
COMMERCIAL USE CLASSIFICATIONS	
Horticulture, Limited	L1
PUBLIC AND SEMIPUBLIC USE CLASSIFICATIONS	
Parks and Recreation Facilities	L3
AGRICULTURAL AND EXTRACTIVE USE CLASSIFICATIONS	
Crop Production	L9

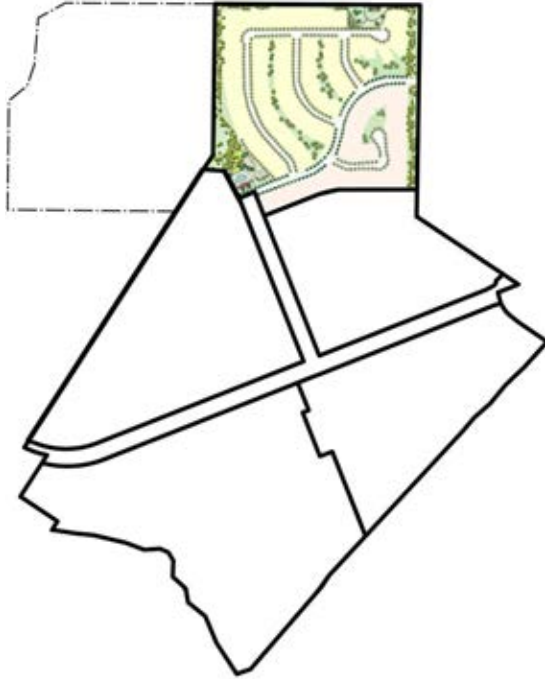


Figure 4-6:
PA-4 Hilltop
Village

D. PA-4 Hilltop Village

The Hilltop Village is a large lot residential area located in the northern portion of the Plan on a gentle knoll at the highest elevations of the property (Figure 4-6 and Tables 4-8 and 4-9, PA-4 Hilltop Village). The underlying land use designation for Hilltop Village is Single Family Residential allowing for a base density of 3.6 dwelling units per acre and a maximum density of 5.9 dwelling units per acre. Single-family detached homes on 8,400 square-foot minimum lots and larger are envisioned for development in the Hilltop Village. This area borders an existing single-family detached development on its west and agricultural estate homes on its north and east sides. Roads within this area are curved following the natural contours of the land and designed to fit the topography. Primary Access is from the Village Promenade off of North River Road and Wilshire Road to the east.

P- Permitted

L- Limited Subjected to Specific Regulations per Article 10 Residential Districts of the City of Oceanside Zoning Ordinance

A- Administrative Conditional Use Permit

TABLE 4-8: PA-4 HILLTOP VILLAGE	
Development Standard ¹	PA-4
Maximum Lot Coverage	50%
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Yard Setbacks:	
▪ Front	20 feet
▪ Side	7.5 feet
▪ Corner Side	10 feet
▪ Rear	20 feet
Maximum Height	2 story/35 feet

¹ Development standards listed for Planning Area 4 are in compliance with the City of Oceanside 'RS' property development regulations.

TABLE 4-9: HILLTOP VILLAGE ALLOWABLE USES	
Use Type	Permit Type
RESIDENTIAL USE CLASSIFICATIONS	
Single-Family Residential	P
COMMERCIAL USE CLASSIFICATIONS	
Horticulture, Limited	L1
PUBLIC AND SEMIPUBLIC USE CLASSIFICATIONS	
Parks and Recreation Facilities	L3
AGRICULTURAL AND EXTRACTIVE USE CLASSIFICATIONS	
Crop Production	L9
ACCESSORY USES	A

TABLE 4-10: DEVELOPMENT STANDARD MATRIX				
Development Standard	PA-1	PA-2	PA-3	PA-4
Maximum Lot Coverage	85%	85%	50%	50%
Minimum Lot Area	2,000 square feet	2,000 square feet	5,000 square feet	8,400 square feet
Minimum Lot Width	35 feet	35 feet	50 feet	70 feet
Minimum Yard Setbacks:				
▪ Front	5 feet	5 feet	10 feet	20 feet
▪ Side	3 feet	3 feet	5 feet	7.5 feet
▪ Corner Side	3 feet	3 feet	10 feet	10 feet
▪ Rear	10 feet	10 feet	20 feet	20 feet
Maximum Height	2 story/35 feet	2 story/40 feet	2 story/35 feet	2 story/35 feet
Minimum Building Separation for Attached Unit Buildings: ¹				
▪ Front to Front	n/a	15 feet	n/a	n/a
▪ Side to Side	n/a	10 feet	n/a	n/a
▪ Rear to Rear	n/a	15 feet	n/a	n/a
▪ All Others	n/a	10 feet	n/a	n/a
Separation Distance for Detached Clusters: ¹				
▪ Between Cluster Perimeters	10 feet	10 feet	n/a	n/a
▪ Dwellings within Clusters	5 feet	5 feet	n/a	n/a
Maximum Height	2 story/35 feet	2 story/40 feet	n/a	n/a

Figure 4-7 Land Use Phases



LEGEND

- SFD-R
- MDA-R
- SC/ MDB-R
- OPEN SPACE/SLOPE





5.0 The Agriculture

5.0 The Agriculture

Agriculture is a core value of North River Farms. It's design will be informed by its location as the gateway to South Morro Hills, and at the western junction between urban/suburban and a rural/working agricultural landscape. Taking inspiration from the agricultural heritage of the area, North River Farms brings farms and gardens into the everyday as an amenity to attract and serve residents and visitors by providing them unique agrarian experiences and to connect them to their food.

The agricultural landscapes of North River Farms, shown on Figure 5-1, Agricultural Landscapes, will create a unique setting for community development, recreation, learning and the enjoyment of good local food. The farm, gardens, and orchards will promote many of the Guiding Principles of the development, including making agriculture a catalyst for community engagement, promoting health and wellness, encouraging sustainable practices, providing walkability and connectivity, and maintaining the semi-rural character of the landscape.

With a focus on agrarian character and education of residents and community about agriculture, North River Road is planned to showcase the agrarian heritage of North River Farms and South Morro Hills. Incorporating orchard plantings along the roadside and establishing showcase farms at both edges/entries to the property, the visitor and neighbor will be led through the community and to the core where the focus is on gathering places and the community farm. The Education Center will focus the attention of visitors and neighbors on the agriculture and connect them to the slow food movement.

With its focus on community agriculture, sustainability, farm-to-table living, and creating a strong sense of place, North River Farms will be a model for responsible agrarian development in Southern California. Development will be informed by current land uses - the existing agrarian environment and built environment will be woven together seamlessly.

Agricultural features throughout the community should be designed with the following considerations:

Materials and construction should reflect the semi-rural and agricultural character of the region, blend with the architectural character and design aesthetic of North River Farms and uphold the health and safety of the environment and people who visit the farm and gardens.

A consistent design aesthetic will be applied to materials used for construction of farm elements including fencing, trellises, arbors, benches and other furnishings, barn, post-harvest structure, sheds, farm stands and raised beds.

High quality materials such as untreated lumber and nontoxic sealants should be used so as not to compromise the natural growing techniques used on the farm.

Farm and garden areas should be regularly maintained to keep up appearances and to reduce pest and disease pressures. This includes proper weeding (weeds should be removed before going to seed), pruning, deadheading spent flowers, harvesting and trellising; removal of diseased plant materials; and proper irrigation.

Figure 5-1: Agricultural Landscapes



LEGEND*

- ① COMMUNITY GARDEN
- ② MARKET GARDEN
- ③ PRODUCTION AG
- ④ AG/VINEYARD
- ⑤ ORCHARD INTERCROPPING
- ⑥ ORCHARD
- ⑦ WINDROW
- ⑧ FARM HUB
- ⑨ VILLAGE RETAIL
- ⑩ ECOLOGY CENTER

* All agricultural components listed in legend are conceptual in nature and are subject to change.

5.1 The Education Center

The Education Center is the inspirational component of the core and a key value of the community that bridges the farm to the home. Programming provided by the education center will include:

Hands-On Workshops

A series of DIY workshops designed to introduce a variety of ecological principles that can be easily replicated in participant's own homes, schools or backyards. These 1-2 hour workshops are hosted by subject experts and address a variety of topics, such as: rain barrel installation, composting, seed propagation, and fruit harvesting & canning basics. Participants will experience the education via hands-on engagement. They will leave with a strong working knowledge of the skill-sets needed to implement themselves and obtain additional curriculum and resources.

Family-Based Education

Eco-Tots is special garden experience for toddlers and their parents, where children learn via hands-on experiences in the garden. Creating seed balls, harvesting rainwater, garden inspired art projects, and making music are a few of the favorite activities of this program. This hour and a half long program leaves kids inspired, and engages families in proactive ecological education.

Garden Volunteer Opportunities

In the spirit of 'learn by doing', our scheduled volunteer garden opportunities allow community members to participate and learn at a higher level by aiding The Ecology Center's farm team in the propagation,

maintenance and harvesting of the garden spaces.

Community Table Farm Dinners

Community Table dinners will pair a renowned chef with a local farmer to work collaboratively on designing a completely sustainable meal. Different dinners will explore different agricultural themes and present a unique menu tailored to the story.

Demonstrations

Cooking demos utilizing fresh produce harvested from the gardens, rain barrel installation demos and local artisans sharing their handmade crafts are a few of the traditional offerings.

Figure 5-2: The Education Center Concept Plan





'Build Your Own' Workshop

WINTER

First Saturday: Marmalade Tasting

SPRING

Spring Celebration @ Farmhouse



Earth Day

First Saturday: Meet the Farmer

SUMMER



Green Feast

Events and Festivals

Seasonal offerings may include Earth Day festivals, farmer's markets, educational movie nights, or speaker series.

First Saturday: Organic Bread Sale

FALL



Maker's Market

Figure 5-3: The Education Center Concept



5.2 Edible & Agricultural Landscape

North River Farms emphasizes the importance of community agriculture, which will be reinforced by planting design and landscape character throughout the Plan. In addition to the urban community farm and community gardens, edible landscaping should be used wherever possible. Edible landscapes combine fruit and nut trees, berry bushes, vegetables, herbs, edible flowers and ornamental plants into aesthetically pleasing designs. These designs can incorporate any garden style and can be included almost anywhere in the community landscape. The edible landscape recognizes that an aesthetically pleasing landscape and the production of fresh, delicious food can go hand-in-hand. Edible landscaping can be incorporated in schools, commercial areas, multi-family housing, parks, streetscapes and other spaces so that residents can enjoy the benefits of edible plants integrated into the landscapes they experience on a daily basis.

Edible landscape designs should create

balance, unity, rhythm, interconnection, and pattern in the landscape while integrating a host of food-producing plants into the design.

Fruit trees can be grown as large trees in the landscape or trained as fences in an “espalier.” A wide range of berry-producing shrubs and brambles (raspberries) can work well as hedges, living fences or screens.

Vining plants such as hardy kiwi, grape, squash, beans and peas can climb along an arbor, pergola, fence line or trellis.

Food-producing plants should be mixed with ornamental plants. The edible landscape garden should include non-edible trees, shrub and perennial species.

Fruit tree selection should be dependent on ability to thrive in native conditions. Orchards should be properly pruned to improve overall health and appearance. Open areas, edges and pathways should be regularly mowed to keep down weeds, disease and pests.

Figure 5-4: Edible Landscapes



5.3 Community Gardens

Community gardens bring residents together to share, learn and grow food in a beautiful, community-managed space. These gardens provide fresh produce and plants as well as satisfying labor, neighborhood improvement, a sense of community and a connection to the environment. These gardens are smaller and more public than the community farm. Produce is typically grown for personal and community use, not for commercial sale.

Community gardens will be located throughout the neighborhoods of North River Farms, with access by car, bike and foot. The gardens provide residents the opportunity to get involved by managing their own garden plot and growing food with and for their family and neighbors. Excited new residents will get their hands dirty in this

garden space and as the community grows, the demand for local foods will increase in order to support more community gardens or a community farm. The community gardens should be kept clean and well maintained with the same maintenance standards applied to the farm. Appropriate features within the community garden – such as raised bed and potting tables – should be designed and built at a scale accessible to people of all ages and abilities.

Figure 5-5: Community Gardens



5.4 Community Farms

Community farms can provide year-round produce and programming opportunities for creating a sense of place and building community in a beautiful, agrarian setting. As an anchor amenity, the farm demonstrates the development's commitment to preserving rural character, agricultural land conservation and providing healthy, active lifestyles for its residents. A highly diversified array of fruit, vegetable and flower crops should be grown to appeal to the residents and broader community all of which shall be professionally managed.

The community farm will be operated as a Community Supported Agriculture (CSA) farm, in which residents become members of the farm by paying for produce that the community farm produces. This model fosters a direct connection to the farmer and the farm, as residents can visit the farm each week to pick up their share. It connects the residents to the seasonality of fresh produce as well as the natural world around them. Community farms that successfully engage the community are cherished and preserved for decades.

The farm not only provides residents and community members with freshly harvested produce and other locally-made goods, it also provides a space for community members to come together to learn about growing food, create bonds with their families and neighbors, and form strong connections with their home.

Fruit and nut production is a high value agricultural crop. Fruit and nut tree orchards and vineyards add value to the land at North

River Farm in several ways: they are visually pleasing, a commercially viable, offer shade and habitat to wildlife and preserve the agricultural legacy of the land. Specific tree varieties should be selected for climate, taste and disease resistance.

The farm should showcase best practices around sustainable land management. The farm will exhibit a balance of well designed, clean and organized space with a natural, diverse and organic aesthetic.

Site planning of the farm includes field layout and spacing, farm buildings and structures, community entry fields and signage, demonstration gardens, pedestrian and service access, U-pick areas, fencing locations, infrastructure and other elements.

The farm will be designed to:

- Uphold the rural character of the area
- Be clean and organized, without appearing too formal
- Honor natural seasonal and agricultural cycles
- Incorporate flowers throughout farm plots to attract pollinators
- Encourage biodiversity through the use of native plants (beneficial insects and wildlife should be encouraged on the farm)

Farm management will employ the following best practices:

- Soil stewardship
- Cover crops and mulches should be used

Figure 5-6: Community Farms



to keep soil covered, improve soil fertility, reduce weeds, and improve cleanliness and aesthetics.

Conservation of Natural Resources:

- Pest and Disease Control – Synthetic chemicals such as fertilizers, pesticides and herbicides, should be avoided on the farm. Because the landscape is for the enjoyment, health and education of the community, natural growing methods should be implemented. Organic methods, permaculture techniques, integrated pest management, and other best practices encouraging a healthy land stewardship should be explored.
- Drip irrigation and/or other efficient irrigation systems should be used on the farm.
- Composting should be incorporated for sustainability, education and production. Proper techniques should be used to decrease potential for unpleasant odors and wildlife nuisances. A compost operation could provide a closed loop system for recycling community food and

yard waste within the North River Farms community.

- Post-Harvest Handling and Food Safety – An on-farm food safety plan such as GAPs (Good Agricultural Practices) should be put in place.
- ADA Accessibility

The functionality of the farm should be maintained by employing the following techniques:

- Design for consistency, predictability and efficiency with evenly spaced bed/path widths and lengths. Mowed paths are recommended to improve both accessibility and soil structure. Mulched pathways are also acceptable. Annual and perennial flowers can be added to bed ends to encourage a softer appearance.
- Certain areas of the farm should be ADA accessible.
- Operational areas should be buffered visually from the public.
- Restrooms and hand washing areas will be provided per local code.



5.5 Agritourism

Agritourism is defined as any business conducted by or for a farmer for the education of the public to promote the products of the farm and to generate additional farm income. Agritourism can include a variety of facilities and activities including education, farm dinners, festivals, farm visits, lodging, tours, demonstrations, wineries, trails and museums. In addition, agritourism represents an additional distribution channel for farm goods, allowing for farm direct visitation and purchase. There are many social movements that are pushing for an increase in agritourism including a locavore movement, which works to connect farmers with consumers in the same region. There is a growing movement toward health, wellness and sustainability. The average farm product travels 1500 miles to get put on the table. Teaching and providing access to a farm in the region helps to promote healthy food and more sustainable living.

The Plan aims to provide for future agritourism through thoughtful planning principals, integrated design elements, and flexible forward thinking. Activities may include U-pick operations on the farm, animal interaction, demonstration farms and kitchens, onsite farmers' market and retail outlets, winery tours / tastings, lodging, farm to table restaurants, education and other tours.

South Morro Hills is an agricultural region that is looking to embark on agritourism. North River Farms provides a catalyst for the transition of an existing agricultural

region and the rebranding of Oceanside as a City. Bringing visitors from the beach to another destination in Oceanside will add to tax revenue and more widely distribute the tourism base. The project will provide much needed improvements to limited infrastructure including roads, water and sewer allowing neighboring properties to broaden their agritourism opportunity. Access to farming is not a currently utilized opportunity in South Morro Hills and the threat of rising water costs and increasing overhead make long term production farming a use to be re-imagined.

The Plan develops a sustainable and profitable agritourism program, which will help to increase farm profits and preserve farming. The beautiful landscape and views transport visitors and residents alike to a place different than the Oceanside by the beach and create a wholly different experience for the City.







6.0 Parks, Recreation & Open Space

6.0 Parks, Recreation & Open Space

This chapter describes the framework and guidelines for the neighborhood parks and open space system. Consistent with the guiding principles for the project, the overall intent is to establish a compelling sense of place, a high level of pedestrian and bicycle access, an enduring public realm, and strong connections to and compatibility with the surrounding community and the site's agricultural history.

To this end, over 80 acres of North River Farms are planned for park and open space features including a variety of parks, buffers, trails, and farm plots to reinforce the agricultural context and serve a wide variety

of interests and age groups. The result will be a park-oriented community that emphasizes wellness through the establishment of a comprehensive open space and recreational system in close proximity to all residents. Park programming is intended to evolve over time as the neighborhood matures and residents become stakeholders in the design. Detailed programming and design for the initial installation will be developed in collaboration with the City of Oceanside Recreation and Parks Department.

6.1 Development Standards

The City of Oceanside requires a minimum area of 300 square feet per dwelling unit for the total usable open space provided for developments proposed within the Plan area. In addition to the public amenities provided, the density and product types anticipated within the Plan area will also include homes that have private balconies, patios, or private yard areas. Refer to Table 6-1, Open Space Requirements.

Areas of private usable open space may be applied to meet up to 50% of the overall usable open space requirement. Private usable open space may be on patios or balconies where a horizontal rectangle has

no dimension less than 5 feet. Private usable open space not on patios or balconies shall be designed so that a horizontal rectangle inscribed within has a minimum dimension of 10 feet and shall not include driveways or parking area, or areas required for front or street side yards.

A minimum of 50% of the total usable open space area requirement shall be provided as common usable open space. Such areas shall be designed so that a horizontal rectangle inscribed within has a minimum dimension of 15 feet, shall be open to the sky, and shall not include driveways or parking areas, or areas required for front or street side yards.

TABLE 6-1: OPEN SPACE REQUIREMENTS							
Planning Area	Land Use	Density DU/AC	Maximum Units	Minimum Park Factor	Acres Required	Trail Acres Provided	Total Acres Provided
PA-1: Riverside Village	MDA-R	6.0-9.9	223	300 SF/DU	1.59 acres	0.10 acres	1.80 acres
PA-2: Village Core	SC/MDB-R	10.0-15.0	81	300 SF/DU	0.80 acres	0.50 acres	1.60 acres
PA-3: North Village	SFD-R	3.6-5.9	190	0	0.18 ¹ acres	3.20 acres	5.60 acres
PA-4: Hilltop Village	SFD-R	3.6-5.9	91	0	0.18 ¹ acres	3.70 acres	6.80 acres
Subtotal	-	-	585	-	2.75 acres	5.9 acres	16.90 acres
	Agriculture	-	-	-	-	-	68.60 acres
Total	-	-	585	-	-	-	84.40 acres

¹ For projects over 75DU, a 8,000 SF (0.18 acre) common open space is required.



Such areas shall be a minimum of 750 square feet in size, for example a quiet bench or a small outcropping of rocks for children to play.

Open space, recreation and trails provide the backbone to a successful community as well as providing connectivity within the community. Within North River Farms there are several recreation and open space opportunities for residents of all ages to enjoy. An overview of the open space and recreation features is presented in Figure 6-1, Open Space Classification. A multi-use trail system will also provide access to the regional river trail systems for area residents.

The centerpiece of the Parks, Recreation, and Open Space Master Plan is the Farm, which will be established to serve as the heart of the community. The Farm provides a location

to cultivate and purchase fresh produce, provide educational opportunities, and hold community events. The open space for The Farm provides community character along North River Road and buffer adjacent to the San Luis Rey River.

In order to provide local park experience, the project seeks park credit for both public and private park experiences for future residents. Parkland dedication is based on the requirements set forth in the City of Oceanside Zoning Code.

Figure 6-1: Open Space
Classification



- LEGEND
- PARK
 - TRAIL
 - PASEO
 - FARM
 - BASIN

6.2 Neighborhood Parks

The Plan area includes six neighborhood parks within each district that includes the Village Square, River Village Park, Mill Park, North Village Park, Hilltop Park and Doggy Pawk as well as a network of trails, slopes and natural drainage buffers. Figure 6-2 Village Square, shows a graphic depiction of these parks.

A. Village Square

The proposed park at the center of the project will serve as a civic gathering point for the community. A long open-air trellis for farmers' markets and community events is featured; shade trees and seating will be part of the park experience. An open lawn is featured for flexible activities where community events and celebrations will take place. Themed gardens and community garden plots are also envisioned.

Figure 6-2: Village Square



B. Mill Park

The Mill Park features six milling rocks found on the property, which may be incorporated into the park design and celebrate local historic culture. The site is unique with a number of rock outcroppings and small oak trees. The design of the park will be informal in nature with predominantly native plantings. Features may include an adventure playground, picnic tables and shade structure.

Figure 6-3: Mill Park



C. River Village Park

The River Village Park will provide a small active recreation facility with a pool. Opportunities for community gardens are included, such as informal lawns and decomposed granite flexible use areas for bocce ball, horseshoes, cornhole or free play. This park is perfect for small neighborhood gatherings and will include a picnic table, benches and shade trees.

Figure 6-4: River Village Park



D. View Park

Terminating the north end of the Village Promenade is the North Village Park, a 1.5-acre neighborhood park and private community pool. This active park with open meadow will provide an important recreation opportunity for the northern Plan area. A variety of active uses are planned which may include half court basketball, children's play areas, a pool and volleyball. The park is connected to the perimeter trail system and easily walkable from all neighborhoods.

Figure 6-5: View Park



E. Hilltop Park

The 1 acre Hilltop park is located at the highest point of the site and features a small view pavilion with seating that has views across the San Luis Rey River valley.

The park also includes a community garden and connecting paths to the perimeter trail system.

Figure 6-6: Hilltop Park



F. Doggy Pawk

The Doggy Pawk is located at the eastern edge of the site, offering secured spaces for large and small dogs in the plan of a paw. The park features obstacles and amenities for dogs and their owners. The park also includes a connecting path to the perimeter trail system through agriculture fields, weaving back into the community perimeter trail system and easily walkable from all neighborhoods.

Figure 6-7: Doggy Pawk



6.2 Neighborhood Parks

Neighborhood Park Guidelines:

- Park circulation should be designed to provide pedestrian access from the surrounding neighborhoods and trails.
- Parking for the neighborhood parks shall be provided on adjacent streets.
- Homes should be designed to front onto the neighborhood parks where possible.
- Low Impact Development design features should be incorporated into the park design through the use of rain gardens, pervious surfaces and vegetative swales.
- Park design should incorporate unique cultural elements or focal points consistent with the North River Farms design features into the design to create a distinct identity.
- Parks shall be designed functionally and visually as open as possible with as little fencing as possible. Fencing may be used where a tot lot is in close proximity to streets, parking lots or other high volume vehicular use areas that pose a safety concern. Fences shall be limited to 3 feet and be open. For security reasons, solid fencing or hedges shall not be used.





6.3 Connectors & Open Space Areas

The project aims to make the community healthier, sustainable, and livable through a variety of open space features and connectors. These connectors include landscaped promenades, medians, slopes, perimeter open space buffers and mid-block paseos. Uses may include multi use trails, water quality systems, edible landscapes, buffer/screening landscape planting and landscaping of slopes.

Medians & Promenades

Key features of the Plan's connectors include large medians and a promenade. The Village Promenade, the project's primary signature street, connects the Farm to the south to the North Village Park in the north creating a strong north south community amenity and connection. Designed as a wide median reminiscent of a traditional parkway, this median will be designed to accommodate water quality features as well as landscape amenities.

Pocket Parks

The project has some small, irregular areas of open space areas that lend themselves to informal pocket parks. Though these parks are too small for physical activities, they provide greenery, a place to sit outdoors, capture views of the agricultural fields, and could include a monument, community marker or art project. Some of these parks also connect to the trail system.

Perimeter Edges & Drainage Basins

On the east and west edge of the property, a large open space buffer is planned and will

provide a natural landscape feature for the project. The buffer, as depicted in Figure 6-8, North Buffer Concept, will be rural in nature and may include uses such as open grass areas, rustic picnic areas, benches and trails. Trails provide ample physical activity in the form of walking, running, horse riding and biking. Other relaxing activities such as observing nature, bird watching, painting, photography or picnicking are encouraged. Areas set aside for storm water management will feature grasses and other riparian plants that will treat the initial runoff and will be integrated into the open space design. Figures 6-9, Perimeter Edge Concept and 6-10 Landscape Buffer and Trail Concepts, depict additional concepts related to open space areas.

Additional Open Space Guidelines:

- Uses should include signage features, naturally planted open spaces, paths, walks, bicycle trails and small pocket parks.
- Vegetated swales and water quality basins are important visual and aesthetic features of the community open space and shall be designed in accordance with the project landscape guidelines.
- Pedestrian features such as benches and trash receptacles are to be incorporated as appropriate.
- Open space may include programmed uses such as dog parks or other uses compatible and complementary to the neighborhood parks.

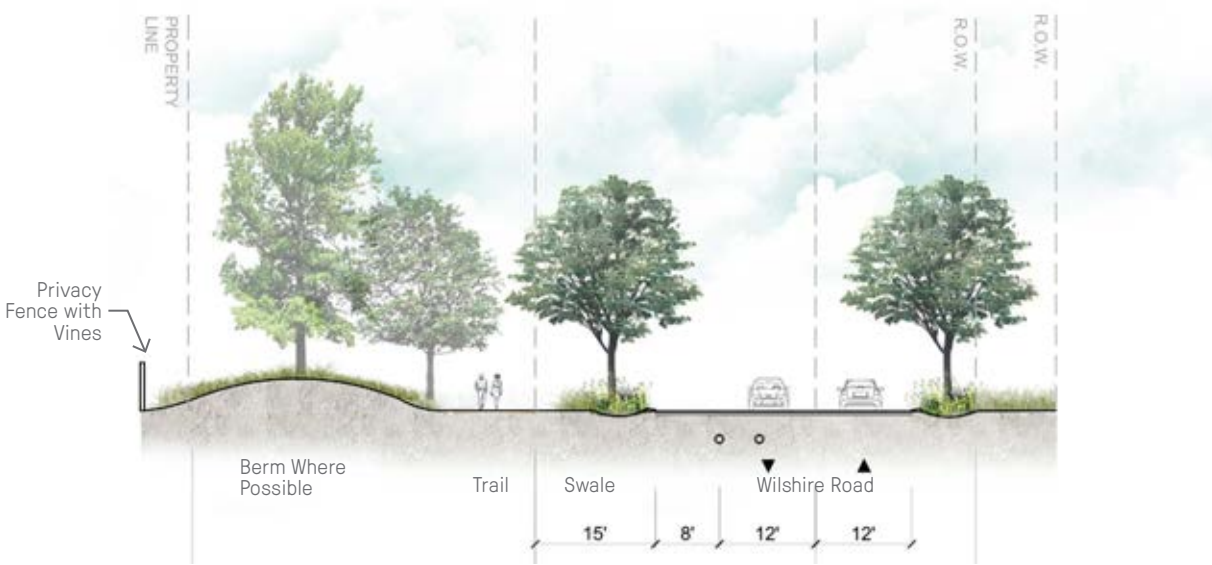
Figure 6-8: North Buffer Concept & Section



Figure 6-9: Perimeter Edge Concept



Figure 6-10: Landscape Buffer & Trail Concepts

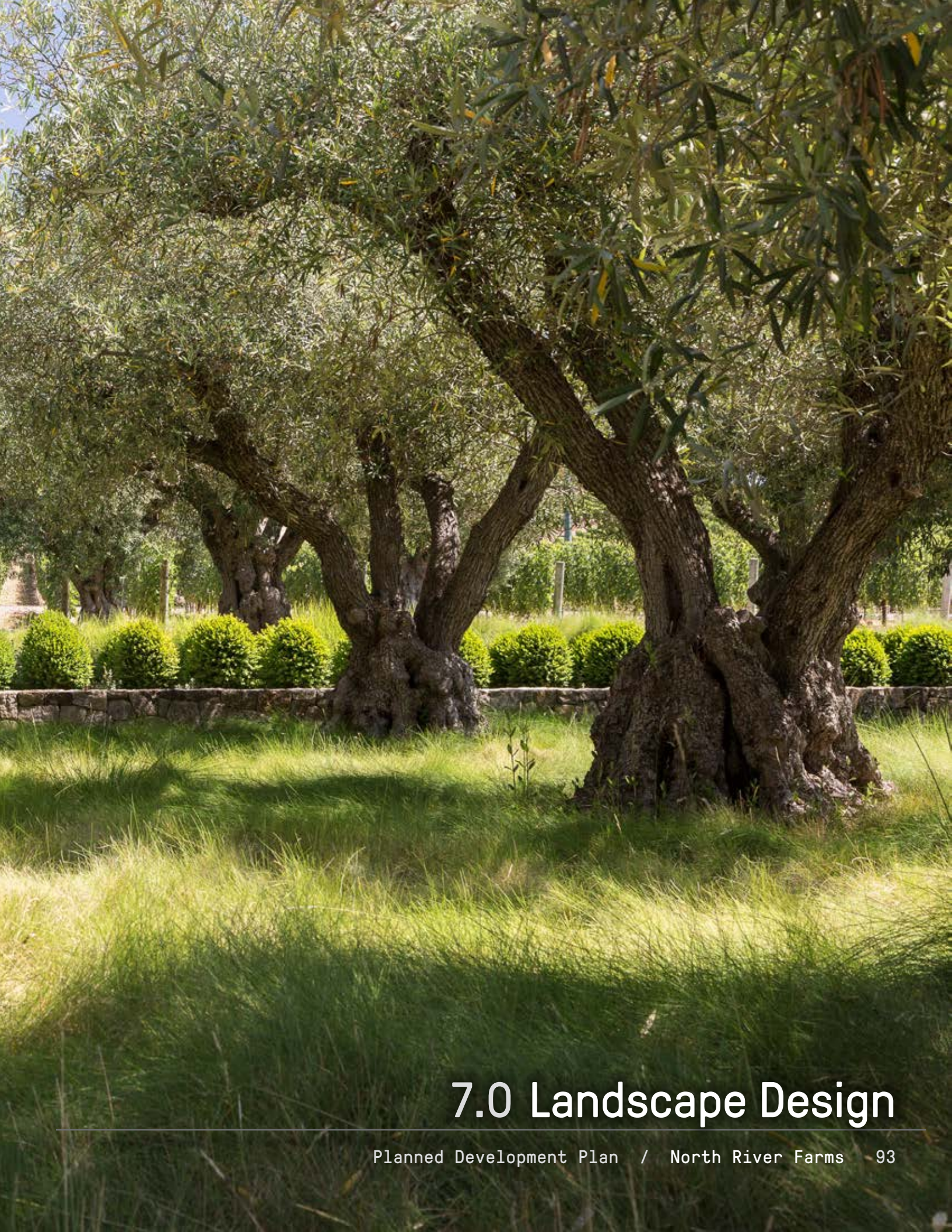


Wilshire Road Edge Section



View along Wilshire Trail





7.0 Landscape Design

7.0 Landscape Design

Landscape is a critical component of the North River Farms identity. The plan emphasizes water conservation, drought-tolerant, native and edible landscaping, and provides abundant trees for beauty, definition of spaces, habitat enhancement and comfort. As an ever-present visual element along the streets, edges, medians, and parks, landscape plays an important role in establishing the identity of the Plan. The landscape design for the project drew inspiration from two primary sources:

First, the agricultural landscape historic to East Oceanside with its regular geometry of row crops and tree orchards. Second, the natural landscape features of drainage-ways and the San Luis Rey River to create iconic early California tree lined and shade-dappled streets. A key design goal is to create a series of built features or icons to be found throughout the community that bring together the architecture and landscape to establish a distinct identity.

This chapter addresses the elements found within the landscape realm and includes guidelines and standards for planting design, street trees, project entries, parks, slopes and open space, edible landscaping, LID features, plant palettes and irrigation. The guidelines and standards set forth within this chapter will provide a closely coordinated, cohesive and memorable landscape experience within the North River Farms community.

Green Streets & Infrastructure

Green streets and infrastructure will connect and beautify North River Farms'

public spaces and roadways. A well planned system of street trees and shade trees is the first step toward a more aesthetically pleasing environment, enhanced by other landscape design elements including walks separated by landscape parkways, medians and stormwater planters, rain gardens and vegetated roadways. These elements provide pedestrian connections, traffic calming and increased water infiltration.

Edible Landscape

As discussed under the Agriculture section, North River Farms places an important emphasis on community agriculture and incorporating edible landscaping into the community as much as possible. Plants will be chosen to reinforce this vision in public and private landscapes.



7.1 Community Landscape Elements

Primary landscape elements of the North River Farms Plan include street trees, entries, parks, perimeter edges, hedgerows, slopes and open spaces. In addition, opportunities for edible landscaping are provided in order to further promote the connection of community to land. All landscape elements described within this chapter should conform to the Landscape Plant Palette.

A. Project Entries

Project entries provide an opportunity to identify North River Farms as a community distinct from others in the region. As illustrated by Figure 7-1, Entry Experience, primary project entries occur at the east and west end of North River Road. Entries incorporate farm plots and should be simple and understated in order to reinforce the agricultural identity of the Plan. Entry design will also incorporate features to express community identity with signage and lighting to create a memorable landscape gateway that reinforces the agricultural theme.

Figure 7-1: Entry Experience



B. Street Trees

Street trees are the backbone of the community and tree type should be selected from the Plant Palette based on the hierarchy and importance of the street within the community. There are several types of street trees used in North River Farms (See Figure 7.2, Street Tree Diagram) including those on North River Road, the Village Promenade, residential collectors and local streets, perimeter streets and entryways.

Street trees should be used consistently to establish a gracious and attractive shaded neighborhood. Streetscape treatments may also include small orchards at important entries and crossroads, groves of oak or other evergreen trees, vineyard plantings, and park/common area edges. The character of streets and entries should reinforce the agricultural theme of the project and provide orientation and a sense of hierarchy.

North River Road shall be planted with the dominant elements of large canopy trees and native or ornamental grass. The trees shall consist of rows of regularly spaced trees, matched in height and appearance. Materials should have a classic and timeless appeal and be durable and simple in form, but appropriate to the scale of North River Road.

The Village Promenade shall have multiple rows of tall regularly spaced trees of the same species. They will be matched in height and form to create a traditional shaded boulevard experience. Within these large medians small pocket parks shall be provided

with accent plants and detailed landscape features.

