West Coast Tomato Growers Farm Worker Housing Project

Initial Study

Lead Agency:

City of Oceanside
Development Services Department
300 N. Coast Hwy
Oceanside, CA 92054

Prepared by:

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Table of Contents

Section **Page**

Table of Contents (continued)

List of Appendices

List of Figures

List of Tables

INITIAL STUDY
City of Oceanside California

1. PROJECT

West Coast Tomato Growers Farm Worker Housing

2. LEAD AGENCY

City of Oceanside, Development Services Department, 300 N. Coast Hwy, Oceanside, CA 92054

3. CONTACT PERSON & PHONE

Shannon Vitale, AICP, Senior Planner, City of Oceanside, 760-435-3927

4. PROJECT LOCATION

5780 Mission Road, Oceanside, CA 92057; Accessible Via Singh Way

5. APPLICANT

West Coast Tomato Growers, 5780 Mission Road, Oceanside, CA 92057

6. GENERAL PLAN DESIGNATION

Existing: Residential – Estate B (EB-R)
Proposed: Residential – Estate B (EB-R)

7. ZONING

Existing: Agriculture
Proposed: Agriculture

8. PROJECT SETTING AND SURROUNDING LAND USES

The proposed West Coast Tomato Growers (WCTG) Farm Worker Housing Project (proposed project or project) is located north of Mission Road (State Route [SR] 76) and south of the San Luis Rey River in the eastern portion of the City of Oceanside (City) in northern San Diego County (see Figure 1, *Regional Location*).

The project would encompass four acres of the Applicant's 20-acre agricultural packing plant facilities located at 5780 Mission Road, accessible via Singh Way (Assessor's Parcel Number [APN] 157-150-63-00; see Figure 2, *Aerial*). Currently the project site is vacant and has previously been used for storage of equipment and vehicles associated with the Applicant's agricultural operations. The project site is east of the packing facility operations and is accessible via Singh Way and private internal roads, which transect the larger 20-acre parcel. Access to the parcel from Mission Road is provided by two entrances along both the eastern and western portion of the WCTG operations, approximately 0.4 mile apart. The project site is disturbed as a result of prior agricultural production. A portable trailer is also housed on the site that serves as office space for the WCTG operations. While the majority of the site is disturbed, approximately 0.29 acre of the site contains low-growing vegetation.

Elevations within the study area range from approximately 122 feet above mean sea level (amsl) to 176 feet amsl (124 to 142 feet amsl within the project site). The project site slopes downward gradually to the northeast, with higher elevations in the southwest end of the project site.

Surrounding land uses include the San Luis Rey River Mitigation Bank and San Luis Rey River located to the north and northeast; Mission Road, a four-lane expressway to the south; undeveloped land to the east zoned as Residential – Estate B; and the WCTG packing facility to the west. Further north beyond the San Luis Rey Mitigation Bank and San Luis Rey River are 700 acres of land that is actively cultivated for tomato production, to the south of Mission Road are single-family, residential land uses, and Mission Vista High School is located approximately one-third of a mile to the west of the project site.

9. PROJECT BACKGROUND AND DESCRIPTION

WCTG (Applicant) currently cultivates 580 acres of tomato and brussels sprout crops in east Oceanside and operates a 25,000-square foot (SF) packing facility on 20 acres located at 5780 Mission Road, Oceanside, California. The Applicant (WCTG) employs approximately 110 full time employees from the local area who work in the Applicant's packing plant and up to 500 seasonal farm workers from Central Mexico during the growing and harvesting season which typically runs from March through November each year. For the past ten years, WCTG has leased dormitory and modular housing for these seasonal farm workers nearby at 30041 North River Road which is owned by UTR, LLC; however, UTR, LLC chose not to renew its lease with WCTG and the lease subsequently expired on January 31, 2022.

As set forth in the General Plan Land Use Element, an important objective for the City is to conserve and enhance Oceanside's agricultural areas. In order to continue the Applicant's farming operations, an alternate site to house the seasonal farm workers is required. The proposed project would provide housing for the seasonal farm workers on four acres of the 20-acre packing plant facilities and support the Applicant's farming operations.

The proposed project would include the construction of four buildings to accommodate up to 338 farm workers. The buildings would be prefabricated modular units to be constructed on-site. Building materials would include white-finished steel siding, metal trim, and gray shingle roofing. Two buildings would be dormitory-style housing for male seasonal farm workers and one building would include ancillary uses and dormitory-style housing for female seasonal farm workers. In addition, the project would include a full-service kitchen/dining hall and office, storage, and laundry facilities. The buildings occupied by the male workers would each be two-story 10,044 SF buildings and would accommodate up to 288 workers (144 beds per building). The building occupied by female workers would be a two-story 5,094 SF building that would accommodate up to 50 workers on the second story and include the office, storage, and laundry facilities on the ground floor. The kitchen/dining hall building would be a single-story building and measure approximately 4,415 SF. The maximum building height would be 23 feet and 3 inches. The project site would also include visitor parking, a biofiltration basin, an outdoor dining area, a sports field that would provide for a soccer field and basketball court, internal traffic circulation, and infrastructure improvements (see Figure 3, *Site Plan*).

Twenty-two parking spaces would be provided for visitors and employees of the project's on-site dining facilities. It is expected that approximately eight dining facility workers would be on site each day. There would be no parking provided for the seasonal workers as they would be transported from Central Mexico to the project site during the growing season, and daily transportation would be provided to the fields via the Applicant's buses. The farm workers have Sundays off and would be able use Applicant's buses to travel for shopping and other activities. Workers would be at the site nine months out of the year (March through November), after which time they would return to Central Mexico.

The Project would grade 3.58 acres of the four-acre site, requiring approximately 6,200 cubic yards (CY) of cut and 5,200 CY of fill resulting in 1,000 CY of export.

Off-site improvements would include the installation of a water main connecting the existing public water line on the south side of Mission Road to the project site to the north. An eight-inch water main would be installed beneath Mission Road and would split into a three-inch domestic service line and an eight-inch fire service line to serve the project site. Other utilities would be extended from the existing connections at the packing plant facility.

10. OTHER REQUIRED AGENCY APPROVALS

- City of Oceanside – Conditional Use Permit (CUP)
- City of Oceanside – Development Plan Approval
- City of Oceanside – Grading Permit
- San Diego Regional Water Quality Control Board (SDRWQCB) – National Pollution Discharge Elimination System (NPDES) Construction General Permit approval

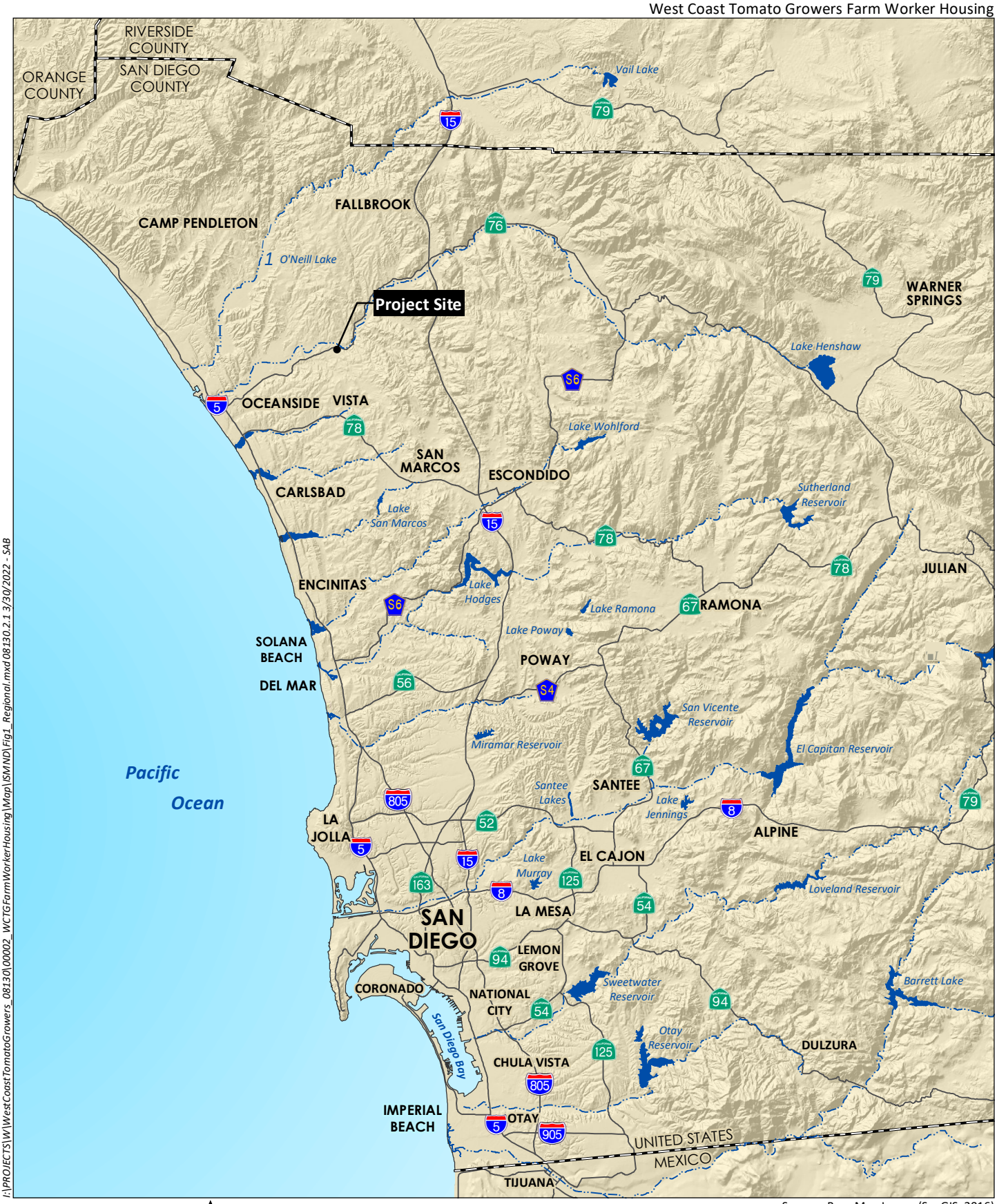
11. PREVIOUS ENVIRONMENTAL DOCUMENTS

Resolution 2014-P16 adopted a Mitigated Negative Declaration for the creation of the San Luis Rey Mitigation Bank, located north of the project site. The project site was included in the proposed project area for the mitigation bank as a potential soil placement site and as the main access provided to the mitigation site from Singh Way and internal roads. Resolutions 2014-P17 and 2014-P18 approved development plans for off-site soil placement and minor access road grading based on the findings of the previous Mitigated Negative Declaration.

12. CONSULTATION

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Twenty-eight tribal contacts were provided by the Native American Heritage Commission (NAHC). HELIX Environmental Planning, Inc. (HELIX) sent letters to these contacts and, to date, received four responses. The City sent letters to these contacts to initiate consultation pursuant to AB 52. The Rincon Band of Luiseño Indians requested consultation and met with City staff on December 19, 2022. Following the consultation meeting, tribal representatives provided comments on the proposed cultural mitigation measures, which have been incorporated in this Initial Study.



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0 8 Miles

Source: Base Map Layers (SanGIS, 2016)

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Regional Location

Figure 1

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0 200 Feet

Source: Aerial (NearMap, 2021)

HELIX Environmental Planning

Aerial Vicinity

Figure 2

Source: The Lightfoot Planning Group, 2022

13. SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Unless Mitigated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural & Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials
☐ Hydrology/Water Quality	☒ Land Use & Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

14. ENVIRONMENTAL CHECKLIST

This section analyzes the potential environmental impacts which may result from the project. For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

1. *No Impact*. Future development arising from the project's implementation would not have any measurable environmental impact on the environment and no additional analysis is required.

2. *Less Than Significant Impact*. The development associated with project implementation would have the potential to impact the environment; these impacts, however, would be less than the levels or thresholds that are considered significant and no additional analysis is required.

3. *Potentially Significant Unless Mitigated*. The development would have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.

4. *Potentially Significant Impact*. Future implementation would have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.1 Aesthetics Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	11	11	11	11
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☒	☐
c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	11	11	11	11

a. Have a substantial adverse effect on a scenic vista? **Less than Significant Impact.**

Scenic vistas can be designated officially in a city's General Plan or be views that are valued by the local community. Oceanside does not have an official inventory of scenic vistas in its General Plan, but the City's Local Coastal Plan Background Study recognizes resources such as the Pacific Ocean, San Luis Rey River, Buena Vista Lagoon, Oceanside Harbor, and Oceanside Pier as valuable aesthetic resources (City 2018). The San Luis Rey River is located immediate to the north and east of the project site. Public views, albeit obstructed, of the river occur from Mission Road looking north across the project site and from North River Road, looking south towards the river with the project site comprising the background. Views from both of these locations are currently impeded by the existing geophysical and manufactured features as discussed below.

Views of the San Luis Rey River from Mission Road are limited due to topography, and vegetation. More specific, looking north from Mission Road towards the river, there is a slight downward slope, with the river situated at a lower elevation beyond the northern boundary of the project site. Mature trees and vegetation along the roadway impede direct views of the river. As a viewer along Mission Road, the northern panorama is dominated by the agricultural fields that lay further north of the river but at a higher elevation and thus have greater visibility. There is partial visibility of the project site, which is situated at a lower elevation than the roadway. The introduction of the proposed project, which would include structures that extend to a height of approximately 23 feet, would alter views from Mission Road looking north towards the river; however, as noted, presently there are no direct views and the project would include perimeter landscaping that would be a combination of trees, low maintenance groundcover, and shrubs. Along the northern site boundary, adjacent to the San Luis Rey River, in addition to the landscaped perimeter is the biofiltration basin, which would support coastal sage scrub and low water use shrubs and the active turf area.

Travel along Mission Road primarily consists of vehicular traffic with a posted speed limit of 55 miles per hour. There are no public paths or bike lanes along the roadway that would provide sustained views towards the San Luis Rey River. Thus, views from Mission Road would be available primarily from automobiles, which would have fleeting views of the project site and river.

North River Road is approximately a third of a mile north of the project site. Fencing along this segment of road obstructs direct views of the river and the project site in the distance. Therefore, given the existing features that obstruct views coupled with the fleeting public views that would occur from a traveling vehicle, the introduction of the project would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant.

b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? **Less than Significant Impact.**

There are no designated scenic highways within the City of Oceanside. The nearest designated scenic highway, according to the California Department of Transportation (Caltrans), is a portion of SR 52, nearly 30 miles south of the project site (Caltrans 2022). It is noted that the SR 76 (Mission Road), which is immediately south of the project, is designated as an eligible scenic highway (Caltrans 2022). As discussed in response to item 14.1 a., similar to the existing packing facility, vegetation along the highway would limit visibility of the new structures from the highway and would not obstruct views of the overall landscape. The project site also sits slightly lower than the highway, which would allow views of the surrounding landscape to be maintained while traveling on SR 76. Thus, given that the project would not obstruct views across the site and that there are no designated scenic highways, the project would not substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway. Impacts would be less than significant.

c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? **Less than Significant Impact.**

Public Resources Code 21071 defines the term "urbanized area" for the purpose of CEQA to mean an incorporated city that has a population of at least 100,000 persons or has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons. U.S. Department of Commerce, Bureau of the Census (U.S. Census Bureau) data from 2020 indicates that the City has a population of 174,068 (U.S. Census Bureau 2020). The project site is within an urbanized area and therefore is evaluated relative to applicable zoning and other regulations governing scenic quality.