The residential collector should be planted with consistent, limited palette of trees to reinforce its identity as a community connector. The scale of trees should reflect the hierarchy and identity of the roadway system, with taller/larger trees defining the major streets. In general, street trees should be equal to or greater than the height of adjacent buildings. The planting pattern and species may vary at intersections to provide a flowering or contrasting tree.

Smaller scale trees may be spaced a minimum 10 feet from other trees, eight feet from street lights, and three feet from driveways, while spacing between medium to large trees should be no less than two-thirds the diameter of the crown at maturity to allow for healthy growth while balancing the need for shading of streets and walkways. Medium to large-scale street trees should be spaced at approximately 25-30 feet on center, with minor variations allowed to accommodate streetlights, driveways, and utility boxes.

Fruit-bearing olives or other fruit and/or nut trees may be used within the medians; however, fruitless olives must be used where they will overhang paved areas. The ground plane, to the curb, should be planted in low maintenance shrubs, groundcovers or lawn, hedgerows, grasses or wild flowers, with an emphasis on native plants where possible.

Street tree plantings are required along all public streets and shall be installed by the builder parallel to the curb and centered in

the planter strips.

Street trees should be pruned to provide a minimum 8-foot clear space between the lower branches and the pedestrian walkway to allow for clearance for vehicles and pedestrians and bicycle passage.

C. Village Core & Park Landscape

The Village Core within North River Farms can have both formal and informal planting designs relating to adjacent uses and program requirements. The landscape will have a manicured appearance, although native and low water-using plants should be emphasized. Small parks will lend themselves to formal planting treatments interspersed with large graceful shade trees.

The Village Square shall have plantings that incorporate an agricultural theme with small groves of heritage trees in highly visible areas combined with informal masses of heritage trees and plantings in and around activity areas.

Other parks or civic spaces shall be designed as both a visual space that has a definite character and also one full of program – areas for informal activities, shaded areas, seating areas, and viewing and/or strolling gardens. Each park or space should incorporate one unique garden or architectural feature that complements the community design such as an arbor, trellis or sculpture. Larger parks can include gazebos, pergolas or follies.

D. Hedgerow Features

Linear planting of tall upright species of trees are planned along key north-south roads and the paseo. These planting are

meant to invoke the classic California agricultural landscape.

Hedgerows and windbreaks have been planted in farming and rural situations for thousands of years. Ancient hedgerows were used to confine livestock, define property lines, and shelter farmland and dwellings from wind. California windbreaks of eucalyptus have been used in many agricultural communities since the late 1880s and are an iconic feature of the agricultural landscape.

E. Perimeter Edges

Perimeter edges occur along Wilshire Road to the east, the north property boundary and the west property boundary. They have been designed to blend with the existing rustic and informal character found along Wilshire Road north of the project. The primary design features are large tall trees and large canopy trees. These trees will screen homes and provide a buffer from adjacent roads and uses. Perimeter planting should utilize native and low water plants grouped in large masses to achieve a natural appearance. Grading and planting design shall be carefully coordinated to enhance the quality and character of the community. Mulch can be incorporated in flat areas instead of ground cover. A perimeter trail also occurs in this area.

F. Orchard Slopes

Slope areas may provide a unique opportunity to incorporate a mixture of landscape materials suitable for agricultural production, screening or ornamental landscape. Orchard-type plantings can be utilized in select areas to complement the agrarian landscape of the Plan and provide agricultural products. Grading and

planting design for slopes and bio retention basins shall be done in unison to ensure plant species respond to grade changes and moisture levels associated with the design. Native grasses and groundcovers shall be used for all slope areas where orchard or ornamental plant and tree species are not used in order to provide erosion control.

G. Parking Lot Landscaping

Landscaping is incorporated into the design of parking lots to soften paved areas, reduce heat during the summer months and provide shade and way finding. Landscaping, low screen walls or fences, landscaped hedges, and other design elements should be used to screen parking areas from streets. Landscape can help filter pollutants from the air, reduce the visual impact of large expanses of parking areas and reduce heat gain. All parking lot landscape design shall conform to City of Oceanside zoning ordinance 3019 E.

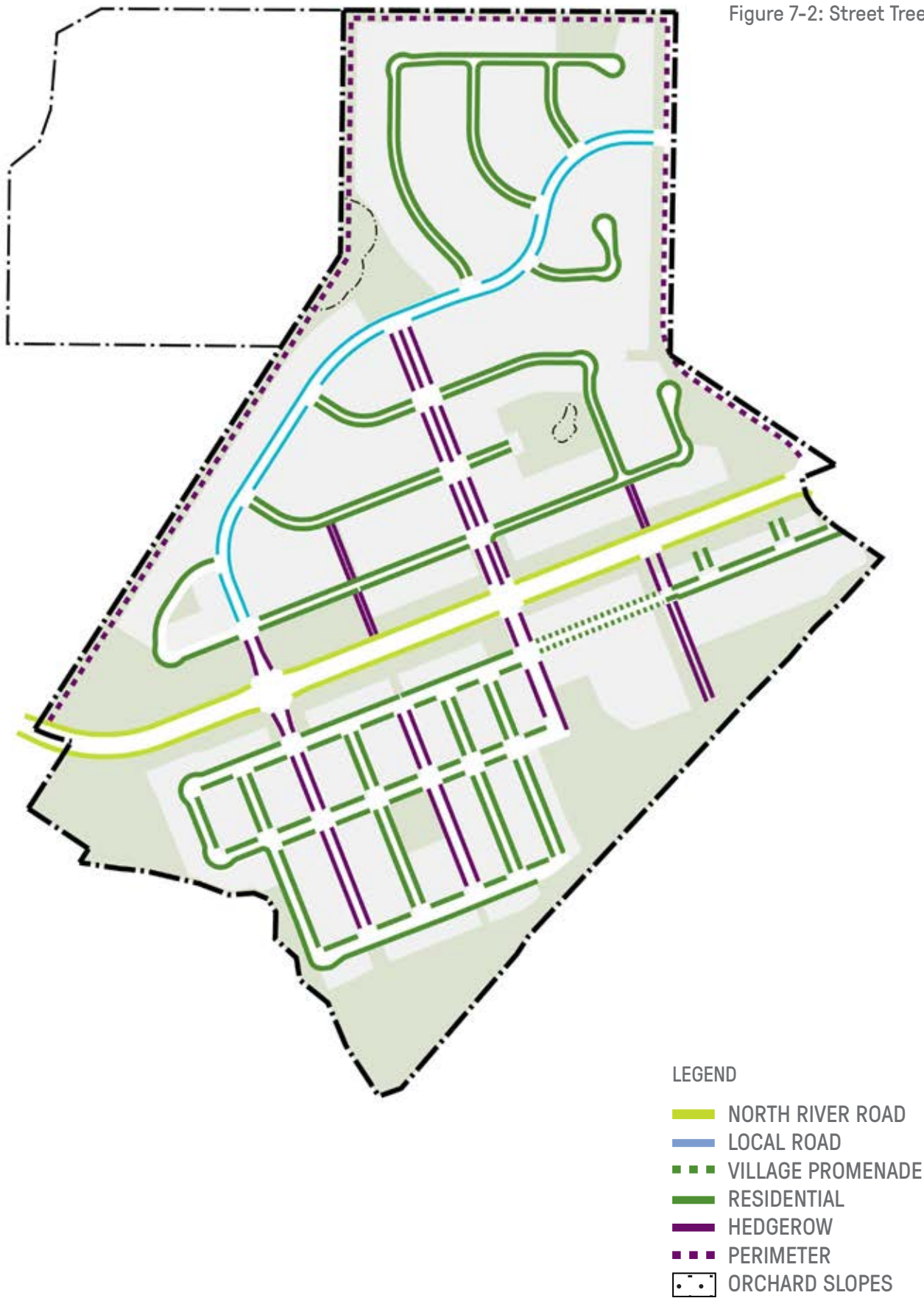
Parking Lot Landscape Guidelines

- Parking lots should be planted with trees to provide a minimum of 50% shading after 15 years.
- Pedestrian routes through parking lots should be clearly designated with paving and landscaping. Entryways to major building entries should also be clearly visible.
- Parking lots should be surrounded by a continuous hedge or shrub planting no more than 42 inches in height.
- Sight distance requirements should be maintained at parking lot entries.

- Pervious Pavements and surfaces shall be utilized in conjunction with agricultural plant palettes as much as feasible.
- The use of all weather surfaces such as decomposed granite or compacted aggregate base is encouraged to minimize pavement and increase pervious surfaces.



Figure 7-2: Street Tree Framework





Hedgerow



Perimeter



Orchard Slopes



Residential



7.2 Private Residential Landscape

In addition to the guidelines for public and community areas, the following provisions apply to private residential areas within the neighborhood.

Private areas shall emphasize the use of native, well-adapted plants, as well as fruit-bearing and other edible plant materials. Productive garden and farm activities are encouraged in private rear and side yard areas.

In addition to required street trees, each detached home should include a minimum of one fruit tree located within the front yard area. Other edible plantings may be used within front yard landscape areas or in planters and pots. All edible plantings should be maintained in good condition and not create a nuisance or unsightly condition for neighbors.

In order to avoid a disjointed appearance on streets with narrow lots (less than 45

feet in width), front yard landscaping with a cohesive design should be provided by the developers of each block within the neighborhood.

Planting of side yard areas with vertical trees is encouraged where feasible to provide privacy and reduce the visual impact of residential areas, particularly where large expanses of walls are visible such as zero lot line homes. Side yard plantings should consider shading and solar access requirements.

Front yard irrigation shall be provided for plant establishment.

Front yard turf for detached single family homes will only be allowed on low density residential designated lots and will require subsurface irrigation.

7.3 General Landscape Design Guidelines

Plant materials should be selected from the Plant Palette with emphasis on drought tolerant species. Except in areas where specific plant palettes are designated, the plant list is designed to be flexible and provide general guidance on appropriate form, conditions and suitability to specific use.

Landscape should emphasize the use of drought tolerant, native landscape species

that are well adapted to the climatic and soils condition of the site.

Turf should be limited to parks, or other active uses and/or high visibility areas. Low groundcover and native grasses should be used as an alternative to turf wherever possible.

Avoid planting tree species with invasive root systems near utility lines and paving. Such species may be used in larger setback

areas and open space areas provided there is adequate clearance.

Planting design should consider location and orientation when adjacent to buildings to maximize solar orientation, reduce building heating and cooling, and adhere to fire safety requirements.

Planting design should consider year-round interest and seasonal character through the careful use of flower and leaf color.

Landscape design shall provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas or service corridors to reduce negative visual impacts. Screen landscaping should incorporate evergreen plant species in order to maintain year-round leaf cover. Landscape plans shall conform to Chapter 49 of the California Fire Code and/or Chapter 7a of the California Building Code, as adopted by the City of Oceanside.

7.4 Irrigation & Water Conservation

The irrigation system for North River Farms will conform to and exceed all California water use regulations. The system will exceed the standards for the MAWA (Maximum Allowed Water Allocation) through coordinated site and irrigation design. The irrigation system will utilize weather-based technology that automatically adjusts to rainfall to ensure the system will only irrigate when necessary.

The use of native and adapted plants, which require low water use and possess resistance to pests and diseases are encouraged. The less watering, fertilizing and chemical control required for landscape design reduces the need for irrigation and associated water use. The irrigation system should be designed to conserve water resources by efficiently and uniformly distributing water.

- Irrigation design shall accommodate hydrozones accordingly. For example, separate zones are required for shrub beds and turf beds. Trees should be put on a separate system when possible. Systems shall also be separated by sun exposure, i.e., north/east exposures versus south/west exposures.
- Automatic irrigation systems should include a rain shutoff valve.
- Moisture sensors should be installed at appropriate intervals in commercial and mixed-use areas and along streetscapes to minimize over watering.
- Turf and groundcover should be irrigated with a conventional spray system, using head-to-head spray coverage. Misting spray heads in turf areas should be avoided.

-
- Rain water harvesting
 - Native plants
 - Shrubs and trees should be irrigated with a drip system to provide deeper, more even watering and promote water conservation.
 - Irrigation controls should be screened from view from the street by landscaping or other attractive site materials.
 - Soil should be mulched with 3–4” of organic material, such as wood chips, or to reduce evaporation, keep the soil temperature even and control weeds.
 - Roof water collection systems should be used as much as feasible to reuse roof runoff for irrigation.

7.5 Plant Palette

Plant materials have been selected to establish a unique landscape character. These plants are particularly well suited to the soils, climactic, and water requirements for the area. The list, shown in Table 7-1, Plant Palette, is not intended to be exhaustive but to provide a clear guide for selection. Additional plants may be used that are compatible with this list and are approved by the City. No invasive plant species shall be used, per California Exotic Pest Plant Council List, and the California Invasive Plant Council (Cal-IPC) Listq. Consult Plantright.org for alternatives. The following popular but invasive plants species are not allowed:

- *Carpobrotus edulis* – Highway Iceplant
- *Cortaderia selloana* – Pampas Grass
- *Echium candicans* – Pride-of-Madeira
- *Nassella tenuissima* – Mexican feather grass
- *Pennisetum setaceu* – Crimson fountain grass
- *Vinca major* – Periwinkle



TABLE 7-1 NORTH RIVER ROAD STREETSCAPE		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Quercus agrifolia</i>	Coast Live Oak	36" - 48" box
<i>Quercus tomentella</i>	Island Oak	24" - 36" box
<i>Quercus virginiana</i>	Platanus racemosa	24" - 36" box
<i>Platanus acerfolia</i> 'Columbia'	Plane Tree	36" - 48" box
<i>Platanus racemosa</i>	California Sycamore	24" - 36" box

TABLE 7-1 WILSHIRE ROAD/ BUFFER/PARK TREES		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Arbutus marina</i>	Strawberry Tree	24" - 36" box
<i>Cercis occidentalis</i>	Western Redbud	24" - 36" box
<i>Lyonothamnus floribundus aspleniifolius</i>	Santa Cruz Island Ironwood	24" - 36" box
<i>Quercus species</i>	Oak	36" - 48" box
<i>Platanus acerfolia</i> 'Columbia'	Plane Tree	36" - 48" box
<i>Platanus racemosa</i>	California Sycamore	24" - 36" box
<i>Prunus ilicifolia</i> ssp <i>lyonii</i>	Catalina Cherry	24" - 36" box
<i>Sambucus mexicana</i>	Mexican Elderberry	24" - 36" box
<i>Schinus molle</i> (300' from any drainage)	California Pepper	24" - 36" box
<i>Umbellularia californica</i>	California Bay Tree	24" - 36" box

TABLE 7-1 INTERNAL HEDGEROW		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Eucalyptus species</i>	Gum	15 Gal - 24" box
<i>Populus fremontii</i>	Western Cottonwood	15 Gal - 24" box
<i>Tristania conferta</i>	Brisbane Box	24" - 36" box

TABLE 7-1 NORTH RIVER ROAD SCREEN HEDGEROW		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Ceanothus</i> spp	California Lilac	15gal - 24"box
<i>Elaeocarpus decipiens</i>	Japanese Blueberry	24" - 36" box
<i>Heteromeles arbutifolia</i>	Toyon	24" - 36" box
<i>Malosma laurina</i>	Laural sumac	24" - 36" box
<i>Michelia doltsopa</i>	Sweet Michelia	24" - 36" box
<i>Pinus torreyana</i> (no more than 5 in row)	Torrey Pine	24" - 36" box
<i>Prunus ilicifolia</i>	Hollyleaf Cherry	24" - 36" box
<i>Rhamnus californica</i>	Coffeeberry	24" - 36" box
<i>Umbellularia californica</i>	California Bay Tree	24" - 36" box

TABLE 7-1 ORCHARD		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Citrus</i> Species	Oranges, Lemons, Limes, and Kumquat	24" - 36" box
<i>Diospyros fuyu</i>	Persimmon	24" - 36" box
<i>Ficus carica</i>	Fig	24" - 36" box
<i>Malus</i> spp	Apples	24" - 36" box
<i>Persea americana</i>	Avocado	24" - 36" box
<i>Prunus persica nucipersica</i>	Nectarine	24" - 36" box
<i>Punica granatum</i>	pomegranate	24" - 36" box
<i>Olea europea</i>	Olive	36" - 48" box

TABLE 7-1 INTERNAL LANDSCAPE / STREET TREES / PARK TREES		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Agonis flexuosa</i>	Peppermint Willow	24" - 36" box
<i>Arbutus marina</i>	Strawberry Tree	24" - 36" box
<i>Cinnamomum camphora</i>	Camphor Tree	24" - 36" box
<i>Fraxinus angustifolia</i> 'Raywood'	Ash	24" - 36" box
<i>Jacaranda mimosifolia</i>	Jacaranda	24" - 36" box
<i>Juglans californica</i>	So. California Black Walnut	24" - 36" box
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	24" - 36" box
<i>Lagerstroemia hybrids</i>	Crape Myrtle	24" - 36" box
<i>Magnolia grandiflora</i> 'Majestic Beauty'	Southern magnolia	24" - 36" box
<i>Nyssa sylvatica</i>	Tupelo Tree	24" - 36" box
<i>Quercus agrifolia</i>	Coast Live Oak	36" - 48" box
<i>Quercus virginiana</i>	Southern Live Oak	24" - 36" box
<i>Platanus acerfolia</i> 'Columbia'	Plane Tree	36" - 48" box
<i>Rhus lancea</i>	African Sumac	24" - 36" box
<i>Tristania conferta</i>	Brisbane Box	24" - 36" box

TABLE 7-1 RIPARIAN LANDSCAPE		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Alnus rhombifolia</i>	White Alder	15 Gal - 24" box
<i>Laurus nobilis</i>	Sweet Bay	24" - 36" box
<i>Platanus racemosa</i>	California Sycamore	24" - 36" box
<i>Populus fremontii</i>	Western Cottonwood	15 Gal - 24" box
<i>Quercus agrifolia</i> or equal	Coast Live Oak	24" - 36" box
<i>Salix species</i>	Willow	5 Gal / 15 Gal
<i>Sambucus mexicana</i>	Blue Elderberry	15 Gal - 24" box

TABLE 7-1 SPECIAL USE AREAS		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Citrus</i> varieties	lemon, Lime, Orange	24" - 36" box
<i>Diospyros fuyu</i>	Persimmon	24" - 36" box
<i>Eucalyptus species</i>	Gum	24" - 36" box
<i>Olea europea</i>	Olive	24" - 36" box
<i>Phoenix dactylifera</i>	Date Palm	20 CBT
<i>Pinus pinea</i>	Italian Stone Pine	36" - 48" box
<i>Populus fremontii</i>	Fremont cottonwood	15 Gal - 24" box
<i>Punica granatum</i>	Pomegranite	15 Gal

TABLE 7-1 LARGE SCREENING SHRUBS		
BOTANICAL NAME	COMMON NAME	SIZE
Arctostaphylos spp.	Manzanita	5 Gal / 15 Gal
Comarostaphylis diversifolia	Summer Holly	5 Gal / 15 Gal
Ceanothus spp.	California Lilac	5 Gal / 15 Gal
Feijoa sellowiana	Pineapple Guava	5 Gal / 15 Gal
Ferocactus viridescens	Barrel cactus	5 Gal / 15 Gal
Garrya elliptica	Coast Silktassel	5 Gal / 15 Gal
Heteromeles arbutifolia	Toyon	5 Gal / 15 Gal
Leptospermum spp.	Tea tree	5 Gal / 15 Gal
Malosma laurina	Laurel Sumac	5 Gal / 15 Gal
Melaleuca nesophila	Pink Melaleuca	5 Gal / 15 Gal
Pittosporum crassifolium	Karo Tree	5 Gal / 15 Gal
Quercus dumosa	Scrub oak	5 Gal / 15 Gal
Pittosporum undulatum	Victorian Box	5 Gal / 15 Gal
Prunus ilicifolia	Hollyleaf Cherry	5 Gal / 15 Gal
Rosa californica	California Wild Rose	5 Gal / 15 Gal
Rhamnus californica	Coffeeberry	5 Gal / 15 Gal
Rhus integrifolia	Lemonade Berry	5 Gal / 15 Gal
Rhus ovata	Sugar Bush	5 Gal / 15 Gal

TABLE 7-1 RIPARIAN SHRUBS AND GRASSES		
BOTANICAL NAME	COMMON NAME	SIZE
Ambrosia "californica"	No common name	1 Gal / 5 Gal
Ambrosia psilostadyra	No common name	1 Gal / 5 Gal
Anemopsis californica	Yerba Mansa	1 Gal / 5 Gal
Artemesia palmeri	San Diego Sagewort	1 Gal / 5 Gal
Baccharis glutinosa	Mule Fat	1 Gal / 5 Gal
Baccharis sarothroides	Desert Broom	1 Gal / 5 Gal
Iva hayesiana	Poverty Weed	1 Gal / 5 Gal
Juncus acutus	Southern Spiny Rush	1 Gal / 5 Gal
Juncus mexicanus	Mexican Rush	1 Gal / 5 Gal
Pluchea purpurascens	Marsh Fleabane	1 Gal / 5 Gal
Ribes speciosum	Fuschia-flowering Gooseberry	1 Gal / 5 Gal
Ribes viburnifolium	Evergreen Current	1 Gal / 5 Gal
Salix lasiolepis	Arroyo Willow	Varies
Scirpus acutus	Viscid Bulrush	1 Gal / 5 Gal
Scirpus olneyi	Olney's Bulrush	1 Gal / 5 Gal
Typha domingensis	Cat-tail	Varies

TABLE 7-1 MEDIUM-LOW SHRUBS AND ACCENTS		
BOTANICAL NAME	COMMON NAME	SIZE
Agave spp.	Agave	Varies
Aloe spp.	Aloe	Varies
Arctostaphylos 'John Dourley	John Dourley manzanita	1 Gal / 5 Gal
Artemisia californica	Sagebrush	1 Gal / 5 Gal
Buxus spp.	Boxwood	1 Gal / 5 Gal
Caliandra californica	Fairy Duster	1 Gal / 5 Gal
Callistemon spp.	Dwarf Bottlebrush	1 Gal / 5 Gal
Ceanothus spp.	California Lilac	1 Gal / 5 Gal
Cistus spp.	Rockrose	1 Gal / 5 Gal
Dudleya spp.	liveforever	1 Gal / 5 Gal
Eriogonum fasciculatum	California Buckwheat	1 Gal / 5 Gal
Escallonia spp.	Escallonia	1 Gal / 5 Gal
Euphorbia spp.	Euphoria/Spurge	1 Gal / 5 Gal
Feijoa sellowiana	Pineapple Guava	1 Gal / 5 Gal
Ferocactus viridescens	Coast Barrel Cactus	Varies
Grevillea spp.	Grevillea	1 Gal / 5 Gal
Hibiscus spp.	Chinese Hibiscus	1 Gal / 5 Gal
Lantana spp.	Lantana	1 Gal / 5 Gal
Lavandula spp.	Lavender	1 Gal / 5 Gal
Lavatera spp.	Mallow	1 Gal / 5 Gal
Leptospermum spp.	Tea Tree	1 Gal / 5 Gal
Ligustrum japonica 'Texanum'	Japanese Privet	5 Gal / 15 Gal
Mahonia spp.	Ca Natives	1 Gal / 5 Gal
Mimulus puniceus	Monkeyflower	1 Gal / 5 Gal
Miscanthus spp.	Eulalia	1 Gal / 5 Gal
Oenothera spp.	Evening Primrose	1 Gal / 5 Gal
Opuntia littoralis	Beavertail	Varies
Pelargonium peltatum	Ivy Geranium	Flats/1 Gal
Plumbago auriculata	Cape Plumbago	1 Gal / 5 Gal
Punica granatum	Pomaganrate	5 Gal / 15 Gal
Penstemon spp.	Penstemon	1 Gal / 5 Gal
Rhaphiolepis indica	India Hawthorne	1 Gal / 5 Gal
Rosa spp.	Rose	1 Gal / 5 Gal
Rosmarinus spp.	Rosemary	Flats/1 Gal
Rhamnus spp.	Buckhorn	1 Gal / 5 Gal
Salvia spp.	Sage	1 Gal / 5 Gal
Sedum spp.	Sedum	Flats/1 Gal
Santolina virens	Lavender Cotton	Flats/1 Gal
Strelitzia spp.	Bird-of-Paradise	5 Gal / 15 Gal
Trichostema lanatum	Woolly Blue Curis	1 Gal / 5 Gal
Verbena spp.	Verbena	Flats/1 Gal
Westringia fruticosa	Westringia	1 Gal / 5 Gal
Yucca baccata	Datil Yucca	Varies
Yucca whipplei	Our Lord's Candle	Varies
Zauschneria californica	California Fuchsia	1 Gal / 5 Gal

TABLE 7-1 GROUND COVERS AND VINES		
BOTANICAL NAME	COMMON NAME	SIZE
Arctostaphylos spp	Manzanita	1 Gal / 5 Gal
Baccharis pilularis Pigeon Point	Dwarf Coyote Bush	Flats/1 Gal
Bougainvillea spp.	Bougainvillea	5 Gal
Ceanothus spp.	California Lilac	5 Gal
Clematis armandii	Clematis	5 Gal / 15 Gal
Clytostoma callistegioides	Violet Trumpet Vine	5 Gal
Distictis buccinatoria	Blood-red Trumpet Vine	5 Gal
Encelia californica	California brittlebush	Flats/1 Gal
Lantana spp	Lantana	Flats/1 Gal
Lonicera japonica	Japanese Honeysuckle	Flats/1 Gal
Ribes viburnifolium	Currant	Flats/1 Gal
Rosmarinus Officinalis	Creeping rosemary	Flats/1 Gal
Santolina virens	Cotton Lavender	5 Gal
Senecio mandralicae	Senecio	Flats/1 Gal
Solanum jasminoides	Potato Vine	Flats/1 Gal
Trachelospermum jasminoides	Star Jasmine	Flats/1 Gal
Trichostema lanatum	Woolly Blue Curly	Flats/1 Gal
Vitus spp.	Grape	5 Gal
Wisteria spp.	Wisteria	5 Gal

TABLE 7-1 GRASSES AND WILDFLOWERS		
BOTANICAL NAME	COMMON NAME	SIZE
Agrostis diegoensis	No Common Name	Rose Pots/1 Gal
Avena barbata	Slender Wild Oat	Rose Pots/1 Gal
Bouteloua gracilis	Blue Grama	Rose Pots/1 Gal
Bromus spp.	California Brome	Rose Pots/1 Gal
Buchloe dactyloides	Buffalo Grass	Rose Pots/1 Gal
Carrex spp.	Sedge	Rose Pots/1 Gal

¹Agricultural plantings differ from plants used in Table(s) 7-1, Plant Palette.



7.6 Site Furnishings

The site furniture for North River Farms features a coordinated theme of modern rustic aesthetics reminiscent of early agricultural farmhouse features. This emphasizes finished or unfinished wood, exposed steel elements and details of copper or chrome. Forms favor bold, strong angles, simplicity and rough connecting parts - all done in a way that make people feel comfortable. Variety is encouraged but a family of materials and elements that work together is essential. Refer to Figure 7-4, Site Furnishings, for specific locations.

A. Lighting

Landscape lighting should be used carefully to avoid light pollution and adhere to Dark Sky Guidelines while providing safety and accentuating key community features. Efficient lighting design can improve nighttime visibility by avoiding glare, minimize building and site light trespass onto neighboring property, and increase visibility of the night sky. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be completely shielded appropriately. Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shown on final building and electrical plans.

- All outdoor site lighting fixtures shall be bi-level LED, which will reduce the demand for electricity.
- In general, lighting will be designed to minimize light levels for any given application and to direct the lighting onto high use areas or objects to be

lighted. Low-level, pedestrian-scale fixtures should be utilized to the degree possible.

- High efficiency fixtures are encouraged to direct light where it is needed to avoid excessive glare and reduce impacts upon night sky and open space.
- Lighting should be designed to differentiate use areas, emphasize neighborhood amenities, provide continuity along street corridors, and promote the safety of residents and users.
- The family of light fixtures for North River Farms should be a coordinated palette of decorative fixtures, unique to North River Farms neighborhood. Ornamental, pedestrian-scale pole lights are proposed for local street lighting, with optics and shields that direct the light to the ground. Pole lights in neighborhoods should not exceed 20 feet in height to maintain a pedestrian scale.
- Lighting should generally occur at intersections and areas of pedestrian activity and building entries, and should be minimized elsewhere. Lighting should be designed to minimize glare and impacts to adjacent land uses, especially residences. No lighting should blink, flash, or be of unusually high intensity or brightness.
- Lighting should utilize energy-efficient fixtures that provide pleasing light color. All streetlights should be equipped with cut-off shields to minimize visibility

from adjacent areas of the community and public use areas. Court lighting, if any, should be planned to minimize illumination of neighboring uses and residential areas and avoid direct view of light sources. Parking lot lights should be no higher than necessary to provide efficient lighting of the area and should not exceed 28 feet, including the base.

- Landscape lighting should be limited to important landscape areas, entry and sign features, public parks or pedestrian use areas. Light fixtures should be hidden from direct view and the light source should be shielded from view at night. Landscape light fixtures should be durable and easily maintained.
- Building mounted fixtures may be utilized as long as the fixtures are scaled appropriately for their location on the building and the light source is completely shielded from view.
- Lights in parks and service areas should be designed to avoid spillover onto adjacent use areas, and to shield the direct view of the light source. Low-pressure sodium or other light types that contrast excessively with the normal use area lighting are prohibited.
- Off-street trail systems and pedestrian shortcuts should utilize low-level lighting sources such as lighted bollards or other comparable solutions if needed at all.



B. Fences & Walls

The intent of this section is to establish the vision for fences and walls within the neighborhood. Innovative solutions that may not be specified within this section are encouraged and will be reviewed by the Master Developer. Residential Fence Height Standards. Refer to Figure 7.3, Fences and Table 7-2, Fence Height Standards for a more detailed overview.

In all other zones, front yard fences or walls shall not exceed 4 feet in height provided that the openwork portion of the fence or wall above a height of 3 feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above 3 feet

A fence or wall along a side or rear property line may be up to 6 feet in height provided it does not extend into a front yard.

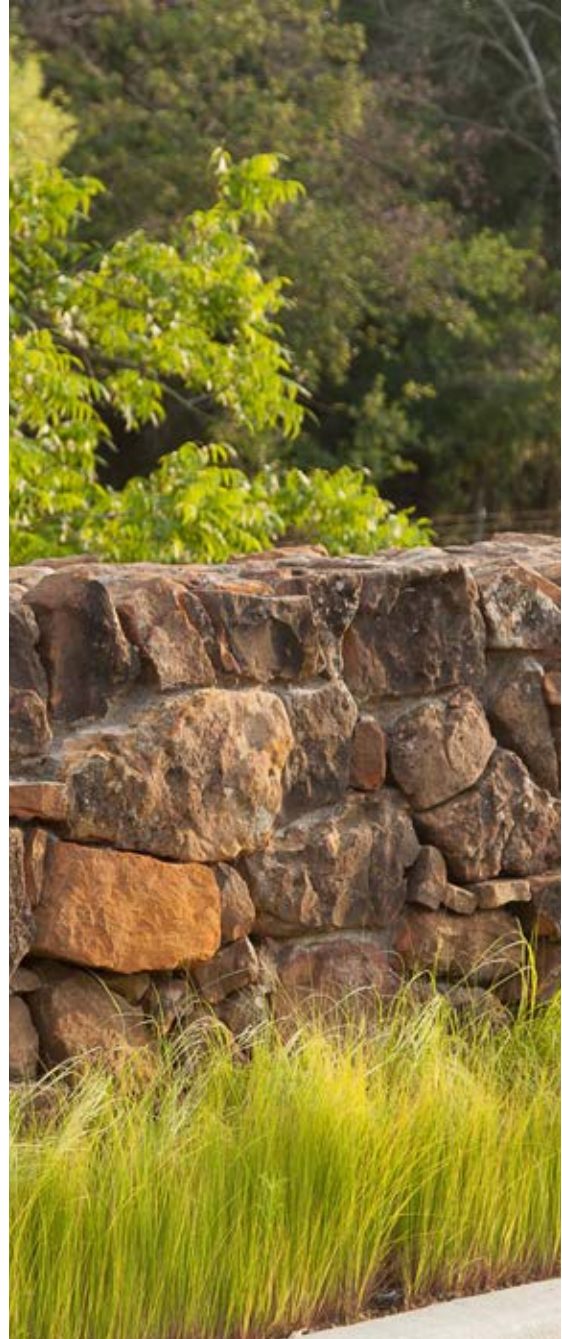
- Walls and fences should generally consist of a ‘family’ of elements, similar in style and materials, used in a consistent manner throughout the Plan.
- In general, fencing should be designed to be natural appearing and durable, compatible with neighborhood character and reflective of the agricultural theme of the neighborhood.
- Fencing and walls should be made from high quality materials and relate to the character of each unique area within the community. High masonry walls should be avoided and in areas adjacent to farm plots or open space, fencing should be permeable wherever possible to allow visual access. Fencing and walls within the neighborhood are intended to distinguish project areas while creating a welcoming appearance that encourages and controls pedestrian movement between residential, commercial and public use areas.
- Design of private fences should be compatible with the building architecture and should be consistent within each residential neighborhood or development phase. Fences should be of durable construction and should present a “finished” appearance from adjacent properties.
- When used, front yard fencing may consist of fencing or walls with a maximum height of 3 feet, located a minimum 3 feet from the sidewalk. Materials should be limited to stone, masonry or finished wood product and should be used in combination with a hedge or shrub from the approved Plant Palette.
- Front courtyards are permitted with courtyard walls of up to 5 feet in height with a combination of solid and view materials (e.g., a combination of masonry and open metal/wood) with a minimum solid to transparent ratio of 70% solid/30% transparent. Courtyard walls may encroach into front and side yard setbacks, however, they must be no closer than 3’ to the property line to allow for a landscape area.
- On corner lots, front yard fencing should be continuous along the front and side

property line along a street. For corner lots, side yard fencing along street frontages should be located a minimum of 4 feet from the sidewalk. Side yard fencing should not overlap more than 50% of the street-facing house facade.

- Side yard fences adjacent to streets should not extend past 50% of the building facade.

View fences are intended to allow views of open space from private lots while providing security. View fences may consist of wood or steel posts with wood pickets, wire mesh or decorative wrought iron. View fences should not exceed 6 feet in height and should not be less than 5' in height. View fences, or partial view fences (with 70% solid, 30% view fencing), are required where residential uses abut open space areas and slopes when they are not adjacent to arterial roads.

- When solid side-yard privacy fencing intersects open space view fencing that is less than 6' in height, the privacy fencing should step down to provide a height transition of 12" maximum and not less than 18" in length.
- Fencing along the perimeter of the Urban Farm may consist of post and cable or equivalent open type fencing.



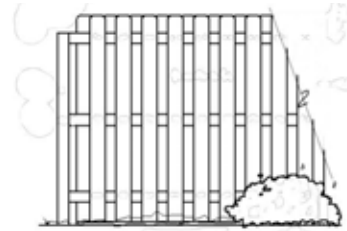
C. Prohibited Materials

- Traditional fence materials (wood, stone, metal, masonry) are preferred on North River farms residential lots. Composite products are being developed that incorporate recycled and/or renewable resources and the quality varies. Consideration may be given to composite materials that are a heavy gauge and in a traditional shape and size. White Vinyl fencing is not allowed.