The project site is currently disturbed but undeveloped. Implementation of the project would result in the development of a farm workers compound consisting of four buildings including dormitories and support services (kitchen, dining, laundry, office space, storage, etc.). Buildings would range in size from approximately 4,500 SF to 10,000 SF. The project would also include a biofiltration basin, an outdoor dining area, active turf area, and internal circulation.

Land uses surrounding the site include actively cultivated agricultural lands to the north, residential uses to the south, the WCTG packing plant and Mission Vista High School to the west, and undeveloped land to the east. As discussed in response to item 14.1 a., the project site and its surroundings are not a protected scenic resource (as defined by adopted plans and regulations) and scenic views of the San Luis Rey River are limited due to a combination or existing vegetation and topographical variations in the landscape.

The project is subject to the Agricultural District zoning regulations, which permit farm worker housing with a maximum of 36 beds by right and those with greater than 36 beds with additional findings required through the permitting process. The Agricultural District zone is not intended for the protection of scenic resources, nor are there any other land use regulations that govern scenic quality that apply to the project site (i.e., scenic corridor, scenic overlay zone, etc.).

The project would not conflict with applicable zoning or other regulations governing scenic quality. Impacts would be less than significant.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **Less than Significant Impact.**

There are two primary sources of light: light emanating from building interiors that passes through windows and light from exterior sources (e.g., street lighting, parking lot lighting, building illumination, security lighting, and landscape lighting). The introduction of light can be a nuisance by affecting adjacent areas and diminishing the view of the clear sky depending on the location of the light sources and its proximity to nearby light-sensitive areas.

The project site is located in an area that is developed primarily with residential and commercial/light industrial uses. The existing light sources in the project area include building lights, streetlights, and security lights. The residential lighting introduced with the project would be similar to nearby residential lighting and include a combination of navigational lighting along walkways and between buildings and security lighting. Pole lighting would be located in the parking areas away from the buildings. All lighting would comply with Oceanside Municipal Code (OMC) Chapter 39, Light Pollution Regulations, which requires that lighting be appropriately shielded and restricts the use of certain outdoor light fixtures to protect the environment from the effects of light pollution.

Glare impacts can occur because of artificial light or sunlight reflecting off a surface. Glare can create discomfort or present safety concerns. The project involves the construction of farm worker housing and ancillary support facilities that would have a contemporary farm house style. Building materials would include white-finished steel siding, metal trim, and gray shingle roofing, which would not create sources of glare. Glass would be used in small amounts and would be limited to windows and doors, typical of residential construction; no other highly reflective surfaces would be provided. The extent and surface area of glass on the dormitories and ancillary structures would not be at a scale to generate adverse glare effects. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.2 Agricultural Resources In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? **No Impact.**

According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised primarily of Unique Farmland with the exception of a portion of the southern edge of the project site that is categorized as Urban and Built-up Land (California Department of Conservation [DOC] 2018). Unique Farmland, which is defined as a property with lesser quality soils used for the production of the state's leading agricultural crops and Urban and Built-up Land is defined as land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel and does not contain agricultural uses or areas designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2018) The project would maintain the use of the site as an agricultural use that supports crop production. As such, the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact would occur.

b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract? **No Impact.**

The Williamson Act applies to parcels within an established agricultural preserve consisting of at least 20 acres of Prime Farmland or at least 40 acres of land not designated as Prime Farmland. The purpose of the act is to preserve agriculture and open space lands by discouraging premature and unnecessary conversion to urban uses. The project site is not under a Williamson Act Contract and does not consist of sufficient area to be eligible for a Williamson Act Contract. No impacts would occur in relation to Williamson Act Contract conflicts.

The project site is zoned as Agriculture District under the City of Oceanside Zoning Ordinance. The project is the development of a farm worker housing compound that would further support the surrounding agricultural land uses. Farm worker housing is permitted in the Agricultural District zone, although the project would require a CUP since more than 36 beds are proposed. Thus, the project would not conflict with existing zoning for agricultural use or a Williamson Act Contract. No impact would occur.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? **No Impact.**

Forest land is land that can support ten-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Riparian habitat can be considered forest land if it meets these criteria. Timberland is land, other than land owned by the Federal government and designated by the California Department of Forestry and Fire (CAL FIRE) Board of Forestry as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. The project site is not zoned or used for forest land, timberland, or timberland production. No impact would occur.

d. Result in the loss of forest land or conversion of forest land to non-forest use? **No Impact.**

As stated above in response to item 14.2.c, the project site does not contain forest land. Therefore, no loss or conversion of forest land would occur, and there would be no impact.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? **No Impact.**

The DOC FMMP categorizes the project site primarily as Unique Farmland, land that is characterized by its lesser quality soils and would not be utilized for direct crop production. A lesser portion off the site is categorized as Urban and Built-up Land, with no agricultural value. Surrounding land uses to the north are considered Farmland of Statewide Importance and consist of approximately 700 acres of cropland. The project would provide farm worker housing to support the existing agricultural land uses in the project area. Farm worker housing is an agricultural land use under the City's Zoning Ordinance and the provision of housing to support farm labor would further facilitate the retention of agricultural land uses in the area by providing employees to maintain the fields. Farmland would not be converted to a non-agricultural use by the project and no forest land is present at the project site. No impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.3 Air Quality Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	11	11	11	11
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	KI	☐
d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	11	11	☒1	11

Information in this section is based on the air quality calculations prepared by HELIX (HELIX 2022a**)** for the project. These calculations represent a conservative analysis, as they assumed a larger project than is currently proposed. Since the proposed project would involve less construction activity, building space, and occupants than was assumed in these calculations, the actual emissions during construction and operation would be less than those presented in the discussion below. The calculations are attached to this Initial Study as Appendix A.

a. Conflict with or obstruct implementation of the applicable air quality plan? **No Impact.**

The project site is located within the San Diego Air Basin (SDAB), which is governed by the San Diego Air Pollution Control District (SDAPCD). The SDAPCD develops and administers local regulations for stationary air pollutant sources within the SDAB, and also develops plans and programs to meet attainment requirements for both federal and state ambient air quality standards (National Ambient Air Quality Standards [NAAQS] and California Ambient Air Quality Standards [CAAQS], respectively). The SDAPCD and the San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the Ambient Air Quality Standards (AAQS) in the SDAB. The current regional air quality plan for San Diego County is SDAPCD's 2020 Plan for Attaining the National Ambient Air Quality Standards for Ozone in San Diego County (Attainment Plan; SDAPCD 2020). The Attainment Plan, which would be a revision to the state implementation plan (SIP), outlines SDAPCD's plans and control measures designed to attain the NAAQS for ozone. These plans accommodate emissions from all sources, including natural sources, through implementation of control measures, where feasible, on stationary sources to attain the standards. Mobile sources are regulated by the US Environmental Protection Agency and California Air Resources Board (CARB), and the emissions and reduction strategies related to mobile sources are considered in the Attainment Plan and SIP.

The Attainment Plan and SIP rely on SANDAG growth projections, which are based in part on city and County general plans. As such, projects that propose development consistent with the growth anticipated by the applicable general plan(s) are consistent with the Attainment Plan and applicable portions of the SIP. As described in item 14.11.b, the project site is designated for Agriculture in the City's Land Use Plan. Per the Land Use Element "nonagricultural land uses are only of the type and size to service the special needs of the agricultural area." In the case of the proposed project the housing and employee facilities would allow seasonal workers to support the needs of the agricultural operations. With the approval of a CUP, the project would be consistent with the City's Zoning Ordinance and Development Standards. Based on the described conformance with applicable land use and zoning criteria, the proposed project would be in conformance with the City's General Plan and would therefore be consistent with the Attainment Plan and applicable portion of the SIP.

Furthermore, as discussed under threshold b below, the project would not generate criteria pollutants emissions that would exceed SDAPCD thresholds during construction or operation. Therefore, the project would not conflict with the Attainment Plan or SIP. The project would not conflict with or obstruct implementation of an air quality plan. Impacts would not occur.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? **Less than Significant Impact.**

The project would generate criteria pollutants in the short-term during construction and the long-term during operation. To determine whether a project would result in emissions that would violate an air quality standard or contribute substantially to an existing or projected air quality violation, a project's emissions are evaluated based on the quantitative emission thresholds established by the SDAPCD.

The project's criteria pollutant emissions were calculated using the California Emissions Estimator Model (CalEEMod) Version 2020.4.0. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to

quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. The model was developed for the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the California air districts. CalEEMod allows for the use of default data (e.g., emission factors, trip lengths, meteorology, source inventory) provided by the various California air districts to account for local requirements and conditions, and/or user-defined inputs.

Construction Emissions

Construction of the project would result in temporary increases in air pollutant emissions. These emissions would be generated in the form of fugitive dust emissions (PM_{10} and $PM_{2.5}$) and ozone precursor emissions (nitrogen oxides [NO_X] and reactive organic gas [ROG]). Construction is expected to begin January 2023 and extend through November 2023.

Construction emissions calculated using CalEEMod Version 2020.4.0 are provided in Appendix A to this Initial Study. The results of the calculations for project construction are shown in Table 1, *Construction Emissions*. The analysis assessed maximum daily emissions from individual construction activities, including site prep, grading, and building construction. The modeling assumes the application of water on exposed areas twice per day during construction in compliance with SDAPCD Rule 55, *Fugitive Dust Control.*

Table 1: Construction Emissions

Phase	Maximum Daily Pollutant Emissions (pounds per day)					
	ROG	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Site Prep	2.7	27.6	18.7	<0.1	10.3	5.8
Grading	1.8	18.3	15.2	<0.1	4.1	2.3
Building Construction	1.9	15.4	19.2	<0.1	1.8	1.0
Maximum Daily Emissions	2.7	27.6	19.2	<0.1	10.3	5.8
Threshold	75	250	550	250	100	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod (output data is provided in Appendix A)
ROG = reactive organic gas; NO_X = nitrogen oxides; CO = carbon monoxide; SO_X = sulfur oxides;
PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter

As shown in Table 1, emissions of criteria pollutants and precursors related to project construction would be below the significance thresholds. Therefore, impacts from criteria pollutants and precursors generated during construction would be less than significant.

Operational Emissions

Long-term operational sources of pollutant emissions primarily consist of area, energy, and mobile (transportation). Area source emissions are generated from on-site activities such as use of consumer products and landscaping maintenance activities. Energy source emissions would result from on-site electricity and natural gas usage. Mobile source emissions are generated from project-related vehicle trips using the Trip Generation Calculations prepared for the proposed project (LLG 2022). Table 2, *Operational Criteria Pollutant and Precursor Emissions*, presents a summary of maximum daily operational emissions for the proposed project.

Table 2: Operational Criteria Pollutant and Precursor Emissions

Category	Pollutant Emissions (pounds per day)					
	ROG	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Area	1.7	0.2	13.5	<0.1	<0.1	<0.1
Energy	<0.1	0.5	0.2	<0.1	<0.1	<0.1
Mobile	0.4	0.5	4.0	<0.1	0.9	0.2
Total Daily Emissions[1]	2.2	1.1	17.7	<0.1	1.0	0.4
Threshold	75	250	550	250	100	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod (output data is provided in Appendix A)

[1] Totals may not sum due to rounding.

ROG = reactive organic gas; NO_X = nitrogen oxides; CO = carbon monoxide; SO_X = sulfur oxides; PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter

As shown in Table 2, emissions of criteria pollutants and precursors during long-term operation of the project would not exceed the daily thresholds. Therefore, impacts from criteria pollutants generated during project operation would be less than significant.

a. Expose sensitive receptors to substantial pollutant concentrations? **Less than Significant Impact.**

Sensitive populations (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than are the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. The closest existing sensitive receptors to the project site are the single-family residences approximately 400 feet (0.08 mile) to the south and Mission Valley High School approximately 910 feet (0.17 mile) to the west. An analysis of the project's potential to expose sensitive receptors to pollutants during construction and operation is provided below.

Toxic Air Contaminants

Diesel particulate matter (DPM) is the primary toxic air contaminant (TAC) that would be emitted during construction, and would be generated from the use of off-road diesel equipment required for site grading and other construction activities. Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer. The amount to which the receptors could be exposed, which is a function of concentration and duration of exposure, is the primary factor used to determine health risk. The generation of TAC emissions during construction would be variable and sporadic due to the nature of construction activity. The most intense use of construction equipment would be during the site preparation/grading phases which are anticipated to last 3 months and the entire project construction period is anticipated to last 11 months. The closest existing sensitive receptors to the project site are the single-family residences approximately 400 feet (0.08 mile) to the south and Mission Vista High School approximately 910 feet (0.17) mile to the west. Therefore, due to the short duration of construction activities, and due to the highly dispersive properties of DPM, project-related TAC emission impacts during construction would not expose sensitive receptors to substantial pollutant concentrations. Additionally, the project would not require the use of off-road diesel equipment during operation. Impacts would be less than significant.

Carbon Monoxide Hotspots

A CO hotspot is an area of localized CO pollution caused by severe vehicle congestion on major roadways, typically near intersections. If a project increases average delay at signalized intersections operating at Level of Service (LOS) E or F or causes an intersection that would operate at LOS D or better without the project to operate at LOS E or F with the project, a quantitative screening is required. The project would result in minimal traffic during construction and operation. On-road construction traffic would primarily consist of worker

commute trips, which would be temporary. Additionally, operation of the project is anticipated to result in 76 average daily trips (ADT; LLG 2022). The increase in daily trips associated with the project components would be nominal compared to existing traffic conditions on the roadways surrounding the project. The project would neither cause new severe congestion nor significantly worsen existing congestion. There would be no potential for a CO hotspot or exposure of sensitive receptors to substantial, project generated, local CO emissions. The impact would be less than significant.

b. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? **Less than Significant Impact.**

Minor amounts of odor compounds associated with diesel heavy equipment exhaust and VOCs would be emitted during construction of the project. The odors of these emissions may be considered objectionable; however, construction emissions would be minor and temporary. Odorous hydrocarbons emissions would dissipate beyond the emissions sources and would only affect receptors in the immediate vicinity of the construction site. Construction-related operations would also be temporary in nature and would cease at the completion of construction. Therefore, construction activities would not result in nuisance odors. Odor impacts associated with construction would be less than significant.

Land uses that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The project involves the construction of dormitory style housing for seasonal farm workers, and would not include a land use typically associated with odor complaints. The proposed project would not result in other emissions, such as odor, that would adversely affect a substantial number of people. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.4 Biological Resources Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	☐	☒	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

Information in this section is based on the Biological Technical Report prepared by HELIX (HELIX 2022b**)** for the project. The report is attached to this Initial Study as Appendix B.

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? **Potentially Significant Unless Mitigated.**

Plant Species

No sensitive plant species were observed during the general biological survey, and none are known to occur or have high potential to occur in the study area. Thus, no significant impacts to sensitive plant species are anticipated.

Animal Species

The coastal California gnatcatcher was not observed during the general biological survey or recorded within the study area. However, this species was evaluated as having high potential to occur given that Diegan coastal sage scrub and coastal scrub occur along the edges of and adjacent to the study area and this species is known to occur within 0.2 mile. The study area also contains federal critical habitat for this species; however, none of the Diegan coastal sage scrub and coastal scrub present in the study area occurs within this critical habitat. Project construction is anticipated to start in early 2023, during the coastal California gnatcatcher breeding season (February 15 through August 31). Any direct impacts to the gnatcatcher or its habitat would be significant because the species is federally listed as threatened. Impacts would be less than significant with implementation of mitigation measure BIO-1.

The least Bell's vireo is not expected to occur within the study area given the lack of suitable riparian habitat, but this species is known to occur within the San Luis Rey Mitigation Bank to the north. Direct impacts to this species are not anticipated, but indirect impacts are discussed below. Any impacts to the least Bell's vireo would be significant because the species is federally and state listed endangered. The study area also occurs within federal critical habitat for this species.