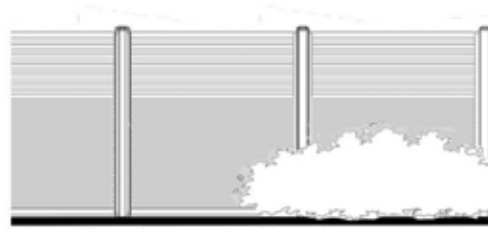
Village Core, Agricultural Districts

- Encourage owners to use more custom artistic fences.
- Raw/non-galvanized steel, some vinyl coated fencing may be appropriate.
- Encourage grid pattern fencing as opposed to the chain link woven pattern.
- Approved mixed-use fencing materials include: wood posts, steep posts, wood slats/pickets, steel cable, steel mesh, stone columns, recycled material, and CMU. Approved treatment to wood include: rough saw cut, aged barn wood, painted, and white washed. Approved treatment to steel include: weathered, painted, powder coated, and core-ten.
- No barbed or razor wire should be allowed. Chain link and plastic/vinyl fencing is prohibited on residential properties but may be used to provide security of some farm or other facilities as long as the fencing is outside of public view. All chain link fencing should be black, vinyl-clad fencing, or equivalent with posts to match.

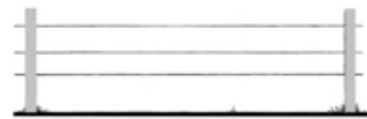
Figure 7-3: Fences



Wood Slat Fence



Wood and Metal Panel Fence



Farm Utility Post and Wire Fence



TABLE 7-2: FENCE HEIGHT STANDARD INTERIOR LOTS	
LOCATION	SIZE (FT.)
Front Yard	3'
Side Yards	6' Maximum Height
Rear Yard	6' Maximum Height
Clear View	6' Maximum Height
Site Triangle	3' Maximum Height

TABLE 7-2: FENCE HEIGHT STANDARD CORNER LOTS	
LOCATION	SIZE (FT.)
Front Yard	3'
Side Yards	4' Maximum Height
Rear Yard	6' Maximum Height
Clear View	6' Maximum Height
Site Triangle	3' Maximum Height

The intent of this table is to provide a series of prohibited material uses for the walls and fences within the project in order to establish and maintain a uniform character throughout the project. Materials that are not listed will be reviewed by the Master Developer.



Stacked Stone Wall with Signage



D. Paving & Hardscape

Paving surfaces and hardscape design should complement the design scheme of pedestrian-oriented spaces. The use of color, texture and material adds to the visual interest of pedestrian spaces, particularly in public gathering areas such as plazas, promenades and along commercial walkways. Visual appeal should be balanced with functionality and incorporate materials that provide for on-site stormwater retention and/or contribute to groundwater recharge.

- Paving surfaces on street-accessed residential lots should be limited to the driveway (18' maximum width), walkways, and patios. Alternative paving treatments and materials are encouraged such as concrete unit pavers, brick, flagstone, decomposed granite or exposed aggregate.
- Pervious paving is encouraged to the extent feasible. Paving suitable for residential uses that can be used to increase permeability includes concrete paving strips used alternately with grasses or groundcovers (for driveways), pervious concrete pavers, gravel, decomposed granite and stone or brick paving on an aggregate base.
- Recycled and waste products should be incorporated into the construction process where conventional concrete paving is used. This conserves resources and minimizes energy waste. Recycled concrete can be used as aggregate, and fly ash can be added to concrete mixes.

- In general, configure pavers in a pattern perpendicular to the direction of travel.
- Pervious paving treatments must conform to ADA accessibility requirements.



E. Site Furniture

Site furniture, water features and public art add a level of detail and design that enlivens public spaces and provides opportunities for people to gather and interact. Correctly placed and well-designed site amenities enhance the usability and appearance of community spaces including parks, trails, streets, plazas, courtyards and building entries. Seating, tables, bollards, bicycle racks, cigarette urns, trash receptacles, flagpoles, lighting standards and tree grates should be considered as part of the initial site design. Site furniture should be compatible in size, design and color with the surrounding architecture and landscape design but not dominate the landscape.

- Slight variety in product types within the same family of styles is encouraged to maintain continuity in design but avoid an overly commercial feel. Urban areas should be more modern; furniture in natural areas can incorporate wood.
- Street furniture should be simple and modern in appearance focusing on the agricultural and rural character. Historical period themes are to be avoided.
- Furnishings should be designed and selected for safety, ease of maintenance and replacement.
- A variety of seating types should be provided for different public places, including café seating, benches, seat walls and movable seating.
- Seating should be coordinated with shade trees and/or structures.
- Water features may be used as a visual

and acoustic element. However, water features should be easy to maintain and service.

- Public art should be incorporated into project site design in a variety of ways such as murals, benches, play equipment and sculptures.



F. Signage

In general, signs should be utilized only where necessary within the residential portions of the neighborhood and in an understated manner, emphasizing an attractive image of permanence and quality; however, signs should offer adequate visibility and reflectivity, where appropriate, to provide for safety and orientation at night.

- Neighborhood entry signs may be integrated into stone or masonry entry monuments, walls or pylons occurring at entries. Lettering should consist of surface mounted letters or an inset panel of contrasting material with incised letters.
 - Temporary on-site signage to market the sale of new homes should not be subject to the signage policies and requirements set forth herein.
 - All permanent signs and monuments should be constructed of durable, high quality materials such as stone, metal, or masonry. Monument signage should be complementary to the prevailing architectural style nearby.
 - All free-standing parcel or project signs along streets and common access drives should be designed as a ‘family’ of signs, consistent with the architectural style of related projects or neighborhoods. Small, freestanding signs for individual buildings should be allowed near building entries; such signs should be consistent with the architectural style of the building and should not be oriented toward streets.
- Other signs for individual buildings or tenants should be located on the building in a manner consistent with the architectural style.
- Signs are to be free of all labels and fabricator advertising as required by applicable code. Logos or trademarks may be displayed on signs.
 - Street identification signs and traffic control signs should be mounted on light poles to integrate these elements and minimize the number of poles.
 - Metal signs may be made of aluminum, brass, bronze, copper, stainless or welded steel.
 - Pedestrian-oriented blade signs, sculptured cantilevered signs and individually crafted plaques signs are encouraged, especially for areas such as trailheads and community parks and open space.
 - Where home occupations are encouraged within the neighborhoods, a small sign on the residence itself is allowed. Signs should not exceed two foot square. Individually crafted blade signs or plaques and sculptured cantilevered signs are encouraged.
 - With the exceptions noted above, all signs should conform to City standards.

Figure 7-4: Site Furnishings







8.0 Circulation & Streetscape

8.0 Circulation & Streetscape

The North River Farms Circulation Plan complements the Land Use Plan and creates a safe and interconnected system for vehicles, bicycles and pedestrians. The Circulation Plan also provides the community with convenient access to the regional arterial and highway network. The network fosters easy connectivity and reduces the need for automotive travel within the Plan and the larger community. The North River Farms roadway system includes a hierarchy of streets including an existing arterial, North River Road, and a variety of local residential streets. A description of each street type is included, along with illustrative street sections shown in chapter 8.2, Proposed Roadways.

The North River Farms Plan feature a smart street design that minimizes paved surfaces and integrates stormwater and water

quality facilities within parkway strips and medians. Streets are designed as complete streets with narrow paved cross-sections and features to insure safe movements for automobiles, bicyclists and pedestrians.

North River Road is included as a public road in the City maintained road system. All of the roads within the Community will be private roads designed and built to include road sections which will accommodate the traffic needs as identified by the project Traffic Impact Study and to meet the City standards in regards to the design specifications for road construction.

Refer to Table and Figure 8-1, Roadway Typologies, for individual characteristics of each roadway type.

TABLE 8-1: ROADWAY TYPOLOGIES							
SECTION	ROADWAY TYPE	TRAVEL LANES	RIGHT OF WAY	BICYCLE CLASS	PARKING	SPEED LIMIT	PAVEMENT WIDTH
1	North River Road (Interim)	2	104'	I and II	None	30 mph	64'
2	North River Road (Future)	4	104'	I and II	None	55 mph	84'
3	Private Street 'A' North	2	62'	I and II	On-Street	25 mph	32'
4	Private Street 'A' South	2	66'	I and II	On-Street	25 mph	36'
5	Private Street 'B' North	2	90'	I and II	None	25 mph	58'
6	Private Street 'B' South	2	80'	None	On-Street; Angled	25 mph	58'
7	Private Streets 'G' - Street 'J'	2	50'	None	On-Street; One side only	25 mph	32'
8	Private Streets 'K' through 'O'	2	60'	None	On-Street	25 mph	36'
9	Private Streets 'C' - Street 'F'	2	44'	None	On-Street; One side only	25 mph	32'
10	Wilshire Road 'A'	2	55'	None	None	25 mph	24'

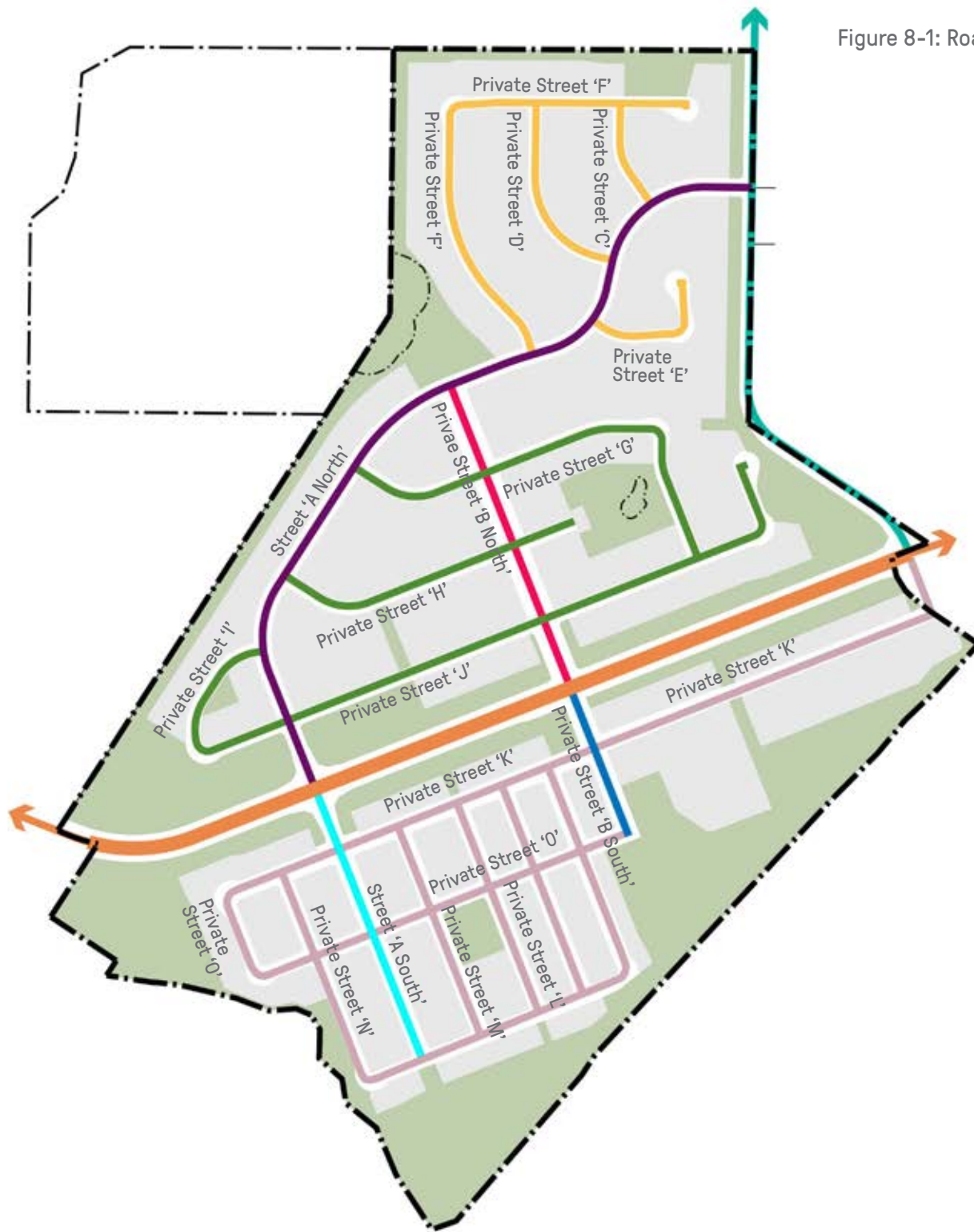


Figure 8-1: Roadway Typologies

8.1 Guidelines

The street network should be developed according to the hierarchy, layout, and cross-sections described in this section:

- All roadways that have sidewalks should be built with non-contiguous sidewalks separated from the street by planted parkways.
- Streets should be designed to provide abundant opportunities for walking and bicycling through the provision of short block lengths, sidewalks, bike lanes, off-street trails and pathways, and non-vehicular shortcuts to shorten pedestrian travel distances.
- Streets should be landscaped according to the provisions in Chapter 7: Landscape Design.
- Street trees should be used consistently to provide a comfortable, human-scale environment, promote the character intended for the neighborhood, and reinforce the agricultural and rural setting using agricultural cues and natural landscape patterns that reduces energy usage and improves air quality through a carefully selected plant palette.
- As appropriate for specific site conditions, street design should incorporate modified roadway design standards such as no curbs, asphalt curbs, rolled curbs and wedge curbs to create a rural aesthetic. Use cross gutters, road crowning and curb cuts to facilitate LID and storm water reduction and conveyance.



8.2 Proposed Roadways

With the exception of North River Road, the roadways proposed within the Plan area are all local streets that are designed to accommodate the low level of traffic generated within the project. They are also designed to provide quiet, safe and attractive frontages for residential lots, provide safe and convenient movement through the Plan, and to accommodate low volume vehicular traffic. Figures 8-2 through 8-9 provide more details about each roadway type.



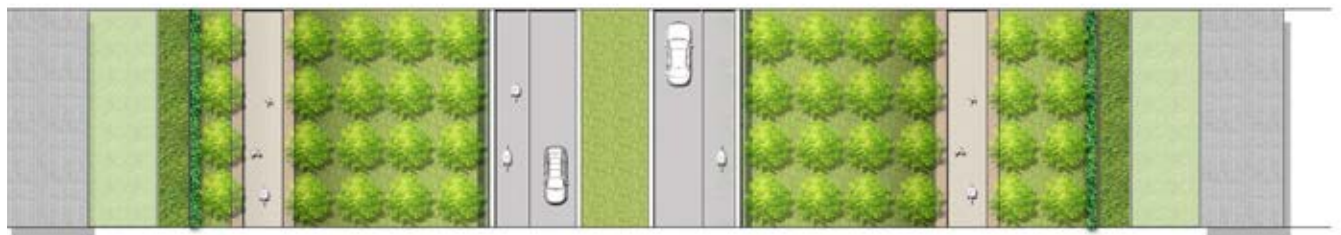
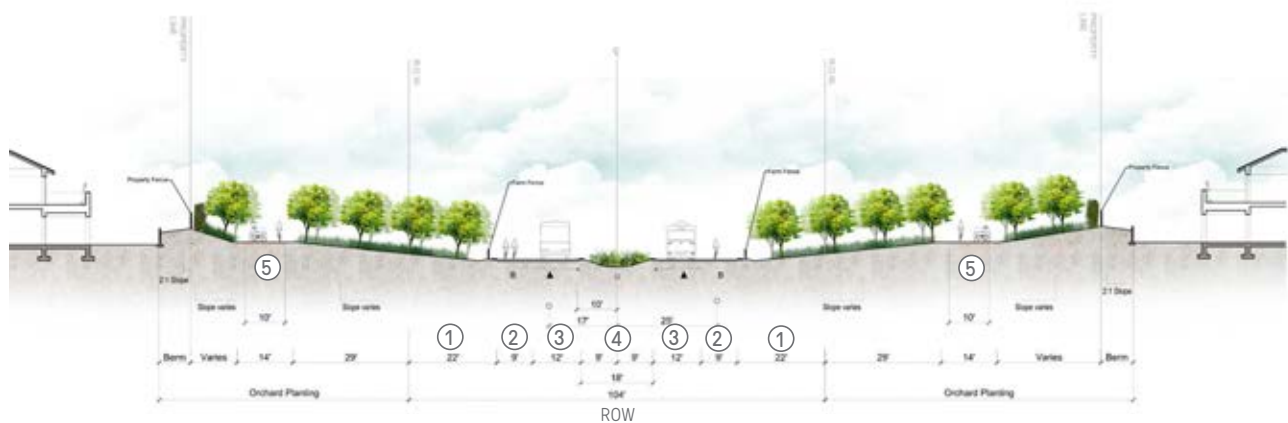
North River Road, 104' R.O.W.

North River Road is currently built as a two-lane collector road and is designated in the Oceanside Circulation Element as a four-lane major road. This designation requires a 78 foot paved curb-to-curb width capable of accommodating up to 35,000 daily cars while maintaining General Plan targeted Level of Service D or better conditions. The project will complete widening along its frontage, installation of 2 travel lanes, sidewalks and

landscape improvements within an average 104 feet wide right-of-way. This will include a multi-purpose trail/sidewalk, parkway landscaping and landscaping adjacent to the interior of the sidewalk. The multi-purpose trail is proposed along the entire north side of the project. Large canopy street trees will be incorporated into the parkway and the median will be landscaped to serve as a bioswale.

Figure 8-2a: North River Road Section, Interim Condition

- ① Orchard Planting/Swale
- ② Bike Lane
- ③ Drive Aisle
- ④ Median
- ⑤ Asphalt/Natural Pave Bike/Walk



Roundabouts are proposed in two locations along North River Road. One at the west entry to the project at the Riverside Village entrance and one at the intersection with Wilshire Road. The primary objectives of the roundabouts are to improve the traffic flow and safety of the intersections and to provide efficient circulation system by increasing the efficient movement of traffic, while decreasing its speed.

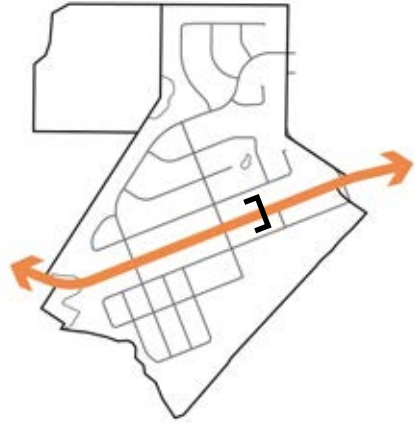
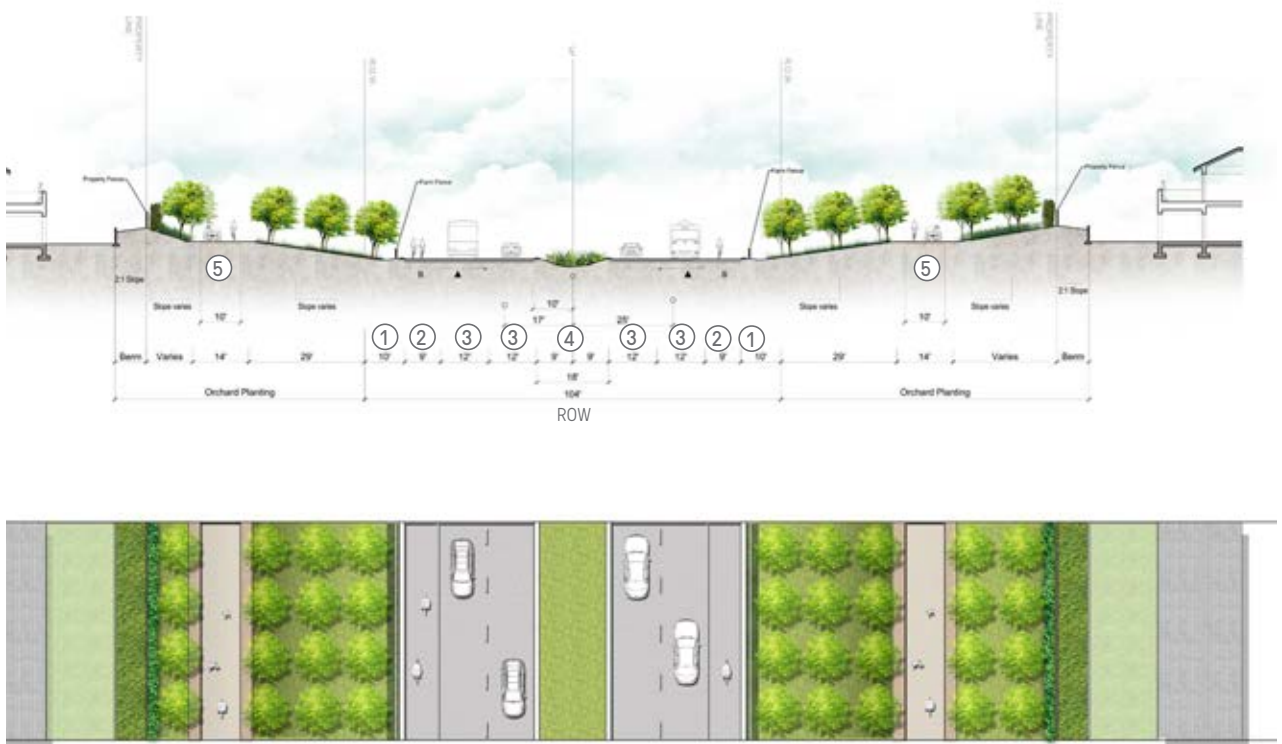


Figure 8-2b: North River Road Section, Full Build-Out

- ① Orchard Planting/Swale
- ② Bike Lane
- ③ Drive Aisle
- ④ Median
- ⑤ Asphalt/Natural Pave Bike/Walk



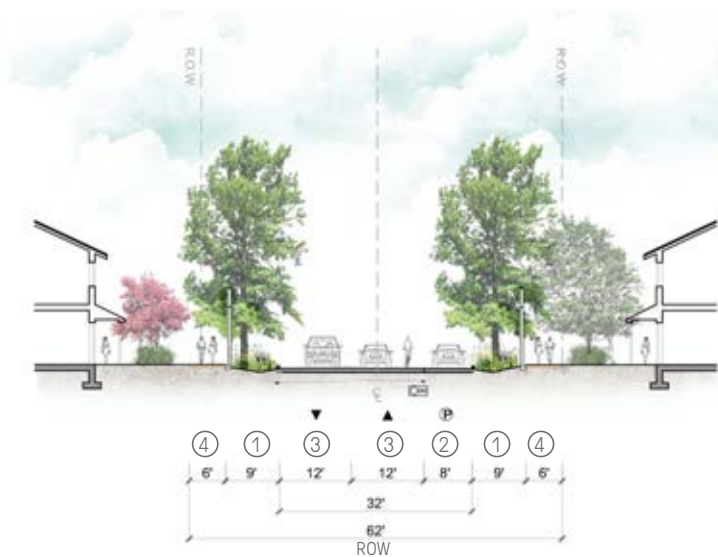
Street Type A North

Private Local Road, 62' R.O.W.

This roadway continues the Village Promenade transition to the Hilltop Village. It is designed with larger landscape parkways to accommodate large canopy trees with a rural character. Class II Bike lanes and sidewalks are located on both sides for enhanced connectivity.



Figure 8-3: Street Type A North Section



Legend

- ① Planting
- ② Parking
- ③ Drive Aisle
- ④ Asphalt/Natural Pave
Bike/Walk



Street Type A South

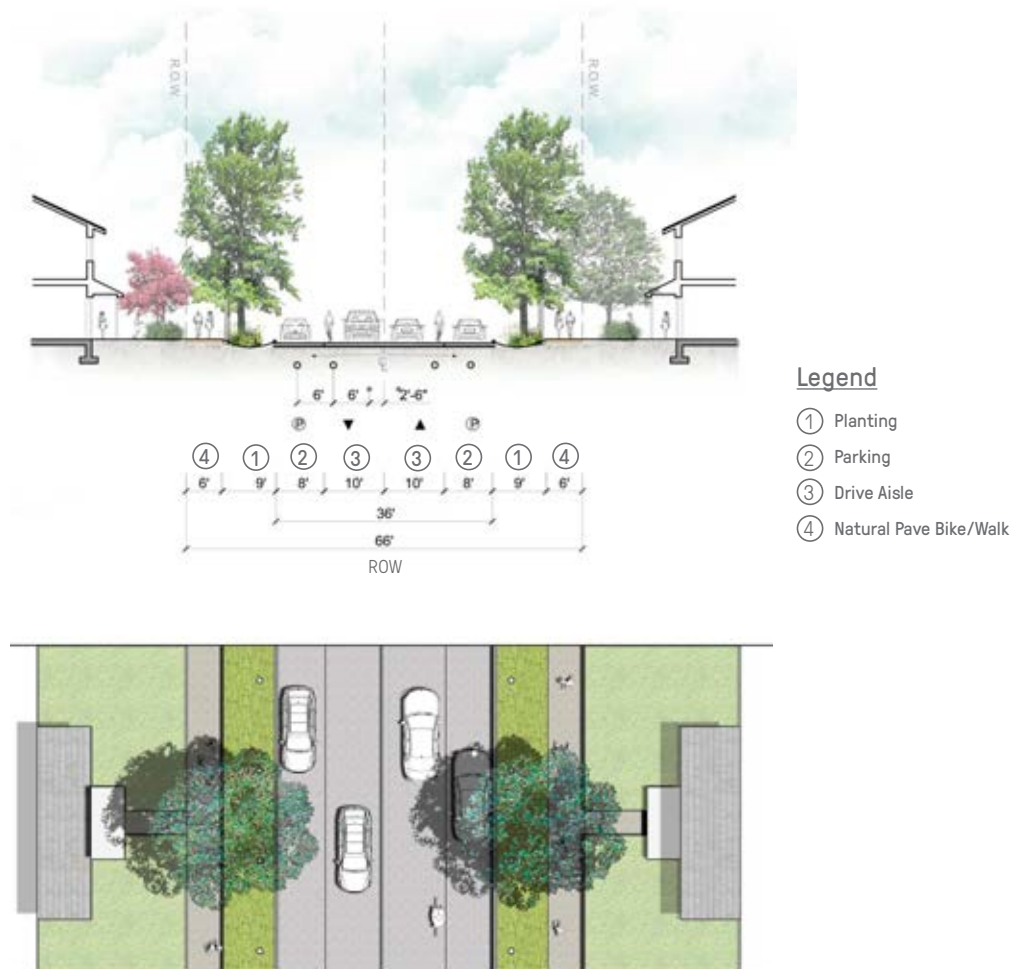
Private Local Road with Median,

66' R.O.W.

This roadway continues the Village Promenade transition to the Riverside Village. It is designed with larger landscape parkways to accommodate large canopy trees with a rural character. Class II Bike lanes, parking and sidewalks are located on both sides for enhanced connectivity.



Figure 8-4: Street Type A South Section



Street Type B North

Private Local Road with Median, 90' R.O.W.

A continuation of the Village Promenade, this roadway serves as the connector between the Village Core, North Village and Hilltop Village. This section includes a large landscaped, bioswale median, a multi-purpose trail and Class II bike lanes.

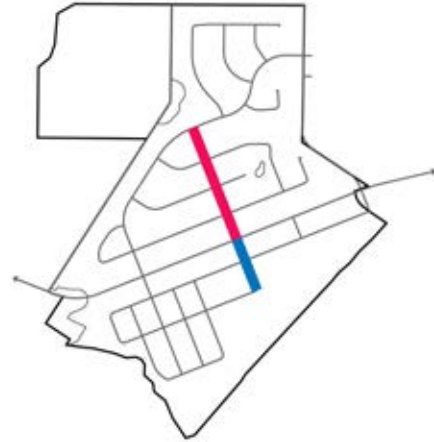
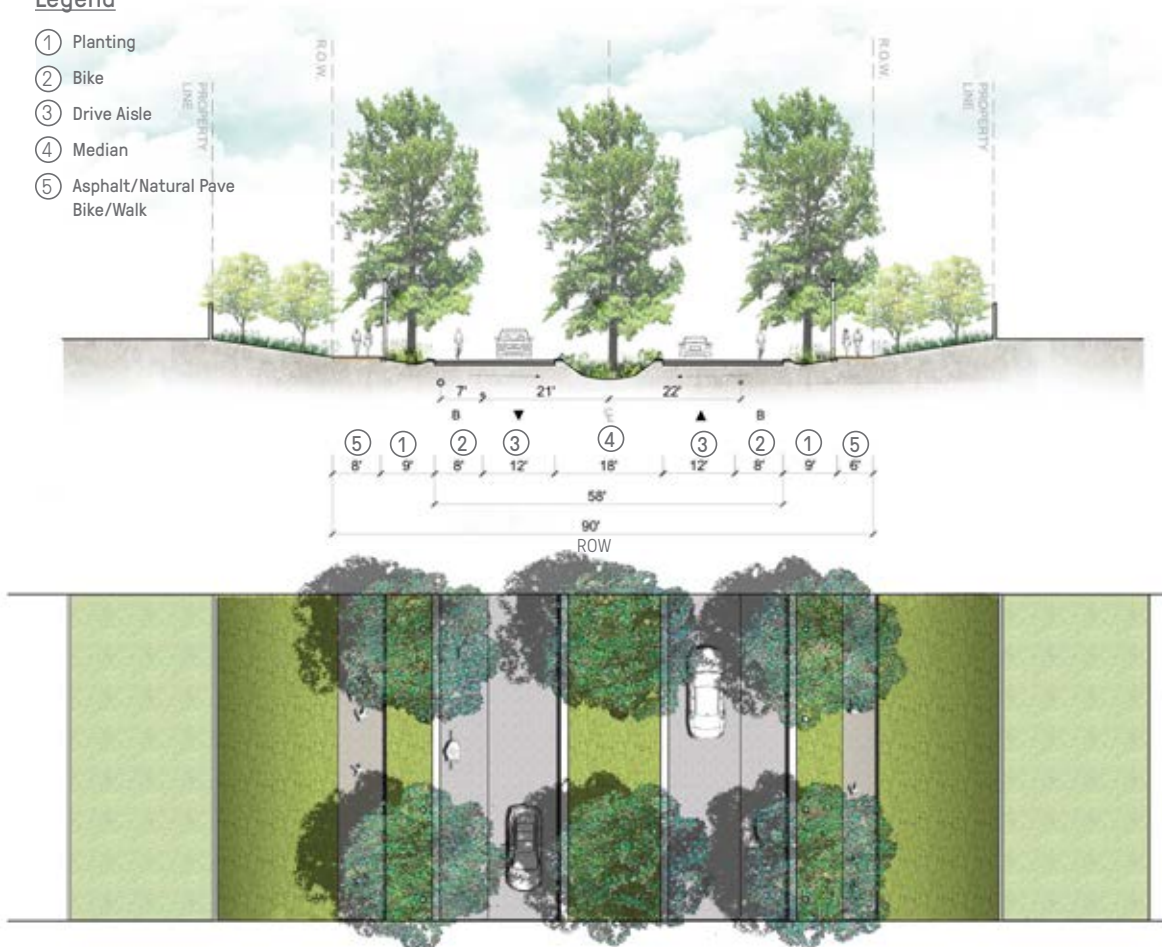


Figure 8-5: Street Type B North Section

Legend

- ① Planting
- ② Bike
- ③ Drive Aisle
- ④ Median
- ⑤ Asphalt/Natural Pave Bike/Walk



Street Type B South

Collector Road, 80' R.O.W.

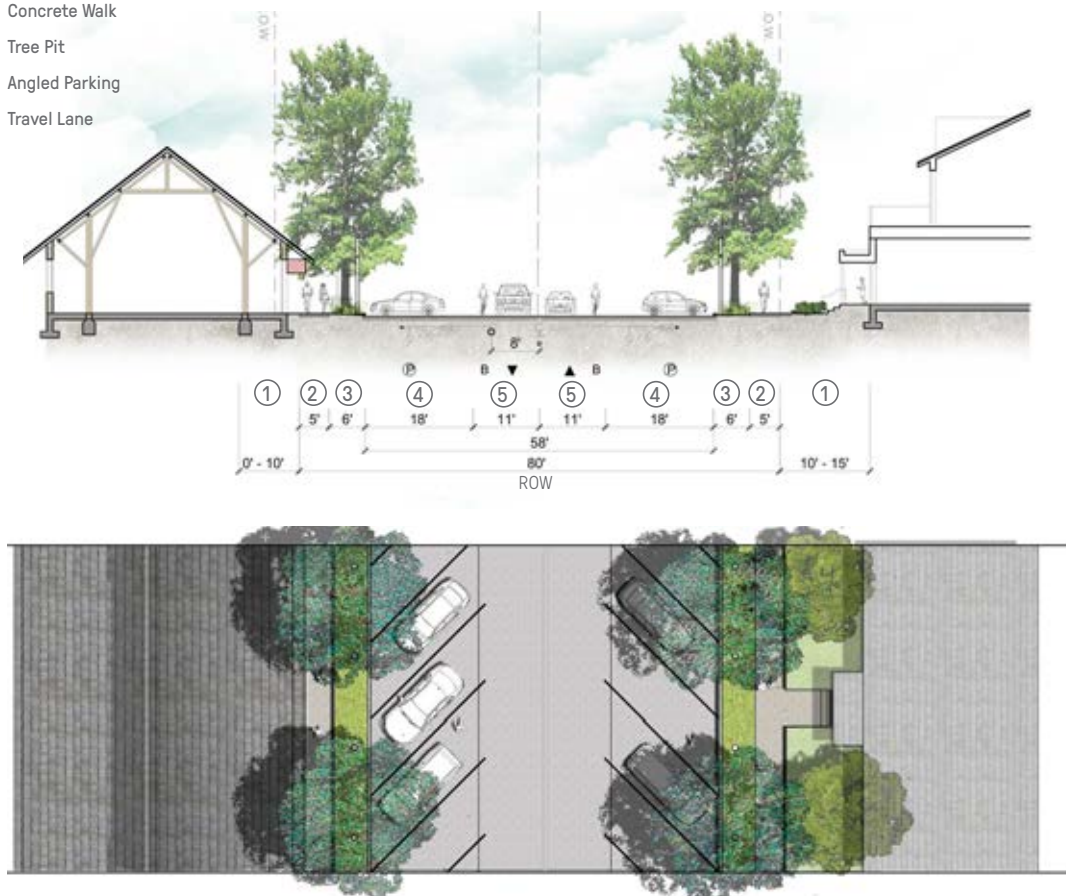
The Village Promenade serves as the prominent street within the community and it has been designed to intersect North River Road at the heart of the community. Designed with one lane of travel in each direction, the Village Promenade provides a physical and visual connection between community commercial land uses at the

southern area of the project site and the northern residential areas. The roadway will be built for slower travel speeds and to foster easy pedestrian connectivity. The Village Promenade provides for on-street angled parking. This road will be designed and built using local collector standards with a right-of-way of 80 feet.

Figure 8-6: Street Type B South Section

Legend

- ① Setback
- ② Concrete Walk
- ③ Tree Pit
- ④ Angled Parking
- ⑤ Travel Lane



Street Type G through J

Private Local Road, 50' R.O.W.

All residential roadways within the Plan have been designed to reinforce the pedestrian friendly nature of the community, to facilitate alternative modes of travel and to transition to the rural character found in South Morro Hills. Residential roadways incorporate non-contiguous sidewalks, planter areas

with appropriate canopy trees and a narrow roadway section to slow traffic and facilitate pedestrian use. Variations in planter size, sidewalk location, and on-street parking are modified to respond to the lot size, frontage and street character. Vehicular traffic volumes on local residential streets will be low, resulting in a limited need for wider street sections.

Figure 8-7: Street Type G through J Section



Street Type K through O

Private Local Road, 60' R.O.W.