Any significant impacts to the coastal California gnatcatcher and least Bell's vireo (either direct impacts to habitat or indirect impacts such as noise) would require conformance with the Federal Endangered Species Act (FESA). Significant impacts to the least Bell's vireo would also require compliance with the California Endangered Species Act (CESA).

The project would also impact habitat used by two special status animal species: orange-throated whiptail (CDFW watch list) and coastal whiptail (California species of special concern). Impacts to these species would not be significant, as these species are highly mobile and should be able to move into adjacent habitat during construction, and habitat mitigation would compensate for losses to small amount of habitat.

Arroyo toad is not expected to occur on-site in the study area, as suitable habitat for breeding and aestivation does not occur in the study area. This species breeds within streams and small backwater pools along stream margins, whereas the study area occurs in uplands. Burrowing is typically in sandy soil near riparian canopy, although arroyo toad may occur as far as 0.7 mile from riparian habitat. Although a suitable soil type is present (sand/loam), the study area does not contain areas of loose sandy soil where adult toads can burrow outside the breeding season, and completely lacks vegetation and detritus often associated with aestivating arroyo toad sites (willow and mule fat scrub). In addition to these site observations, a biologist with the U.S. Fish and Wildlife Service (USFWS; Michelle Moreno) stated during consultations for the San Luis Rey Mitigation Bank that the site, which is designated as critical habitat for arroyo toad, had never been considered arroyo toad habitat. Furthermore, Wildlands who manages the adjacent San Luis Rey Mitigation Bank has said that arroyo toad is not known from the section of the San Luis Rey River adjacent to the study area. A survey was conducted on March 29, 2022, during conditions favorable to toad sightings (after rain), by HELIX biologists and no toads were observed at the project site. The nearest recent observation of arroyo toad is from 2011, when an arroyo toad was observed just west of Interstate 15, approximately six miles northeast of the site. Although arroyo toad is unlikely to use the study area for breeding or aestivation, the species is known to travel, and any impacts to the arroyo toad would be significant because the species is federally listed endangered and state species of concern. Consequently, a toad exclusion fence is proposed to prevent any arroyo toad from moving into the study area during construction. Impacts to arroyo toad would be less than significant with implementation of mitigation measure BIO-2.

Indirect Impacts

Indirect impacts consist of secondary effects to biological resources that occur over short or long periods of time due to implementation of a project. Although biological resources may not initially be directly impacted, over time they may be affected indirectly due to the relative proximity of development. While the magnitude of an indirect impact may be the same as that of a direct impact, the effect usually takes a longer time to become apparent. Examples of indirect impacts expected to occur as a result of the project include those to regional habitat connectivity and those due to construction lighting, noise, and dust, as well as urban edge effects such as exotic species invasion, increased human intrusion, lighting, and noise impacts. The following sections discuss long-term, indirect project impacts in terms of regional preserve design, effects on individual species, and potential urban edge effects associated with the proposed development.

Draft Subarea Plan Consistency

The Draft Subarea Plan (SAP) provides planning guidelines to avoid, minimize, and fully mitigate development-related impacts. The project site is located within an Off-site Mitigation Zone, which is outside of Pre-approved Mitigation Area (PAMA), Softline Preserve, Hardline Preserve, and the Wildlife Corridor Planning Zone. Development is allowed in an Off-site Mitigation Zone. Impacts to biological resources within the Off-site Mitigation Zone must be mitigated within the Wildlife Corridor Planning Zone or within PAMA. If mitigation occurs within PAMA, it shall include off-site protection within an approved mitigation bank.

The Draft SAP includes conservation and buffer requirements for projects along the San Luis Rey River. No riparian area and/or other wetlands and associated natural habitats, which would be required to be designated as biological open space and incorporated into the Preserve, occur within the study area. The Draft SAP also requires a minimum 100-foot biological buffer to be established for upland habitats, beginning at the outer edge of riparian vegetation. The following uses are prohibited in the biological buffer: (1) new development; (2) new pedestrian and bike trails or passive recreation uses not already planned; and (3) fuel modification

activities for new development. The Draft SAP further states that if natural habitats do not cover the 100-foot buffer area at the time of the proposed action, then native habitats appropriate to the location and soils shall be restored as a condition of project approval, and in most cases, coastal sage scrub vegetation shall be the preferred habitat to restore within the biological buffer.

The City Council voted to abandon pursuit of an adopted SAP. To understand the current regulatory landscape, WCTG requested guidance from City Senior Planner Robert Dmohowski regarding the City's current implementation of riparian buffers. He indicated that the project should provide a 100-foot riparian buffer consisting of a 70-foot habitat buffer and a 30-foot fuel modification buffer. He indicated that drainage facilities, such as the proposed biofiltration basin, would be permissible within the buffer.

The project was designed to fit within these parameters, with a biofiltration basin, overflow outfall, and storm drain connection proposed for the northwest corner of the site, which occur within the riparian buffer. This biofiltration basin would treat runoff from the project site and would be installed with a native coastal sage scrub seed mix and a container plant palette that does not include any invasive plant species. The basin would be regularly maintained, but human usage is not otherwise expected for this area. The storm drain connection proposed for this area would also occur within the riparian buffer; however, in connecting to an existing storm drain, the project would avoid encroachment into wetlands associated with the San Luis Rey Mitigation Bank to the north. The access road that is proposed within the riparian buffer follows an existing unpaved road through the project site and would maintain Wildlands' access to the San Luis Rey Mitigation Bank, to the north. Lastly, fuel modification is allowed in the outer 30 feet of the 100-foot riparian buffer. The project was redesigned to reduce the number of buildings to four and relocate structures further from existing riparian areas. Fuel modification is not proposed within 70-feet of the riparian buffer closest to the riparian area.

Construction Effects

The extent of indirect construction impacts varies, but in general, potential indirect impacts are considered significant where they occur to sensitive animals (i.e., coastal California gnatcatcher, sensitive riparian birds including least Bell's vireo, and nesting raptors) or to sensitive vegetation communities, such as Diegan coastal sage scrub and wetland/riparian habitats.

Construction noise and its impact on nesting birds is dependent on the equipment used and the type of work being completed. In addition, topography, line-of-sight, and proximity can influence noise levels from construction equipment. In addition to noise, construction dust and human presence could disturb nesting birds. Construction-related noise impacts to the coastal California gnatcatcher and/or sensitive riparian birds are potentially significant. The least Bell's vireo is generally thought to be more sensitive to noise. A threshold limit of a 60 dBA or higher hourly average of construction-generated noise at gnatcatcher or sensitive riparian bird habitat during the breeding season would be considered a significant impact (the breeding season for the gnatcatcher is February 15 through August 31; the breeding season for the sensitive riparian birds is March 15 through September 15). Project construction is anticipated to occur during the breeding seasons for coastal California gnatcatcher and riparian birds.

Raptors and their nests are protected from direct take by the federal Migratory Bird Treaty Act. The non-native trees along the southern edge of the study area, as well as trees near the study area, have potential to support tree-raptor nests. An impact from construction noise or dust, for example, to an active raptor nest would be considered significant if it affects a raptor's ability to finish its breeding cycle. Generally, construction activity occurring within 500 feet of an active raptor nest would constitute a significant impact.

Water quality within the riparian habitat to the north of the study area or potential jurisdictional area to the east could be adversely affected by potential surface runoff and sedimentation during construction, if not controlled. Decreased water quality from these sources would adversely affect vegetation, aquatic animals, and terrestrial wildlife that depend upon these riparian resources. Degraded surface water quality has the potential to be a

significant impact during construction. Additionally, the use of petroleum products during construction (i.e., fuels, oils, lubricants) could potentially contaminate surface water and adversely affect biological resources on the project site. Human activity related to construction could result in the degradation or removal of adjacent vegetation. In addition, littering could occur during the construction process. Construction lighting could also be disruptive if aimed at sensitive habitat areas. These impacts would be significant. With implementation of mitigation measures BIO-3 through BIO-6, construction impacts would be less than significant.

Urban Edge Effects/Buffers

Implementation of the proposed project would result in the placement of project development near sensitive wetland habitats, Diegan coastal sage scrub, and coastal scrub. The Draft SAP recommends a 100-foot biological buffer from the outer edge of the riparian vegetation, and the North County Multiple Habitat Conservation Program (MHCP) has guidelines for a biological buffer related to least Bell's vireo. However, the SAP is not approved. Recent guidance from the City allows for a 100-foot riparian buffer consisting of a 70-foot habitat buffer and a 30-foot fuel modification buffer. Drainage facilities, such as the proposed biofiltration basin, overflow outfall, and storm drain connection, would be permissible within the buffer. The project was redesigned to meet these buffer guidelines. The project does not impact riparian vegetation to the north and maintains a 70-foot habitat buffer. Its biofiltration basin (which is partially within the buffer) would be installed with native and non-invasive vegetation, and an access road would be maintained for the San Luis Rey Mitigation Bank. Therefore, no significant impacts would occur with respect to riparian buffers.

Fixed lighting adjacent to the San Luis Rey Mitigation Bank poses concerns due to the effects on nocturnal wildlife activities. Non-native plant species invasion could occur primarily as a result of the use of invasive species in landscaping, although invasive species are not included in the proposed plant palette. These impacts would be significant if they were to occur in the San Luis Rey Mitigation Bank. Mitigation measures BIO-7 and BIO-8 would reduce impacts to less than significant levels.

BIO-1: Mitigation for impacts to coastal California gnatcatcher habitat (0.06 acre of Diegan coastal sage scrub and 0.04 acre of coastal scrub) shall occur as described in BIO-9.

The preferred approach to site development would be for no grubbing or clearing of vegetation to occur within 500 feet of occupied Diegan coastal sage scrub or coastal scrub during the breeding season of the coastal California gnatcatcher (February 15 through August 31). All grading permits and improvement plans shall state the same. If clearing or grubbing must occur during the gnatcatcher breeding season, a qualified gnatcatcher biologist shall conduct a pre-construction survey to determine whether gnatcatchers occur within the impact area(s). The pre-construction survey shall consist of three site visits with each site visit occurring a minimum of seven days apart, and the third visit occurring no more than three days prior to the start of clearing and grubbing. To avoid take under the federal ESA, impacts to occupied habitat shall be avoided. If there are no gnatcatchers nesting (includes nest building or other breeding/nesting behavior) within that area, grading and clearing shall be allowed to proceed upon receipt of concurrence from City. If any gnatcatchers are observed nesting or displaying breeding/nesting behavior during the pre-construction survey, clearing, and grubbing of the area in which gnatcatchers have been observed shall be postponed until nesting (or breeding/nesting behavior) has ceased or until after August 31. (See BIO-4 for mitigation for indirect noise effects.) Any impacts to this species would require take authorization from the USFWS.

BIO-2: Temporary toad exclusionary fencing (silt fencing) shall be installed along the project boundary prior to initiation of clearing or grading activities. Following exclusionary fencing installation, an arroyo toad survey of the entire area inside the fence would be conducted by a qualified biologist to ensure no toads are present in the work area. Project activities (except for utilities extension outside of the project site) shall be confined within the fenced area. Ingress/egress locations would be resealed at the conclusion of each workday (prior to dusk) to ensure the exclusionary fencing is complete and fully functional. The fencing to be installed across the ingress/egress location each night shall be installed at least two feet high, with one foot of material stretching

outward along the ground and secured with a continuous line of sandbags (i.e., there should be no space between the sandbags). Once project activities begin, a qualified biological monitor would be on site weekly or as necessary to ensure the integrity of the exclusionary fencing. If the arroyo toad exclusion fencing is found damaged during construction, the contractor would be responsible for repairing the fence within 24 hours. If arroyo toad is found on-site, the project would require approval from the City and wildlife agencies to relocate arroyo toad individuals from within the impact area to the north of the project site along the San Luis Rey River. Any impacts to this species would require take authorization from the USFWS.

BIO-3: The preferred approach to site development would be for no grubbing or clearing of vegetation to occur during the general avian breeding season (January 15 through July 15 for raptors and February 15 through August 31 for general nesting birds). All grading permits and improvement plans shall state the same. If grubbing or clearing must occur during the general avian breeding season within 300 feet of general nesting bird habitat or 500 feet of nesting raptor habitat, a qualified biologist shall conduct a pre-construction survey no more than three days prior to the commencement of the activities to determine if active bird nests are present in the affected areas, with results submitted to the City. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing and grubbing shall be allowed to proceed. Furthermore, if grubbing and clearing activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting shall be conducted, with results submitted to the City. If active nests or nesting birds are observed within the area, the biologist shall submit the nesting bird survey results and proposed nest buffers to the City. The biologist shall flag buffers around the active nest buffers and clearing and grubbing activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged, with results submitted to the City.

BIO-4: If operation of grading and construction equipment occurs within 500 feet of suitable habitat during the breeding seasons for the coastal California gnatcatcher (February 15 through August 31), nesting raptors (January 15 through July 15), or least Bell's vireo (March 15 through September 15), a pre-construction survey shall be conducted by a qualified biologist, as applicable, to determine whether these species occur within the areas potentially impacted by noise, with the final survey occurring within three days of the proposed start of construction and results submitted to the City. The pre-construction survey conducted prior to clearing and grubbing would fulfill this requirement as long as less than seven days have elapsed between the end of clearing and grubbing and the start of the next construction activity. If construction activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting shall be conducted, with results submitted to the City. If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the potential noise impact area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species, then construction shall: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure that noise levels are reduced to below 60 dBA or ambient, whichever is greater. The type(s) and location(s) of noise barrier(s) shall be provided to the City along with the associated noise measurements demonstrating compliance with required noise level reductions. The applicant may also choose to preemptively install noise barrier(s) prior to the start of the breeding season if adjacent habitat is anticipated to be used by nesting sensitive species. Decibel output will be confirmed by a City-approved noise specialist, and intermittent monitoring will be conducted by a qualified biologist to ensure that conditions have not changed. In the unlikely event that blasting is required, if pre construction surveys identify coastal California gnatcatcher, nesting raptors, or least Bell's vireo, blasting shall be restricted to the non-breeding season for the identified birds (September 1 through February 14 for coastal California gnatcatcher; July 16 through January 14 for nesting raptors; and September 16 through March 14 for least Bell's vireo) or be completed using wholly chemical means. All grading permits and improvement plans shall state the same.

BIO-5: Potential impacts from degraded surface water quality shall be minimized to the maximum extent practicable by using Best Management Practices (BMPs) for erosion/sedimentation control during

construction. These BMPs may include the use of a bonded fiber matrix, straw mulch, or erosion control blankets/mats to prevent erosion, and/or the installation of such items as silt fences or fiber rolls to catch any eroded material before it can reach the on-site riparian area.

Potential impacts from equipment maintenance, staging, and dispensing of petroleum products and/or coolant during construction shall be minimized by adding or changing such products, if necessary, only within a designated construction staging area, within the fenced limits of impact and greater than 100 feet from jurisdictional waters. These designated areas shall be located in previously compacted and disturbed areas to the maximum extent practicable, in such a manner as to prevent any runoff from entering jurisdictional waters and shall be shown on the project construction plans. "No fueling" zones shall be designated on construction plans. The addition or change of such products shall occur over plastic tarps, which if contaminated, shall be disposed of in a safe and legal manner. Contractor equipment shall be checked for leaks prior to operation and repaired, as necessary. Furthermore, BMPs such as those listed above for erosion/sedimentation control also shall be used at the staging areas.

Disposal or temporary placement of fill, brush, or other debris shall not be allowed in jurisdictional waters or on their banks.

BIO-6: The construction and construction staging area limits shall be clearly delineated with orange construction fencing and silt fencing to ensure that construction activity remains within the defined limits of work. A qualified biologist shall attend a pre-construction meeting and inspect the delineated work areas prior to the initiation of vegetation clearing/grading and during regularly scheduled construction monitoring visits.

Employees shall be required to strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint. The project site shall be kept as clean of debris as possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the project site. Pets of project personnel shall not be allowed on the project site.

Potential impacts from night lighting of construction staging areas shall be minimized through the use of the lowest illumination necessary for human safety. The lights shall be selectively placed, shielded, and directed away from natural habitats.

BIO-7: Lighting for the project adjacent to the biological preserve shall be selectively placed, shielded, and directed away from conserved habitat to the satisfaction of the City.

BIO-8: Invasive plant species listed by the California Invasive Plant Council (Cal-IPC) shall not be used in any project landscaping. The currently proposed species palette does not include invasive plant species. Prior to the initiation of project grading, a qualified biologist shall review the landscape plan to confirm that the proposed species palette remains free of invasive species.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? **Potentially Significant Unless Mitigated.**

Direct impacts from development of the project would total 3.91 acres, which would include housing and facilities, internal roadways, a biofiltration basin and outfall, a storm drain connection, and utilities. A utility extension for water, fire, and sewer service is planned to the south and west of the proposed housing. The utilities extension would occur within existing development and ornamental landscaping, except where fire and water service connection are required through SR 76. The fire and water service connections would impact 0.06 acre of restored Diegan coastal sage scrub and 0.04 acre of coastal scrub. In total, project impacts include 0.10 acre of sensitive upland vegetation communities, composed of 0.04 acre of coastal scrub and 0.06 acre of

Diegan coastal sage scrub. Table 3, Vegetation Community Impacts, presents the impacts to the vegetation communities on the project site and the impacts for the utilities.

Table 3: Vegetation Community Impacts

MHCP Habitat Group	Vegetation Community	Existing in Study Area	Impacts		
			Project[1]	Utilities[2]	Total[1,2]
Sensitive Uplands					
C	Diegan coastal sage scrub	0.06	--	0.06	0.06
C	Coastal scrub	0.04	--	0.04	0.04
Subtotal Sensitive Uplands		0.10	--	0.10	0.10
Non-Sensitive Uplands					
F	Non-native vegetation	0.21	<0.01	0.21	0.21
F	Disturbed habitat	3.57	3.56	0.01	3.57
F	Developed land	0.03	--	0.03	0.03
Subtotal Non-sensitive Uplands		3.81	3.56	0.25	3.81
Total		3.91	3.56	0.35	3.91

1 Project impacts include housing and facilities, roadways, and a biofiltration basin and outfall.

2 A utility extension for water and fire service is planned to the south and west of the proposed housing. This would occur within existing development and ornamental landscaping, except where a fire and water service connection are required near State Route 76, which would pass through sensitive upland habitat.

Impacts to coastal scrub and Diegan coastal sage scrub are considered significant because these natural communities are considered sensitive and impacts would substantially affect them. Mitigation is required for impacts to these habitats as detailed in BIO-9 and in accordance with the requirements of the MHCP. Mitigation measure BIO-10 would be required during construction to minimize impacts to vegetation communities outside of the project site. With implementation of BIO-9 and BIO-10, impacts to sensitive vegetation would be less than significant.

BIO-9: Mitigation would be provided at a 1:1 ratio for impacts to 0.06 acre of Diegan coastal sage scrub and 0.04 acre of coastal scrub. Impacts to Diegan coastal sage scrub and coastal scrub would be mitigated through off-site restoration and/or purchase of sage scrub mitigation credits at an approved mitigation bank, or other location deemed acceptable by the City. Mitigation shall occur within an approved mitigation bank, biological open space easement, or other protective mechanism. All mitigation agreements must be funded and completed prior to the approval of the grading plan.

BIO-10: To help ensure errant impacts to sensitive vegetation communities outside of the impact footprint are avoided during construction, environmental fencing (including silt fencing where determined necessary for stormwater pollution prevention), shall be installed at the edges of the impact limits prior to initiation of grading. All construction staging shall occur within the approved limits of construction. A qualified biologist will monitor the installation of environmental fencing wherever it would abut sensitive vegetation communities, jurisdictional waters or wetlands, or conserved lands (i.e., the San Luis Rey Mitigation Bank and the San Luis Rey River Park). The biologist will conduct a pre-construction environmental training session for construction personnel to inform them of the sensitive biological resources on site and avoidance measures to remain in compliance with project approvals. The biologist also will monitor vegetation clearing, grubbing, and grading activities on a regular basis to help ensure compliance with project approvals.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **No Impact.**

No potentially jurisdictional resources were observed in the study area during the preliminary jurisdictional delineation, as the project was designed to avoid the un-named drainage channel along the east side of the study area, the riparian restoration areas within the San Luis Rey Mitigation Bank to the north of the study area, as well as the concrete lined brow ditches to the south of the study area. The project would not have a substantial adverse effect on jurisdictional wetlands or waters. No impact would occur.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? **Potentially Significant Unless Mitigated.**

The Off-site Mitigation Zone, where the project is located, is a City planning zone that supports natural vegetation outside of the Wildlife Corridor Planning Zone. Natural vegetation may be removed within the Off-site Mitigation Zone subject to plan guidelines, which include off-site mitigation. These impacts would be mitigated within the Wildlife Corridor Planning Zone or within PAMA. If mitigation occurs within PAMA, it shall include off-site protection within an approved mitigation bank. Therefore, while the project site is not within a designated wildlife corridor, it would mitigate impacts within the Wildlife Corridor Planning Zone or PAMA and contribute to the establishment of corridors.

As discussed in item 14.4.a, there is potential for the project to impact sensitive species during breeding season, which would impede the use of nursery sites. Mitigation measures BIO-1, BIO-3, and BIO-4 would address these impacts. Impacts would be less than significant with mitigation.

e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance? **Potentially Significant Unless Mitigated.**

The City does not have a tree preservation policy pertaining to private property. Additionally, there are no existing trees on the project site. However, the project would be required to submit a landscape concept plan for City approval in accordance with OMC Section 37.188(b)(2). As discussed in items 14.4a through 14.4d above, the potentially significant impacts that would result from the project would be minimized through mitigation measures BIO-1 through BIO-10 in compliance with local, state, and federal policy. With implementation of mitigation measures BIO-1 through BIO-10, the project would comply with policies related to biological resources. Impacts would be less than significant with mitigation.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? **Potentially Significant Unless Mitigated.**

As noted in item 14.4.a, the project is located within the MHCP. Since the City has not approved the Draft SAP, the MHCP provides the conservation policies applicable to the project site. However, the site was designed utilizing guidance from the MHCP, Draft SAP, and City staff to establish the appropriate buffer zone adjacent to riparian vegetation. A 100-foot riparian buffer consisting of a 70-foot habitat buffer and a 30-foot fuel modification buffer would be provided by the project. The MHCP identifies the project as being located outside of a Focused Planning Area (i.e., outside of lands dedicated for open space and habitat conservation, such as a Hardline or Softline Preserve area). As further discussed in item 14.4.b, the project site is located in the MHCP off-site mitigation zone and impacts to sensitive vegetation would be mitigated in accordance with MHCP requirements for Group C habitats in this zone. The project would not conflict with the buffers or habitats established by the MHCP with implementation of BIO-7 through BIO-10. Impacts would be less than significant with mitigation.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.5 Cultural Resources Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Information in this section is based on the Cultural Resources Survey prepared by HELIX (HELIX 2022c**)** for the project. The report is attached to this Initial Study as Appendix C.

a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? **No Impact.**

The entire project area has been disturbed by nineteenth and twentieth century agricultural activities, irrigation systems, dirt road formation, and transportation dirt parking. The entire project area was cleared for these activities, in particular the agricultural pursuits. HELIX conducted both a field survey and an archival record search to establish the cultural sensitivity of the project site.

A pedestrian field survey of the project site and off-site improvement area was conducted by HELIX in January 2022. No cultural material was observed within the archaeological survey area. In addition, a records search was conducted at the South Coastal Information Center (SCIC) in January 2022. The record search indicated that 69 previous cultural resources studies have been conducted within one mile of the project area (the project site and the area of offsite improvements), 16 of which overlap with the project area. The records search results also indicated that a total of 21 cultural resources have been previously recorded within one mile of the project area; however, no sites have been recorded within the project site.

Thus, since the project site, which has been previously disturbed, remains undeveloped, and no resources were identified during the field survey or record search, the project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. No impact would occur.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? **Potentially Significant Unless Mitigated.**

The cultural resources survey activity described above did not identify any archaeological resources within the project area. A Sacred Lands File search for the project area of potential effect (APE) completed by the NAHC yielded negative results. In response to the Sacred Lands File search, the NAHC also provided tribal contacts who were contacted by HELIX on March 28, 2022. To date, four responses have been received, indicating the cultural sensitivity of the area.

The Viejas Band of Kumeyaay Indians indicated that the project area has cultural significance or ties to the Kumeyaay Nation and recommended notifying the San Pasqual Band of Mission Indians (the San Pasqual Band was included in the notification letters). The Pechanga Band of Indians (Pechanga) responded that the project

area is in their Ancestral Territory and the Tribe has Traditional Knowledge of this area. In addition, Pechanga noted the proximity of a Luiseño Traditional Cultural Property, as well as four Ancestral Placename locations, multiple nearby Ancestral-remains, and ceremonial features. The Rincon Band of Luiseño Indians noted that while no known Tribal Cultural Resources (TCRs) or Traditional Cultural Properties (TCPs) have been recorded within the project area, the Band believes that the potential exists for cultural resources to be identified as a result of further research. The San Luis Rey of Mission Indians is aware of cultural resource sites within close proximity to the proposed project; they "strongly urge caution in assessing the land encompassing the Project for any ground disturbing purposes, as well as incorporating the presence of a Luiseño Native American monitor during all ground disturbing activities". If additional responses are received, they will be provided to City staff.

While no archaeological resources have been identified within the project area, the presence of alluvial deposits and imported fill sediments, along with the presence of cultural resources within close proximity to the project area, indicate that there may be potential for buried cultural resources within the project area. Due to this potential, an archaeological and Native American monitoring program would be implemented during ground-disturbing activities, including brushing/grubbing, grading, excavation, trenching, etc. With implementation of mitigation measures CUL-1 through CUL-8, impacts would be less than significant. As discussed in Section 12, consultation in accordance with AB 52 has occurred and requested revisions were applied to the mitigation measures provided below.

CUL-1: Prior to the issuance of a Grading Permit, the Applicant/Owner shall enter into a monitoring agreement with a Qualified Archaeologist and a pre-excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement with a "Traditionally and Culturally Affiliated (TCA) Native American Monitor. A copy of the agreement shall be included in the Grading Plan Submittals for the Grading Permit. The purpose of these agreements shall be to formalize protocols and procedures between the Applicant/Owner and the Qualified Archaeologist and the TCA Native American Monitor for the protection and treatment of archaeological resources, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and tribal cultural resources, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and other ground disturbing activities.

CUL-2: Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor shall provide a written and signed letter to the City of Oceanside Planning Division stating that a Qualified Archaeologist and Native American Monitor have been retained at the Applicant/Owner or Grading Contractor's expense to implement the monitoring program, as described in the pre-excavation agreement.

CUL-3: The Qualified Archaeologist shall maintain ongoing collaborative consultation with the Native American monitor during ground disturbing activities. The requirement for the monitoring program shall be noted on applicable construction documents, including demolition plans, grading plans, etc. The Applicant/ Owner or Grading Contractor shall notify the City of Oceanside Planning Division of the start and end of ground disturbing activities.

CUL-4: The Qualified Archaeologist and Native American Monitor shall attend applicable preconstruction meetings with the General Contractor and/or associated Subcontractors to present the archaeological monitoring program. The Qualified Archaeologist and Native American Monitor shall be present on-site full-time during grubbing, grading and/or other ground altering activities, including the placement of imported fill materials or fill used from other areas of the project site, to identify any evidence of potential archaeological or tribal cultural resources. All fill materials shall be absent of any and all tribal cultural resources.

CUL-5: In order for potentially significant archaeological artifact deposits and/or cultural resources to be readily detected during mitigation monitoring, a written "Controlled Grade Procedure" shall be prepared by a

Qualified Archaeologist, in consultation with the Native American monitor, other TCA Tribes that have participated in the state-prescribed process for this project, and the Applicant/Owner, subject to the approval of City representatives. The Controlled Grade Procedure shall establish requirements for any ground disturbing work with machinery occurring in and around areas the Qualified Archaeologist and Native American monitor determine to be sensitive through the cultural resource mitigation monitoring process. The Controlled Grade Procedure shall include, but not be limited to, appropriate operating pace, increments of removal, weight and other characteristics of the earth disturbing equipment. A copy of the Controlled Grade Procedure shall be included in the Grading Plan Submittals for the Grading Permit.

CUL-6: The Qualified Archaeologist or the Native American monitor may halt ground disturbing activities if unknown tribal cultural resources, archaeological artifact deposits or cultural features are discovered. Ground disturbing activities shall be directed away from these deposits to allow a determination of potential importance. Isolates and clearly non-significant deposits will be minimally documented in the field, and before grading proceeds these items shall be secured until they can be repatriated. If items cannot be securely stored on the project site, they may be stored in off-site facilities located in San Diego County. If the Qualified Archaeologist and Native American monitor determine that the unearthed tribal cultural resource, artifact deposits or cultural features are considered potentially significant TCA Tribes that have participated in the state-prescribed consultation process for this project shall be notified and consulted regarding the respectful and dignified treatment of those resources. The avoidance and protection of the significant tribal cultural resource and/or unique archaeological resource is the preferable mitigation. If, however, it is determined by the City that avoidance of the resource is infeasible, and it is determined that a data recovery plan is necessary by the City as the Lead Agency under CEQA, TCA Tribes that have participated in the state-prescribed consultation process for this project shall be notified and consulted regarding the drafting and finalization of any such recovery plan. For significant tribal cultural resources, artifact deposits or cultural features that are part of a data recovery plan, an adequate artifact sample to address research avenues previously identified for sites in the area will be collected using professional archaeological collection methods. The data recovery plan shall also incorporate and reflect the tribal values of the TCA Tribes that have participated in the state-prescribed consultation process for this project. If the Qualified Archaeologist collects such resources, the Native American monitor must be present during any testing (conducted with the permission of all affiliated tribes) or cataloging of those resources. Moreover, if the Qualified Archaeologist does not collect the tribal cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the contracted TCA Tribe, as determined through the appropriate process, for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Ground disturbing activities shall not resume until the Qualified Archaeologist, in consultation with the Native American Monitor, deems the cultural resource or feature has been appropriately documented and/or protected.

CUL-7: The landowner shall relinquish ownership of tribal cultural resources unearthed during the cultural resource mitigation monitoring conducted during ground disturbing activities, and from any previous archaeological studies or excavations on the project site to the contracted TCA Tribe, as determined through the appropriate process, for respectful and dignified treatment and disposition, including reburial at a protected location on-site, in accordance with the Tribe's cultural and spiritual traditions. All cultural materials that are associated with burial and/or funerary goods will be repatriated to the Most Likely Descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98. No tribal cultural resources shall be subject to curation.