All residential roadways within the Plan have been designed to reinforce the pedestrian friendly nature of the community, to facilitate alternative modes of travel and to transition to the rural character found in South Morro Hills. Residential roadways incorporate non-contiguous sidewalks, planter areas

with appropriate canopy trees and a narrow roadway section to slow traffic and facilitate pedestrian use. Variations in planter size, sidewalk location, and on-street parking are modified to respond to the lot size, frontage and street character. Vehicular traffic volumes on local residential streets will be low, resulting in a limited need for wider street sections.

Figure 8-8: Street Type K through O Section



Street Type C through F

Private Local Road, 44' R.O.W.

All residential roadways within the Plan have been designed to reinforce the pedestrian friendly nature of the community, to facilitate alternative modes of travel and to transition to the rural character found in South Morro Hills. Residential roadways incorporate non-contiguous sidewalks, planter areas

with appropriate canopy trees and a narrow roadway section to slow traffic and facilitate pedestrian use. Variations in planter size, sidewalk location, and on-street parking are modified to respond to the lot size, frontage and street character. Vehicular traffic volumes on local residential streets will be low, resulting in a limited need for wider street sections.

Figure 8-9: Street Type C through F Section



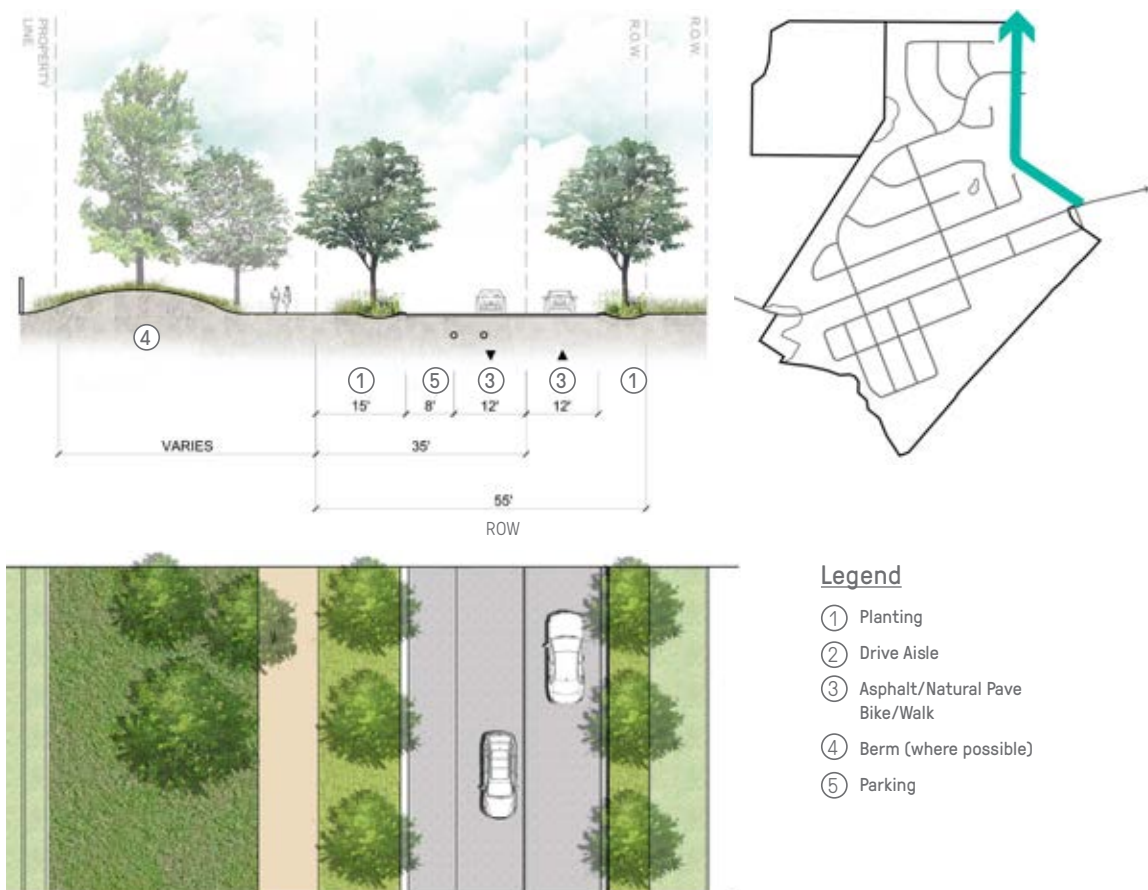
Wilshire Road Improvements

The project includes reconstruction of the existing Wilshire Road intersection at North River Road to improve turning movements, reconfigure vehicle lanes and make safety improvements. The improved intersection includes a roundabout and will accommodate convenient and safe at-grade pedestrian and vehicular movement. Frontage improvements along the property edge are anticipated to

improve drainage and provide landscape treatments. By the General Plan forecast Year 2030, Wilshire Road will maintain its Collector Road classification with a right-of-way between 50' and 70'.

As part of the North River Farms project, half-width improvements will be made along the length of Wilshire Road.

Figure 8-10: Wilshire Road Improvements



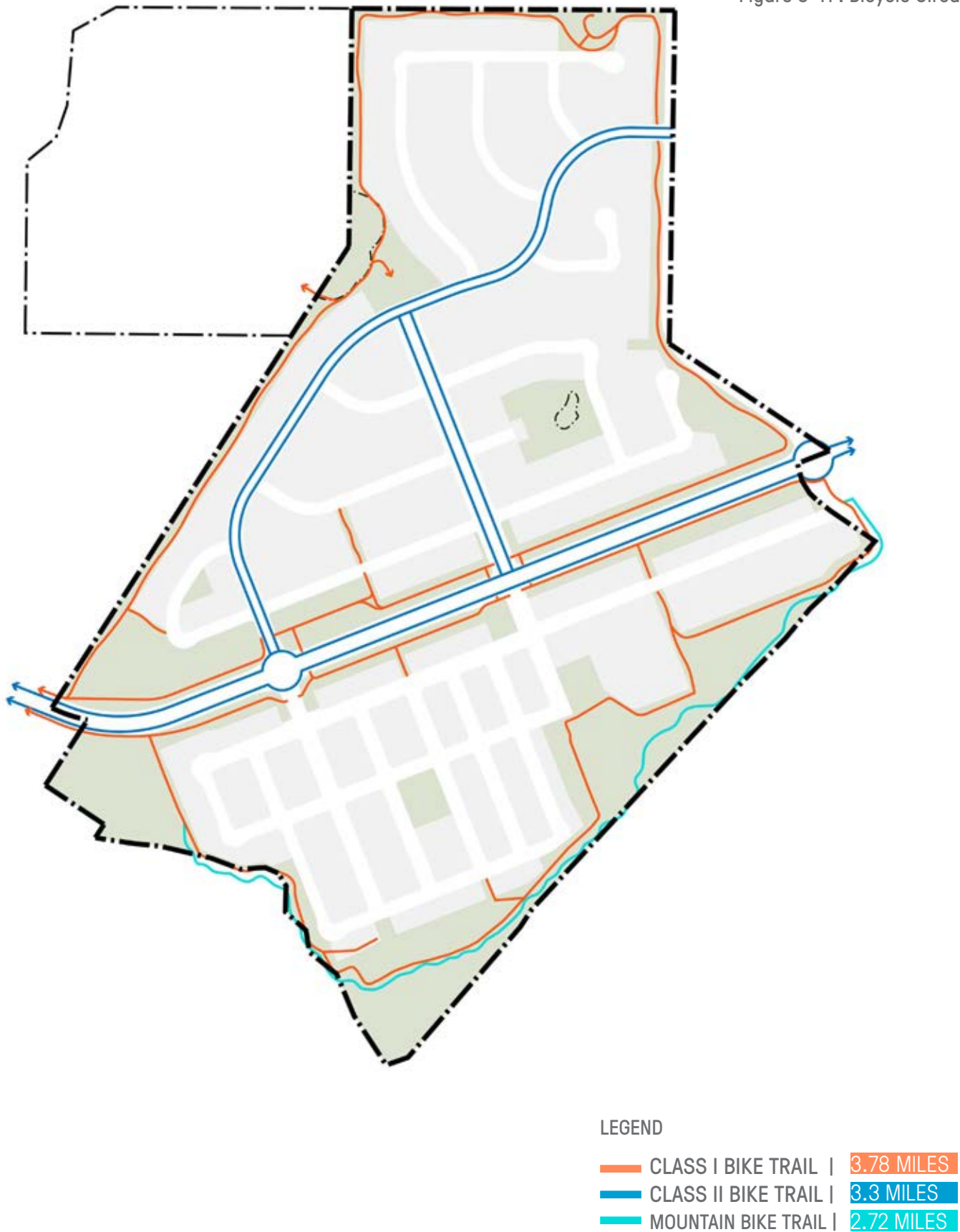
8.3 Bicycle Circulation

The Plan creates an integrated system of bicycle facilities and allows for future linkages and improvements, which will add benefits to the City of Oceanside bicycle system. These facilities will provide for safe, convenient travel for bicyclists throughout the community and connect with regional trails. The Bicycle Circulation Plan, as shown in Figure 8-11, recognizes the need to encourage bicycle travel for both transportation and recreation. Bicycle use conserves energy, contributes to cleaner air, reduces motorized vehicle traffic, reduces the need for automobile parking and improves personal fitness.

The City's General Plan refers to bicycles in various elements and contains many of the goals and policies relating to bicycle and pedestrian circulation. These include:

- Assure safe and convenient bicycle access to all areas of the Plan and to the greater community.
- Promote use of bicycles as a viable and attractive alternative to cars.
- Provide bicycle lanes along all collector and arterial streets and greenbelts.
- Consider bicycle-operating characteristics in the design of intersections and traffic control systems.
- Develop and implement bicycle-parking standards.
- Expand and maintain an education program to promote the use of bicycles as alternative transportation means.
- Ensure interconnection of new facilities with the existing bikeway system in the City of Oceanside.

Figure 8-11 : Bicycle Circulation



8.4 Trail Network & Pedestrian Circulation

The provision of a comprehensive trail and bikeway network within the Plan is a critical element in promoting the guiding principles of the Plan. The proposed trail network within the Plan (Figure 8-13, Trail Network & Pedestrian Circulation) is comprised of an interconnected system of on-street sidewalks, Class II and III bicycle lanes and Class I trails. This comprehensive system promotes alternative modes of travel and facilitates easy access within the Plan and greater community without the use of automobiles.

The trail network within North River Farms has been designed to connect to the City of Oceanside's planned off-site trail network by connecting to the existing trail along North River Road and also providing a "river trail" adjacent to the San Luis Rey River setback.

North River Farms will incorporate Complete Streets into the project. Complete Streets are designed to be operated by all users, regardless of age and ability. All Roadways should accommodate vehicles, transit, bicyclists and pedestrians where possible.

Legend

- ① Trail
- ② Planting

Figure 8-12: Pedestrian Paseo Section

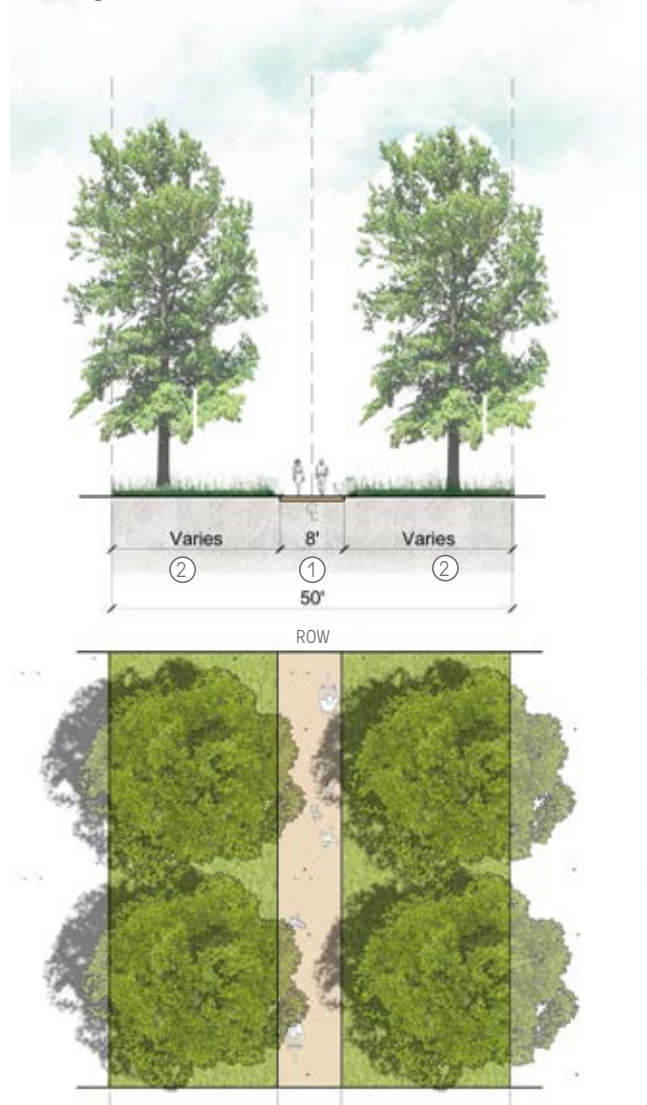
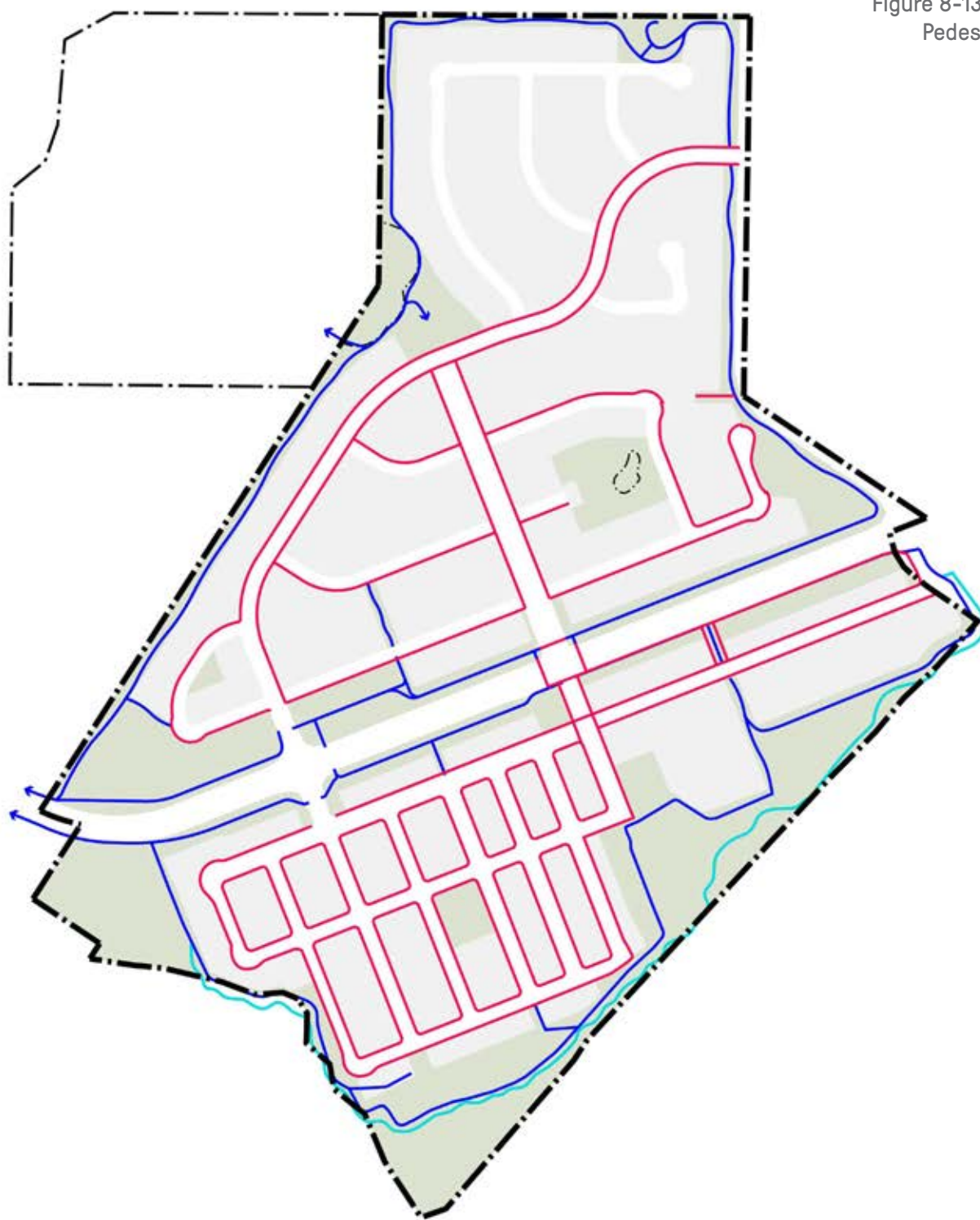


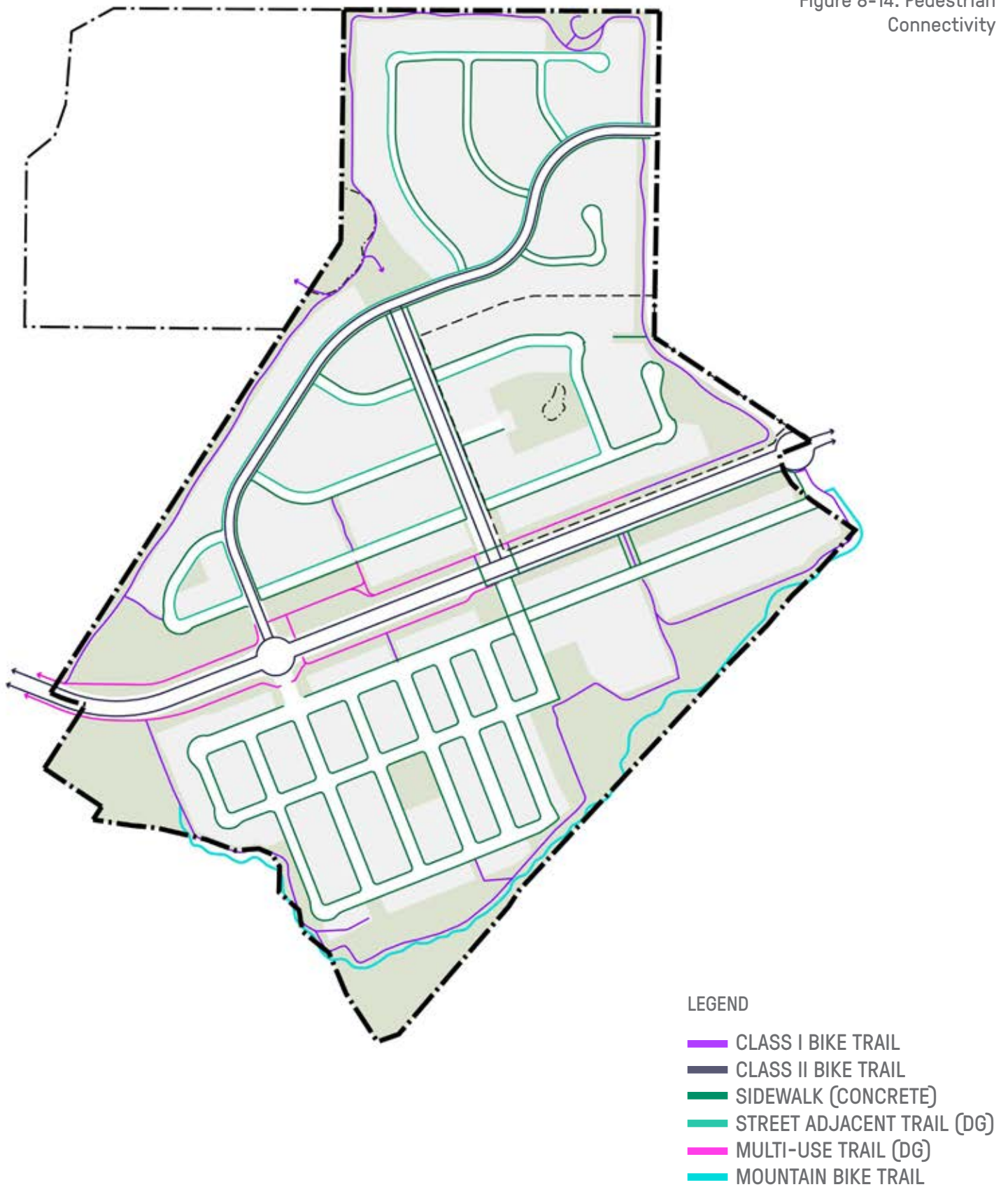
Figure 8-13: Trail Network & Pedestrian Circulation



LEGEND

OFF-STREET TRAIL	3.78 MILES
STREET ADJACENT TRAIL	6.17 MILES
MOUNTAIN BIKE TRAIL	2.72 MILES

Figure 8-14: Pedestrian Connectivity



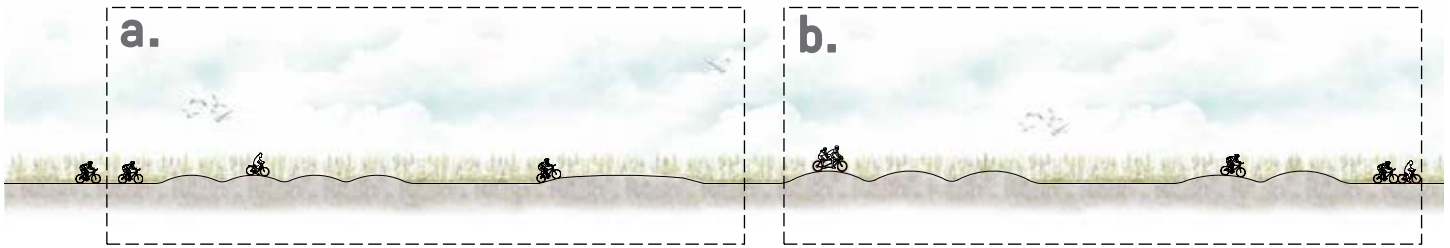


Figure 8-15: Mountain Bike Trail Elevation

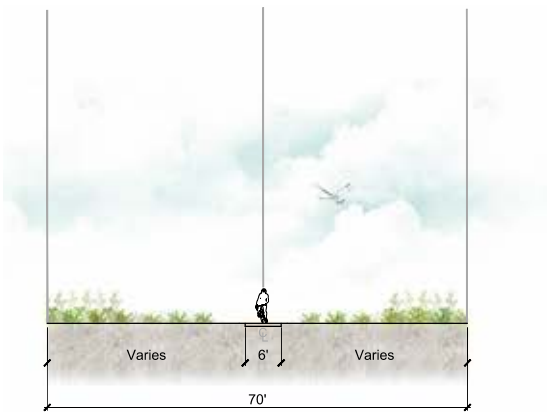
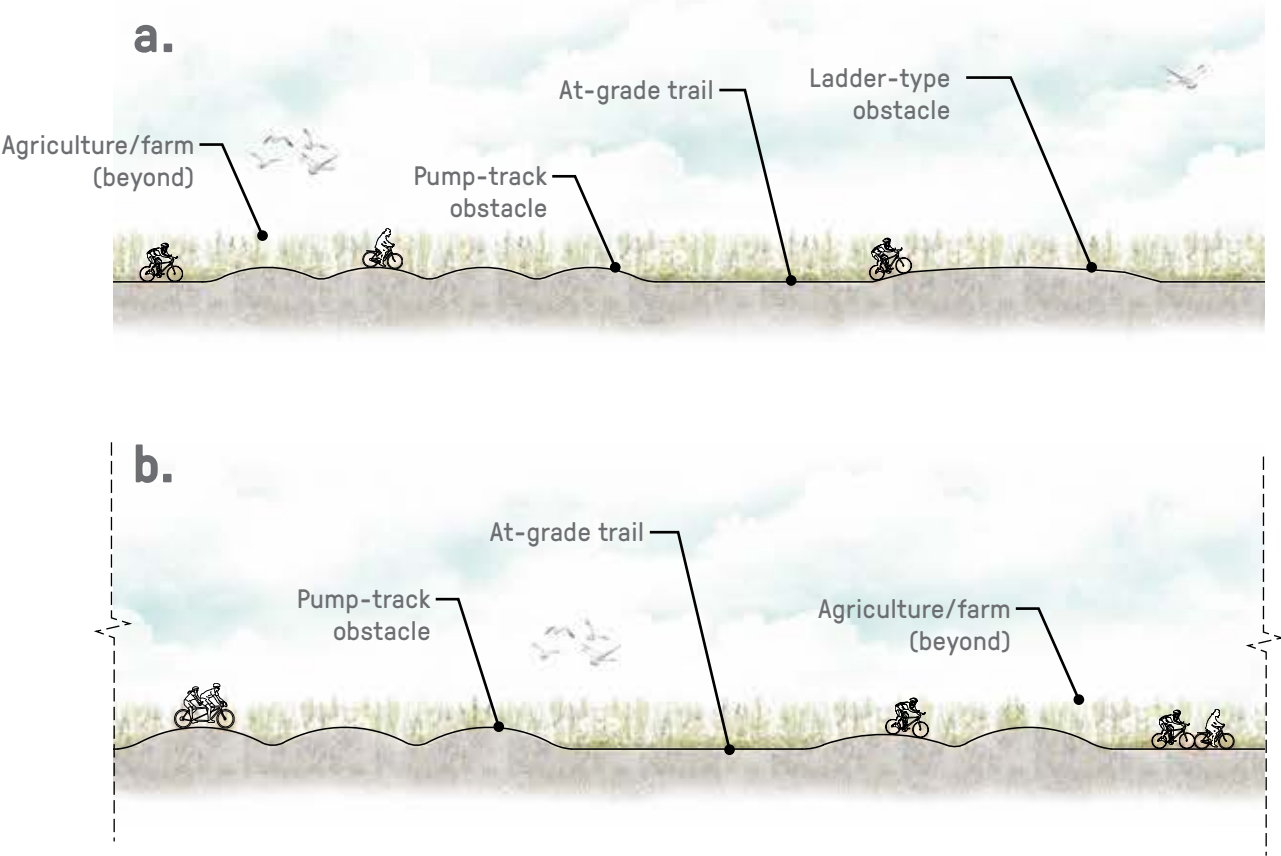


Figure 8-16: Mountain Bike Trail Section

8.5 Public Transit & Ride Sharing

Planning for public transit is key to promoting mobility for those without access to vehicles and encouraging those with vehicles to utilize alternative modes of travel. As discussed in Section 3.4, Alternative Transportation, North River Farms supports these objectives through a variety of programs.

The North County Transit District operates a 12 bay transit center at Vandergrift and North River Road located about one mile from the Village Core. This center is 30 minutes from both the Oceanside and Vista transit centers. The new transit center accommodates five local and regional bus routes and provides connections to Camp Pendleton and SPRINTER rail services, as well as local BREEZE bus service within northeast Oceanside.

The close proximity of this transit hub, plus extensive pedestrian and bicycle connections, combined with the success and convenience of peer-to-peer car services such as ridesharing, carpooling and car sharing will provide residents with simple and efficient transportation options.

The Village Core will include a combination of on-site parking areas and on-street parking. The mix of employment and retail uses will create a scenario that efficiently utilizes shared parking during the day and

evening. Bicycle and pedestrian networks will be further integrated to connect the larger North River Farms neighborhoods to the rest of the City. The Village Core will be accessible to bicycles at several points along the North River Road frontage. Ample bicycle parking will be integrated throughout the Village Core. Charging stations will also be provided for electric vehicles, and car sharing opportunities will be integrated into the Village Core.





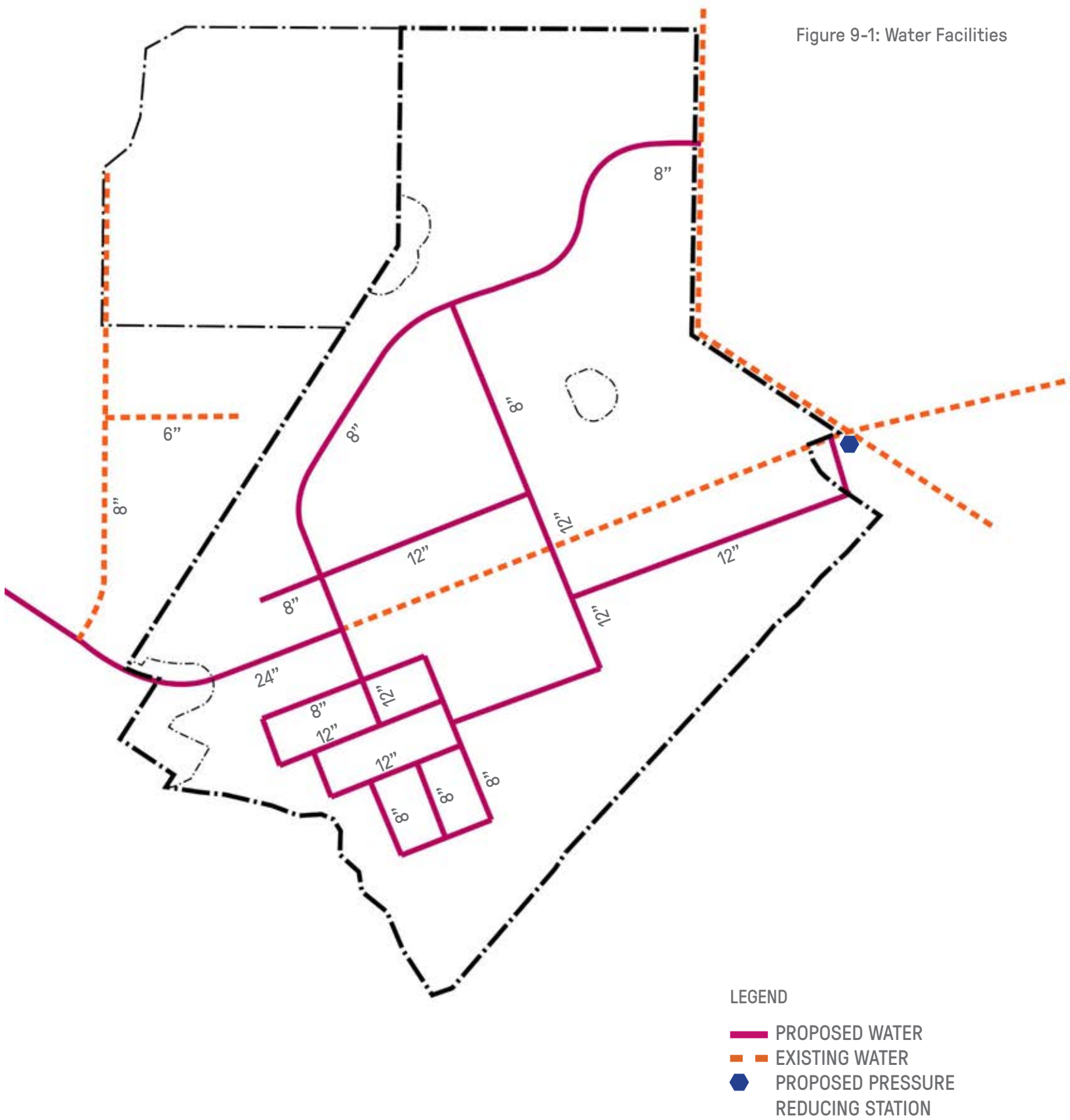


9.0 Conceptual Infrastructure

9.1 Water Facilities

Water service to North River Farms will be provided by the City of Oceanside from the existing 420 Pressure Zone. Proposed onsite water system piping will consist of 8-inch and 23-inch diameter water mains, as referenced in Figure 9-1, Water Facilities. The existing inactive pressure reducing station located at the intersection of Wilshire Road and North River Road will be reconstructed as part of the water system improvements needed to provide adequate water service to the Plan area.

Figure 9-1: Water Facilities



Generally, the sewer collection system for the North River Farms project will direct sewage flow toward North River Road. A sewer collector in North River Road will convey sewage west to tie into the North River Road Trunk Sewer in the intersection of North River Road and Stallion Drive west

The existing 15-inch Rainbow MWD gravity sewer in North River Road is proposed to remain in place up to the western-most intersection within the North River Farms project, Private Drive “A.” The onsite North River Farms gravity sewer has been designed to connect to North River Road only at Private Drive “A.” West of this intersection a new gravity sewer line will be constructed to accommodate Rainbow MWD sewer flows plus North River Farms sewer flows.

LEGEND

- PROJECT BOUNDARY
- EXISTING RAINBOW MWD SEWER
- EXISTING OCEANSIDE SEWER
- PROPOSED SEWER

Map Labels:

- MELBA BISHOP PARK
- NORTH RIVER RD.
- EX. 10"
- RD.
- 24"
- EX. 8"
- STALLION DR.
- EX. 8"
- MARE ROAD
- PROJECT BOUNDARY
- WILSHIRE RD.
- EX. 15" R.W.D.
- EX. 18" SEWER TO BE REPLACED WITH 21" SEWER
- EX. 15" R.W.D. SEWER TO BE REPLACED WITH 21" SEWER
- 8"
- 10"
- 12"
- 15"
- 24"

9.3 Conceptual Drainage Plan

Storm drain systems and connections will be designed to accommodate the proposed future development and bypass off site flows through the project area and outlet into the San Luis Rey River. The project area to the north of North River Road will route development flows to a bio-filtration basin located on the western portion of the project. Stormwater will be treated in the western basin then conveyed south to an outlet point along the San Luis Rey River. Off-site flows from the north enter the project along the northwest boundary at this point a storm drain will convey the flows south to an outlet point along the San Luis Rey River. North River Road is proposed as an inverted section with a bio-filtration swale, drainage will be collected in the center median then routed through the project to an

outlet point along the San Luis Rey River. The project area south of North River Road will route development flows to a bio-filtration basin located at the southwest area of the project. Stormwater will be treated in the southwest basin then conveyed to an outlet point along the San Luis Rey River.

9.4 Offsite Improvements

The extent and timing of off-site improvements will be based on development phasing and as determined by the City of Oceanside through final action on the Plan and mitigation measures that may be

associated with the Project EIR. At this time, improvements are expected in relation to traffic circulation facilities.





10.0 Village Core Guidelines

10.1 Development Standards

The 15-acre Village Core is the heart of the North River Farms neighborhood. It is a connected and vibrant gathering place intended to create a destination that attracts residents, businesses, neighbors and visitors to North River Farms and east Oceanside in support of the local agricultural roots of South Morro Hills. The Village Core is the community space at North River Farms where farmers, shoppers, residents and locals gather to learn, socialize, recognize and greet neighbors. It is not just a physical space, but a sociable place that includes not only the design of buildings and open space, but has other physical elements; iconic buildings, seating, landscape, a connection to surrounding uses and other public

activities. These are things that will be the heart of not only North River Farms but also South Morro Hills.

High quality and modern aesthetics will influence the architecture, landscape and hardscape design to unify and create a visual focal point at the intersection of the Village Promenade and North River Road. Pedestrian and social gathering features (seating, walkways, landscaping, and plazas) are located within many locations in the Core.

Permitted uses within the Community Commercial Center are as shown in Chapter 4, Land Use & Planning Areas.

10.2 Community Buildings

The community buildings, places and landscapes that form the eclectic character of North River Farms reflect an agricultural inspiration that is focused on simplicity of style and strong form. A sense of identity and visual continuity is created by similarities in scale, height, massing, facade organization, use of materials, colors and roof shapes. Figures 10-1 provides more details regarding the possibilities for the community building layout.