CUL-8: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the archaeological monitoring program (e.g., data recovery plan) shall be submitted by the Qualified Archaeologist, along with the Native American monitor's notes and comments, to the City of Oceanside Planning Division for approval.

c. Disturb any human remains, including those interred outside of formal cemeteries? **Less than Significant Impact.**

The project site is not located within a formal cemetery and is not known to have been a burial ground. In the event that human remains are discovered, the County Coroner shall be contacted. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. All requirements of Health & Safety Code Section 7050.5 and Public Resources Code Section 5097.98 shall be followed. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.6 Energy Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy efficiency?	☐	☐	☒	☐

Information in this section is based on the energy calculations prepared by HELIX (HELIX 2022d**)** for the project. Like the air quality analysis, these calculations represent a conservative analysis, as they assumed a larger project than is currently proposed. The actual energy use during construction and operation would be less than that presented in the discussion below. The calculations are attached to this Initial Study as Appendix D.

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? **Less than Significant Impact.**

Construction of the project would consume energy for the use of construction equipment and vehicles, as typical construction projects do. Construction would involve standard methods and would not include activities that result in wasteful, inefficient, or unnecessary consumption of energy resources. Energy consumed for project construction would primarily consist of fuels in the form of diesel and gasoline. Fuel consumption would result from: the use of on-road trucks for the transportation of construction materials and water; construction worker vehicles traveling to and from the project site; and from the use of off-road construction equipment. The estimated fuel and total energy consumed during project construction are shown in Table 4, *Construction Energy Use*. The full construction energy consumption calculation sheets are included as Appendix D.

Table 4: Construction Energy Use

Source	Gallons Diesel	Gallons Gasoline	MMBtu
Off-Road Construction Equipment	10,504	-	1,460
On-Road Construction Traffic	3,328	8,246	1,485
Total	13,832	8,246	2,945

Source: Appendix D
MMBtu = million British thermal units

While construction activities would consume petroleum-based fuels, consumption of such resources would be temporary and would cease upon the completion of construction. The petroleum consumed during project construction would be typical of similar projects and would not require the use of new petroleum resources beyond those typically consumed in California annually for construction activities. Based on these considerations, construction of the project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, and the impact would be less than significant.

During long-term operation of the project, energy would be consumed in the form of diesel and gasoline used by vehicles traveling to and from the project site; natural gas for heating and hot water; electricity required to source and treat water used by the project; and electricity used directly by the project. The project's operational energy use in gallons of fuel, electricity, and equivalent million British thermal unit (MMBtu) is shown in Table 5, *Operational Energy Use*. The energy calculation sheets are included in as Appendix D to this Initial Study.

Table 5: Operational Energy Use

Source	Diesel (gallons)	Gasoline (gallons)	Electricity (kWh)	Energy (MMBtu)
Mobile	1,377	27,558	-	3,609
Natural Gas	-	-	-	1,787
Water/Wastewater	-	-	73,849	252
Electricity	-	-	662,344	2,260
Total[1]	1,377	27,558	736,193	9,694

Source: Appendix D

[1] Totals may not sum due to rounding.

kWh = kilowatt hours; MMBtu = million British thermal units

As shown in Table 5, the project would result in an increase in annual energy consumption of approximately 9,694 MMBtu. Additionally, occupation of the project is anticipated to be limited to nine months out of the year, so operational energy use would be lower than calculated in this analysis. Fifty percent of the project's projected electricity needs would be provided by solar.

California Code of Regulations Title 24 includes mandatory building standards to decrease energy consumption. The project would be constructed in compliance with these standards such that operation of the buildings would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Typical design features to minimize energy consumption include energy efficient lighting and appliances, water efficient appliances and plumbing fixtures, and water efficient landscaping and irrigation. Impacts would be less than significant.

b. Conflict with or obstruct a state or local plan for renewable energy efficiency? **Less than Significant Impact.**

Several levels of government have implemented regulatory programs in response to reducing GHG emissions, which consequently serve to increase energy efficiency. State agencies, including CARB, California Energy Commission, California Public Utilities Commission, California Department of Resources Recycling and Recovery (CalRecycle), Caltrans, and the Department of Water Resources have developed regulatory and incentive programs that promote energy efficiency. Many of the measures are beyond the ability of any future development to implement and are implemented at the utility provider or the manufacturer level.

The 2019 Title 24 Building Energy Efficiency Standards include provisions applicable to buildings, which are mandatory requirements for efficiency and design. The project would be consistent with the requirements of Title 24 through implementation of energy-reduction measures, such as energy efficient lighting and appliances, water efficient appliances and plumbing fixtures, and water efficient landscaping and irrigation.

The City of Oceanside adopted a Climate Action Plan (CAP) in 2019 that includes measures to reduce energy use. In the category of buildings, the City aims to create incentive programs and encourage older buildings to conform to current Title 24 standards. In accordance with Section 3047 of the Zoning Ordinance, the project would provide solar to meet 50 percent of its anticipated energy demand. A tree canopy would cover 16 percent of the site, in exceedance of the 12 percent minimum required by Section 3049 of the Zoning Ordinance. As discussed above, the project would be new construction and would comply with the current energy efficiency requirements under Title 24. The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.7 Geology and Soils Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)? ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 Uniform Building Code, creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Discussion in this section is based on the Preliminary Geotechnical Investigation completed by Christian Wheeler Engineering, attached as Appendix E to this Initial Study. The Geotechnical Investigation contains several recommendations that are designed to meet the criteria set forth in the California Building Code (CBC), which is adopted into the OMC as Chapter 6. Accordingly, these recommendations are required by the CBC and are incorporated as project design features that would be included as conditions of approval. Please refer to Appendix E for the specific recommendations.

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)? **No Impact.**

In 1972, the California legislature passed the Alquist-Priolo Earthquake Zoning Act (Act) to help identify areas subject to severe ground shaking. The purpose of this Act is to prohibit the placement of most structures for human occupancy across the traces of active faults; thereby mitigating the hazard of fault ruptures. A fault is classified as active and categorized as within an Alquist-Priolo Earthquake Fault Hazard Zone if movement has occurred within the past 11,000 years. Where such zones are designated, no buildings or structures may be constructed on the trace of the fault. The project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone (DOC 2021). The project's geotechnical investigation found no active faults at the site, and therefore concluded that the risk of surface rupture is low. No impact would occur.

ii) Strong seismic ground shaking? **Less than Significant Impact.**

While no faults are present at the project site, Southern California is geologically active and more distant faults have the potential to cause shaking within the project area. The Newport-Inglewood Rose Canyon Fault Zone is located approximately 13 miles west of the site. Other nearby, active fault zones include Coronado Bank, San Diego Trough, and San Clemente Fault Zones to the southwest; the Palos Verdes Fault Zone to the northwest; and Elsinore, Earthquake Valley, San Jacinto, and San Andreas Fault Zones to the northeast. While ground shaking could occur, the project's geotechnical investigation found the site to be suitable for the proposed construction on the site. Further, compliance with CBC seismic design parameters and recommendations included in the geotechnical investigation would ensure earthquake safety and reduce potential impacts. Compliance with the applicable codes would reduce the potential for adverse effects during events of strong seismic ground shaking. Impacts would be less than significant.

iii) Seismic-related ground failure, including liquefaction? **Less than Significant Impact.**

Liquefaction is a phenomenon where earthquake-induced ground vibrations increase the pore pressure in saturated, granular soils until it is equal to the confining, overburden pressure. When this occurs, the soil can completely lose its shear strength and enter a liquefied state. The possibility of liquefaction is dependent upon grain size, relative density, confining pressure, saturation of the soils, and intensity and duration of ground shaking. For liquefaction to occur, three criteria must be met: underlying loose coarse-grained (sandy) soils, a groundwater depth of less than approximately 50 feet, and a potential for seismic shaking from nearby large-magnitude earthquake. The project's geotechnical investigation found that the project site has the potential to be subject to liquefaction. However, lateral spreading is not likely to occur based on the depth to groundwater and placement of liquefiable layers. The Geotechnical Investigation includes recommendations that are designed to meet the CBC standards and have been incorporated into the project as design features that would be adopted as conditions of approval. Mandatory compliance with applicable seismic-safety development requirements would minimize potential effects related to liquefaction. Impacts would be less than significant.

iv) Landslides? **Less than Significant Impact.**

Landslides occur when combinations of steep slopes, water presence, seismic activity, or other geologic conditions lead to slope instability. The Relative Landslide Susceptibility and Landslide Distribution Map of the Oceanside Quadrangle prepared by the California Division of Mines and Geology indicates that the site is situated within Relative Landslide Susceptibility Area 2. Area 2 is considered to be "marginally susceptible" to slope failures. Area 2 includes gentle to moderately sloping terrain, where slope failure and landslide occurrences

are rare. Based the relatively flat topography on and surrounding the project site, the geotechnical investigation considered the potential for slope instability or landslides to be very low.

Final grading plans for the project would be reviewed and approved by the City Planning Commission to confirm compliance with CBC and City regulations. The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Less than significant impacts would occur.

b. Result in substantial soil erosion or the loss of topsoil? **Less than Significant Impact.**

The project includes the conversion of approximately four acres of land that is currently undeveloped to a farm worker housing complex. Construction of the project would involve a variety of heavy equipment associated with intensive earthwork. Graded areas would eventually be stabilized through compaction, landscaping, and installation of structures, but could be subject to erosion primarily during the construction phase. Soil exposed during construction activities could be subject to erosion if exposed to heavy rain, winds, or other storm events.

Construction-related impacts would be addressed through conformance with applicable elements of the NPDES Construction General Permit and related City requirements including OMC Chapter 40, Urban Runoff and Discharge Control Ordinance and the City's Grading Regulation Manual.

The project applicant would be required to submit a Notice of Intent to the SDRWQCB for the preparation a Stormwater Quality Management Plan (SWQMP). Generally, a SWQMP demonstrates how water quality during and post construction would be maintained in accordance with mandated objectives. Often this is achieved by employing BMPs (see Section 14.10, Hydrology and Water Quality). Many BMPs designed to protect water quality also serve to reduce soil erosion and loss of topsoil. While specific BMPs would be determined during the SWQMP process based on site-specific characteristics (soils, slopes, etc.), typical erosion and sediment control measures that may be required in the project SWQMP include: (1) grading restrictions for applicable areas during wet weather; (2) preparation and implementation of Construction Site Monitoring Program and Rain Event Action Plan to provide enhanced erosion and sediment control measures prior to predicted storm events; (3) use of erosion control/stabilizing measures such as geotextiles, mats, fiber rolls, hydroseeding, or soil binders; (4) use of sediment controls to protect the site perimeter and prevent off-site sediment transport, including measures such as silt fencing, fiber rolls, gravel bags, temporary sediment basins, street sweeping, stabilized construction access points and sediment stockpiles, and use of properly fitted covers for sediment transport vehicles; (5) compliance with local dust control measures; and (6) implementation of additional BMPs as necessary to provide adequate erosion/sediment control and regulatory conformance.

Implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with the project SWQMP and related City and NPDES Construction General Permit requirements, associated potential erosion impacts from implementation of the proposed project would not result in substantial loss of topsoil or erosion. Impacts would be less than significant.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? **Less than Significant Impact.**

The project site is underlain by artificial fill, subsoil, alluvium, and granitic rock. As described in items 14.7.a.iii and 14.7.a.iv, landslides and lateral spreading are not likely to occur at the project site. Due to the potential for liquefaction at the site, specific site preparation and construction recommendations were detailed in the project's Geotechnical Investigation that would reduce risks related to liquefaction. Based on the liquefaction analysis performed for the geotechnical investigation, a potential settlement of ½ inch could occur over a horizontal distance of 500 inches. The investigation concluded that the risk of settlement was negligible and does not necessitate special foundation recommendations. Mandatory compliance with applicable seismic-

safety development requirements, such as CBC, would minimize potential effects related to landslides, lateral spreading, subsidence, liquefaction, or collapse. Impacts would be less than significant.

d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 Uniform Building Code, creating substantial direct or indirect risks to life or property? **Less than Significant Impact.**

Expansive soils have the potential to expand under wet conditions and contract when dry. High clay content typically contributes to more expansive soils. Detrimentally expansive soil is defined as clayey soil with an expansion index (EI) of 50 of greater. The project's geotechnical investigation determined that the site is underlain by artificial fill (EI between 0 and 90), subsoil (EI between 51 and 130), alluvium (EI between 0 and 90), and granitic rock (no expansion potential). The use of fill with a low EI and compliance with the CBC as identified in the geotechnical recommendations that have been included as project design features would reduce the potential risks associated with expansive soils. Impacts would be less than significant.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? **No Impact.**

No septic tanks or alternative wastewater disposal systems would be installed as part of this project. The project would connect to the existing sewer line on the property. No impact would occur.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Potentially Significant Unless Mitigated.**

No known unique geologic features are located at the project site. Due to the young age of alluvial soils underlying the project site, there are not likely to be paleontological resources discovered during implementation of the project. Areas underlain by artificial fill consist of disturbed soils that would not contain paleontological resources.

In the unlikely event of unanticipated discovery of paleontological resources, ground-disturbing activities would cease within 100 feet of the find until a qualified archaeologist or paleontologist is able to evaluate the significance of the finding and appropriate course of action, consistent with the guidelines as identified in mitigation measures GEO-1 and GEO-2 below. With implementation of mitigation measures GEO-1 and GEO-2, potential impacts would be less than significant.

GEO-1: Prior to the start of ground disturbing activities, a qualified paleontologist shall conduct pre-construction worker paleontological resources sensitivity training. The qualified paleontologist shall contribute to any construction worker paleontological resources sensitivity training either in person or via a training module. The training shall include information on what types of paleontological resources could be encountered during excavations, what to do in case an unanticipated discovery is made by a worker, and laws protecting paleontological resources. All construction personnel shall be informed of the possibility of encountering fossils and instructed to immediately inform the construction foreman or supervisor if any bones or other potential fossils are unexpectedly unearthed in an area where a paleontological monitor is not present. The developer shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance.

GEO-2: If paleontological resources (i.e., fossils) are discovered during ground-disturbing activities, the implementing agency will immediately be notified, and will ensure that their contractors shall stop work in that area and within 100 feet of the find until a qualified paleontologist can assess the significance of the find and develop appropriate treatment measures. Treatment measures will be made in consultation with the implementing agency.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.8 Greenhouse Gas Emissions Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Information in this section is based on the air quality and GHG calculations prepared by HELIX (HELIX 2022a) for the project. As described in the air quality analysis, the project analyzed in these calculations was larger than the currently proposed project. As such, this represents a conservative analysis The calculations attached to this Initial Study as Appendix A.

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **Less than Significant Impact.**

GHGs are emitted by natural processes and human activities primarily associated with: (1) the burning of fossil fuels during motorized transport, electricity generation, natural gas consumption, industrial activity, manufacturing, and other activities; (2) deforestation; (3) agricultural activity; and (4) solid waste decomposition. Emissions of GHGs in excess of natural ambient concentrations are thought to be responsible for the enhancement of the greenhouse effect and contributing to what is termed "global warming," the trend of warming of the Earth's climate from anthropogenic activities. Global climate change impacts are by nature cumulative; direct impacts cannot be evaluated because the impacts themselves are global rather than localized impacts.

The GHGs defined under California's Assembly Bill (AB) 32 include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). As individual GHGs have varying heat-trapping properties and atmospheric lifetimes, GHG emissions are converted to carbon dioxide equivalent (CO_2e) units for comparison. The CO_2e is a consistent methodology for comparing GHG emissions because it normalizes various GHG emissions to a consistent measure.

The City of Oceanside has set a significance threshold that aligns with the City's emissions reduction targets as outlined in the CAP of 3.5 metric tons (MT) CO_2e per service population by 2025. Emissions below this level would not be considered significant. The proposed project would support up to 338 workers and would include 8 dining facility workers; therefore, the threshold for the proposed project would be 1,211 MT CO_2e.