The landscapes in and around North River

Farms are as significant to the Project's character as its buildings are. With topography rising 80' from the river, views and trail systems are designed to maximize access of the surrounding vistas and hillsides and the agricultural landscape are a constant reminder of the region's natural beauty. Vernacular farm buildings with their informal building forms and use of natural and local materials are designed to that blend with the landscape rather than detract from the surroundings.

The North River Farms neighborhood features several community, commercial and recreation buildings, which are envisioned to be iconic landmark buildings for the identity of the community and the area.

The Market Stall (Farmers Market)

The Market Stall is a long open-air trellis structure located on the west side of the Village Square. Similar in style to a hay barn, the form of the building serves as a reminder to the residents and neighbors of the rich history of the land. As an architectural feature, The Market Stall sets the stage for many of the buildings within the Core as visible inspiration. The Building's main feature will be a long sculptural roof and ceiling of wood and steel providing a strong identity and shelter for merchants. This market pavilion is intended to be a modern expression of timeless agrarian sensibilities. The Market Stall is a flexible space used for farmers markets, community events and informal activities and outdoor meetings providing shade, utility functions and versatility.

The Mill Stone (Maker Spaces)

The Mill Stone is designed to be a modern agrarian building with a utilitarian "edge". Designed to be exciting and contextual at the same time, the space is intended to be flexible enough to reflect the creative nature of the uses within the building and to grow and transform with the future. The inspiration for the design of the core is similar to more nostalgic farm properties with their typical clusters of barn buildings, but in their current design they will be cutting edge and current. Materials used will be a blend of

natural and industrial with a focus on energy efficiency and versatility.

The base treatment should have architectural elements that relate to the pedestrian scale and used for horizontal articulation at the ground floor. Ground floor articulation can be achieved with display windows, doors, awnings, canopies, arcades or a change in building material. For buildings two stories and higher, the upper stories should be clearly different from the ground floor treatment and articulated with a consistent pattern of windows, projections and/or balconies. The roof form should be well integrated with the building's overall composition and contribute to an attractive skyline. Roof articulation may include varying roof forms such as pitched roofs, roof overhangs and parapets.

Within the Mill Stone will be an open plan public market and commercial venue that will offer the best products of what the region has to offer. The architecture will showcase a rustic modern design appropriately scaled to offer an environment that integrates lifestyle and communal experience. The market may include prepared foods, craft beer, wine, coffee and other pop up or maker style uses. Indoor and outdoor café seating, small courtyards and plazas will support the retail offerings with a rich and varied selection of gathering spaces.

The Farmhouse (Education Center)

The Farmhouse is located at the southern

terminus of the Village Promenade within the Village Core. Housing the Education Center it will serve as the center stage presence of the Farm. Its use will include an education center, gathering space, and other public functions that provide a transition from the Village Core to the back stage activities of a production farm.

Building materials such as metal roofing will be anti-reflective, such as powder coated metal, rusted metal, etc.

Park Pavilion

The Park Pavilion is the neighborhood activity center (clubhouse) for the residential neighborhoods within North River Farms. Located at the terminus of the Village Promenade, which ties the north and south ends of the community together, The Pavilion

acts as a small scale gathering space, outdoor destination and architectural icon for the residents. The site surrounding The Pavilion may include a pool, barbeque areas, outdoor decks, and sport courts. The architecture of the Pavilion will be a combination of the agrarian buildings that anchor the site to the south and the traditional architecture that permeates the residential neighbor.

The Amphitheater

A recreation and gathering area in the northern part of the farm suitable for outdoor concerts, events, wine tasting and farm dinners.



Village Core Concept

Figure 10-1: Village Core Concept

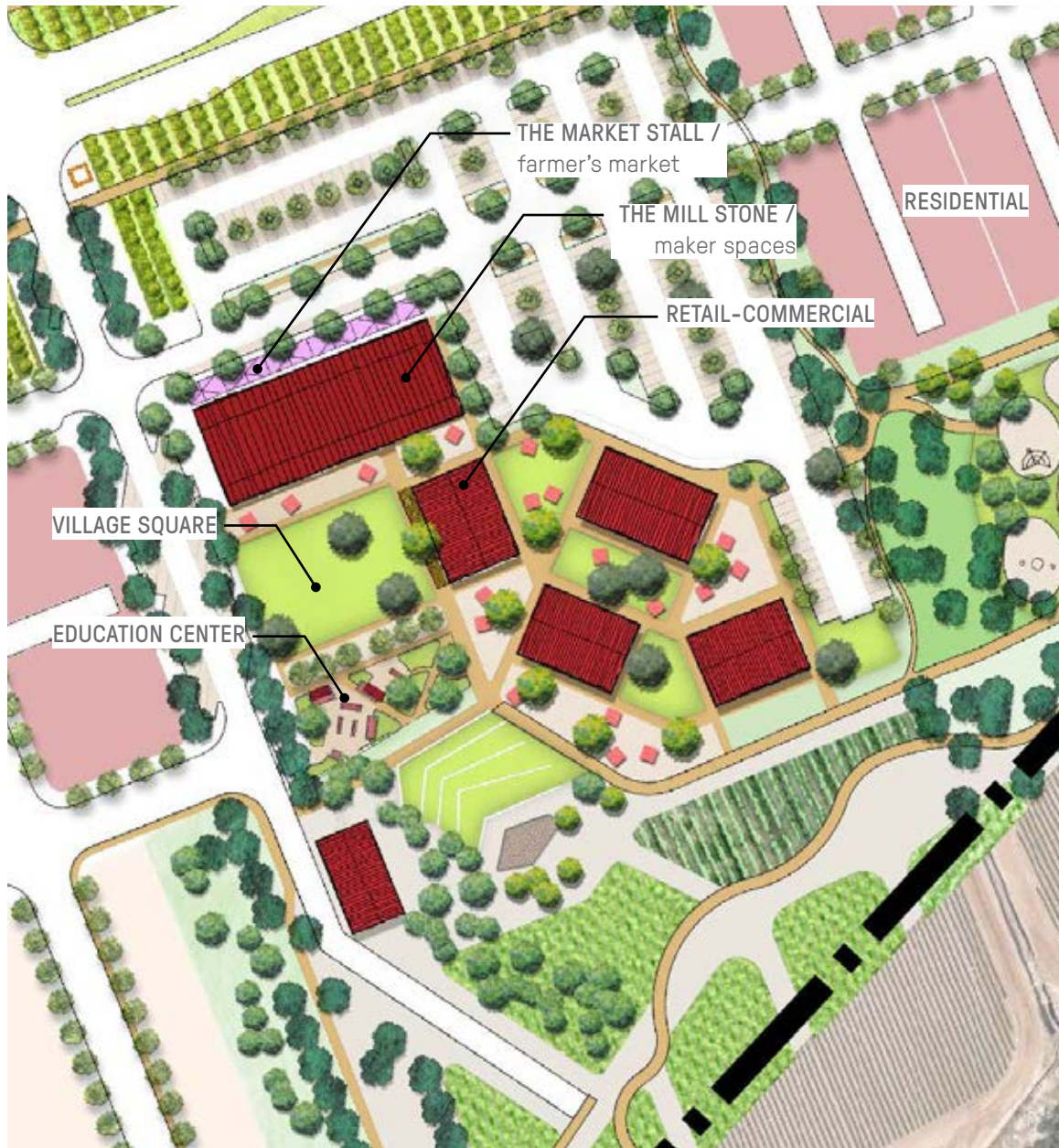


Figure 10-2: Village Core Concept



Village Square



The Market Stall



Marin Country Mart



The Exchange



One Paseo



10.3 Architectural Styles

This section defines the recommended architectural styles for the commercial areas of the Plan and describes the key elements of each style. The commercial architectural palette includes the following styles:

- Industrial Warehouse
- Agrarian

While these styles are deeply rooted in history, there is room for appropriate levels of abstraction to these traditional commercial styles. The balance between maintaining the historical integrity of an architectural style and imposing a truly abstract interpretation is critical. This optimal balance can be achieved by simply updating the style with modern materials while maintaining the form. The building should still convey the root style, but the materials offer the opportunity to abstract the essence of the style while creating a contemporary interpretation. The end result should be an eclectic retail and commercial environment that has the appearance of being built-over-time.

Farm Structures

The south edge of the Village Core features a working farm with associated farm structures. Other structures within North River Farms may include a greenhouse, repair shed, and other auxiliary structures used for farm operations.

The massing and form of the farm structures are a direct reflection of the intended function and local climate. These structures will be used primarily for farming and

business operations. Design elements will be used that will be the most beneficial for year-round operations, such as covered outdoor areas and window shading elements.

The following defining characteristics are intended as a kit of parts and set of rules to influence the design of the farm structures. A combination of these elements should be used to inform the design of the building (all of the elements are not required).

- Awnings, trellises and applied shed utility porches should be incorporated to provide summer shade and winter protection. Elements that give the building the appearance of being modified over time are encouraged.
- More horizontal than vertical in form.
- Roof form may be a sharp-pitched saddle (A-frame gabled roof), clerestory form (with or without windows at the clerestory) or intermountain form (tall center gable with two single story lean-to wings). No other roof form is appropriate.
- A pointed rain hood at one or both ends is appropriate.
- Vertical wood siding or board and batten (or a combination of both).
- Stained, painted or unfinished siding.
- Rusted steel accents (siding, trellis elements, doors) are encouraged.
- Standing seam or corrugated metal roof.

Industrial Warehouse



Agrarian



10.4 Site Design Guidelines

The creation of a successful commercial area is dependent upon crafting a mixture of unique tenants, memorable architectural style, safe and easy access and engaging activity areas which offer an opportunity to rest, gather and socialize. If executed correctly, successful commercial areas can enliven a community and provide a focal point for its residents to enjoy.

The following design guidelines have been prepared to guide development of the core within the Plan. They are derived from an evaluation of the best practices of several of the most successful small neighborhood commercial areas across the nation. When utilized in conjunction with the Architectural Guidelines, they will provide the framework for establishing the Village Core as a destination for residents and visitors.

Building Form and Orientation

- Buildings shall be oriented to reinforce a strong street edge.
- Buildings shall be designed to be highly visible from North River Road and the Village Promenade while providing easy access to and from these roadways.
- Buildings shall be design to have clearly marked building entries and façade articulation in order to avoid expanses of blank walls.
- Buildings shall have prominent entryways, windows, and arcades to encourage pedestrian activity.
- Buildings shall be clustered to create a concentrated, positive outdoor setting

and should frame pedestrian spaces with their architectural form and massing.

- Buildings shall be designed to address transit stop locations and provide views and access.
- Buildings should have corner architectural treatments such as chamfered entryways, variations in building height or other architectural features that serve as landmarks.

10.5 Circulation & Parking

Commercial areas will be designed to accommodate vehicular traffic and parking areas at the front of commercial buildings with on street parking. Additional circulation routes will accommodate pedestrians and bicyclists. See Figure 10-3 and Table 10-1 for a detailed overview.

Overall site design shall use pedestrian circulation and activity as a primary organizing feature.

Pedestrian connections shall be provided to the Village Promenade, adjacent residential areas and transit stops North River Road. This may be accomplished through a variety of means including, but not limited to, change of paving material and/or color, landscaping and the use of special signage and lighting.

Bicycle parking should be provided, and should be easily visible from store entries, windows and security locations.

10.6 Loading & Service Areas

Loading and service areas should ideally be placed at the rear and/or side of commercial buildings. Service and loading areas should be designed to minimize conflicts with vehicle and pedestrian routes. Functional service areas and prominent commercial entries of buildings should receive focused design attention and consideration and should be carefully located and well screened to reduce noise and view of loading areas.

- Loading space, trash and recycling areas should not encroach into the public right-of-way or setback areas.
- Loading and trash areas should be located to minimize their visual impact on the community, either behind or at the side of buildings, and away from

public and residential areas.

- Trash and recycling areas should be located adjacent to one another where possible.
- Loading space, trash and recycling areas should be screened from public view by landscaping, decorative walls or other means. Walls, if used, should be a minimum of 6' in height and should be constructed of a solid masonry material with a decorative exterior surface similar to that used on the primary buildings.
- Loading space, trash and recycling areas should be well lit to promote safety and discourage loitering in these areas.







11.0 Residential Guidelines

11.0 Residential Guidelines

Development within the Plan area is envisioned to consist of a mix of single-family, multi-family and mixed use residential use implemented through various plan configurations. Specific site layout and product typology will be identified as part of future development plans created for each Planning Area.

The regulations are intended to allow for flexibility in future development proposals while providing reliable base standards and criteria to ensure appropriate development within the Plan area.

These regulations are intended to facilitate the design of quality traditional single-family, small lot single-family clusters and multifamily mixed use development within a framework that promotes creative community design. The standards support

variations in development patterns between the Planning Areas in an effort to create visual interest and variety in the streetscape.

The residential buildings will incorporate a range of architectural styles from Farmhouse to California Bungalow, referencing both the agricultural heritage of the site and also the Italian villa styles prevalent in South Morro Hills' residential architecture. Residential design should include the sustainability practices described in Chapter 3, Community Vision, including solar orientation, passive/natural ventilation, energy efficiency, solar, rainwater collection and the use of non-toxic materials. The use of porches as a design element are encouraged as a means of encouraging community interaction.

11.1 Livable Design

North River Farms proposes to introduce the concept of Livable Design to the City of Oceanside - a forward-thinking home design that integrates long-lasting functionality for a household's ever-changing lifestyle. Livable Design transforms living environments through functional solutions for all generations. The program's requirements address the desire of residents for a home that will flex and grow with them over time so that they lead active lives in the comfort of their home without the need

for expensive future retrofits. Livable Design adds value to homes and results in timeless and well-designed spaces.

The City's proposed accessibility requirements include features such as a low threshold entry, exterior and interior paths of travel, grab bar backing in bathrooms and a ground floor common rooms. Generally, the required universal design features required by Livable Design either meet or exceed the City's requirements.

11.2 Residential Architectural Styles

The concept, inspiration and vision for North River Farms is one of a distinctively American village with a unique and compelling design character derived from successful landmark neighborhoods throughout California.

North River Farms presents a collection of five architectural styles, which will create a diverse and eclectic streetscape through massing and form, material and color, and detailing. The variety of styles will animate and activate the streetscape, creating a dynamic and vibrant community palette. These architectural styles are:

- Modern Farmhouse
- Americana
- California Cottage
- Craftsman
- California Bungalow

Modern Farmhouse

The Modern Farmhouse is the most historic of the three styles. Representing the original farmhouse, this is a simple form with a dominant gable roof. Traditional lap siding, simple detailing, and a broad front porch are hallmarks of the style. This style introduces playful massing, window sizes and architectural arrangements, adding a contemporary flair to the traditional farmhouse styles. Vertical board and batten siding may be mixed with traditional horizontal siding to create added texture.

Americana

Americana is the evolution of the Farmhouse, with additional ornamentation and detailing that was not previously possible or feasible. As with Farmhouse, Americana is a wood frame house with clapboard siding, however this style may feature stick work, more decorative porch detailing, shutters and variations in siding exposures. Americana is another expression of the traditional agrarian-based architecture of the region with its simple form and welcoming essence.

California Cottage

Great examples of the California Cottage style can be found in older parts of Oceanside and nearby coastal communities. The California Cottage typically has a steeply pitched roof with the principal roof being side gabled and multiple asymmetric cross gables. Many of the homes have applied half-timbering, often with face brick and rarely with stone along the coast. Gabled dormers are common, with only modest eave extension. Windows tend to be vertically oriented, often with casements, and often with square gridded or diamond-pane leaded muntins. California Cottage houses generally have prominent chimneys. Incorporation of the storybook California Cottage style will provide an opportunity to introduce a picturesque and romantic element to the eclectic streetscene.

Craftsman

The Arts and Crafts bungalow was an enormously influential form and style of architecture in America between 1906 and 1918, the first truly American vernacular style. The bungalow broke with earlier formal Victorian spatial arrangements and changed the way that families lived in and related to their houses. Architecturally, the Craftsman bungalow, was designed to achieve harmony between the house and its landscape, to get as close as possible to nature. A Craftsman bungalow has many of the hallmarks of the Arts and Crafts aesthetic: clinker brick, carved rafter tails, a mixture of cladding (brick, clapboard, tile, and shingle) and oversized eave brackets painted in colors of nature.

Craftsman recalls the comfortable and welcoming nature of the much-loved historic Craftsman bungalows, consistent with the essence of agrarian values. These homes reflect a sense of permanence that only artisanship and artful design can convey.

California Bungalow

Bungalows are 1 or 1½ story houses, with sloping roofs and eaves with unenclosed rafters, and typically feature a dormer window (or an attic vent designed to look like one) over the main portion of the house. Ideally, bungalows are horizontal in massing, and are integrated with the earth by use of local materials and transitional plantings. This helps create the signature look most people associate with the California Bungalow.

Bungalows commonly have wood shingle, horizontal siding or stucco exteriors, as well as brick or stone exterior chimneys and a partial-width front porch. Larger bungalows might have asymmetrical “L” shaped porches. The porches were often enclosed at a later date, in response to increased street noise. A “California” bungalow is not made of brick, but in other bungalows, most notably in the Chicago area, this is commonplace due in large part to the weather.

Modern Farmhouse



Americana



California Cottage



Craftsman



California Bungalow





Flats



Category

Flats

Square Footage

600-1,100 ft²

This product is stacked flats with one, two and three bedroom units. This product allows for a more close and connected community feel with shared open space and amenities.

The product would do well in the community core close to amenities and services.



Mixed Use Flats



Category

Mixed Use

Flats

Square Footage

600-1,100 ft²

This product allows for small neighborhood serving commercial uses. The forward facing ground floor is dedicated to 3,000-4,500 square feet of commercial tenant

spaces, creating an active street scene. The commercial is adjacent to living allowing residential units in the back to face a pedestrian friendly paseo.



Mixed Use Lofts



Category

Mixed Use

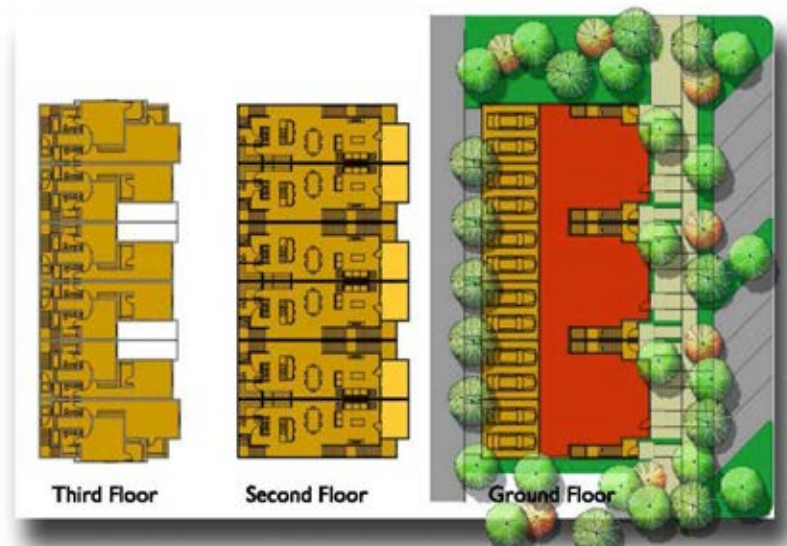
Lofts

Square Footage

950-1,500 ft²

This product enables flexible ground floor commercial space. the second floor plans provide a great room living concept with the bedrooms being on the third floor. Each home has a 2-car garage. The forward orientation of the living and commercial

units creates an active street scene with terraced massing to soften the pedestrian scale.



37' x 56' Lot | *Single Family*



Category

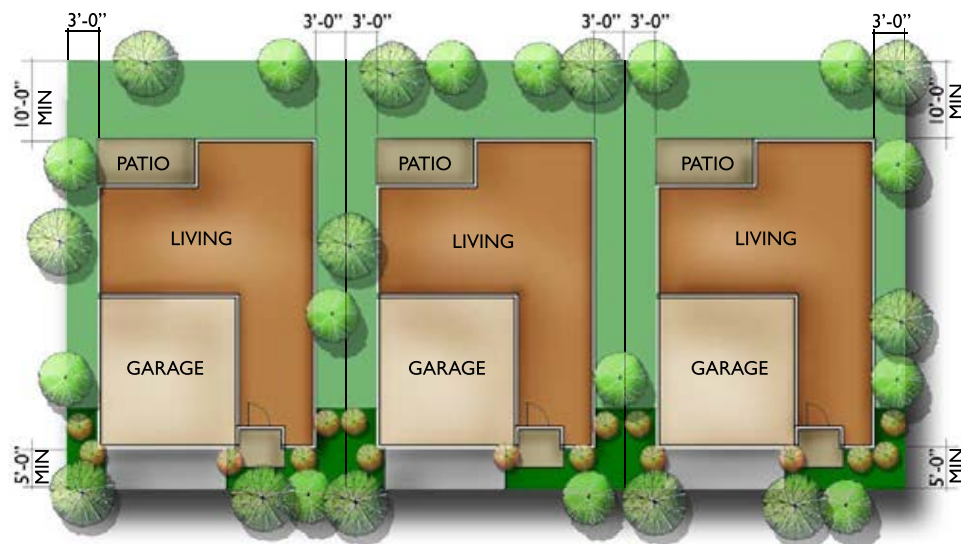
Two Story
Single Family
Detached

Square Footage

1,750 -2,150 ft²

This product maximizes the lot size to get more square footage, while still providing a front yard and private rear yard and patio. The close proximity between homes creates

a more intimate street scene. The smaller lot size allows for a 2-car garage and as a result creates a more modest but welcoming entry.



50' x 80' Lot | *Single Family*



Category

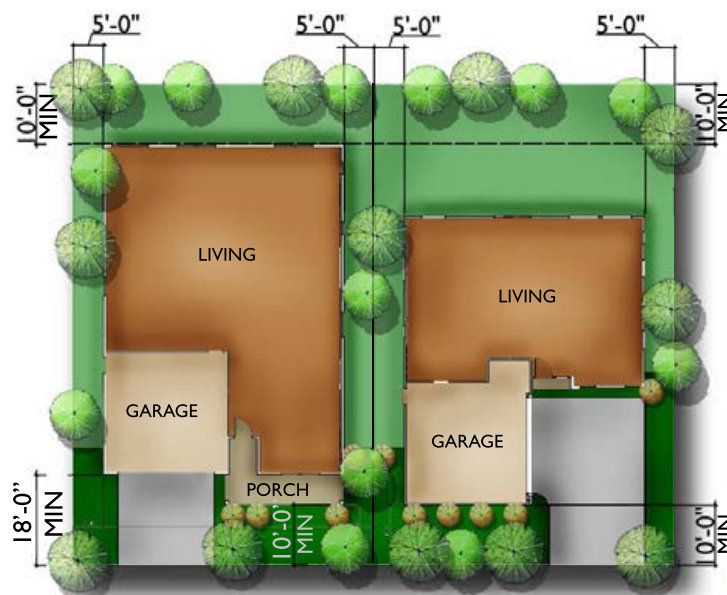
One or Two Story

Square Footage

2200-2460 ft²

This product is the most conventional design in the master plan as most people have lived in similar conditions. These homes have front and rear yards for private use. The lot width allows for large, inviting front porches. In addition, the combination of one and two

story homes and the variety of front and side loaded 2-car garages create a more dynamic street scene.



50' x 110' Lot | *Single Family*



Category

One or Two
Story

Square Footage

2400-2800 ft²

This lot size provides more space for a more versatile design and larger private yards. The lot width permits a standard front loading

2-car garage with a large front porch. This variety in design creates a compelling street scene.



60' x 110' Lot | *Single Family*



Category

One or Two
Story

Square Footage

2850-3250 ft²

This lot size provides ample room for a more generous and flexible design. The longer lot creates a more spacious private backyard, allowing for large California rooms and decks off the second story. The slightly wider lot

allows for 2 and 1-car configurations as well as front porches for a more inviting entry. This product generates more expressive facades, creating a more attractive street scene.



70' x 120' Lot | *Single Family*



Category

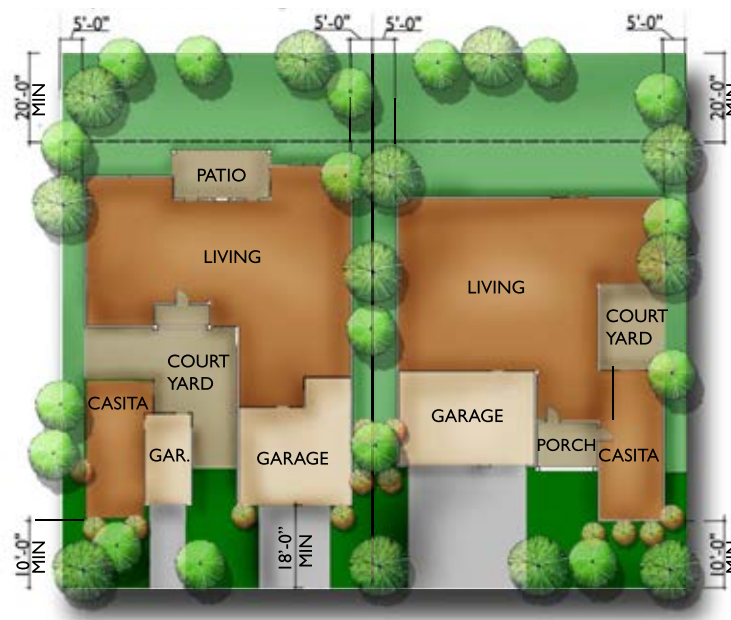
One or Two
Story

Square Footage

3250-3550 ft²

This product strays from traditional single family homes and the wider lot offers a more elegant plan. These homes are more desirable because of their independence from neighbors. The larger footprint allows

for attached or detached casitas, split garages, front porches, private interior courtyards, entry courtyards, california rooms and plenty of private backyard space.



Green Court Cottages



Category

Two Story

Square Footage

1200-1400 ft²

This product is single-family detached homes that share a common green court. This design enables private yards and entries and front porches off of a shared green court creating a small community feel. Removing

the garages from community view allows the design to bring the architecture forward in order to create a more inviting street scene.





11.3 Development Standards

The purpose of this section is to specify permitted uses and regulations for the use of land within the Plan area. This section establishes the development regulations and standards applicable to future development proposals within the individual Planning Areas.

The following standards address development criteria including residential uses, open space, and parking.

Permitted Residential Uses & Product Types

Development within the Plan area is envisioned to consist of a mix of single-family, and multi-family residential and mixed uses implemented through various plan configurations. Specific site layout and product typology will be identified as part of future development plans created for each Planning Area. The range of anticipated product types within each Planning Area is shown in Table 11-1, Permitted Residential Uses & Product Types.

Examples of various product typologies are presented on the following pages. These range from detached single-family layouts to attached townhomes and clusters. Each exhibit includes a description and characteristics of the product type. Detailed information related to appropriate density, build-out program, and potential square footage is also incorporated with each example. Accessory structures (detached sheds, playground equipment, etc.) in residential areas shall comply with Article 30, Section 3005 of the Zoning Ordinance.

Accessory dwelling units are allowed on all single-family lots provided they meet the requirements set forth in Article 30,

Section 3006 of the Zoning Ordinance.* An ADU which conforms to the requirements of this subsection shall not be considered to exceed the allowable density for the lot upon which it is located. These units are intended to provide an affordable housing alternative consistent with the City's Housing Element. By providing secondary dwelling units on detached single-family lots, families may rent at no cost, the unit to elderly relatives, children who have moved back home and other dependents.

An accessory dwelling unit is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be located on the same parcel as a detached single-family dwelling. An ADU may be rented at no cost for more than 30 days or be occupied by a person or persons including, but not limited to family members, guests, caretakers or others.”

TABLE 11-1: PERMITTED RESIDENTIAL USES & PRODUCT TYPES

Product Typology	PA-1	PA-2	PA-3	PA-4
Attached Residential Uses				
Mixed Use		X		
Detached Residential Uses				
Single Family Lots	X	X	X	X
Alley Loaded Lots	X	X		
Zero Lot Line Lots	X	X		
Cluster Homes	X	X	X	X

*These product typologies are not all inclusive and variations of these residential uses may be considered through review of specific Development Plans as required for proposed development within each Planning Area.

The regulations are intended to allow for flexibility in future development proposals while providing reliable base standards and criteria to ensure appropriate development within the Plan area.

Standards vary by Planning Area in response to the anticipated development. These regulations are intended to facilitate the design of quality traditional single-family, small lot single-family clusters and multifamily development within a framework that promotes creative community design. The standards support variations in development patterns between the Planning Areas in an effort to create visual interest and variety in the streetscape.

The regulations promote an appropriate scale and pattern of development that is compatible with existing neighborhoods and also take into account the characteristics of adjacent streets and roadway corridors by establishing specific setbacks. Open space and recreation area standards are specified in an effort to provide quality, usable and safe common and private amenity areas while fostering social interaction throughout the community.

Where the Plan does not address a particular development standard, the applicable standards of the City of Oceanside Zoning Ordinance shall apply as follows:

The Medium-Density Residential A (RM-A) standards apply to Planning Area 1 with an underlying land use designation of (MDA-R).

The standards for the High-Density Residential District (RH) zoning district are

applicable to Planning Area 2 where the underlying land use is (SC/MDB-R).

The Medium-Density Residential A (RM-A) standards apply to Planning Area 3 with an underlying land use designation of (MDA-R).

The Single-Family Residential (RS) standards apply to Planning Area 4 with an underlying land use designation of (SFD-R).

If there is a discrepancy between the provisions of the Zoning Ordinance and the regulations set forth in the Plan, the Plan shall prevail.



Parking

Off-street parking shall be incorporated with any proposed development to best serve the proposed use or mix of uses on the property. Off-site parking is not permitted to meet the parking requirements established by the Plan.

In order to facilitate an efficient and effective parking system throughout the Plan area it is recommended that a Parking Management Plan (or equivalent mechanism) be incorporated with development as proposed in each Planning Area. Such a plan would be implemented and regulated by the appropriate Home Owners Association to help manage guest parking and ensure resident parking within respective garages. The following is a list of strategies and elements that might be included with such a parking plan:

- Incorporate garage doors with glass windows installed by builder so garage inspections can be performed by a management company.
- Include requirement for 2 cars parked in garage in CC&R's.
- Issue parking permits for guest parking.
- Develop CCR's that authorize association to issue warnings, fines, and tow if a resident is in violation of the parking guidelines.
- Include clear signage which directs visitors to appropriate guest parking areas.
- Limit guest parking to a maximum of 72 hours.

TABLE 11-2: PARKING STANDARDS

Proposed Use	Required Parking Spaces
Detached Residential	2 garage spaces/unit
Attached Residential	1.5/one-bedroom or studio including 1 covered space ¹
	2/two or more bedroom units, including 1 covered space
Guest Parking	Minimum amount of spaces equal to 20% of the total dwelling units
Parking Space Dimensions	8.5 feet x 18 feet minimum
Garage Dimensions	20 feet wide x 19 feet deep Minimum for two-car garage
	10 feet wide x 19 feet deep Minimum for one-car garage
Commercial	4 spaces/1,000 ft ² of retail

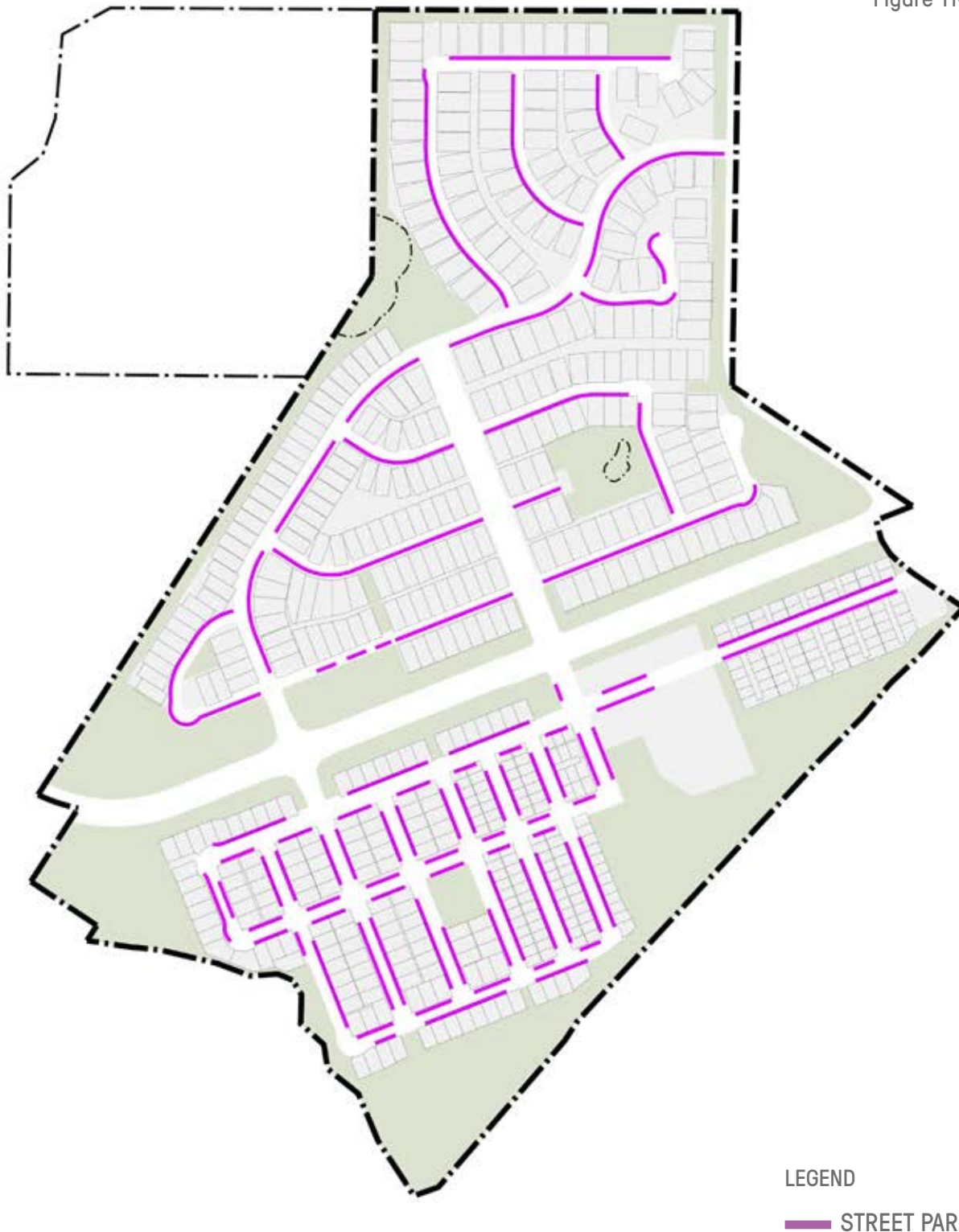
TABLE 11-3: PARKING COUNT

Zone	Parking Count
<i>North Side</i> ¹	211 spaces for 281 units
<i>South Side</i> ²	130 spaces for 304 units

¹The parking count provided is based on 0.75 spaces per unit

²The parking count provided is based on 1.03 spaces per unit

Figure 11-1: Street Parking







12.0 Plan Implementation

12.0 Plan Implementation

The North River Farms Planned Development will be implemented through the processing of numerous discretionary entitlements. The implementation process provides the mechanism for reviewing precise development plans and ensuring development consistency with the Plan's

objectives. This chapter also provides procedures for determining substantial conformity and, if necessary, amendments to the Planned Development. All development within the North River Farms community is subject to the implementation procedures described in this chapter.

12.1 Interpretation

Should particular elements in the Planned Development adopted for the property conflict with development standards or regulations in the Oceanside Zoning Code, the Planned Development shall prevail.

In case of uncertainty or ambiguity to the meaning or intent of any provision of this Planned Development, the City Planner has the authority to interpret the intent of the provision. The City Planner has the authority to make interpretations and approve modifications to this Planned Development, including the determination that a proposed project exceeds the flexibility, rules, and intent of the Planned Development. In the latter case an amendment to the Planned Development would be necessary. In so determining the meaning or intent of the Planned Development, the City Planner shall consider the following factors and document applicable findings accordingly:

1. The case is similar to previous interpretation of similar provisions;
2. The interpretation responds satisfactorily to the vision, intent and purpose of the Planned Development;

3. The resulting project is consistent with the General Plan;
4. The decision constitutes a sound precedent for other similar situations; and
5. The interpretation does not alter the policy intent of the Planned Development.

The City Planner's determination shall be rendered within 15 working days of a request for interpretation. The City Planner may, at their discretion, refer interpretations to the Planning Commission for consideration and action. Such a referral shall be accompanied by an analysis of issues related to the interpretation. All interpretations made by the City Planner may be appealed to the Planning Commission, and subsequently the City Council.

Any particular element or provision not specifically covered in the Planned Development shall be subject to the provisions of the Oceanside Zoning Code. If a regulation is not specifically listed within the Plan, the City of Oceanside Zoning Ordinance shall prevail.

12.2 Severability

If any section, subsection, sentence, clause, or phrase of this Planned Development, or future amendments or additions hereto, is for any reason held to be invalid or

unconstitutional by the decision of any court, such decision shall not affect the validity of the remaining portions of the Plan.

12.3 Development Plan Review

A General Plan Amendment, Zone Amendment, Vesting Tentative Map, and Development Plan in conjunction with the project Environmental Impact Report, will be considered concurrently with the adoption of the Plan. All future development identified within the Plan area will require the review and approval of subsequent land use applications as required for the specific development proposal as defined in the Planned Development.

Implementing development proposals shall require, at a minimum, review of a Vesting Tentative Map, and Development Plan to address specific development within each Planning Area and to ensure the construction of necessary infrastructure and related facility improvements. Specific projects shall be reviewed by the City in order to ensure consistency and substantial conformance with the goals, development regulations, and design guidelines presented in this Planned Development. Development plans shall be reviewed as follows:

A. Administrative Review Requirements

The City Planner shall administratively approve, conditionally approve or disapprove all development plans for projects as follows:

- Single-family detached residences
- Residential projects with less than three housing units
- Development plans with at least 100% of units dedicated for affordable housing
- Mixed use development with residential and commercial components
- All proposed projects on sites less than two acres involving new construction
- Any addition or square footage to existing structures on sites of less than two acres
- All additions of less than 2,500 square feet of floor area on sites of two acres or more

The City Planner may refer development plans for any project to the Planning Commission for review and approval if the City Planner finds that the project may conflict with the purposes and standards of the Planned Development, or if public services and facilities serving the project may be inadequate. Such projects shall be the subject of a public hearing, as provided by City of Oceanside Zoning Ordinance Section 4305.

B. Planning Commission Review Requirements

The Planning Commission shall approve, conditionally approve, or disapprove development plans for all projects not subject to review by the City Planner or for those projects referred to the Planning Commission by the City Planner. Such projects shall be the subject of a public hearing, as provided by City of Oceanside Zoning Ordinance Section 4305.

12.4 Minor Modifications and Substantial Conformance

Minor modifications to the Planned Development standards and guidelines may be considered for projects with special, unique design characteristics during the City's development review process. This document is intended to encourage and direct a high level of design quality to the project site while permitting flexibility for creative expression and innovative design solutions.

Substantial conformance allows for the administrative approval and interpretation of minor modifications to the Planned Development text, graphics, and/or project design that do not change the meaning or intent of the Planned Development. Through the review and approval process, a project may be found in substantial conformance with the provisions of this Planned Development and may be approved, conditionally approved, or denied by the City Planner under the circumstances listed below. The City Planner shall also have the discretion to refer any such request for

substantial conformance to the Planning Commission for interpretation and action.

- Landscape, open space, wall material, wall alignment and streetscape design modifications that are consistent with the design guidelines contained in this document so long as the total amount of landscaping required is maintained.
- Minor changes to architectural styles that have been previously reviewed and approved through the Planned Development process. Use of an entirely different architectural style than what was approved during Plan review will require the resubmittal to and subsequent approval by the City Planner or designee.
- Modifications of a similar nature not listed here but which are deemed minor by the City Planner, are in keeping with the intent of the Planned Development, and are in conformance with the General Plan.



12.5 Variances

Where practical difficulties or unnecessary hardships would occur as a result of the strict interpretation and application of the provisions of this Planned Development, a variance may be considered by the City Planner subject to the findings of the Oceanside Zoning Ordinance Section 4105.

The City Planner shall approve, conditionally approve, or disapprove applications for variances which are consistent with the General Plan subject to the general

purposes of the Planned Development, and the provisions of Oceanside Zoning Ordinance Article 41, unless the City Planner recommends that the variance request be reviewed by the Planning Commission. For variance applications that require the consideration of the Planning Commission, a public hearing shall be held to approve, conditionally approve, or disapprove the variance application.

12.6 Plan Amendments

Approval of the Plan establishes specific standards for anticipated development within the Plan area. The architectural and landscape design of all project construction shall conform to the development standards and design guidelines presented in the Plan. It is anticipated that during the course of project development and construction Plan Amendments may become necessary. While this document attempts to be comprehensive, not all development scenarios or future situations can be envisioned. A Plan Amendment is intended to keep the Plan current by providing the City and developer flexibility in responding to potential changes in future design preferences and market conditions.

Proposed modifications to the Plan shall initially be reviewed by the City in order to determine the extent to which they differ from the established standards and regulations of the Plan. The City shall consider the impact and effect of any revision and determine whether an amendment to the Plan is required. Modifications to the Plan shall be in accordance with the regulations specified in Article 17 of the City of Oceanside Zoning Ordinance.

12.7 Environmental Review

The Environmental Impact Report (EIR) serves primarily as a source of environmental information for the City of Oceanside as lead agency for the project. The EIR describes the potential impacts that could result from the adoption of the North River Farms Planned Development. Subsequent development projects within North River Farms are

anticipated and, while the EIR has been prepared as a program EIR (as defined by Section 15168 of the California Environmental Quality Act Guidelines), subsequent projects that are within the scope of this EIR may be subject to a more limited environmental review process if deemed necessary by the City Planner.

12.8 Conceptual Phasing Plan

The Plan is anticipated to be implemented in four phases generally corresponding to the four separate Planning Areas. It is anticipated that development of the Plan area would occur over several years and that the timing and sequence of project phases may be adjusted as necessary in response to community preferences and market conditions.

Multiple project phases may develop concurrently and additional project phases may also be allowed as identified in conjunction with specific development proposals. Necessary infrastructure and utilities, private roads, entry and access points, neighborhood amenities, private parks, trails and community landscaping will be developed accordingly as planned and as required in conjunction with specific development proposals for each phase and Planning Area.

The following improvements are anticipated

in conjunction with each phase, although ultimate improvements and mitigation measures will be determined through final action on the Plan, the associated EIR, and specific Development Plans:

Phase 1

(Or in conjunction with the first development phase proposed within the Plan area)

- Mass site grading of entire project site for creation of master lots and storm drainage improvements
- Master Utilities including water and sewer in North River Road
- Sewer and water stubs off of North River Road to service individual planning areas
- Roadway widening, sidewalk, dry utilities and landscape improvements as identified for North River Road (including roundabouts)

Phase 2

- Main project entry at North River Road
- Initial planning area, Planning Area 1, and development of in-tract improvements and residential units approved as part of specific Development Plan(s) within Planning Area 1
- Landscaping along internal roads and intersections
- Planning Area 1 amenity areas
- Planning Area 2 maker space building
- Offsite traffic improvements
- Grading of agriculture area, soil amendments and initial crop planting in Planning Area 2

Phase 3

- Subsequent planning area, Planning Area 3 and development of in-tract improvements and residential units approved as part of specific Development Plan(s) within Planning Area 3
- Landscaping along internal roads and intersections
- Planning Area 3 amenity areas including southern trail system

Phase 4

- Subsequent planning area, Planning Area 4 and development of in-tract improvements and residential units approved as part of specific Development Plan(s) within individual Planning Area 4.
- Landscaping along internal roads and intersections
- Planning Area 4 amenity areas
- Wilshire Road improvements including sewer
- Perimeter trail system along north boundary
- Planning Area 2 amenity spaces including:
 - Farmers Market
 - Village Square
 - Barn

Phase 5

- Completion of Mixed Use Core within Planning Area 2 including education center, residential and retail



APPENDIX **V**
Oceanside Plan Consistency Tables

While the project is not subject to the City’s recently approved General Plan Update, including the EDE and ECAE, for informational purposes Tables 1 and 2 below provides an overview of measures within the EDE and ECAE and analyzes the proposed project’s consistency with them. This evaluation considers consistency with the goals and policies to the extent they potentially pertain to the project. As shown in the table, the proposed project does not conflict with any applicable goals or policies within the City’s EDE and ECAE.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
GOAL EDE-1a	THE CITY OF OCEANSIDE WILL BE AMONGST THE MOST LIVABLE COMMUNITIES IN THE SAN DIEGO REGION.	<p>The project is planned to provide visual and functional compatibility with adjacent residential neighborhoods, other nearby land uses, development, and natural features, while designing buildings, spaces, and uses that enhance and respect the agricultural character of the area. In order to maintain visual compatibility with surrounding land uses, the project’s density would increase moving south and west from the north, reflecting the existing developed areas to the west of the project site. The project’s proposed agricultural lands will be located along the southern project boundary to provide for a visual buffer and setback from the agricultural zoned properties that lie further south of the project site. Additionally, the project will be required to provide an agricultural easement in perpetuity for the 37.5- acre Bree property that will create an additional buffer that will help preserve the agricultural activities and character of the South Morro Hills area. In adding the 37.5 acres of open space/agricultural land, the effective overall density of the project becomes lower than 3 dwelling units per acre.</p> <p>The proposed project would include several design elements that will benefit the general Oceanside community. The proposed project would provide walkable connections to nearby transit, school, community recreation, farmland, commercial, and residential uses of the surrounding community. As discussed in Chapter 3 of the Final Environmental Impact Report (FEIR), the proposed trail network within the project site is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes, and Class I trails. The trail network within the project site is designed to connect to the City’s planned off-site trail network by connecting to the existing trail along N. River Road and also providing a “river trail” adjacent to the San Luis Rey River setback. (Figure 3-7). The proposed project would provide a variety of housing types, including single-family residential, medium-density residential, and secondary dwelling units that will create a range of housing opportunities in various income categories. The Village Core or heart of the project would establish an overall range of development that allows for a variety of</p>	The proposed project would be consistent with this goal.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>agricultural uses, housing types, a restaurant/brewery, education center, and other commercial uses. A key feature of the Plan is a flexible commercial Village Core that will provide opportunities for education and community-based retail activities, public gatherings, social engagement, placemaking, and opportunities for special events and festivals for the residents of Oceanside. The Village Core would increase the retail options and have a distinct character from existing strip retail and commercial uses. In addition, the proposed project results in job-producing land uses (Mixed Use Retail/Office) in proximity to residential land uses.</p> <p>The project's circulation plan provides a safe and interconnected system for vehicles, bicycles, and pedestrians. Streets are designed as complete streets with narrow paved cross-sections and features to ensure safe movements for automobiles, bicyclists, and pedestrians.</p>	
Policy EDE-1a-1	Expand the range of commercial goods and services conveniently available to residents, workers, and visitors.	The Village Core would establish an overall range of development that allows for a variety of uses, including a restaurant/brewery, education center, and flexible commercial uses. The Village Square is planned to host a weekly farmers market centered around an open-air market stall equipped with solar powered electricity and parking provided for easy and convenient setup. A variety of outdoor spaces, including an informal amphitheater, outdoor classroom and gathering spaces that can support culinary classes as well as farm to table dinners. This central area of commerce and gathering will help support the production farm. The production-farming component of the project combined with the educational and retail component will bring visitors into the area promoting agritourism. The Village Core would increase the retail options in the area and have a distinct character from existing strip retail and commercial uses.	The proposed project would be consistent with this policy.
Policy EDE-1a-2	Encourage enhancement of the visual quality of the City, including quality design and expansion of the City's tree canopy, particularly at gateway locations and along commercial corridors where feasible.	The FEIR determined that the project would not substantially degrade the visual character of the site or the surroundings and impacts would be less than significant. (See Subsection 4.1, Aesthetics, of the FEIR.) The project has been planned to provide visual and functional compatibility with adjacent residential neighborhoods, other nearby land uses, development, and natural features, while designing buildings, spaces, and uses that enhance and respect the agricultural character of the area. The proposed project would serve as a transition point between the agricultural and farming uses associated with South Morro Hills and a more urbanized area to the west. As described above the project has been revised to require an additional 37.5 acres of open space/agricultural	The proposed project would be consistent with this policy.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>land that will create an additional buffer that will help preserve the agricultural activities and character of the South Morro Hills area.</p> <p>The standards found in the PD Plan provide for a variety of residential densities and building types within a comprehensive site design utilizing common infrastructure and site amenities. The customized zoning regulations and development standards promote compatibility with adjacent uses, including by providing for agricultural and open spaces. Development will include a strong landscape and American Farm House architectural design theme, influenced by the area and agricultural theme. Correctly placed and well-designed site amenities would enhance the usability and appearance of community spaces including parks, trails, streets, plazas, courtyards and building entries. A pedestrian circulation system would also link community streetscape, parks, and common open space features across the site.</p> <p>Landscape is a critical component of the North River Farms project. The project's landscaping emphasizes water conservation, drought-tolerant, native and edible landscaping, and provides abundant trees for beauty, definition of spaces, habitat enhancement and comfort. North River Farms emphasizes the importance of community agriculture, which will be reinforced by planting design and landscape character throughout the Plan. These connectors include landscaped promenades, medians, slopes, perimeter open space buffers and mid-block paseos. Uses may include multi use trails, water quality systems, edible landscapes, buffer/screening landscape planting and landscaping of slopes, medians and promenades. The landscape design for the project drew inspiration from two primary sources: the agricultural landscape historic to East Oceanside with its regular geometry of row crops and tree orchards; and the natural landscape features of drainage-ways and the San Luis Rey River to create iconic early California tree lined and shade-dappled streets.</p> <p>Landscape lighting would be used carefully to avoid light pollution and adhere to Dark Sky Guidelines while providing safety and accentuating key community features. All outdoor lighting would meet Chapter 39 of the City Code (Light Pollution Ordinance) and would be completely shielded appropriately.</p>	

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		Signs would be used only where necessary within the residential portions of the neighborhood and in an understated manner, emphasizing an attractive image of permanence and quality; however, signs would offer adequate visibility and reflectivity, where appropriate, to provide for safety and orientation at night.	
Policy EDE-1a-3	Encourage new development that provides for social interaction, cultural enrichment, and a strong sense of place including appropriate open space.	<p>A key feature of the Plan is a flexible commercial Village Core that will provide opportunities for education and community-based retail activities, public gatherings, social engagement, placemaking, and opportunities for special events and festivals for the residents of Oceanside. The Village Core will act as the heart of the community and could include any or all of these components: traditional commercial space, retail opportunities, live work spaces, maker spaces, education, HOA and or community spaces, a farm stand, and a restaurant/brewery. These Village Core uses will serve to bring people together and establish a real sense of place encourage public gatherings, social engagement, and opportunities for special events and festivals.</p> <p>As discussed in Chapter 3 of the FEIR, the proposed trail network within the project site is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes, and Class I trails. The trail network within the project site is designed to connect to the City's planned off-site trail network by connecting to the existing trail along N. River Road and also providing a "river trail" adjacent to the San Luis Rey River setback. Refer to Figure 3-7 of the Final EIR.</p> <p>The proposed project would provide walkable connections to transit, schools, public parks, farmland, commercial, lodging, and residential uses in the community.</p>	The proposed project would be consistent with this policy.
Policy EDE-1a-4	Provide a diverse supply of quality housing, including executive housing, and continue to address homelessness.	The proposed project would provide decent, safe, and sanitary housing to residents of the City. The proposed project would provide a variety of housing types, including single-family residential, medium-density residential, and affordable housing (consistent with the City's inclusionary housing requirements).	The proposed project would be consistent with this policy.
Policy EDE-1a-5	Continue to reduce local crime rates by expanding economic opportunity, mitigating blight, practicing Crime Prevention through Environmental Design (CPTED), and providing social venues and recreational facilities that	Refer to GOAL EDE-1a and Policies EDE-1a-2 through 4.	The proposed project would be consistent with this policy.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	promote healthy and constructive activity.		
GOAL EDE-1b	THE CITY WILL EXPAND EMPLOYMENT, HOUSING, AND PUBLIC AMENITIES BY FACILITATING EFFICIENT, TRANSIT-ORIENTED DEVELOPMENT WITHIN ALREADY URBANIZED AREAS (I.E., SMART GROWTH).	<p>This Goal memorializes the City's intent to facilitate transit-oriented development within already urbanized areas by expanding employment and housing opportunities in such areas. However, the City is not limited to approving development in just urbanized areas. This goal does not diminish the City's ability to exercise its land use authority and approve projects that it determines is consistent with the General Plan. A project is considered to be consistent with the general plan if considering all aspects of the project; it will further the objectives and policies of the general plan. It does not require a precise match between a project and every general plan policy (Corona-Norco Unified Sch. Dist. V. City of Corona, [2001] 13 Cal.App.4th 1577; see also Sequoya Hills Homeowners Assn v. City of Oakland [1993] 23 Cal.App.4th 704)</p> <p>The goals and policies of the Economic Development Element are expected to complement and contribute to the implementation of the other General Plan Elements including the Housing Element. The Housing Element encourages a diverse supply of quality housing throughout the City and does not specifically require housing in only urbanized areas. (See CITY OF OCEANSIDE ECONOMIC DEVELOPMENT ELEMENT, 2019, page 7-6.) In fact, much of the residentially - zoned land in the urbanized areas of Oceanside, is already developed with relatively few vacant properties remaining. (Housing Element, IV-8.)</p> <p>With that said, the project lies approximately half a mile (.6 miles) from the North County Transit District Line known as the OC-8 and the San Luis Rey transit center at the corner of Vandegrift and North River Road, well within walking distance. A half mile radius is typically considered within walking and biking distance. The OC-8 Transit Line has been designated as a Rapid Transit line in the 2050 Regional Plan. The San Luis Rey Transit Center is served by Routes 303, 309, 311, 313, and 315 and pedestrian trails, proposed as part of project development (see discussion above and in Chapter 3 of the Draft EIR), would permit residents and visitors to access the Transit Center. The EDE recognizes Route 303 as the most utilized bus route in the NCTD system which connects the OTC to the Vista Transit Center through the Highway. (EDE, page 2-19.) Although NCTD does not currently provide service to the project site or to the areas to the east along N. River Road, NCTD indicated that future service may be expanded to the area (Appendix A of the Final EIR). The proposed project includes east/west bus stop infrastructure along N.</p>	The proposed project would be consistent with this goal.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>River Road within the project site to prepare for any future contemplated service by NCTD. Finally, the project's southwest and southeast boundaries are located within approximately 0.5 miles of a Walmart Supercenter, the Mission Marketplace large commercial center, State Route (SR) 76, the NCTD transit center (described above), a Home Depot, and the Mission Vista High School campus.</p> <p>The project is consistent with both the City's General Plan policies and the RCP's smart growth principles. As shown in FEIR, Table 4.11-3, the project would support the RCP's smart growth principles. The North River Farms Plan's sustainability objectives include low impact development, better access to agriculture, reducing energy use and greenhouse gas emissions, conservation of resources, encouragement of alternative modes of transit, provision for interpretative learning opportunities, and the fostering of a rich social fabric. (See Chapter 3.2 of the PDP.) In planning the project, the effort is to create a place where people can live, work and play to minimize the commute times and vehicle miles traveled. The project's Village Core would provide walkable connections to farmland, commercial, lodging, and residential uses in the community.</p> <p>Finally, the City's approval of the proposed project would not impede the City's ability to facilitate appropriate development projects from locating within already urbanized areas.</p>	
Policy EDE-1b-1	Encourage efficient, transit-oriented development, walkability, parking efficiency, pedestrian and bicycle facilities, and a strong sense of place within the City's Smart Growth Opportunity Areas (SGOAs), as identified on the Regional Smart Growth Concept Map.	<p>This policy encourages transit-oriented development within the City's Smart Growth Opportunity Areas (SGOAs), as identified on the Regional Smart Growth Concept Map. However, the policy does not prevent the City from exercising its land use authority by approving projects located outside of the Smart Growth Opportunity Areas. The City continues to have complete land use authority to approve projects that it determines are consistent with the General Plan, even if the project is not located in the SGOAs identified on the Regional Smart Growth Concept Map. (State Government Code Section 65080(b)(2)(K)). In any event, the proposed project would not impede the City's ability to encourage projects to locate within these areas.</p> <p>The project is consistent with the smart growth principles of SANDAG's Regional Comprehensive Plan upon which the Smart Growth Opportunity Areas (SGOAs) are based. The proposed project's consistency with the RCP smart growth principles is addressed in Table 4.11-3. As shown in Table 4.11-3, the proposed project would support the RCP's smart growth principles and, therefore, not conflict with the applicable growth policies of the RCP. Therefore, even though</p>	The proposed project would be consistent with this policy.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>the project is located outside of the SGOA, it is still consistent with the smart growth principles of the RCP.</p> <p>As described above, the project will provide walkable connections to nearby transit, schools, public parks, farmland, commercial, and residential uses of the surrounding community. The proposed trail network within the project site is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes, and Class I trails. The trail network within the project site is designed to connect to the City's planned off-site trail network by connecting to the existing trail along N. River Road and also providing a "river trail" adjacent to the San Luis Rey River setback. (Figure 3-7). The Village Core will include a combination of on-site parking areas and on-street parking. The mix of employment and retail uses will create a scenario that efficiently utilizes shared parking during the day and evening. In order to facilitate an efficient and effective parking system throughout the Plan area it is recommended that a Parking Management Plan (or equivalent mechanism) be incorporated with development as proposed in each Planning Area. Such a plan would be implemented and regulated by the appropriate Home Owners Association to help manage guest parking and ensure resident parking within respective garages. The Village Core will provide a sense of place by providing any or all of these components: traditional commercial space, retail opportunities, live work spaces, maker spaces, education, HOA and or community spaces, a farm stand, and a restaurant/brewery. These Village Core uses will serve to bring people together and establish a real sense of place encourage public gatherings, social engagement, and opportunities for special events and festivals. To enhance connectivity, and electric bike share program will be available to residents of the community.</p> <p>As discussed in Section 4.14 of the Draft EIR, the project site is located just over ½ mile from the San Luis Rey Transit Center to the west—southeast of the intersection of Vandegrift Boulevard and N. River Road— which is a smart growth site identified as OC-8. The San Luis Rey Transit Center is identified as having Existing High-Frequency Local Bus (Route 303) and Planned Rapid Service (Routes 474 and 477 to be phased in by 2050). The project has proposed road improvements to include on-street Class II bicycle facilities, sidewalk connections, and an electric bike share program to improve the "last mile connectivity" to the transit center. In addition, NCTD has expressed an interest in bus service to the east of the project site. To facilitate future service, the project has included bus stop locations on both sides of North River Road.</p>	
GOAL EDE-2a	THE CITY WILL MAINTAIN A PRO-BUSINESS ENVIRONMENT.	This policy is not subject to project-specific application, but rather memorializes the City's intent to maintain a pro-business environment. The proposed project would not impede	Not applicable.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		the County's achievement of this policy. In fact, development of the project will increase commercial opportunities in the City and help promote agritourism. The development plan includes 30,000 square feet of commercial space within the Village Core. As discussed in the PD Plan, the Village Core -- such commercial uses could include Maker Spaces, Retail Shops, Farmers Market, Collaborative Work Spaces, restaurant/brewery and Craft Production spaces. These spaces are intended to act as communal workshops where makers can share ideas and tools, have a flexible space to work, and allows for creativity in retail, artistry, vending, and making. The overall goal is to incubate small- scale farms and farmer-related business, providing benefits to farmers, residents, the local community and the environment. The production-farming component of the project combined with the educational and retail component will bring visitors into the area promoting agritourism. In addition, the proposed project results in job-producing land uses by providing Mixed Use commercial uses in the Village Core.	
GOAL EDE-2b	THE CITY WILL BETTER LEVERAGE KEY COMMUNITY ASSETS TO PROMOTE ECONOMIC DEVELOPMENT AND INCREASE THE TAX BASE.	<p>This policy memorializes the City's intent to leverage key <i>community assets</i> to promote economic growth, by supporting existing businesses, attracting new businesses, promoting economic synergies, facilitating economic entrepreneurship, increasing the number of high-wage jobs, and expanding the local tax base. (See CITY OF OCEANSIDE ECONOMIC DEVELOPMENT ELEMENT, 2019, page 1-2 and 1-3.)</p> <p>The proposed project would not impede the City's achievement of this policy. In fact, the project, by increasing the housing supply and providing additional commercial uses, will add roughly 250 million dollars to the area's tax base. With an estimated tax revenue of over \$1.5million annually, the net benefit to the City of Oceanside is estimated at of \$600,000 annually. Other benefits include providing community assets such as parks, recreational facilities, community gardens, multi-use trails, open space areas, and improvements to multiple roadways and intersections. North River Farms will provide the infrastructure needed to promote agritourism in the region. The project provides a mix of commercial uses suitable to support agritourism, such as marker spaces, retail shops, and collaborative workspaces. The project will also provide activities such as farmers markets, hands-on experiences at the Farm, as well as incubating small- scale farms and farmer-related business.</p>	Not applicable.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
Policy EDE-2b-2	Encourage visitor-serving and high tax revenue generating uses on commercial properties in proximity to Interstate 5, State Route 78, and Highway 76.	The Village Core, is located approximately 0.75 miles north of State Route 76. The development plan includes 30,000 square feet of commercial space within the Village Core which could include Maker Spaces, Retail Shops, Farmers Market, Spaces, a restaurant/brewery and Craft Production spaces.	The proposed project would be consistent with this policy.
Policy EDE-2b-4	Promote community events that draw visitors and encourage overnight stays.	A key feature of the Plan is a flexible commercial Village Core that will provide opportunities for education and community-based retail activities, public gatherings, social engagement, placemaking, and opportunities for special events and festivals. The Village Core will act as the heart of the community and could include any or all of these components: traditional commercial space, retail opportunities, live work spaces, maker spaces, education, HOA and or community spaces, a farm stand, an amphitheater, a dog park, and a restaurant/brewery. These Village Core uses will serve to bring people together and establish a real sense of place encourage public gatherings, social engagement, and opportunities for special events and festivals. Additionally, hotel uses are an allowed use within the Village Core, and may be located there depending on the market viability of such use.	The proposed project would be consistent with this policy.
GOAL EDE-2c	THE CITY WILL SUPPORT INNOVATION AND ENTREPRENEURIALISM WITHIN THE LOCAL BUSINESS COMMUNITY.	Development of the project will increase commercial opportunities in the City and help promote agritourism. One of the project's overall goals is to incubate small- scale farms and farmer-related business, and encourage entrepreneurialism by providing marker spaces and collaborative workspaces. Refer to Goal EDE-2a.	The proposed project would be consistent with this goal.
Policy EDE-2c-1	Coordinate with local educational institutions and workforce development entities to support their workforce training programs.	This policy speaks to the City's commitment to coordinate with local educational institutions and workforce development entities to support their workforce training programs.	Not applicable.
Policy EDE-2c-2	Encourage local businesses to explore internship and apprenticeship opportunities.	This policy memorializes the City's intent to encourage local businesses to explore internship and apprenticeship opportunities. .	Not applicable.
Policy EDE-2c-3	Maintain ongoing marketing and informational programs in order to inform businesses about resources to help them start, grow and prosper.	This policy is not subject to project-specific application, but rather memorializes the City's intent to maintain ongoing marketing and informational programs.	Not applicable.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
GOAL EDE-2d	UNDERUTILIZED EMPLOYMENT LAND WILL BE EFFICIENTLY AND PROFITABLY REPURPOSED.	This site does not contain underutilized employment land.	The proposed project would be consistent with this goal.
Policy EDE-2d-1	Identify underutilized and obsolete commercial and industrial properties with the greatest potential for redeveloping into more productive use to enhance the City's competitive position in the regional economy.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy EDE-2d-2	Identify low-impact manufacturing and industrial uses that can be sited within commercial zoning districts.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy EDE-2d-3	Explore opportunities to expand the City's industrial land inventory in response to projected future demand.	This policy addresses future actions to be pursued by the City.	Not applicable.
GOAL EDE-2e	INFRASTRUCTURE, PUBLIC SERVICES, AND CIVIC PROGRAMS WILL PROMOTE BUSINESS ACTIVITY AND ENHANCE PROPERTY VALUES.	This goal stresses the importance of infrastructure, public services and civic programs to promote business activity and enhance property values. The project will provide numerous infrastructure improvements that will broaden agritourism opportunities for neighboring properties and enhance property values. The project will pay impact fees estimated at upwards of 27 million dollars. There will be an additional estimated 40 million dollars of infrastructure improvement made by the project for sewer, water, and reclaimed water. This fiscal impact analysis shows a positive fiscal benefit to the City and the ability to fund, on a sustained basis, the public services needed by the project.	The proposed project would be consistent with this goal.
Policy EDE-2e-1	Encourage local businesses to take an interest in the security and cleanliness of their immediate surroundings.	The project site will include commercial spaces within the Village Core while including several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, farm, and an ecology center. This area has been designed to address security concerns and most such areas will be maintained by the HOA or will be a requirement of the property owner, pursuant to the standards of the PDP and Conditions, Covenants and Restrictions recorded against the property. (See Chapter 5 and 7 of the PDP.)	The proposed project would be consistent with this goal.
Policy EDE-2e-2	Through Green Oceanside and other programs, work with businesses and community groups to conduct clean-up	This policy directs the City to take future actions to conduct clean-up events and other restoration and beautification efforts.	Not applicable.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	events and other restoration and beautification efforts.		
GOAL EDE-2f	THOSE WHO GENERATE REVENUE IN THE CITY WILL INVEST IN THE LOCAL ECONOMY.	<p>The proposed project would include 30,000 square feet of commercial uses within the Village Core that will generate revenue for the City. Also, the project includes thoughtful planning principles to promote the agricultural region of South Morro Hills through agritourism. Purposeful planning to support agritourism will promote products from the farm, will generate income for the farmer, and will promote sustainability through education (Appendix B: North River Planned Development Specific Plan).</p> <p>The proposed project would include several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, restaurant/brewery farm, and an ecology center, which would benefit the future residents and the surrounding community by encouraging agritourism of the South Morro Hills area.</p>	The proposed project would be consistent with this goal.
Policy EDE-2f-1	Promote commercial uses that serve the needs of the City's daytime population, particularly those who work in Oceanside but live elsewhere.	As discussed in the PD Plan, the Village Core would increase the retail options in the area that provides a distinct character as opposed to common strip retail and commercial uses. In particular, the Village Core will consist of -- a mixed use commercial and social hub. It will include Maker Spaces, Retail Shops, Farmers Market, Collaborative Work Spaces, and Craft Production spaces. These spaces are intended to act as communal workshops where makers can share ideas and tools, have a flexible space to work, and allows for creativity in retail, artistry, vending, and making. The project will also provide activities such as farmers markets, hands-on experiences at the Farm, as well as incubating small-scale farms and farmer-related business. The mix of commercial uses, will also include retail uses and a restaurant/brewery that will serve the needs of the city's daytime population.	The proposed project would be consistent with this goal.
Policy EDE-2f-2	Encourage income property owners to rely on local businesses for products and services needed to maintain and upgrade their properties.	This policy addresses future actions to be pursued by the City	Not applicable.
GOAL EDE-3a	THE CITY WILL IDENTIFY AND ADDRESS THE LONG-TERM FISCAL IMPACTS OF ANY PROPOSED RE-DESIGNATIONS OF PROPERTY.	A Fiscal Impact Analysis was prepared for the project by DPF&G, dated January 18, 2019 ("Fiscal Report"), and updated June 5, 2019. The Fiscal Report was reviewed by the City's Consultant, KMA is attached to the Staff Report. This fiscal impact analysis shows a positive fiscal benefit to the City and the ability to fund, on a sustained basis, the public services needed by the project. With an estimated tax revenue of over \$1.5million	The proposed project would be consistent with this goal