The project would result in emissions of GHGs during both construction and operation. GHG emissions resulting from project construction and operation are analyzed below.

Construction Emissions

Construction sources of GHG emissions include heavy construction equipment, worker vehicle miles traveled, and water use. The project's construction GHG emissions were estimated using CalEEMod Version 2020.4.0 and are shown in Table 6, *Construction GHG Emissions*. Emissions of GHGs related to the construction of the project would be temporary, and the total estimated GHG emissions associated with construction of the project would be 402.2 MT CO_2e. To be conservative in accounting for project sources of GHG emissions, the

construction period GHG emissions were amortized (i.e., averaged) over 30 years to be added to operational emissions. Averaged over 30 years, the proposed construction activities would contribute approximately 13.4 MT CO_2e emissions per year.

Table 6: Construction GHG Emissions

Year	Emissions (MT CO_2e)
2023	402.2
Total	402.2
Amortized Construction Emissions[1]	13.4

Source: CalEEMod (output data is provided in Appendix A).
[1] Construction emissions are amortized over 30 years.
MT = metric ton; CO_2e = carbon dioxide equivalent

Operational Emissions

During operations, area and indirect emissions sources associated with the proposed project would primarily result from energy sources, including the use of natural gas and electricity. The project's operational GHG emissions were estimated using CalEEMod Version 2020.4.0 and are shown in Table 7, *Operational GHG Emissions*. As shown in Table 6, the total estimated GHG emissions associated with operation of the project would be 507.5 MT CO_2e. As stated above, the construction period GHG emissions were amortized over 30 years to be added to operational emissions. Averaged over 30 years, the proposed construction activities would contribute approximately 13.4 MT CO_2e emissions per year. Combined with operational emissions, there would be a total of 520.9 MT CO_2e emissions per year.

Table 7: Operational GHG Emissions

Emission Sources	Emissions (MT CO_2e)
	2024
Area	2.0
Energy	258.7
Mobile	141.7
Solid Waste	37.9
Water and Wastewater	67.1
Operational Subtotal	507.5
Construction (Annualized over 30 years)	13.4
Total Operational Emissions	520.9
Screening Threshold	1,211.0
Exceed Threshold?	No

Source: CalEEMod (output data is provided in Appendix A)
Note: Totals may not sum due to rounding
MT = metric ton; CO_2e = carbon dioxide equivalent

The total yearly GHG emissions for the larger project assumed in this analysis would total approximately 520.9 MT CO_2e, which is well below the City's efficiency threshold of 1,211 MT CO_2e per year (based on 3.5 MT CO_2e per service population and a service population of 346). Therefore, the proposed project would not generate excessive GHG emissions, and impacts would be less than significant.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **Less than Significant Impact.**

There are numerous State plans, policies, and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is AB 32 and Senate Bill (SB) 32, the California Global Warming Solutions Act of 2006. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. SB 32 would require further reductions of 40 percent below 1990 levels by 2030. The CAP adopted by the City of Oceanside in 2019 provides additional guidelines and outlines limits of 3.5 MT CO_2e per service population per year by 2025, and 1.3 MT CO_2e per service population per year by 2050.

As described under threshold a above, the proposed project has a total emissions intensity of 520.9 MT CO_2e per year, or 1.51 MT CO_2e per service population per year. The project would not generate GHG emissions that would conflict with the City's CAP or an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.9 Hazards and Hazardous Materials Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	11	11	☒1	11
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	11	11	☒1	11

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **Less than Significant Impact.**

Materials and waste are generally considered hazardous if they are poisonous (toxicity), can be ignited by open flame (ignitability), corrode other materials (corrosivity), or react violently, explode, or generate vapors when mixed with water (reactivity). The term "hazardous material" is defined in the State Health and Safety Code (Chapter 6.95, Section 25501[o]) as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment. Hazardous waste is defined as any hazardous material that is abandoned, discarded, or recycled, as defined in the State Health and Safety Code (Chapter 6.95, Section 25125). The transportation, use, and disposal of hazardous materials, as well as the potential releases of hazardous materials to the environment, are closely regulated through many state and federal laws.

Construction that would be reasonably foreseeable with implementation of the proposed project would require the transport, use, and disposal of materials that are typically associated with construction activities, such as diesel fuels, hydraulic liquids, oils, solvents, and paints. The transport, use, and disposal of hazardous materials and/or wastes would be conducted in accordance with applicable federal and state laws. In addition, implementation of the proposed project would require conformance with the NPDES Construction General Permit, as described in Section 14.7, *Geology and Soils*. Specifically, this would entail implementation of a SWQMP to address the use of hazardous materials and the potential discharge of contaminants including construction-related hazardous wastes through the installation of appropriate BMPs. While specific BMPs would be determined during the SWQMP process, the suite of BMPs would include standard industry measures and guidelines contained in the NPDES Construction Permit text and Stormwater Best Management Practices Construction Handbook (California Stormwater Quality Association 2019). Based on implementation of appropriate BMPs, hazardous material impacts related to construction activities would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Operation of the proposed project would include the storage and use of hazardous materials and wastes that could include cleaning products, paints, landscaping chemicals, and other commercially available substances necessary for building maintenance. Storage, transport, use, or disposal of any hazardous material during operation of the project would occur in compliance with the applicable regulations and would not create a significant hazard to the public or the environment. Impacts would be less than significant.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? **Less than Significant Impact.**

As discussed above in response to item 14.9.a, limited quantities of hazardous materials such as gasoline, diesel, oils, and lubricants may be required to operate the construction equipment. Construction activities would be short-term, and the use of these materials would cease once construction is complete. The hazardous substances used during construction would be required to comply with existing federal, state, and local regulations regarding the use and disposal of these materials. In the event of an accidental release during construction, containment and clean up would be conducted in accordance with existing applicable regulatory requirements.

Implementation of the proposed project would not create a land use associated with hazardous material storage or transport that would contribute to the release of hazardous materials. The site would involve the limited use of common, commercially available hazardous materials for routine maintenance during operation, which would not require special permits for use and disposal as they would not create a significant hazard to the public or the environment. Impacts would be less than significant.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **Less than a Significant Impact.**

The nearest school is Mission Vista High School, approximately a quarter mile northwest of the project site. The project would introduce dormitory housing to the site. Such a land use would not generate hazardous emissions or involve the handling of acutely hazardous materials, substances, or wastes. As noted in response to item 14.9 a., project operation would involve the regular handling of minor quantities of common household chemical agents and related wastes; however, these types of wastes are typical and do not represent a hazardous materials or waste impact. Compliance with hazardous materials handling and disposal policies for the routine materials used for construction and operation of the structures would reduce the potential impacts near the school. Impacts would be less than significant.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? **Less than Significant Impact.**

Government Code 65962.5 requires that the Department of Toxic Substances Control (DTSC), the Department of Health Services (DHS), the State Water Resources Control Board (SWRCB), and any local enforcement agency, as designated by Section 18051, Title 14 of the California Code of Regulations, identify and update annually a list of sites that have been reported to have certain types of contamination. The DTSC EnviroStor database and the SWRCB Geo Tracker databases were consulted to identify if the project site or surrounding nearby properties are on a list compiled pursuant to Government Code 65962.5 (DTSC 2022; SWRCB 2022).

No sites were recorded in EnviroStor at the project site or within a 1,000-foot radius. One nearby site was recorded in GeoTracker, the San Luis Rey Restoration/Mitigation Bank, which is located north of the proposed project site. This habitat restoration project was included in the database voluntarily due to proposed soil reuse, including at the proposed project site. Pesticide-impacted soils were proposed at least five feet above the highest anticipated groundwater elevation. The notice dated April 8, 2014, indicates that the planned soil reuse for the pesticide-impacted soils would prevent risks to groundwater and the environment without the need for further restrictions (Geocon 2014). Additionally, the soil reuse plan was abandoned, and the soils were not placed on the San Luis Rey/Mitigation Bank Site (ESA PWA 2015). As such, the soils underlaying the project site would not create a significant hazard to future project occupants. Impacts would be less than significant.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard or excessive noise for people residing or working in the project area? **Less than Significant Impact.**

The site is located approximately 5.75 miles west of the Oceanside Municipal Airport and is within the planning area for the Oceanside Municipal Airport Land Use Compatibility Plan (ALUCP; Airport Land Use Commission 2010). The project site is at the northeastern edge of the Airport Influence Area (AIA) Review Area 2, which applies to land within the notification overflight area but with limits only on the heights of structures in High Terrain Zones, as mapped in the ALUCP. The project would not be constructed within a High Terrain Zone and would not otherwise conflict with the ALUCP. The site is outside of the Noise Exposure Range and Safety Zone. There would not be a safety hazard or excessive noise exposure due to the airport for people residing or working at the project site. Impacts would be less than significant.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **Less than Significant Impact.**

The project could impact emergency access during both construction and operation. During construction of the project, heavy construction vehicles could interfere with emergency response to the site or emergency

evacuation procedures in the event of an emergency (e.g., vehicles traveling behind the slow-moving truck). However, such trips would be brief and infrequent. During installation of the fire and water service infrastructure across Mission Road, temporary traffic control may be required. In the event that construction activity would occur in the public right-of-way and disrupt the normal flow of traffic, the Applicant would be required to submit a traffic control plan (TCP) as a supplement to a permit for work in the public right-of-way. The primary purpose of a TCP is to provide for the safe and efficient movement of motorists, bicycles, and pedestrians through or around construction zones while protecting the workers, equipment, and construction areas. A TCP is typically an illustration or graphic which depicts the exact location of the construction area, the roadway geometrics, and the temporary traffic control for the work. The TCP would be required to conform with the California Manual on Uniform Traffic Control Devices for temporary traffic control and the San Diego Regional Standard Drawings for traffic control plans. With adherence to a TCP, as approved by the City, the project would maintain acceptable roadway conditions for emergency response and evacuation.

Once operational, project access would be via Singh Drive. Traffic would be limited to 76 ADT, as the workers would not have personal vehicles and would be transported in buses. Other trips would be related to the eight facility workers, deliveries, and occasional visitors. The traffic generated by the project would not interfere with emergency response or evacuation plans.

In relation to an adopted emergency response plan, the City has an Emergency Operations Plan, which provides a system of coordination for agencies during a disaster (City 2016). The City is also a participating agency within the San Diego County Operational Area Emergency Plan, which sets forth the framework for the County of San Diego and participating agencies to use in performing emergency functions. These plans are programmatic and administered at a City and regional level, there are no components of the proposed project that would disrupt the effective implementation of these plans. At a project level, the project would adhere to the required municipal codes, including those that have been adopted to enact the CBC and the California Fire Code (CFC) to maintain adequate emergency access and response.

During construction, the project would implement a TCP for any work in the public right-of-way that may interfere with traffic operations and therefore emergency response. Neither operation or construction of the project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? **Less than Significant Impact.**

Further discussion of wildfire impacts is included in Section 14.20.

CAL FIRE classifies lands according to whether a very high fire hazard is present so that public officials can identify measures that will slow the rate of fire spread and reduce the intensity of uncontrolled fire through vegetation management and building standards. A very high or high fire hazard severity zone is designated based upon a combination of fuels, terrain, weather, and other relevant factors. The project site is in a Local Responsibility Area (LRA) for which CAL FIRE has prepared recommended zones. According to the Very High Fire Hazard Severity Zones in LRA Map for Oceanside, the project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ; CAL FIRE 2009). In addition, the proposed project would adhere to the CFC, which further reduces the risk of fire. Therefore, the proposed project is not anticipated to expose people or structures to wildland fires. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.10 Hydrology and Water Quality Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or iv) Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	11	11	11	11
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	11	11	11	11

Information in this section is based on the SWQMP prepared by Snipes-Dye Associates (Snipes Dye Associates 2022) for the project. The report is attached to this Initial Study as Appendix F.

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? **Less than Significant Impact.**

Modifications to the project site would alter the hydrological patterns of the site. There is the potential for water pollutants to be generated in the short-term during construction activities and in the long term due to the permanent changes to the site. Construction related pollutants may include loose soils, liquid and solid construction materials and wastes, and accidental spills of concrete, fuels, and other materials. Once operational, the proposed project would add typical, non-point-source pollutants to stormwater runoff, primarily due to runoff from impervious surfaces where a variety of pollutants can collect over time, such as driveways, roofs, and other paved surfaces. Landscaped areas can also generate water pollutants such as fertilizers and weed control agents, as well as green waste from landscape maintenance cuttings. Several measures to protect water quality and limit discharges are directed and implemented, through both the preparation of various plans and

adherence to established programs. As discussed below, the project will be required to demonstrate compliance with such plans and programs.

Oceanside is within the jurisdiction of the SDRWQCB, which is tasked with protecting the region's water quality objectives that meet the standards set forth in the Section 303 of the federal Clean Water Act (CWA) as well as the state's Porter-Cologne Water Quality Act. The SDRWQCB designates beneficial uses of surface water and groundwater, sets qualitative and quantitative water quality objectives that must be met to protect designated beneficial uses, and develops implementation programs to protect the regional water resources through its Water Quality Control Plan for the San Diego Basin Plan (the Basin Plan).

In addition, the project would be required to comply with the NPDES Construction General Permit and submit a SWQMP that outlines the intended practices to reduce pollutants in the stormwater to the maximum extent practicable during construction. The SWQMP must include erosion-control and sediment-control BMPs. Additionally, the SWQMP is also required to contain waste management and non-stormwater control BMPs that reduce the potential for construction-related stormwater pollutants. Typical construction-related BMPs might include temporary soil stabilization (e.g., straw mulch, wood mulch, drainage swales), temporary sediment control (e.g., silt fence, sediment track, fiber rolls, sandbag barrier), de-watering, vehicle equipment maintenance and cleaning, and tire cleaning. Further discussion of potential BMPs is included in item 14.7.b. BMPs contained in the project's SWQMP, as required by the NPDES Construction General Permit would reduce impacts during construction to less than significant levels

Once operational the project includes design features that are intended to protect water quality. A biofiltration basin with partial retention would be added to the project site and would be installed with a native plant palette to filter potential pollutants from the site's runoff. The purpose of a biofiltration basin is to use vegetation to protect downstream areas from project runoff. In this case, the biofiltration basin would be allowed within the riparian buffer and would include an overflow outlet directed to the San Luis Rey River. According to the Preliminary Hydrology/Drainage Study contained in Appendix E of this Initial Study, the biofiltration basin would serve to mitigate stormwater quality impacts from site runoff.

Based on the analysis above, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? **Less than Significant Impact.**

The project would increase a demand for potable water and non-potable water for irrigation. The improvements associated with the proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge. While the project would transition the site from an undeveloped graded lot to farm worker housing and ancillary uses, the project incorporates a variety of permeable surfaces such as decomposed granite, decorative cobblestone, turf green sod, and landscaped areas to comprise 50 percent of the approximately four-acre site. The use of these materials would allow for groundwater infiltration.

The project site is within a developed area serviced by the City's Water Utilities Department; the City sources the majority of water through purchase from the San Diego County Water Authority (89 percent). Further, water supplies in the City are managed under an Urban Water Management Plan, which indicates that the City has sufficient water resources that rely on less than ten percent of supply to come from groundwater (UWMP; City 2021).

The project site is within the Mission Basin, a sub basin to the San Luis Rey Valley Groundwater Basin. The Mission Basin has been determined to be low priority basin per the Department of Water Resources Sustainable Groundwater Management Act and is not subject to a groundwater management plan.

Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site; **Less than Significant Impact**.

Existing drainage at the project site consists of sheet flow in a general northerly direction to a low point that is around the center of the north edge of the site, where it is eventually conveyed towards San Luis Rey River. There also is an existing Caltrans 30" reinforced concrete pipe between the project site, Mission Road, and Singh Way that under crosses the project drive on the southeastern corner of the lot. The runoff collected from that area is diverted into the natural drainage swale located on the eastern side of the site. The project would alter the drainage patterns during both construction during earth moving activities and operation through the introduction of structures and altering the amount of impervious surfaces.

As discussed in item 14.10.a, the project would be required to adhere to the NPDES Construction General Permit, which would require the preparation of a SWQMP that would outline construction-related BMPs that would reduce the amount of siltation and erosion during project construction.

Once constructed, the project would introduce impervious surfaces to the site and provide the addition of a biofiltration basin. Runoff would be maintained in a general northerly direction to the basin with overflow of the basin directed as surface flow to San Luis Rey River. According to the project's drainage study, the proposed project would not have a significant impact to the downstream drainage facilities and/or any downstream streams or rivers (i.e., San Luis Rey River) in a manner which would result in substantial erosion or siltation, despite there being an increase in the overall post-development runoff from the current condition (Snipes-Dye Associates 2022). Impacts would be less than significant.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; **Less than Significant Impact.**

The project would alter the amount of runoff due to the addition of impervious surfaces but would maintain the general drainage pattern towards the north. Surface flows would be directed to the biofiltration basin that would mitigate water quality impacts and any overflow would be outlet through a weir structure towards the San Luis Rey River. The total 100-year, 6-hour peak discharge after development, including the biofiltration basin and outlet features, would be 3.6 cubic feet per second (cfs), a decrease of 0.16 cfs from existing conditions. Based on the decrease in runoff, the project would not result in flooding or other adverse impacts related to flooding in the San Luis Rey River, which has sufficient capacity to convey decreased flows (Snipes-Dye Associates 2022). Impacts would be less than significant.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or **Less than Significant Impact.**

As discussed above in item 14.10.c.ii, the project would connect to an existing storm drain and would construct a basin to capture and direct runoff from the site. A decrease in runoff rate would occur with construction of the project and therefore would not result in stormwater systems exceeding their capacity. The bioretention

basin would include a native plant palette and would provide filtration for polluted runoff. In addition to the basin, the project would implement BMPs in accordance with the SWQMP. Therefore, the project would not contribute runoff that would exceed capacity of storm water systems or increase the amount of polluted runoff. Impacts would be less than significant.

iv) Impede or redirect flood flows? **Less than Significant Impact.**

The project site is not located within a 100-year floodplain according to the Federal Emergency Management Agency (FEMA; FEMA 2018). As such, while the project would alter drainage patterns, it would not impede or redirect flood flows. Impacts would be less than significant.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? **Less than Significant Impact.**

The project site is located over eight miles inland and is not at risk of inundation during a tsunami event. Seiches result from a mostly enclosed body of water being impacted by a strong geologic event, which would be a lagoon in the case of Oceanside. The risk of a seiche in the City is minimal and would not impact the project site due to its distance from the lagoons. According to the National Flood Hazard Map prepared by the FEMA, the northern edge of the project site is located in the 500-year floodplain, which has a 0.2 percent chance of flood annually and is not associated with significant flood hazards (FEMA 2018). As discussed in Section 14.9, the proposed project would not store substantial hazardous materials onsite and would comply with regulations for the proper storage and use of such materials. The project would not be expected to be inundated or release pollutants if inundated. Impacts would be less than significant.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? **Less than Significant Impact.**

The San Diego Basin Plan is the Water Quality Control Plan for the project site. The San Diego Basin Plan allows discharges to be disclosed within the NPDES permit application submitted to the SDRWQCB, which the project applicant would submit. The permit would include limitation on the quantity and quality of discharges, compliance requirements with state and federal laws, and a monitoring program. Compliance with permit conditions would reduce impacts to water quality below a significant level.

The project site is located in the Lower San Luis Rey Valley Groundwater Subbasin, which is not a medium or high priority basin and does not require a Groundwater Sustainability Plan (GSP) per the Sustainable Groundwater Management Act. As there is no GSP for the project site, no impacts would occur related to sustainable groundwater management plans. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.11 Land Use and Planning Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

a. Physically divide an established community? **No Impact.**

The physical division of an established community typically refers to the construction of a linear feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local road or bridge that would impact mobility within an existing community or between a community and outlying area. The proposed project would create farm worker housing on a currently undeveloped site that is part of the larger property owned by WCTG. The project would be adjacent to the current packing facility and be accessible from the existing private driveway. Construction of the project would not divide surrounding communities or disrupt their existing mobility. No impact would occur.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? **Potentially Significant Unless Mitigated.**

Land Use Element

The project site is designated for Residential – Estate B in the City's Land Use Plan; however, it is zoned for Agriculture. Per the Land Use Element "nonagricultural land uses are only of the type and size to service the special needs of the agricultural area." In the case of the proposed project the residential facilities would allow seasonal workers to support the needs of the agricultural operations. The project would require the approval of a CUP to be implemented on the project site. The applicable policies of the Land Use Element that apply to the proposed project are as follows:

- 1.1.A Land uses shall be attractively planned and benefit the community.
- 1.1.B. Land uses shall not significantly distract from nor negatively impact surrounding conforming land uses.
- 1.12.B. The use of land shall not create negative visual impacts to surrounding land uses.
- 1.12.C The use of land shall not subject people to potential sources of objectionable noise, light, odors, and other emissions nor to exposure of toxic, radioactive, or other dangerous materials.
- 1.2.A The placement of proposed structural components, landscaping, accessways, etc. shall be oriented on the site in such a manner to maximize: (1) interior building absorption and retention of solar energy during appropriate seasons and times of day, and the access to sunlight for potential solar energy collection; (2) the even circulation of natural breezes between and through buildings; and (3) the quality of view and vistas from the site to the surrounding environment; and 4) The quality of views and vistas of the site from surrounding land uses; and 5) The public safety by eliminating designs that may harbor or hide detrimental activities.
- 1.2.B. A combination of deep, landscaped setback areas, berms, and decorative sound attenuation walls shall be required where developments abut major or intense transportation corridors.
- 1.2.C. New development or land uses shall provide coordinated site design wherever possible with existing or proposed adjacent land uses to provide complimentary site design, unified circulation access, and joint use of ancillary facilities.
- 1.2.G. All developments shall design parking areas to maximize efficiency, safety, convenience, and open space.
- 1.21.B. Common open spaces within a project site shall be contiguous unless it is found that segregation of the area and type of open space uses better serve the purposes of the General Plan and the project site.

- 1.22.C. Drought-tolerant materials, including native California plant species, shall be encouraged as a landscape type.
- 1.22.F. A buffer of landscaping shall be required between the built environment and lands left in a natural or open state. The landscape buffer shall be of sufficient size and shall use plant materials that will retard the spread of wildfire.
- 1.23.A. Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.
- 1.23.B. Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.
- 1.24.G. Where grading is required, flat planes, and sharp angles of intersection with the natural terrain shall be avoided.
- 1.24.I The structural quality of the soil and geologic conditions shall be incorporated into the site design and determine the method and type of construction. Slope stability shall be ensured during and after construction.
- 1.24.J. Potential hazards of flooding, erosion and sedimentation shall be reduced by designing the site drainage system to accommodate the existing upstream storm runoff and to coordinate with existing downstream conditions.
- 1.24.L. Setbacks from stream banks shall be established in the project design to maintain the health and usefulness of the watercourse for the benefit of the public.
- 1.24.M. The amount of impervious surfacing shall be limited and shall be designed to support the natural drainage system.
- 1.24.P. Site disturbance shall be limited to the minimum area necessary as construction proceeds.
- 1.24.Q. Groundcover shall be re-established as early as possible as construction proceeds.
- 1.24.R. Topsoil from excavated areas shall be stockpiled for reuse on the site where appropriate.
- 2.5.A. Agricultural areas are characterized by their primary function that is to farm, graze, or conduct animal husbandry. Agricultural areas typically involve contiguous tracts of agricultural land uses with only a very minor intrusion of non-agricultural land uses. These nonagricultural land uses are only of the type and size to service the special needs of the agricultural area.
- 2.5.D. Land use compatibility is of primary importance to agricultural areas since land use conflicts between agricultural and non-agricultural uses can force the economic nonviability of agricultural areas.
- 3.11.A. A biological survey report, including a field survey, shall be required for a proposed project site if the site is largely or totally in a natural state or if high interest species of plants or animals have been found on nearby properties.
- 3.11.C. In areas where vegetation or wildlife habitat modification is inevitable, mitigation and/or compensatory measures such as native plant restoration, land reclamation, habitat replacement, or land interest donation will be considered.
- 3.14.A. Investigation and evaluation of currently affected areas will indicate the measures to be included, such as the following measures: (1) keep grading to a minimum, leave vegetation and soils undisturbed wherever possible; (2) plant bare slopes and cleared areas with appropriate vegetation immediately after grading; (3) chemically treat soils to increase stability and resistance to erosion; (4) Install retaining structures where appropriate; (5) construct drainage systems to direct and control

rate of surface runoff; (6) construct silt traps and settling basins in drainage systems; and (7) construct weirs and check dams on streams.

- 3.2.D. An archaeological survey report shall be prepared by a SOPA (Society of Professional Archaeologists) certified archaeologist for a project proposed for grading or development if any of the following conditions are met: (1) the site is completely or largely in a natural state; (2) there are recorded sites on nearby properties; (3) the project site is near or overlooks a water body (creek, stream, lake, freshwater lagoon); (4) the project site includes large boulders and/or oak trees; or (5) the project site is located within a half-mile of Mission San Luis Rey.

The project's site design complies with policies 1.1.A, 1.1.B., 1.12.B, and 1.2A as buildings would not create visual disturbances or conflict with building requirements such as setbacks or building height. Based on the noise analysis presented in item 14.13.a, the project site would not be subject to excessive traffic noise requiring a noise wall or other measure identified by policy 1.2.B. The project would not create odors, hazardous material, or other public nuisances in compliance with Policy 1.12.C. Policies 1.2.C, 1.2.G, and 1.21.B are achieved through the site design, which provides recreational space and outdoor dining space on the opposite side of the buildings from the roadway and joint access with the packing facility to the site and parking spaces via Singh Way. The landscaping plan would be approved by the City and would enhance the aesthetics of the project in compliance with Policies 1.22.C, 1.23.A, and 1.23.B. As provided in item 14.4.a, Policy 1.22.F would be achieved through the provision of a buffer between the project and adjacent riparian habitat that would also include a fuel modification zone. In compliance with Policies 1.24.G through R and 3.14.A listed above, grading plans for the project are designed to minimize disturbances, stabilize the site, and comply with City regulations. Review of grading plans would be required prior to the issuance of a grading permit for the project. Policies 2.5.A and D would be achieved as the farm worker housing would provide for the continuation of agricultural operations without intruding into land that is viable for direct crop production. A Biological Technical Report (Appendix B) was prepared for the project to address Policy 3.11.A and includes mitigation as required by Policy 3.11.C. The project's Cultural Resources Survey (Appendix C) provides the information required by Policy 3.2.D. Therefore, the project would be consistent with the City's Land Use Element.

Housing Element

The project would provide housing to 338 workers that travel from Mexico and work in the region for nine months each year. As discussed further in item 14.14.a, the project would be consistent with the goal of the Housing Element to provide housing for seasonal farm workers who currently have challenges related to securing housing in the region.

Environmental Resource Management Element

The applicable goals and policies of the Environmental Resource Management Element that apply to the proposed project are as follows:

- **Water 3:** Minimize pollution of water supplies, including lakes, rivers, streams, lagoons, and groundwater.
- **Soil, Erosion, and Drainage 1:** Consider appropriate engineering and land use planning techniques to mitigate rapid weathering of the rocks, soil erosion, and the siltation of the lagoons.
- **Vegetation and Wildlife Habitats 1:** Conserve and enhance vegetation and wildlife habitats, especially areas of rare, endangered, or threatened species.
- **Cultural Sites 1:** Encourage the conservation and protection of significant cultural resources for future scientific, historic, and educational purposes.

- **Recreation and Scenic Areas 1:** Plan adequate recreation facilities based on existing recreation standards and criteria established by the appropriate agencies as contained in the other elements of the General Plan.
- **Recreation and Scenic Areas 2:** Encourage the preservation of significant visual open spaces when such preservation is in the best interest of the public health, safety, and welfare.

The project would achieve Water 3 and limit pollution through BMP implementation and appropriate drainage design. Soil, Erosion, and Drainage 1 would be achieved through proper grading techniques and BMP implementation. Avoidance of sensitive species and implementation of mitigation measures BIO-1 through BIO-10 would achieve the goals of Vegetation and Wildlife Habitats 1. A Cultural Resources Survey (Appendix C) was prepared for the project and did not find any recognized resources. However, an archaeological and Native American monitoring program would be implemented during ground disturbances, which would achieve Cultural Sites 1 (see mitigation measures CUL-1 through CUL-8). Recreation and Scenic Areas 1 would be achieved through the provision of on-site recreation facilities and seasonal residence in the City, as further addressed in items 14.15 Parks, 14.16.a, and 14.16b. The project site's visual setting is addressed in item 14.1.a and the project would achieve Recreation and Scenic Areas 2 due to its low setting and limited visibility. Therefore, the project would not conflict with the Environmental Resources Management Element.

Energy and Climate Action Element

The Energy and Climate Action Plan Element includes goals and policies for City staff to implement in support of the CAP and energy efficiency. There are no policies specifically applicable to the project, however the project would be consistent with the CAP and would support goal ECAE-6a to "preserve local agriculture as a means of encouraging efficient land use patterns, limiting transportation-related GHG emission, supporting local food sourcing, and maintaining ecological balance." The project would contribute to this goal by creating central housing for seasonal employees that would allow continued agricultural work in the region while decreasing transportation-related emissions due to individuals commuting to work.

Circulation Element

As discussed in item 14.17.a, the Circulation Element establishes acceptable operating conditions for road segments and intersections. The project would add 76 ADT and as described in item 14.17.a, would not generate trips that would cause nearby roadways to exceed acceptable volume and would not otherwise conflict with the Circulation Element.

Zoning Ordinance

The City's Zoning Ordinance Article 14 also details acceptable land uses within areas zoned for Agriculture (A). Farm worker housing is permitted in the A zoning district given compliance with Section 17000 of the California Health and Safety Code. A Use Permit is required for facilities with more than 36 beds. The project would include 338 beds and therefore would require a Conditional Use Permit subject to the findings provided in Article 41 of the Zoning Ordinance and a Development Plan approval subject to the findings provided in Article 43 of the Zoning Ordinance. Compliance with these regulations and permits would prevent conflicts with land use plans that have been implemented for purposes of avoiding or mitigating an environmental impact.

The project would also comply with the City's Development Standards provided in Article 14, Section 1430. This includes maximum lot coverage of 25 percent, front and rear setbacks of 40 feet, side setbacks of 30 feet, and parking areas and access roads surfaced as acceptable by the Fire Department. Development Plans would require approval by the Planning Commission.

Habitat Conservation Plan or Natural Community Preservation Plan

As noted in item 14.4.f, the project is located within the MHCP, but the City does not plan to approve the Draft SAP. The MHCP provides the conservation policies applicable to the project site. A 100-foot riparian buffer consisting of a 70-foot habitat buffer and a 30-foot fuel modification buffer would be provided by the project. As further discussed in item 14.4.b, the project site is located in the MHCP off-site mitigation zone and impacts to sensitive vegetation would be mitigated in accordance with MHCP requirements for Group C habitats in this zone. The project would not conflict with the buffers or sensitive habitats established by the MHCP with implementation of BIO-7 through BIO-10.