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		annually, the net benefit to the City of Oceanside is estimated at \$600,000 annually. The project is estimated to produce nearly 600 jobs. The project will also pay impact fees estimated at upwards of 27 million dollars. There will be an additional estimated 40 million dollars of infrastructure improvement made by the project for sewer, water, and reclaimed water. Finally, a fire station, apparatus, and staffing will be paid for by the project with allocable funds from the project's community facilities district.	
Policy EDE-3a-1	Require that proposals to change land use and zoning designations be accompanied by robust fiscal impact assessment in order to ensure an informed decision-making process.	See Goal EDE-3a.	Not applicable.
Policy EDE-3a-2	Seek commensurate public benefits from projects that will have long-term negative fiscal impacts on the City.	The fiscal impact analysis shows a positive fiscal benefit to the City of Oceanside of an estimated tax revenue of over \$1.5 million annually. No long term negative fiscal impact would occur.	The proposed project would be consistent with this goal.
Policy EDE-3a-3	Explore alternative revenue sources that help to defray the long-term costs of development (e.g., assessment districts, infrastructure financing districts, public benefit zones).	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy EDE-3a-4	As part of the development review process for projects involving proposed amendment of land use and zoning designations, conduct thorough analysis of projected City revenues and expenses, other economic considerations (e.g., job creation), and non-economic benefits.	See GOAL EDE-3a. Staff has identified extraordinary public benefits and extra mitigation measures that have been added to the project. A list of the public benefits can be found in the Statement of Overriding Considerations. In addition the following benefits will be provided: function as a catalyst for investment in the agritourism business; construct critical infrastructure improvements necessary for the South Morro Hills region and agritourism; upsize the 18" sewer line to 24;" improve North River Road as a four-lane major road; reconstruct the existing Wilshire Road intersection at North River Road to improve turning movements, reconfigure vehicle lanes and make safety improvements; contribute \$400,000 to Caltrans for traffic signal optimization for the eight intersections on Freeway 76; expand the College Bridge from Vandegrift to Adams making College Blvd a six (6) lane facility from the Vandegrift intersection to the 76 intersection; establish an integrated system of bicycle facilities that would allow for future linkages and improvements; provide ten miles of trail system that will connect the farm plots, the homes, neighbors in South Morro Hills and provide pedestrian connections to regional	The proposed project would be consistent with this goal.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		facilities including Del Rio Elementary, Melba Bishop Park and the NCTD Transit Center; construct and fund the ongoing operations including the staffing of a “temporary” fire station and dedicate 1 acre for a permanent fire station; increase the retail options in the area with a distinct character; produce nearly 600 jobs; generate over \$1.5 million annually with a net benefit to the City of Oceanside estimated at \$600,000 annually; add 250 million dollars to the area’s tax base; dedicate a perpetual easement over 37.5 acres of the Bree property for agricultural and open space purposes; provide a rent reduction for a 1-year period for a restaurant in the Village Core; provide a perimeter mountain bike trail along the southern perimeter; contribute \$500,000 towards improvements at Melba Bishop; and contribute \$1,000,000 toward a planning effort for South Morro Hills.	
GOAL EDE-3b	THE CITY WILL MAINTAIN A BROAD-BASED LOCAL ECONOMY.	This policy addresses future actions to be pursued by the City. –With that said, the project will contribute to creating a broad-based economy including providing commercial uses that allows for creativity in retail, artistry, and vending, and help to promote agritourism. The project intends to incubate small- scale farms and farmer-related business, providing benefits to farmers, residents, and the local community. The project will create a wholly different experience for the City that will more widely distribute the tourism base...	Not applicable.
Policy EDE-3b-1	Promote businesses whose goods and services encourage additional spending within the local economy (i.e., the local multiplier effect).	The project’s development plan includes 30,000 square feet of a broad range of commercial uses within the Village Core that will encourage a more local experience. As discussed in the PD Plan, such commercial uses could include Maker Spaces, Retail Shops, Farmers Market, Collaborative Work Spaces, restaurant/brewery and Craft Production spaces. These spaces are intended to act as communal workshops where makers can share ideas and tools, have a flexible space to work, and allows for creativity in retail, artistry, and vending, which will also promote agritourism. The project intends to incubate small- scale farms and farmer-related business, providing benefits to farmers, residents, and the local community.	The proposed project would be consistent with this goal.
Policy EDE-3b-2	Promote base industries that export goods and services, as well as businesses that provide goods and services to the community.	This policy addresses future actions to be pursued by the City.	Not Applicable
Policy EDE-3b-3	Promote online retail businesses and other internet-based operations that can provide jobs and sales tax revenues within the City.	This policy addresses future actions to be pursued by the City.	Not applicable.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
Policy EDE-3b-4	Promote businesses that contribute to the experiential economy – i.e., those that provide respite, scenic surroundings, social interaction, cultural enrichment, physical activity, and other forms of recreation and entertainment.	See GOAL EDE-3b.	The proposed project would be consistent with this goal.
GOAL EDE-3c	THE CITY WILL INCREASE ITS SHARE OF REGIONAL BUSINESS ACTIVITY AND ASSOCIATED EMPLOYMENT BY PROMOTING THE FOLLOWING KEY ECONOMIC SECTORS: MANUFACTURING, HEALTH CARE SERVICES, CLEAN TECHNOLOGY (CLEANTECH), LIFE SCIENCE AND BIOTECHNOLOGY, INFORMATION AND COMMUNICATION TECHNOLOGY (ICT), SPORTS AND ACTIVE LIFESTYLE PRODUCTS AND SERVICES, AND HOSPITALITY.	The project would promote the hospitality sector in the Village Core by allowing a variety of hospitality uses, such as Visitor Accommodations, Restaurant and commercial recreation and entertainment. The Village Core will also promote agritourism by promoting Farmers Market, Collaborative Work Spaces, and Craft Production spaces.	The proposed project would be consistent with this goal.
GOAL EDE-3d	THE BUSINESS COMMUNITY WILL BE ENCOURAGED TO PURSUE ENERGY EFFICIENCY, RENEWABLE POWER, RECYCLING, AND THE USE OF SUSTAINABLE MATERIALS THROUGH PROGRAMS IDENTIFIED IN THE ENERGY AND CLIMATE ACTION ELEMENT OF THE GENERAL PLAN.	Refer to the consistency analysis with the Energy and Climate Action Element.	The proposed project would be consistent with this goal.
GOAL EDE-3e	CONSISTENT WITH THE LAND USE ELEMENT, TAKE ACTIONS TO HELP AGRICULTURE REMAIN	The proposed project would directly impact 176.64 acres of significant agricultural resources; however, mitigation measure MM-AGR-1 would reduce impacts to a less than significant level. MM-AGR-1 requires the applicant purchase of mitigation credits from an	The proposed project would be consistent with this goal.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	ECONOMICALLY VIABLE OVER THE LONG TERM.	<p>adopted City agricultural conservation program to mitigate the loss of 176.64 acres of agricultural land at a 1:1 ratio or; should no adopted City program be in place at the time of filing the first application of a grading permit, that the same mitigation occur within the County of San Diego through its PACE program.</p> <p>Additionally, the project will be required to provide an agricultural easement in perpetuity for the 37.5- acre Bree property that will create an additional buffer that will help preserve the agricultural activities and character of the South Morro Hills area.</p> <p>The proposed project would include a number of agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, and an ecology center, which would benefit the future residents and the surrounding community. The proposed project would include 68.1 acres of agricultural land use onsite. The project agricultural areas would have a land use designation for agricultural use; refer to Chapter 3.</p> <p>The project site would be located in a transitional area between the agricultural and farming uses associated with South Morro Hills and a more urbanized area to the west. The proposed project itself would serve as a transition point between these two areas, by tying together the surrounding land uses and using agriculture as an organizing element of the overall neighborhood plan; therefore, providing better public access to agricultural uses.</p> <p>Additionally, agricultural features would be placed between the proposed residential units and surrounding land uses to allow for privacy. The southern portion of the project site would be surrounded by agricultural land and open space. Therefore, to maintain compatibility with this land use, production agriculture would be placed along the southern boundaries of the project site. Similarly, an edge buffer would be provided between the residential communities of the North Village and Hilltop Village and the surrounding agricultural and residential land uses. Additionally, the project will be required to provide an agricultural easement in perpetuity for the 37.5- acre Bree property that will create an additional buffer that will help protect the agricultural activities and character of the South Morro Hills area.</p> <p>Purposeful planning to support agritourism will promote products from local farms, which will generate income for the farmer, and will promote long term economic sustainability of local farms. The project will provide much needed improvements to limited infrastructure including</p>	

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		roads, water and sewer allowing neighboring properties to broaden their agritourism opportunity. (Section 5.5: North River Planned Development Specific Plan). Refer also to Policy EDE-3e-3.	
Policy EDE-3e-2	Support efforts to brand South Morro Hills as a unique area that offers both high-quality agricultural products as well as edifying and invigorating experiences for visitors	<p>The project site would be located in a transitional area between the agricultural and farming uses associated with South Morro Hills and a more urbanized area to the west. The proposed project itself would serve as a transition point between these two areas, by tying together the surrounding land uses and using agriculture as an organizing element of the overall neighborhood plan; therefore providing better public access to agricultural uses</p> <p>The proposed project would include several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, and an ecology center, which would benefit the future residents and the surrounding community.</p> <p>The Plan will develop a sustainable and profitable agritourism program, which will help to increase farm profits and preserve farming for the South Morro Hills area. The Village Core will promote a variety of outdoor spaces, including an informal amphitheater, outdoor classroom and gathering spaces that can support culinary classes as well as farm to table dinners. This central area of commerce and gathering will promote products from local farms, which will generate income for the farmer, and will promote long term economic sustainability of local farms. The project will provide much needed improvements to limited infrastructure including roads, water and sewer allowing neighboring properties to broaden their agritourism opportunity. (Section 5.5: North River Planned Development Specific Plan).</p>	The proposed project would be consistent with this policy.
Policy EDE-3e-3	Pursue programs and infrastructure that provide cost-effective recycled water for agricultural use.	As discussed in the PD Plan, stormwater quality control measures will be implemented through site design, source control, and treatment control measures. Bio-swales, vegetated swale, and other state-of-the-art ecological techniques will be implemented to clean stormwater runoff before it enters off-site drainage ways. In addition, a series of individual buildings will collect rainwater in barrels and cisterns to supplement use of potable water for landscape irrigation.	The proposed project would be consistent with this policy.

Table 1
City of Oceanside Economic Development Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>Appropriate irrigation and water conservation measures are planned for through irrigation systems adjusted by weather-based technology, the use of native and adapted plants to reduce water and irrigation needs, implementing of moisture sensors to minimize over watering, and more.</p> <p>Currently, the off-site infrastructure is not available to supply recycled water to the proposed project. However, the proposed project would construct recycled water facilities to obtain beneficial use of recycled water when it becomes available. The use of recycled water would be for parks and irrigated open space, as well as some areas of agriculture depending on the type and purpose of plants that are cultivated. Additionally, the project would promote water collection and reuse as appropriate.</p>	
Policy EDE-3e-4	Support the adoption of advanced farming methods and the development of new crops that will thrive in local conditions and increase financial returns	<p>The proposed project would include thoughtful planning principles to promote the agricultural region of South Morro Hills through agritourism. Purposeful planning to support agritourism will promote products from the farm, will generate income for the farmer, and will promote sustainability through education (Appendix B: North River Planned Development Specific Plan).</p> <p>The proposed project would include several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, a hotel farm, and an ecology center, which would benefit the future residents and the surrounding community.</p>	The proposed project would be consistent with this policy.
GOAL EDE-4a	THE CITY WILL CONTINUE TO PARTNER WITH LOCAL AND REGIONAL EDUCATIONAL INSTITUTIONS TO PROMOTE WORKFORCE READINESS.	This policy addresses future actions to be pursued by the City.	Not applicable.

Table 2
City of Oceanside Energy Climate Action Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
GOAL ECAE-1a	THE OCEANSIDE COMMUNITY WILL SIGNIFICANTLY REDUCE ITS DEPENDENCE ON FOSSIL FUELS.	<p>As described in Section 4.6, Energy Consumption, the proposed project would implement photovoltaic (PV) systems in order to offset electrical consumption. A large proportion of the electrical demand would be generated by water and wastewater service, which would occur at minor scales compared to water demand for the region as a whole. The proposed project would implement design features to minimize its demand for electricity through the use of enhanced building energy efficiency standards. In addition, the proposed project would install solar PV panels sufficient to offset of 100% of residential and non-residential buildings electrical energy usage.</p> <p>Existing buildings located immediately adjacent to the proposed residential and mixed uses would be of a sufficient distance to not block sunlight for interior or solar energy collection. As described in the PD Plan, neighborhood design includes street layouts, building orientation, and landscaping to accommodate passive and active solar energy systems and to capture natural cooling and heating opportunities. Design treatments for passive solar will be balanced with the neighborhood's overall objective of reducing heating and cooling demands and providing solar-ready rooftops on south-facing roofs. Neighborhood design includes street layouts, building orientation, and landscaping to accommodate passive and active solar energy systems and to capture natural cooling and heating opportunities.</p> <p>The project would also be developed proximate to (just over ½ mile east of) the San Luis Rey transit center. The project has proposed road improvements to include on-street Class II bicycle facilities, sidewalk connections, and an electric bike share program to improve the "last mile connectivity" to the transit center. In addition, NCTD has expressed an interest in bus service to the east of the project site. To facilitate future service, the project has included bus stop locations on both sides of North River Road.</p> <p>Additionally, it should be noted that the applicant as proposed an additional condition of approval to pay the City an amount of \$100,000 to fund to-be-determined Climate Action Plan implementation measures.</p>	The proposed project would be consistent with this goal.
Policy ECAE-1a-1:	Incentivize the installation of solar photovoltaic systems in existing development, through community outreach and education, permit	This policy addresses future incentive actions for existing developments to be pursued by the City.	Not applicable.

Table 2
City of Oceanside Energy Climate Action Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	streamlining, and support of creative financing programs.		
Policy ECAE-1a-2	Require that new development supply a portion of its energy demand through renewable sources, to the extent practical and financially feasible.	Refer to GOAL ECAE-1a.	The proposed project would be consistent with this policy.
Policy ECAE-1a-3	Continue to pursue the expansion of solar photo-voltaic systems in municipal facilities, to both reduce the carbon footprint of municipal operations and achieve long-term cost savings.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy ECAE-1a-4	Continue to explore Community Choice Aggregation (CCA) as a means of sourcing utility-scale renewable energy.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy ECAE-1a-5	Explore opportunities for district heating/energy facilities, including cogeneration systems, central solar heating, and the use of local biomass as a fuel source.	This policy directs the City to explore opportunities for district heating/energy facilities.	Not applicable.
Policy ECAE-1a-6	Collaborate with MCB Camp Pendleton to identify opportunities for utility-scale renewable energy facilities.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy ECAE-1a-9	Ensure that land use and development standards allow for wind energy generation facilities while protecting aesthetic resources, neighborhood character, and the City's overall visual quality.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy ECAE-1a-10	Remain open to sourcing energy from biomass, hydropower, hydrogen,	This policy addresses future actions to be pursued by the City.	Not applicable.

Table 2
City of Oceanside Energy Climate Action Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	nuclear fission and other alternatives to fossil fuel, while advocating for the responsible use, containment, reprocessing, and disposal of waste material.		
Policy ECAE-1a-11	Remain open to tidal and wave energy harvesting as a potential clean energy source, while being mindful of potential impacts on marine biology, aesthetic resources, and maritime navigation	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy ECAE-1a-12	Participate in state and regional efforts to promote alternative fuels (e.g., biodiesel, bio alcohol, chemically stored electricity, biomass), to the extent practical and financially feasible.	This policy addresses future actions to be pursued by the City.	Not applicable.
GOAL ECAE-1c	THE CITY WILL ENCOURAGE ENERGY EFFICIENCY AND CONSERVATION IN NEW DEVELOPMENT.	Refer to GOAL ECAE-1a.	The proposed project would be consistent with this goal.
Policy ECAE-1c-2	Encourage passive solar building design in new development.	Refer to GOAL ECAE-1a.	The proposed project would be consistent with this policy.
Policy ECAE-1c-3	Develop outreach and educational materials promoting energy efficiency and conservation that can be distributed to new homeowners and new businesses at point of sale.	This policy addresses future outreach actions to be pursued by the City. Nonetheless, as discussed in the North River Farms Planned Development Plan (PD Plan) (Appendix B to the Final EIR), and Educational Center and Ecology Center will serve an educational hub to develop and promote sustainable practices through workshops and events.	Not applicable.
Policy ECAE-1c-4	Establish an ongoing dialogue with commercial and industrial brokers and property management entities to	This policy addresses future outreach actions to be pursued by the City. Nonetheless, refer to GOAL ECAE-1a and Policy ECAE-1c-3.	The proposed project would be consistent with this policy.

Table 2
City of Oceanside Energy Climate Action Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	promote the benefits of energy efficiency and conservation		
Policy ECAE-1c-7	As an alternative to natural gas, encourage building electrification, including electric heat pump appliances, space heaters, and water heaters.	Refer to GOAL ECAE-1a.	The proposed project would be consistent with this policy.
GOAL ECAE-1d	THE CITY WILL PROMOTE AWARENESS OF THE EMBODIED ENERGY IN CONSTRUCTION MATERIALS AND ENCOURAGE THE USE OF MATERIALS WITH LOWER EMBODIED ENERGY.	This Goal addresses future outreach actions to be pursued by the City	Not applicable.
Policy ECAE-1d-2	Prepare outreach and educational materials for homeowners, business owners, and construction professionals that identify the embodied energy in commonly used construction materials.	This policy addresses future outreach actions to be pursued by the City.	Not applicable.
Policy ECAE-1d-3	Encourage the use of locally-produced construction materials, including salvaged lumber.	At this time, it is not yet known where the proposed project would source its construction materials. The project applicant, in conjunction with the City, would encourage the use of local materials to the extent feasible.	The proposed project would be consistent with this policy.
GOAL ECAE-1e	THE CITY WILL BE A WELCOMING AND SUPPORTIVE ENVIRONMENT FOR GREEN BUSINESS.	<p>The potential land uses envisioned for the Village Core include mixed-use residential, a restaurant/brewery, maker spaces, retail shops, a farmer's market, collaborative work space, and the Village Square Park.</p> <p>Maker Spaces. The proposed project conceptually provides an area for a "creation hub," flexible building spaces with high ceilings, convertible 200- to 300-square-foot stalls with utility hookups to allow for creativity in retail, artistry, vending, and making. These establishments would act as communal workshops where makers can share ideas and tools. In addition to the flexible spaces, there could be an opportunity for additional farmers market vending, a commercial kitchen, and collaborative work spaces.</p>	The proposed project would be consistent with this goal.

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City of Oceanside Energy Climate Action Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>Farmer's Market. A permanent farmer's market would be located within the Village Green. The farmer's market would provide opportunities for sale of goods grown within the agricultural areas of the project site.</p> <p>Collaborative Work Space. Office spaces are proposed within the Village Core that provide flexible open plan workspaces with share common amenities.</p> <p>Education Center. The education center is the inspirational component of the core and a key value of the community that bridges the farm to the home.</p>	
Policy ECAE-1e-2	To encourage domestic production of consumer goods, amend land use policies and zoning standards to allow for small-scale, low-intensity manufacturing in commercial zoning districts.	This policy addresses future actions to be pursued by the City. In any event, refer to GOAL ECAE-1e. The project would include Maker Spaces and other collaborative work spaces.	Not Applicable
Policy ECAE-1e-3	Work with MCB Camp Pendleton to identify opportunities for utility-scale renewable energy facilities	This policy addresses future actions to be pursued by the City.	Not applicable.
GOAL ECAE-2a:	THE CITY WILL ACCOMMODATE FUTURE POPULATION, EMPLOYMENT, AND HOUSING GROWTH WITHIN ALREADY URBANIZED AREAS.	SANDAG has identified Smart Growth Opportunity Areas (SGOAs) in Oceanside that the ECAE has identified as areas that will accommodate the City's future population, employment, and housing growth. The City plans on promoting the majority of its smart growth development within these areas. Similarly, the Housing Element establishes goals and policies that promote smart growth as a means of providing for the housing and employment needs of residents while minimizing environmental impacts. However, as noted in the Housing Element preface to the housing sites inventory, much of the residentially - zoned land in Oceanside, is already developed with relatively few vacant properties remaining. (Housing Element, 2013, page IV-8.) Although the SCS stresses that growth should be directed to existing urban areas, many of the parcels in these areas (underutilized sites) are inherently constrained by a variety of factors including: existing viable uses, small lot patterns, outdated parking policy, inadequate planning tools and zoning, aging infrastructure, and market risks for "first -in" projects. (Housing Element, 2013, page IV-23.) Therefore, in order for the City to accommodate further growth, the	The proposed project would be consistent with this Goal.

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City of Oceanside Energy Climate Action Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>City will need to approve projects in areas other than the urbanized areas of the City. (The City is currently behind in meeting its RHNA obligations.)</p> <p>The project is consistent with the smart growth principles that form the basis of SANDAG's Regional Comprehensive Plan which includes the Smart Growth Opportunity Areas (SGOAs). The proposed project's consistency with the RCP smart growth principles is addressed in Table 4.11-3. As shown in Table 4.11-3, the proposed project would support the RCP's smart growth principles and, therefore, not conflict with the applicable growth policies of the RCP. Therefore, even though the project is located outside of the SGOA, it is still consistent with the smart growth principles of the RCP.</p> <p>The City continues to have complete land use authority to approve projects that it determines are consistent with the General Plan, even if the project is not located in the SGOAs identified on the Regional Smart Growth Concept Map. (State Government Code Section 65080(b)(2)(K)).</p>	
Policy ECAE-2a-1:	In areas served by transit, promote land use intensities that increase transit ridership and, in turn, the quality and frequency of transit service.	The project lies approximately half a mile (.6 miles) from the North County Transit District Line known as the OC-8 and the San Luis Rey transit center at the corner of Vandegrift and North River Road, well within walking distance. A half mile radius is typically considered within walking and biking distance. The OC-8 Transit Line has been designated as a Rapid Transit line in the 2050 Regional Plan. The San Luis Rey Transit Center is served by Routes 303, 309, 311, 313, and 315 and pedestrian trails, proposed as part of project development (see discussion above and in Chapter 3 of the Draft EIR), would permit residents and visitors to access the Transit Center. The EDE recognizes Route 303 as the most utilized bus route in the NCTD system which connects the OTC to the Vista Transit Center through the Highway. (EDE, page 2-19.) Although NCTD does not currently provide service to the project site or to the areas to the east along N. River Road, NCTD indicated that future service may be expanded to the area (Appendix A of the Final EIR). The proposed project includes east/west bus stop infrastructure along N. River Road within the project site to prepare for any future contemplated service by NCTD. Finally, the project's southwest and southeast boundaries are located within approximately 0.5 miles of a Walmart Supercenter, the Mission Marketplace large commercial center, State Route (SR) 76, the NCTD transit center (described above), a Home Depot, and the Mission Vista High School campus.	The proposed project would be consistent with this policy.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
Policy ECAE-2a-2	In the City's commercial corridors, promote a mix of land uses that contributes to a sense of place, creates synergies between local businesses, and affords residents the opportunity to live, work, and play within a walkable radius.	A key feature of the Plan is a flexible commercial Village Core that will provide opportunities for education and community-based retail activities, public gatherings, social engagement, placemaking, and opportunities for special events and festivals for the residents of Oceanside. The Village Core will act as the heart of the community and could include any or all of these components: traditional commercial space, retail opportunities, live work spaces, maker spaces, education, HOA and or community spaces, a farm stand, and a restaurant/brewery. These Village Core uses will serve to bring people together and establish a real sense of place encourage public gatherings, social engagement, and opportunities for special events and festivals.	The proposed project would be consistent with this Goal.
Policy ECAE-2a-3:	Develop parking standards and programs that ensure the efficient use of both public and private parking facilities.	The Village Core will include a combination of on-site parking areas and on-street parking. The mix of employment and retail uses will create a scenario that efficiently utilizes shared parking during the day and evening. In order to facilitate an efficient and effective parking system throughout the Plan area it is recommended that a Parking Management Plan (or equivalent mechanism) be incorporated with development as proposed in each Planning Area. Such a plan would be implemented and regulated by the appropriate Home Owners Association to help manage guest parking and ensure resident parking within respective garages.	The proposed project would be consistent with this Goal.
Policy ECAE-2a-4:	Streamline the review and approval process for transit-oriented development within the City's designated Smart Growth Opportunity Areas.	This policy addresses future actions to be pursued by the City.	Not Applicable
Policy ECAE-2a-5:	Explore opportunities to implement "mobility hub" features within Smart Growth Opportunity Areas and other areas amenable to active transportation and shared mobility options.	This policy addresses future actions to be pursued by the City.	Not Applicable.
Policy ECAE-2a-6:	Work with the development community to identify new sources of financing for mixed-use and other forms of urbanized development, including the	This policy addresses future actions to be pursued by the City.	Not Applicable.

Table 2
City of Oceanside Energy Climate Action Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	implementation of the El Corazon Specific Plan.		
Policy ECAE-2a-7:	Where appropriate, encourage the repurposing of declining strip commercial centers into mixed-use communities or other uses that continue to provide essential commercial goods and services while affording new housing options for current and future residents.	The Village Core or heart of the project would establish an overall range of development that allows for a variety of agricultural uses, housing types, a restaurant/brewery, education center, and other commercial uses. The Village Core would increase the retail options and have a distinct character from existing strip retail and commercial uses. In addition, the proposed project results in job-producing land uses (Mixed Use Retail/Office) in proximity to residential land uses. In particular, the Village Core will consist of -- a mixed use commercial and social hub	The proposed project would be consistent with this Goal.
Policy ECAE-2a-8:	Prioritize capital improvements in areas suitable for mixed-use development.	This policy addresses future actions to be pursued by the City.	Not Applicable.
Policy ECAE-2a-9:	Pursue regional, state, and federal grant funding that incentivizes mixed use development.	This policy addresses future actions to be pursued by the City.	Not Applicable.
GOAL ECAE-2b	THE CITY WILL PRESERVE AND ENHANCE NATURAL HABITAT, PARKLAND, AND OTHER OPEN SPACE THAT CONTRIBUTES TO ENVIRONMENTAL HEALTH AND QUALITY OF LIFE.	<p>The proposed project would include the development of usable recreational open space and facilities as defined in the proposed PD Plan. As discussed in Chapter 3, the proposed project would include the development of several neighborhood parks, including the Village Square Park, Village Green, Riverside Village Park, Mill Park, View Park, and other pocket parks and open spaces (see Figure 3-4 of the Final EIR). As discussed in Section 4.15, the Environmental Resource Management Element of the City's General Plan establishes a standard of 5 acres of dedicated park land per 1,000 residents of the City. Therefore, the proposed project would be required to provide 10.81 acres of park land for new residents. The proposed project proposes 16.0 acres of park and open space, which would exceed this requirement.</p> <p>The proposed project is within the Oceanside Subarea Plan, a draft plan used as a guidance document for projects in the City. The proposed project is consistent with the requirements of the Oceanside Subarea Plan. Specifically, as required in Section 5.3.4 of the Oceanside Subarea Plan, the proposed project would mitigate for impacts to biological resources within the Off-Site Mitigation Zone with mitigation within the Wildlife Corridor Planning Zone or pre-approved Mitigation Areas (City of Oceanside 2010). The</p>	The proposed project would be consistent with this goal.

Table 2
City of Oceanside Energy Climate Action Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>proposed project would directly impact the 0.42 acres of sensitive vegetation communities that would require mitigation under the Oceanside Subarea Plan. These vegetation communities do not function as a habitat corridor and have little habitat value for wildlife due to their isolation from a larger habitat corridor and small patch size. Therefore, mitigation occurring within the riparian corridor of the San Luis Rey River would provide preservation of biologically superior habitat, as well as fulfillment of the requirements of the Oceanside Subarea Plan for habitat in the Off-Site Mitigation Zone.</p> <p>In addition, although impacts would occur within the buffer of the San Luis Rey River, they would occur primarily within agricultural land (0.58 acres), developed land (0.36 acres), and disturbed habitat (0.26 acres). The remaining impacts are to 0.15 acres of mule fat scrub, 0.02 acres of non-vegetated channel, 0.07 acres of disturbed wetlands, and 0.02 acres of southern arroyo willow riparian forest. Therefore, there would be a total of 1.50 acres of impacts within the 100-foot buffer of the San Luis Rey River. Impacts within the buffer are required for improvements to N. River Road and for some off-site improvements. These improvements are required to support the proposed project and do not fall under one of the three prohibited uses within the buffer.</p> <p>Of the 1.50 acres of impacts within the 100-foot buffer, 0.58 acres of existing agriculture and the existing road and adjacent disturbed habitat (0.67 acres) would remain. However, impacts to 0.26 acres of native habitat within the 100-foot buffer of the San Luis Rey River would be potentially significant. This impact includes 0.07 acres of disturbed wetland, 0.15 acres of mule fat scrub, 0.02 acres of non-vegetated channel, and 0.02 acres of southern arroyo willow riparian forest. Implementation of MM-BIO-2, which requires preservation in accordance with the Oceanside Subarea Plan, and MM-BIO-3, which requires revegetation of slopes, would reduce potentially significant impacts to a level below significance.</p>	
Policy ECAE-2b-3	Maintain the health and visual quality of the City's watersheds and support the siting of public amenities and gathering spaces in proximity to these important natural resources.	A SWQMP has been prepared for the proposed project (Appendix K), which was prepared consistent with the requirements of the City's BMP Design Manual. The City's BMP Design Manual was prepared to aid preparation of SWQMPs to be in compliance with the Regional MS4 Permit, including requirements for management urban runoff, including stormwater, from post-construction land development activities. The proposed project's SWQMP proposed, permanent, post-construction stormwater BMP requirements would be incorporated in the proposed drainage system. The stormwater BMP requirements and the proposed drainage system are incorporated into project design. Source control BMPs to be implemented include storm drain stenciling or signage; protection of trash	The proposed project would be consistent with this policy.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>storage areas from rainfall, run-on, runoff, and wind; and vegetative landscaping to control for erosion (Appendix K). All runoff flow within the project site would be transported through the proposed drainage system and contained and treated in on-site biofiltration basins. The biofiltration basins would treat runoff to the maximum extent practicable prior to discharge into the San Luis Rey River using natural processes and flow attenuation. Therefore, with the incorporation of stormwater drainage and water quality treatment systems in the form of biofiltration designed in accordance with the City's BMP Design Manual, stormwater containing potential pollutants sourced from the project site would be treated to the maximum extent practicable by capturing and detaining inflows for treatment, which would be achieved through filtration, sedimentation, sorption, biochemical processes, and vegetative uptake, prior to discharge into the San Luis Rey River.</p> <p>The southern portion of the project site would be surrounded by agricultural land and open space. To maintain visual compatibility with this land use, production agriculture would be placed along the southern boundaries of the project site. Therefore, proposed residential and mixed-use structures would be adequately set back from the San Luis Rey River, which would be separated from the project site with these agricultural uses.</p> <p>As discussed in Chapter 3, the proposed trail network within the project site is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes, and Class I trails. The trail network within the project site is designed to connect to the City's planned off-site trail network by connecting to the existing trail along N. River Road and also providing a "river trail" adjacent to the San Luis Rey River setback.</p>	
GOAL ECAE-2c	THE CITY WILL CONTINUE TO EXPAND ITS ACTIVE TRANSPORTATION NETWORK.	<p>The proposed project will have streets designed as complete streets with narrow paved cross-sections and features to ensure safe movements for automobiles, bicyclists and pedestrians (Refer to Appendix B of the Final EIR). High "internal" commuting will be implemented through the creation of safe, comprehensive walkable and bikeable spaces that connect to regional trails, transit centers and safer pedestrian crossings. Bicycle sharing, shuttle services, and car sharing opportunities will be explored.</p> <p>As discussed in Chapter 3 of the Final EIR, the proposed trail network within the project site is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes,</p>	The proposed project would be consistent with this goal.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>and Class I trails. The trail network within the project site is designed to connect to the City's planned off-site trail network by connecting to the existing trail along N. River Road and also providing a "river trail" adjacent to the San Luis Rey River setback. Refer to Figure 3-7 of the Final EIR.</p> <p>The proposed project would provide walkable connections to farmland, commercial, lodging, and residential uses in the community. Additionally, the proposed project would include the development of usable recreational open space and facilities as defined in the proposed PD Plan.</p>	
Policy ECAE-2c-6	Where appropriate, implement "complete street" right-of-way improvements such as those recommended in the Coast Highway Vision and Strategic Plan.	The proposed project will have streets designed as complete streets with narrow paved cross-sections and features to insure safe movements for automobiles, bicyclists and pedestrians (Appendix B of the Final EIR). Refer also to Goal ECAE-2c.	The proposed project would be consistent with this policy.
GOAL ECAE-2d	THE CITY WILL ACTIVELY SEEK REGIONAL TRANSPORTATION FUNDING FOR PROJECTS THAT EXPAND MOBILITY OPTIONS FOR THE OCEANSIDE COMMUNITY.	This policy addresses actions to be pursued by the City.	Not applicable.
GOAL ECAE-2e	BY 2035, AT LEAST TEN PERCENT OF OCEANSIDE RESIDENTS WILL COMMUTE TO WORK BY PUBLIC TRANSIT.	<p>The North County Transit District (NCTD) provides public transit services to the project vicinity. The proposed project is proximate to the San Luis Rey Transit Center located south of N. River Road between Vandegrift Boulevard and Waterview Way located just over 1/2 mile from project site. The San Luis Rey Transit Center is served by Routes 303, 309, 311, 313, and 315. Bike routes and pedestrian trails, proposed as part of project development (see discussion above and in Chapter 3 of the Draft EIR), would permit residents and visitors to access the Transit Center.</p> <p>Although NCTD does not currently provide service to the project site or to the areas to the east along N. River Road, NCTD indicated that future service may be expanded to the area (Appendix A of the Final EIR). The proposed project includes east/west bus stop infrastructure along N. River Road within the project site to prepare for any future contemplated service by NCTD.</p>	The proposed project would be consistent with this goal.
Policy ECAE-2e-1	Collaborate with the North County Transit District (NCTD) to address	Refer to GOAL ECAE-2e.	The proposed project would be consistent with this policy.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	"first mile/last mile" challenges faced by prospective transit users.		
Policy ECAE-2e-3	Encourage the electrification of the Sprinter line.	This policy addresses actions to be pursued by the City.	Not applicable.
Policy ECAE-2e-4	Through TDM programs and other means, encourage employers to participate in regional rideshare programs, including SANDAG's iCommute.	<p>Although these details for the project are not yet known, the City and project applicant have considered incorporation of Transportation Demand Management (TDM) measures as part of project implementation. The following preliminary TDM strategies have been incorporated into the PD Plan to allow flexibility in implementation:</p> <p>The proposed TDM Strategy would be organized into two main strategy types:</p> <p>Land Use Strategies – These strategies include land use diversity (mixed-use) and supporting design features that encourage residents/employees to walk, bike, or take transit within the project site and surrounding area:</p> <ul style="list-style-type: none"> • The project would provide a mix of land uses, including residential, commercial, educational, farming/food production and parks, so that residents of the project have access to basic shopping, education, fresh food and recreation opportunities without having to travel outside of the project site. This would lower vehicle miles traveled because residents can use alternative transportation modes to reach the various land uses available within the site, and if they do need to drive, the trip is very short. <p>Commute/Travel Services for Residents – These strategies would provide residents with travel options other than private auto for trips to destinations inside and outside of the project site and surrounding area:</p> <ul style="list-style-type: none"> • Develop a comprehensive pedestrian/bicyclist trails network that provides connections to all land uses. • Implement an electric bike-share program to provide community trips that could be completed without the use of a vehicle. The bikes associated with the bike share program would be available for check-out in the project site and could be used throughout the site and the South Morro Hills community. • Promote carpooling and market the TDM strategies to residents by: 	The proposed project would be consistent with this policy.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<ul style="list-style-type: none"> ○ Coordinating with SANDAG's iCommute program for carpool programs that are specific to the project's residents. ○ Promoting available websites providing transportation options for residents. ○ Creating and distributing a "new resident" information packet addressing alternative modes of transportation. ○ Promoting a transportation options app for use on mobile devices (tech enabled mobility app). ● Coordinate with NCTD and SANDAG as to the future siting of transit stops/stations within the project site. 	
Policy ECAE-2e-5	Collaborate with NCTD to identify areas with the greatest demand for expanded bus service.	Refer to GOAL ECAE-2e.	The proposed project would be consistent with this policy.
GOAL ECAE-2f	BY 2035, ZERO EMISSION VEHICLES (ZEVs) WILL COMPRISE AT LEAST 20 PERCENT OF AUTOMOBILES OWNED AND OPERATED BY OCEANSIDE RESIDENTS.	Charging stations would be provided for electric vehicles within the project site to encourage the use of electric vehicles. All private garages would be required to provide one electric vehicle charging station, as required by mitigation measure MM-GHG-1. Additionally, as required by MM-GHG-2, a minimum of 12 percent of parking spaces shall be installed with EV charging stations in non-residential parking areas with ten or more spaces.	The proposed project would be consistent with this goal.
Policy ECAE-2f-1	Promote the installation of public electric vehicle charging facilities at convenient locations throughout the City.	Refer to GOAL ECAE-2f.	The proposed project would be consistent with this policy.
Policy ECAE-2f-2	Explore incentives for electric vehicle charging facilities in multi-family developments.	This policy addresses incentive actions to be pursued by the City. Nonetheless, refer to GOAL ECAE-2f.	Not applicable.
Policy ECAE-2f-4	Conduct public outreach and education on the benefits of electric and other zero emission vehicles	This policy addresses outreach actions to be pursued by the City. Nonetheless, refer to GOAL ECAE-2f.	Not applicable.
Policy ECAE-2f-5	Recruit and support businesses advancing ZEV technology and	Refer to GOAL ECAE-2f.	The proposed project would be consistent with this policy.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	rendering ZEVs more accessible to Oceanside residents.		
Policy ECAE-2f-8	Consider ways to reduce vehicle idling, particularly in proximity to schools and other sensitive receptors.	The proposed project will integrate smart stops into the street network to allow for safe drop-off and pick-up of ride sharing passengers (Appendix B: North River Farms Planned Development Specific Plan, 43). The provision of roundabouts would also promote drivers to continue moving through intersections rather than stalling at proposed intersections.	The proposed project would be consistent with this policy.
GOAL ECAE-3a	THE CITY WILL ACHIEVE A 75 PERCENT RECYCLING/DIVERSION RATE BY 2030 AND EXPLORE A 90 PERCENT DIVERSION RATE BY 2035.	<p>The proposed project will promote “Green cycling” in which residents can drop off their yard trimming waste at separate curbside or central yard collection points for processing into wood, chips, mulch, and compost materials. Hands-on Workshops at the Education Center will host workshops on relevant topics such as rain barrel installation and composting. These community farms will have composting operations to create a closed loop system for recycling community food and yard waste. (Appendix B: North River Farm Planned Development Specific Plan).</p> <p>The proposed project would be subject to the Zero Waste Plan, which is aligned with AB 341. The goal of both AB 341 and the Zero Waste Plan is to divert 75% of waste by 2020. The proposed project would be required to collaborate with the solid waste providers that service the City, such as Waste Management, Agri Service Inc., and Moodys, in order to ensure proper compliance with the Zero Waste Plan. Grading would be balanced with cut and fill; therefore, no grading waste would be expected to be generated during construction. Demolition would be limited to the existing structures on site. The waste related to construction would be limited to excess construction materials, solid waste discarded by construction workers on site, and demolition materials, and would last approximately 5 years. During the operational phase of the proposed project, waste would be generated by the residents living on site, visitors and employees of the commercial land uses, and workers associated with maintenance and landscaping on the site.</p> <p>During both construction and operation, the proposed project would comply with the City’s Solid Waste and Recycling Code (Chapter 13 of the City’s Municipal Code) by separating recyclables from solid waste. The proposed project would also be required to comply with required solid waste and recycling measures as provided in the California Green Building Code. Collaboration with the applicable solid waste service providers would ensure compliance with the Zero Waste Plan and the relevant statutes that the plan addresses.</p>	The proposed project would be consistent with this goal.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
Policy ECAE-3a-2	Continue to enhance organics waste recycling opportunities for both the commercial and residential sector in accordance with the City's Zero Waste goals, and State Organics mandates.	Refer to GOAL ECAE-3a.	The proposed project would be consistent with this policy.
Policy ECAE-3a-3	Continue to support and expand community composting programs including but not limited to backyard composting, community garden composting, school on-site composting, and multi-family composting initiatives.	Refer to GOAL ECAE-3a.	The proposed project would be consistent with this policy.
Policy ECAE-3a-4	Reduce residential agricultural food waste by developing and implementing community gleaning initiatives to capture and repurpose surplus food for food insecure communities.	This policy addresses actions to be pursued by the City.	Not applicable.
Policy ECAE-3a-5	Continue to develop the City's Organics Waste-to-Energy Biosolids Masterplan and implement programs, infrastructure, and services that will help the City maximize the potential of beneficial reuse and renewable energy generation from organic waste.	This policy addresses actions to be pursued by the City. Nonetheless, the proposed project would implement a composting program within the community. Refer to GOAL ECAE-3a.	Not applicable.
Policy ECAE-3a-6	Continue to support community zero waste programs that manage resources for their highest and best use through source reduction, reuse, recycling, composting, and redesign.	Refer to GOAL ECAE-3a.	The proposed project would be consistent with this policy.
GOAL ECAE-3b	THE CITY WILL COMPLY WITH THE STATE'S GOALS FOR REDUCTION IN DISPOSED ORGANIC WASTE (50	Refer to GOAL ECAE-3a.	The proposed project would be consistent with this goal.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	PERCENT BY 2020 AND 75 PERCENT BY 2025).		
Policy ECAE-3b-2	Implement food recovery programs to meet the State's goal of 20% edible food waste reduction by 2025.	This policy addresses actions to be pursued by the City. Refer also to GOAL ECAE-3a.	Not applicable.
Policy ECAE-3b-3	Continue to develop and disseminate outreach and educational materials and provide educational public presentations that provide residents and business owners with strategies to reduce food waste through better menu planning, purchasing habits, zero waste culinary training, and inventory control.	This policy addresses actions to be pursued by the City. Nonetheless the Education Center will plan for community table farm dinners in which local and sustainable meals will be explored and showcased. There is potential for programming for food waste reduction for the residents and business owners (Appendix B of the Final EIR).	The proposed project would be consistent with this policy.
Policy ECAE-3b-4	Continue to develop and enhance opportunities for food donation and food recovery to feed food insecure populations through partnerships and service opportunities between government agencies, and private and non-profit partners, as a means to minimize edible food waste.	This policy addresses actions to be pursued by the City.	Not Applicable
Policy ECAE-3b-5	Continue to develop and enhance opportunities for animal feed programs to ensure the highest and best use of resources prior to food waste recycling or landfilling	Refer to GOAL ECAE-3a.	The proposed project would be consistent with this policy.
Policy ECAE-3b-6	Promote "farm-to-table-to-farm" practices that encourage local food sourcing and containment of the local organic waste stream.	The proposed project will promote agritourism, which is any business conducted by or for a farmer for the education of the public, to promote the products of the farm and to generate additional farm income. The Village Core will encourage activities associated with agritourism such as farm to table restaurants and other educational tours to encourage local food sourcing (Appendix B to the Final EIR).	The proposed project would be consistent with this policy.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
GOAL ECAE-3c	IN LIGHT OF LIMITATIONS ON THE AMOUNT OF RECYCLABLE MATERIAL THAT CAN BE EXPORTED FOR PROCESSING, THE CITY WILL CONTINUE TO PROMOTE A CULTURE OF SUSTAINABLE MATERIALS MANAGEMENT AMONG RESIDENTS, BUSINESS OWNERS, AND OTHER LOCAL STAKEHOLDERS.	This policy addresses actions to be pursued by the City. Nevertheless, the proposed project would have a focus on education, as physically demonstrated with the planned building of the Ecology Center and Educational Center. One of the educational focuses will be on sustainability. There is a space and potential for the educational materials to be developed. Additionally, a Maker's Space will allow local artists and businesses to have a space to be creative and exchange knowledge on sustainable practices.	The proposed project would be consistent with this goal.
Policy ECAE-3c-1	To reduce contamination of recyclable waste, continue to develop and disseminate outreach and educational materials about to how to properly sort and separate commingled recyclables from organics recyclables, household hazardous waste and landfill materials, to ensure resources maintain value are properly managed.	The project includes an Education Center where public outreach and education material would be provided on sustainable practices for both residential and commercial uses.	The proposed project would be consistent with this policy.
Policy ECAE-3c-5	Prohibit the use of polystyrene and other single-use plastics in local restaurant food packaging, and pursue a straws-upon-request campaign or policy.	This policy addresses actions to be pursued by the City. Future retail and commercial uses within the project site would be encouraged and/or required to comply with any City policy or regulation regarding single-use products, such as plastics and straws.	Not Applicable
Policy ECAE-3c-6	Continue to support and expand reuse collaboratives and partnerships through the City's Curb Up program, and enhance existing services to provide curbside textile, small and large item donation services to residents.	This policy addresses actions to be pursued by the City.	Not applicable.

Table 2
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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
GOAL ECAE-4a	THE CITY WILL BE AMONG THE MOST WATER EFFICIENT LOCAL JURISDICTIONS IN THE SAN DIEGO REGION.	As discussed in the PD Plan, the project would promote water conservation through appropriate irrigation and water conservation measures are planned for through irrigation systems adjusted by weather-based technology, the use of native and adapted plants to reduce water and irrigation needs, implementing of moisture sensors to minimize over watering, and more.	The proposed project would be consistent with this goal.
Policy ECAE-4a-2	Continue to work with the State to shape the framework for long-term water use efficiency through Executive Order B-37.5-16, which calls for eliminating water waste, achieving drought resilience, increasing efficiency in agricultural water use, and establishing water use and water loss targets.	Refer to GOAL ECAE-4a.	The proposed project would be consistent with this policy.
Policy ECAE-4a-3	Enforce mandatory water use efficiency measures and State prohibitions on wasteful water use practices.	The proposed project would comply with any mandatory water efficiency measures required by the state of City.	The proposed project would be consistent with this policy.
Policy ECAE-4a-4	Encourage a watershed approach to low water use and sustainable landscaping practices through education on climate, soil, plants, water efficiency, irrigation, and design.	The Education Center will provide instruction, outreach, and practical solutions on how to manage water, composting, rain barrel installation, seed propagation, and many more.	The proposed project would be consistent with this policy.
Policy ECAE-4a-10	Promote the expansion of the City's tree canopy, on both private property and within the public right-of-way, as means of reducing stormwater runoff, evapotranspiration, heat gain, and other phenomena that impact water supply and demand.	As described in the PD Plan, the plan emphasizes water conservation, drought tolerant, native and edible landscaping, and provides abundant trees for beauty, definition of spaces, habitat enhancement and comfort. Landscaping would be located along the streets, edges, medians, and parks. The proposed project would include orchard and farm areas, which would be visually consistent with the agricultural uses to the east of the project site. Conceptual landscaping for the proposed project is primarily composed of street trees, entries, parks, perimeter edges, hedgerows, slopes, and open spaces. The proposed	The proposed project would be consistent with this policy.

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		landscaping within the project site would be composed of native, drought-tolerant plant species consistent with the proposed project's plant palette identified in Section 7.5 of the PD Plan (Appendix B).	
GOAL ECAE-4b	THE CITY WILL LOCALLY SOURCE 50 PERCENT OF ITS TOTAL POTABLE WATER DEMAND BY 2050.	This policy addresses actions to be pursued by the City. However, as discussed in the PD Plan, the proposed plan would 1) used green infrastructure sustainable landscaping to reduce water demands for potable water, and 2) a series of buildings will be designed to collect rainwater in barrels and cisterns to supplement use of potable water in landscape irrigation. Thus, active measures to reduce use of potable water would be included in the proposed project to assist the City this goal.	The proposed project would be consistent with this goal.
GOAL ECAE-5a	BY 2035, THE CITY WILL EXPAND ITS TREE CANOPY TO AT LEAST 25 PERCENT COVERAGE CITYWIDE.	This policy addresses actions to be pursued by the City. However, as described in the PD Plan, the plan emphasizes water conservation, drought tolerant, native and edible landscaping, and provides abundant trees for beauty, definition of spaces, habitat enhancement and comfort. Landscaping would be located along the streets, edges, medians, and parks.	The proposed project would be consistent with this goal.
Policy ECAE-5a-3	Collaborate with local and regional tree advocacy groups to sponsor awareness campaigns and stewardship efforts.	This policy addresses actions to be pursued by the City. Nevertheless, the project includes an Education Center where public outreach and education material would be provided on sustainable practices for both residential and commercial uses.	Not applicable.
Policy ECAE-5a-5	Pursue opportunities to increase the tree canopy on City-owned properties, including parks.	This policy addresses actions to be pursued by the City with respect to City-owned properties.	Not applicable.
Policy ECAE-5a-7	Encourage new development to incorporate shade trees, to the extent practical and financially feasible.	Conceptual landscaping for the proposed project is primarily composed of street trees, entries, parks, perimeter edges, hedgerows, slopes, and open spaces. The proposed landscaping within the project site would be composed of native, drought-tolerant plant species consistent with the proposed project's plant palette identified in Section 7.5 of the PD Plan (Appendix B of the Final EIR). Landscaping would include shade trees as appropriate.	The proposed project would be consistent with this policy.
GOAL ECAE-5b	THE CITY WILL INCREASE PERMEABLE AND PLANTED SURFACE WITHIN DEVELOPED AREAS.	The proposed project would include substantial permeable and planted surfaces within the project site. Approximately 31.6 acres would be dedicated to agriculture throughout the project site as shown on Figure 3-3 of the Final EIR. Approximately 16.0 acres of the project site are planned for park and open space features including a variety of parks, buffers, trails, and community gardens as shown on Figure 3-4 of the Final EIR.	The proposed project would be consistent with this goal.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
Policy ECAE-5b-1	Integrate green infrastructure (i.e., natural areas that provide habitat, flood protection, stormwater filtration, and improved air quality) into capital improvement projects, to the extent feasible and appropriate.	Sustainable landscaping will be designed to “reduce overall water demands for potable water, reduce energy use, reduce waste and decrease runoff while harvesting water, providing native habitats, growing food and encouraging passive cooling.” The project will comply with best management practices (BMPs) as set forth by the City of Oceanside Stormwater Mitigation Plan). Bio-swales, vegetated swales, and other state-of-the-art ecological techniques will be incorporated to clean stormwater runoff before it enters off-site drainage ways. The project will develop green operations and maintenance, such as the promotion of “green cycling” to reduce yard trimmings waste (Appendix B: North River Planned Development Specific Plan).	The proposed project would be consistent with this policy.
GOAL ECAE-5c	IN THE DEVELOPMENT REVIEW PROCESS, THE CITY WILL CONTINUE TO RECOGNIZE LANDSCAPE AS AN INTEGRAL COMPONENT OF SITE DESIGN.	<p>As discussed in Chapter 3 of the Final EIR, approximately 16.0 acres of the project site are planned for park and open space features including a variety of parks, buffers, trails, and community gardens. Detailed programming and design for the initial installation would be developed in collaboration with the City’s Recreation and Parks Department.</p> <p>The proposed project would include pocket parks and other small open space features throughout the project site. Additional open space would be provided in conjunction with landscaped internal roadways, perimeter edges, and drainage/water quality features.</p> <p>Conceptual landscaping for the proposed project is primarily composed of street trees, entries, parks, perimeter edges, hedgerows, slopes, and open spaces. The proposed landscaping within the project site would be composed of native, drought-tolerant plant species consistent with the proposed project’s plant palette. Landscaping design would provide effective screening of parking areas, retaining walls, utility enclosures and cabinet, and service areas. The proposed irrigation system would be designed to conserve water in a manner consistent with, or more efficient than, the standards established by state water use regulations.</p>	The proposed project would be consistent with this goal.
GOAL ECAE-6a	THE CITY WILL PRESERVE LOCAL AGRICULTURE AS A MEANS OF ENCOURAGING EFFICIENT LAND USE PATTERNS, LIMITING TRANSPORTATION-RELATED GHG EMISSIONS, SUPPORTING LOCAL FOOD SOURCING, AND	The proposed project would directly impact 176.64 acres of significant agricultural resources; however, mitigation measure MM-AGR-1 would reduce impacts to a less than significant level. MM-AGR-1 requires the applicant purchase of mitigation credits from an adopted City agricultural conservation program to mitigate the loss of 176.64 acres of agricultural land at a 1:1 ratio or; should no adopted City program be in place at the time of filing the first application of a grading permit, that the same mitigation occur within the County of San Diego through its PACE program.	The proposed project would be consistent with this goal.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	MAINTAINING ECOLOGICAL BALANCE.	<p>The project site would be located in a transitional area between the agricultural and farming uses associated with South Morro Hills and a more urbanized area to the west. The proposed project itself would serve as a transition point between these two areas, by tying together the surrounding land uses and using agriculture as an organizing element of the overall neighborhood plan; therefore, providing better public access to agricultural uses. Additionally, agricultural features would be placed between the proposed residential units and surrounding land uses to allow for privacy. The southern portion of the project site would be surrounded by agricultural land and open space. Therefore, to maintain compatibility with this land use, production agriculture would be placed along the southern boundaries of the project site. Similarly, an edge buffer would be provided between the residential communities of the North Village and Hilltop Village and the surrounding agricultural and residential land uses. Additionally, N. River Road would intersect through the center of the project site. Orchards, orchard intercropping, market gardens, and a vineyard would be placed between N. River Road and the proposed residential land uses. This would buffer the proposed residences from the existing roadway and would also serve as transitional landscape to the South Morro Hills region of the City.</p> <p>The proposed project would include several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, a hotel farm, and an ecology center, which would benefit the future residents and the surrounding community. The proposed project would include 68.1 acres of agricultural land use onsite. The project agricultural areas would have a land use designation for agricultural use; refer to Chapter 3.</p> <p>Additionally, the project will be required to provide an agricultural easement in perpetuity for the 37.5- acre Bree property that will create an additional buffer that will help preserve the agricultural activities and character of the South Morro Hills area. In adding the 37.5 acres of open space/agricultural land, the overall density of the project becomes lower than 3 dwelling units per acre.</p>	
Policy ECAE-6a-2	Support agritourism as an additional means of revenue generation for local farmers, thereby enhancing the economic sustainability of local agriculture.	The proposed project would promote the agricultural region of South Morro Hills through agritourism. As stated in Section 3.3.1.2, Agriculture, of the Draft EIR, agritourism is defined as any business conducted by or for a farmer for the education of the public to promote the products of the farm and to generate additional farm income. Agritourism can include a variety of facilities and activities including education, farm dinners, festivals, farm visits, lodging, tours, demonstrations, wineries, animal interactions, trails, and	The proposed project would be consistent with this policy.

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City of Oceanside Energy Climate Action Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		museums. Therefore, the project includes multiple components that fall under the definition of agritourism.	
Policy ECAE-6a-3	Direct future housing and employment growth to the City's urban areas.	<p>The goals and policies of the Energy Climate Action Element (ECAE) provide that the City will adopt policies that accommodate and incentivize development within SGOAs to achieve the SGOA development goals. Although this Goal directs future housing and employment growth to the City's urban areas, it does not restrict the City's authority to approve development projects in other areas of the City. This goal does not diminish the City's ability to exercise its land use authority.</p> <p>The proposed project would provide a variety of housing choices within proximity of existing employment centers within downtown and southern Oceanside and the City of Vista. In addition, the proposed project results in job-producing land uses in the Village Core (Mixed Use Retail/Office) in proximity to residential land uses.</p> <p>The project site is surrounded by a variety of existing land uses, including suburban and residential uses, agricultural uses, commercial uses, and institutional uses. Directly west of the property are institutional uses, including two churches and Melba Bishop Park. To the northwest lies the Morro Hills Master Planned Community (Arrowood) containing approximately 1,135 homes and a golf course. Directly north of the project site is a large commercial dog training and boarding facility. To the northeast lies the Paradise Falls wedding and event venue. At the northeast corner of the project site are greenhouse and nursery agriculture operations (east of Wilshire Road).</p> <p>Immediately adjacent to the project site on the south and southeast are isolated agricultural fields (tomatoes) and the San Luis Rey River. South of the San Luis Rey River are two other isolated pockets of agriculture (tomatoes). These agricultural areas south of the San Luis Rey River border large, residential subdivisions.</p> <p>The site is also approximately a half a mile from the San Luis Rey Transit center, a Walmart Supercenter, the Mission Marketplace large commercial center, State Route (SR-) 76, a Home Depot, and the Mission Vista High School campus. Also, within this range are many large residential subdivisions with hundreds of homes each to the west, south, and east. The project site is proximate to existing employment centers within</p>	The proposed project would be consistent with this policy.

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City of Oceanside Energy Climate Action Element Consistency Evaluation

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		downtown and southern Oceanside and the City of Vista. Draft EIR Figure 2-2, Project Site and Surroundings, shows the various surrounding suburban areas to the north, south, and west; and more rural agricultural areas to the east of the site.	
Policy ECAE-6a-4	Provide recycled water for irrigation in South Morro Hills.	Currently, the off-site infrastructure is not available to supply recycled water to the proposed project. However, the proposed project would construct recycled water facilities to obtain beneficial use of recycled water when it becomes available. The use of recycled water would be for parks and irrigated open space. Some areas of agriculture may be able to use recycled water depending on the type and purpose of plants that are cultivated. Additionally, the project would promote water collection and reuse as appropriate.	The proposed project would be consistent with this policy.
Policy ECAE-6a-5	Explore ways to reduce the cost of water for agricultural use.	As discussed in the PD Plan, community farm lands will use drip irrigation or some other form of efficient irrigation system. Thus, reducing cost of water through water efficiency.	The proposed project would be consistent with this policy.
GOAL ECAE-6b	THE CITY WILL BE A FRIENDLY ENVIRONMENT FOR URBAN AGRICULTURE.	The proposed project would include several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, a hotel farm, and an ecology center, which would benefit the future residents and the surrounding community. These planned features build urban-agriculture-friendly environments for the community.	The proposed project would be consistent with this goal.
Policy ECAE-6b-3	Prioritize community gardens and urban agriculture operations in areas with limited access to fresh food.	Refer to Goal ECAE-6b.	The proposed project would be consistent with this policy.
GOAL ECAE-6c	THE CITY'S AGRICULTURAL COMMUNITY WILL REDUCE FARMING-RELATED GHG EMISSIONS THROUGH IMPROVED SOIL MANAGEMENT.	As discussed in the PD Plan, farm management will employ soil stewardship, cover crops and mulches to keep soil covered and improve soil fertility, and mowed paths to improve accessibility and soil structure. Soil management was considered and will be implemented into the plan.	The proposed project would be consistent with this goal.
Policy ECAE-6c-1	Encourage soil management practices that sequester atmospheric carbon (i.e., carbon farming)	In Appendix B: North River Specific Planned Development Plan, section 5.4 Community Farms indicates that farm management will employ soil stewardship, cover crops and mulches to keep soil covered and improve soil fertility, and mowed paths to improve accessibility and soil structure. Soil management was considered and will be implemented into the plan.	The proposed project would be consistent with this policy.

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		Section 4.8 Greenhouse Gas Emissions details project plans to sequester carbon through the planting of vegetation and approximately 1,472 miscellaneous trees. The loss of sequestered carbon resulting from the removal of vegetation on site is estimated based on the carbon sequestration rate for the vegetation type and the approximate acreages, as seen in Table 4.8-6 Planted Trees – Estimated loss of Sequestered Carbon. The gain of sequestered carbon resulting from the planting and growth of trees and vegetation can be seen in Table 4.8-7 Planted Trees – Estimated Gain of Sequestered Carbon.	
Policy ECAE-6c-2	Consider opportunities to mitigate GHG emissions associated with new development through agricultural soil management programs.	Refer to mitigation measures MM-GHG-1 through MM-GHG-3 related to the project's GHG mitigation measures.	The proposed project would be consistent with this policy.
GOAL ECAE-7a	THE OCEANSIDE COMMUNITY WILL BECOME INCREASINGLY AWARE OF THE ROLE CONSUMER CHOICE PLAYS IN CLIMATE CHANGE AND OTHER ENVIRONMENTAL IMPACTS.	Please refer to the policy discussion below related to this goal.	The proposed project would be consistent with this goal.
Policy ECAE-7a-1	Raise awareness of sustainable goods and services through Green Oceanside and other outreach and education programs.	The project includes an Education Center where public outreach and education material would be provided on sustainable practices for both residential and commercial uses.	The proposed project would be consistent with this policy.
GOAL ECAE-7b	THE OCEANSIDE COMMUNITY WILL BECOME INCREASINGLY AWARE OF THE LINKAGE BETWEEN SUSTAINABLE CONSUMPTION AND PUBLIC HEALTH.	The PD Plan would promote healthy food and healthy living, sustainable living, and sustainable commerce through education and transparency. An Ecology Center and Education Center will be built to educate the community through workshops and gatherings. Edible landscaping and urban agriculture will lessen miles travel between food and consumers while increasing the community's relationship with their food sources.	The proposed project would be consistent with this goal.
Policy ECAE-7b-1	In collaboration with local schools and community groups, develop marketing programs and materials that highlight the health benefits of fresh, plant-based, minimally-processed food.	The project includes an Education Center where public outreach and education material would be provided on sustainable practices for both residential and commercial uses. Such programming would include: Hand-On Workshops. A series of do-it-yourself workshops designed to introduce a variety of ecological principles that can be easily replicated in participant's own homes,	The proposed project would be consistent with this policy.

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		<p>schools, or backyards. These 1–2-hour workshops are hosted by subject-matter experts and address a variety of topics, such as rain barrel installation, composting, seed propagation, and fruit harvesting and canning basics. Participants will experience the education through hands-on engagement.</p> <p>Family Based Education. Eco-Tots is special garden experience for toddlers and their parents, where children learn through hands-on experiences in the garden. Creating seed balls, harvesting rainwater, creating garden inspired art projects, and making music are a few of the favorite activities of this program. This 1.5-hour-long program engages families in proactive ecological education.</p> <p>Garden Volunteer Opportunities. Scheduled volunteer garden opportunities allow community members to participate and learn at a higher level by aiding the ecology center's farm team in the propagation, maintenance, and harvesting of the garden spaces.</p> <p>Community Table Farm Dinners. Each community table dinner pairs a renowned chef with a local farmer to work collaboratively on designing a completely sustainable meal.</p> <p>Events and Festivals. Seasonal offerings may include Earth Day festivals, farmer's markets, educational movie nights, or speaker series.</p> <p>Demonstrations. These can include cooking demonstrations using fresh produce harvested from the gardens, rain barrel installation demonstrations, and local artisans sharing their handmade crafts.</p>	
GOAL ECAE-7c	THE OCEANSIDE COMMUNITY WILL HAVE INCREASINGLY GREATER ACCESS TO SUSTAINABLE GOODS AND SERVICES.	Refer to GOAL ECAE-7b and Policy ECAE-7b-1.	The proposed project would be consistent with this goal.
Policy ECAE-7c-5	Promote symbiotic relationships between the local agricultural community, local food processing operations, and local retailers.	Refer to GOAL ECAE-7b and Policy ECAE-7b-1.	The proposed project would be consistent with this policy.
GOAL ECAE-7d	IN MUNICIPAL OPERATIONS, THE CITY WILL EXEMPLIFY SUSTAINABLE PURCHASING PRACTICES.	This policy addresses future actions to be pursued by the City.	Not applicable.

Consistency Analysis with the City of Oceanside Climate Action Plan

The City's CAP (approved May 2019), is a long-term plan to reduce GHG emissions from municipal operations and community activities within the City. The CAP identifies a series of GHG reduction measures which are designed with a specific implementation timeframe (0-2 years, 2-5 years, and 5+ years), useful life, and horizon year. The reduction measures were also evaluated qualitatively to assess the level of effort required for implementation. The level of effort associated with each reduction measure is based on the convention of low, moderate, or high accounting for the amount of staff time and the financial burden on the City. Reduction measures identified within the CAP to help guide the City are categorized into the following areas: energy and buildings, water and wastewater, solid waste, transportation and land use, and agriculture and forestry. Most of the GHG reduction measures outlined within the CAP are not explicitly intended for projects to determine consistency. Rather, these measures would serve to help the City develop and implement policies in order to make progress towards meeting the state's 2050 GHG reduction goal.

While the project is not subject to the City's CAP, for informational purposes Table 1 provides an overview of measures within the CAP and the proposed project's consistency with them. As shown in Table 1, the proposed project does not conflict with any of the GHG-reducing measures or goals within the City's CAP.

Table 1
Proposed Project Consistency with the Climate Action Plan

CAP Measure	Proposed Project Consistency
Measure E1: Renewable Energy Procurement	<i>Not Applicable.</i> The strategies proposed would not be implemented at the project-level. Overall, the goal of this measure would be for the City to procure 75% of local energy from renewable sources by 2030, exceeding the state's renewable portfolio standards mandate of 50% by 2030. However, the proposed project would support this measure through the implementation of a variety of features. The energy needs for operation of the proposed project would be minimized as the proposed project would be designed to meet the applicable local and state energy efficiency requirements. In addition the proposed project would be required to include energy efficiency measures as a part of mitigation and other green building standards, which would include offsetting the proposed project's electricity usage through the installation of rooftop solar electric photovoltaic (PV) system infrastructure. Notably, the proposed project would include the installation of approximately 2.25 MW in solar PV panels in order to offset the electrical energy consumption from both the residential and non-residential components.
Measure E2: Solar Photovoltaic Promotion Program	<i>Not Applicable.</i> As discussed previously under Measure E1, while this measure does not include strategies intended for new development to implement at the project-level, the proposed project would help support the City's efforts in developing a solar PV promotion program. The proposed project would allow for the installation of approximately 2.25 MW in rooftop solar electric PV systems on all residential and non-

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CAP Measure	Proposed Project Consistency
	residential buildings in order to offset the proposed project's electrical energy demand. Specifically, the proposed project would support the strategy which would require that the City adopt an ordinance mandating new development which may include 50 or more off-street parking spaces to offset at least 50% of the forecasted energy demand through renewable energy sources.
Measure E3: Residential Energy Conservation and Disclosure Ordinance	<i>Consistent.</i> The proposed project will comply with current Title 24, Part 6, of the California Code of Regulations energy efficiency standards.
Measure E4: Promotion of Low-Income Financing Programs	<i>Not Applicable.</i> This measure would provide financing options and other alternative financing for energy efficiency upgrades to low-income households.
Measure E5: Non-Residential Building Energy Benchmarking and Disclosure	<i>Not Applicable.</i> This measure promotes use of benchmarking and time-of-sale disclosure of energy use which would help increase the efficiency of the City's existing commercial and industrial building stock by increasing awareness of energy saving retrofits.
Measure W1: Implementation of the Water Conservation Master Plan	<i>Consistent.</i> The proposed project would be required to comply with statewide water conservation requirements reducing water usage by 20%. Furthermore, residential and non-residential uses would utilize low flow water fixtures such as low flow toilets, faucets, and showers. The proposed project's irrigation system would be designed to conserve water in a manner consistent with, or more efficient than, the standards established by state water use regulations. In addition, while not currently available to the project site, the proposed project would result in the construction of new recycled water facilities to obtain beneficial use of recycled water when it becomes available. The use of recycled water would be for parks, irrigated open space, and some agriculture depending on the types of plants cultivated.
Measure W2: Non-Residential Water Use Benchmarking and Disclosure	<i>Not Applicable.</i> Water consumption benchmarking and time-of-sale disclosure of water use are voluntary measures in order to increase the efficiency of the City's existing commercial and industrial building stock by increasing awareness of water savings.
Measure W3: Local Water Supply Development	<i>Not Applicable.</i> This measure would provide capital improvements to the San Luis Rey Water Reclamation Facility to help increase the availability of recycled water. However, as discussed previously under Measure W1, the project would support this measure by resulting in the construction of new recycled water facilities which would be used for parks, irrigated open space, and some agriculture uses.
Measure SW1: Implementation of Zero Waste Strategic Resource Plan	<i>Consistent.</i> During both construction and operation, the proposed project would comply with all local and state regulations related to solid waste generation, storage, and disposal, including the California Integrated Waste Management Act, as amended. During construction, all wastes would be recycled to the maximum extent possible and would comply with CALGreen's requirement of 65% of construction and demolition waste being diverted from landfills.
Measure SW2: Beyond 2020 – Enhanced Waste Diversion	<i>Consistent.</i> During both construction and operation, the proposed project would comply with all local and state regulations related to solid waste generation, storage, and disposal, including the California Integrated Waste Management Act, as amended. During construction,

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Proposed Project Consistency with the Climate Action Plan

CAP Measure	Proposed Project Consistency
	all wastes would be recycled to the maximum extent possible. Furthermore, the proposed project would include a community composting program which would be incorporated for sustainability, education, and production. The composting program would provide a closed loop system for recycling food and yard waste produced within the community.
Measure TL1: Smart Growth Policies	<i>Not Applicable.</i> This measure would help the City identify and design communities that would be better integrated with land use and transportation planning. SANDAG performed studies of land use, housing, employment, and transit system densities to identify Smart Growth Opportunity Areas (SGOA) throughout the County of San Diego. SANDAG identifies four potential SGOAs in Oceanside, three of which are highlighted in the CAP including a community center within ¼-mile of the Oceanside Blvd. and El Camino Real intersection, within ¼-mile of the Oceanside Blvd. and Rancho Del Oro Dr. intersection, and with ¼-mile of the Oceanside Blvd. and Melrose Dr. intersection. While not located within these three SGOAs, the proposed project is located in proximate to OC-8, which is an area identified by SANDAG as a potential community center located at the San Luis Rey Transit Center, at the intersection of Vandegrift Boulevard and North River Road.
Measure TL2: Expanded Electric Vehicle Charging Infrastructure	<i>Consistent.</i> The proposed project's non-residential component would include dedicated parking spaces and infrastructure dedicated for electric vehicle (EV) charging. Electric vehicle charging stations will be installed in a minimum of 3% of the parking spaces for all non-residential parking areas with ten or more spaces. In addition, all residential garages would include an EV charging station in accordance with the City's requirements.
Measure TL3: Preferential Parking Spaces for Zero Emission Vehicles	<i>Consistent.</i> The proposed project's non-residential component would include parking spaces and infrastructure dedicated for electric vehicle EV charging.
Measure TL4: Expand Complete Streets	<i>Consistent.</i> The proposed project would promote walkability and alternative transportation by creating neighborhoods that are linked by a series of interconnected multi use trails, sidewalks, and bicycle facilities that will connect residents to existing transit and the river trail system. Thus, the proposed project would help reduce the local GHG and air pollutant emissions.
Measure TL5: Transportation Demand Management Plans	<i>Not applicable.</i> The proposed project would not impair the City's ability to incorporate Transportation Demand Management (TDM) strategies to reduce vehicle use associated with commercial development. The proposed project would reduce haul truck traffic as a result in the reduction of operational throughput. In addition, the proposed project would include Class II and Class III bicycle lanes and Class I trails along private roads and along N. River Road within the project site. A multi-use trail system would also be developed throughout and around the perimeter of the community that totals over 3 miles. Smart stops would be integrated into the street network to allow for the safe drop-off and pick-up of bicycle sharing passengers. The bikes associated with the bike share program would be available for check-out in the proposed project and could be used throughout North River Farms and the South Morro Hills community.

Table 1
Proposed Project Consistency with the Climate Action Plan

CAP Measure	Proposed Project Consistency
	Bicycle lane and pedestrian improvements would occur on N. River Road to provide for connectivity to the San Luis Rey Transit Center. The proposed project would also provide short-term and long-term bicycle storage facilities such as bicycle racks, pedestal posts, and bicycle lockers.
Measure AF1: Urban Forestry Program	<i>Consistent.</i> The proposed project would result in sequestered carbon from the planting and growth of approximately 1,472 miscellaneous trees on site. The proposed project would also contain community landscaping guidelines and a proposed plant palette composed of native plantings suited for the area. The project site roadways would be planted with trees and shrubbery intended to provide screening and visual relief upon maturation.
Measure AF2: Urban Agriculture and Community Gardens	<i>Consistent.</i> Approximately 68.1 acres of the project site would be dedicated to agriculture. The proposed project would include a community garden which would provide fresh produce and plants, neighborhood improvement, a sense of community, and a connection to the environment. Residents would be given the opportunity to manage their own garden plot and grow food with and for their family and neighbors. The food produced at the project site would be available at an on-site farm stand and in-home vegetable box delivery program.
Measure AF3: South Morro Hills Agricultural Lands Conservation Program	<i>Consistent.</i> The proposed project would provide approximately 17.0 acres of dedicated park and space featuring a variety of parks, buffers, trails, and community gardens. Approximately 68.1 acres of the project site would be dedicated to agriculture as previously discussed. This includes an easement/ deed restriction recorded over the 37-acre Bree Property to be preserved in agricultural/ open space uses. Mitigation measure (MM-) AG-1 would require purchase of mitigation credits into a potential future City agricultural lands conservation program (should one be established prior to the time of grading permit issuance) or the County program known as the PACE Program equal to the loss of significant agricultural resources.
Measure AF4: Carbon Farming Program	<i>Not Applicable.</i> This measure pertains to the City developing a carbon farming program to incentivize agricultural owners and business network. The proposed project would implement natural growing methods and permaculture techniques which would help maximize carbon sequestration.

Source: City of Oceanside 2019.