Noise Element and Ordinance

All noise level or sound level values presented in this document are expressed in terms of decibels (dB), with A weighting (dBA) to approximate the hearing sensitivity of humans. Time-averaged noise levels are expressed by the symbol L_{EQ}, with a specified duration. The Community Noise Equivalent Level (CNEL) is a 24-hour average, where noise levels during the evening hours of 7:00 p.m. to 10:00 p.m. have an added 5 dBA weighting, and noise levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. have an added 10 dBA weighting. This is similar to the Day Night sound level (L_{DN}), which is used in the City's General Plan Noise Element.

The project's southernmost residential structure is located approximately 260 feet from the centerline of Mission Road. At this distance, noise modeling using the Transportation Noise Model (TNM; Caltrans 2004) indicates the noise levels would be approximately 59.2 L_{DN}. Because the proposed residences would be located in an area exposed to noise levels below 60 L_{DN}, interior noise levels are not anticipated to exceed 45 L_{DN}, and the project would be located outside the 65 L_{DN} noise contours for residential uses. The project therefore complies with the Noise Element requirements for interior and exterior noise.

Other General Plan Elements

The project would be adequately served by existing facilities and would not implement a land use that would generate safety concerns for the surrounding community. The project would have no impact related to military facilities. No inconsistencies with the Community Facilities, Recreational Trails, Public Safety, Hazardous Waste Management, Economic Development, or Military Reservation Elements are anticipated as a result of project implementation.

The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect with implementation of the above mitigation measures. With the implementation of mitigation measures BIO-1 through BIO-10, CUL-1 through CUL-8, and GEO-1 through GEO-2 impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.12 Mineral Resources Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **No Impact.**

Mineral resources are commonly defined as a concentration or occurrence of natural, solid, inorganic, or fossilized organic material in or on the earth's crust in such form and quantity and of such a grade or quality that it has reasonable prospects for economic extraction. Mineral resources can be categorized into three classes: fuel, metallic, and non-metallic. Fuel resources comprise coal, oil, and natural gas. Metals include such resources as gold, silver, iron, and copper. Lastly, non-metal resources include industrial minerals and construction aggregate. Industrial minerals include boron compounds, rare-earth elements, clays, limestone, gypsum, salt, and dimension stone. Construction aggregate includes sand and gravel, and crushed stone.

The Surface Mining and Reclamation Act of 1975 (SMARA) is the primary regulator surface mining in the state. The act requires the state geologist (California Geological Survey) to identify mineral deposits in the state and to classify them based on their significance. SMARA defines a mineral deposit as a naturally occurring concentration of minerals in amounts or arrangement that under certain conditions may constitute a mineral resource. The concentration may be of value for its chemical or physical characteristics. The classification of these mineral resources is a joint effort of the State and local governments. It is based on geologic factors and requires that the State Geologist classify the mineral resources area as one of the four Mineral Resource Zones (MRZs), Scientific Resource Zones (SZs), or Identified Resource Areas (IRAs), described below:

- MRZ-1: A Mineral Resource Zone where adequate information indicates that no significant mineral deposits are present or likely to be present.
- MRZ-2: A Mineral Resource Zone where adequate information indicates that significant mineral deposits are present, or a likelihood of their presence and development should be controlled.
- MRZ-3: A Mineral Resource Zone where mineral resource significance is undetermined.
- MRZ-4: A Mineral Resource Zone where there is insufficient data to assign any other MRZ designation.
- SZ Areas: Containing unique or rare occurrences of rocks, minerals, or fossils that are of outstanding scientific significance shall be classified in this zone.
- IRA Areas: County or State Division of Mines and Geology Identified Areas where adequate production and information indicate that significant minerals are present.

The project site is mapped as MRZ-3 and is not located in the mapped mineral resource areas of the Land Use Element (DOC 1996; City 2002b). Therefore, the significance of mineral deposits is undetermined however,

according to the Land Use Element of the City's General Plan, mining operations are restricted to the San Luis Rey River Basin, South Coast Asphalt Rock Quarry, and Crystal Silica Company, which are areas known to contain mineral deposits. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. No impact would occur.

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **No Impact.**

As discussed above in item 14.12.a, no mineral resources are known to be at the project site. The proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.13 Noise Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **Less than Significant Impact.**

Short-term Construction Noise

Pursuant to the City's Noise Control Ordinance (OMC Chapter 38) and the City's General Plan Noise Element, construction activities would be limited to daytime hours (7:00 a.m. to 6:00 p.m. Monday through Friday, and from 7:00 a.m. 6:00 p.m. on Saturday for work that is inherently noise producing, (such as concrete and grout pours, roof nailing and activities of similar noise-producing nature.) for the duration of construction. No work is permitted on Sundays and Federal holidays. Moreover, the General Plan Noise Element states that it shall be unlawful for any person to operate construction equipment at a level in excess of 85 A-weighted decibels (dBA) at 100 feet from the source.

Construction-noise impacts from the project could include noise generated from equipment involved with grading of the site and building of the project structures. The loudest pieces of equipment from this type of construction would include excavators and dozers. According to the Roadway Construction Noise Model (RCNM; U.S. Department of Transportation [DOT] 2008), at 100 feet, an excavator would create an average

noise level of 74.7 dBA and a dozer would create a noise level of 75.6 dBA. Given that the loudest equipment would be below 85 dBA at 100 feet, construction noise would not exceed standards set forth in the General Plan Noise Element or Noise Control Ordinance. Furthermore, the nearest noise-sensitive land uses would be the single-family residences across Mission Road, located approximately 500 feet south of the project site. At this distance, maximum noise levels from an excavator would be 60.7 dBA and 61.6 dBA from a dozer. Construction noise impacts would be less than significant.

Stationary Noise

The project would not result in a significant source of stationary noise as there would be no major noise-producing equipment associated with the project's residential uses. Operational noise would be from equipment such as from heating, ventilating, and air conditioning units. Any units would be located approximately 500 feet from the nearest off-site noise-sensitive land uses to the south and are required to comply with applicable noise limits by ordinance. Other operational noise would be related to outdoor recreation and social activities, at a distance of 500 feet, while potentially audible, these activities are not expected to exceed noise ordinance limits for nearby off-site residences.

As discussed in item 14.17.a, the project is estimated to generate an increase of up to 76 ADT. According to SANDAG's Transportation Forecast Information Center (TFIC), Mission Road carries approximately 37,500 ADT. In general, in order to generate a 3 dBA increase in traffic noise (which is generally considered the human threshold for perception of a noise increase), traffic volumes on a roadway would have to double. The project's addition of 76 ADT would not double traffic volumes on Mission Road and traffic noise generated by the project would be less than significant.

b. Generation of excessive groundborne vibration or groundborne noise levels? **Less than Significant Impact.**

Project operations are not expected to generate ground borne vibrations or noise levels given the proposed residential land use. No pile driving, blasting, or other construction activities that would result in excessive ground borne vibration or ground borne noise would be required. The City does not state specific standards in the General Plan or Municipal Code for vibration. Caltrans standards for construction vibration use 0.1 inch per second peak particle velocity (PPV) as a "strongly perceptible" vibration annoyance potential criterion of for human receptors, or 0.5 inch per second PPV for continuous/frequent intermittent construction equipment (Caltrans 2020).

An on-site source of vibration during project construction would be a vibratory roller (primarily used to achieve soil compaction as part of the foundation and paving construction), which is expected to be used approximately 500 feet away from the nearest off-site occupied residence. A vibratory roller creates approximately 0.210 inch per second PPV at a distance of 25 feet (Caltrans 2020). A 0.210 inch per second PPV vibration level would equal 0.008 inch per second PPV at a distance of 500 feet.[1] This would be lower than the structural damage impact to older structures of 0.5 inch per second PPV and the "strongly perceptible" impact for humans of 0.1 inch per second PPV. Therefore, impacts associated with the vibratory roller (and other potential equipment) would be less than significant.

[1] Equipment PPV = Reference PPV * $(25/D)^n$ (inches per second), where Reference PPV is PPV at 25 feet, D is distance from equipment to the receiver in feet, and n = 1.1 (the value related to the attenuation rate through the ground); formula from Caltrans 2020.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **No Impact.**

The project would be subject to some distant aircraft noise. The nearest airport is Oceanside Municipal Airport, located approximately 5.75 miles to the east and the airfield associated with Marine Corps Air Station Camp Pendleton, located approximately 6 miles to the northwest. According to the Oceanside Municipal Airport's Airport Land Use Compatibility Plan (ALUCP), the project site is not within the airport's 60 CNEL noise impact zone (Airport Land Use Commission 2010). Similarly, the project site is not located within a noise impact zone for MCAS Camp Pendleton (Airport Land Use Commission 2008). Therefore, at these distances, no effects related to airport noise would occur at the project site, and no impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.14 Population and Housing Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses or indirectly (for example, through extension of roads or other infrastructure)? **Less than Significant Impact.**

Growth inducing impacts are caused by those characteristics of a project that foster or encourage population and/or economic growth, such as new housing (direct) or creation of a new job center or the expansion of infrastructure to increase capacity (indirect). While the project would directly create housing, it would be provided specifically for 338 seasonal farm workers. The resulting growth would be temporary and seasonal. The need for this housing project comes due to the end of WCTG's lease on North River Road where the farm workers had been living seasonally for the past ten years. After the peak of harvesting, farm workers would begin returning to Mexico in October. These workers would be restrained from becoming a permanent population by the nature of their entry into the United States. Moreover, the City's General Plan Housing Element that identifies housing needs and goals was updated in 2021 and is effective from April 15, 2021 to April 15, 2029. This most recent update recognized the special circumstances of migrant farm workers, who are not permanent residents of the City and therefore have unique needs related to housing. Goal 2 of the Housing Element is to "encourage the development of a variety of housing opportunities, with special emphasis on providing: Housing that meets the special needs of the elderly, homeless, farm workers, and persons with disabilities, and those with developmental disabilities" (City 2021). Program 6 under the current Housing Element involves working with agricultural employers to identify sites for the development of farm worker housing. Therefore, the project would fulfill the need for more permanent housing for seasonal farm workers as recognized in the Housing Element and would not result in a substantial unplanned population growth. Direct impacts would be less than significant.

In addition, the project would require approximately eight employees to facilitate the dining and laundry services. Such positions would be regionally advertised and would likely be filled through the local employment base. Therefore, indirect growth would not occur through these new employment opportunities. Further, infrastructure would be extended to the site. However, this extension would be from the existing municipal facilities that serve the greater project area and would not involve the installation of any infrastructure that would expand capacity beyond the site. Therefore, the project would not indirectly contribute to substantial growth. Indirect impacts would be less than significant.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? **No Impact.**

The proposed project would create housing for farm workers that work seasonally in San Diego County. The site is currently undeveloped and does not include people or housing. The project would not remove housing or displace existing people, necessitating the construction of replacement housing elsewhere. No impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.15 Public Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	☐	☐	11	☐
Police Protection?	☐	☐	11	☐
Schools?	☐	☐	☐	K
Parks?	☐	☐	KI	☐
Other public facilities?	☐	☐	K	☐

Fire Protection? **Less than Significant Impact.**

The Oceanside Fire Department (OFD) provides fire protection services to the project area. Station 6 is the closest station to the project site, located 2 miles west of the site at 895 N Santa Fe Avenue. OFD achieved a class 2 rating (the second-best rating) from the Insurance Service Office in 2020, which indicates that they are well-equipped to manage fires in the community (City 2021a). In addition to OFD service, the City is a participant in the San Diego County Automatic Aid Agreement, which allows the closest available service to be provided to the emergency regardless of city boundaries.

The proposed project includes the construction of dormitory housing for 338 seasonal farm workers and support facilities on an undeveloped parcel that is adjacent to the WCTG plant and part of the larger WCTG facility. OFD currently provides fire protection services to these land uses. Therefore, while the types of calls may differ from those that would occur with the existing land uses, the project would not be adding new land to the jurisdiction that was previously not serviced. The project does not represent a unique land use or type of construction that would require additional OFD resources, would not have a significant impact involving fire

response times, and would not otherwise create a substantially greater need for fire protection services than already exists.

Project plans would be required to be reviewed by OFD with respect to applicable fire protection standards set forth in OMC Chapters 6 and 11 (adoption of the CBC and CFC respectively) and approval is required prior to the issuance of building permits. Through this routine process, OFD confirms that the project meets of the applicable fire codes set forth by the State Fire Marshal and the City's building code, including sufficient fire flow and emergency access for fire engines and crews. The project would not individually require the provision of new or altered facilities, however, the City has an established public facility development impact fee program that requires new development to provide funds towards capital improvements for public services including fire and emergency services (OMC Chapter 32B and 32C). The project would be required to pay applicable developer impact fees in accordance with the City's requirements.

Implementation of the proposed project may result in an increase and a change in the types of calls for emergency services; however, the size and location of the project would not place an undue hardship on the fire department since they are presently servicing the areas surrounding the site and the project is subject to the capital impact fee. Therefore, implementation of the proposed project would not exceed the capacity of the OFD to serve the site with existing fire protection services and resources. Impacts would be less than significant.

Police Protection? **Less than Significant Impact.**

The Oceanside Police Department (OPD) would provide police protection services to the project site. The OPD is headquartered at 3855 Mission Avenue, which is approximately 5 miles west of the project site. In general, crime rates in Oceanside have been declining over time (City 2021a). The additional housing that would be provided by the proposed project would be occupied for nine months each year and would require police services. Demand for services would be typical of land uses that introduce residents (even if temporary) and likely result in an increase in property crimes and crimes against persons. The project would not introduce a land use with a unique need for police protection and would not require an increase in capacity of the OPD. Additionally, since OPD currently serves the existing project site, the project would not be adding new land to the OPD's jurisdiction that was previously not serviced. Additionally, OPD had the opportunity to review the project plans and provided a comprehensive list of design features intended to reduce criminal activity that would be adopted as conditions of approval. These include but are not limited to natural surveillance features, controlled access to dormitories, fencing, signage, and maintenance of landscaping to provide clear lines of site, etc., Given that the project would not introduce unique land uses requiring special protection and that the project would be required to include preventative design features, the project would not require the need for new or physically altered police protection facilities.

Lastly, OMC, Chapters 32B and 32C, require that new development pay a fee apportioned to the City's public facilities. The proposed project would be required to pay such fees that would provide funds to OPD for expanding facilities to better serve the area. The development impact fee amount would be determined by the impact fee schedule, and no building permit would be issued until the fees have been paid. Impacts would be less than significant.

Schools? **No Impact.**

The project proposes housing for up to 338 seasonal farm workers. The farm workers would not be school-age and would not bring school-age dependents to the housing facility while they work on seasonal assignments. Therefore, nearby schools would not be required to provide services to the project's residents and no new or altered facilities would be required from the local school district. No impact would occur.

Parks? **Less than Significant Impact.**

The City of Oceanside maintains 642 acres of park facilities including 15 community and 17 neighborhood parks, one regional park, three recreation centers, two senior centers, five skateparks, and two pools. Additionally, through a Memorandum of Understanding between the City and the Oceanside Unified School District, residents have access to approximately 156 acres of school play areas. Other facilities include Oceanside's 3.5 miles of beach, the harbor, and the pier (City 2021a).

The project would house 338 seasonal farm workers who have been staying at other locations throughout the City during temporary assignments over the last ten years. While these farm workers would not be permanent residents, they could use City parks and that usage is be considered in relation to the impacts upon park services. The City's goal is to provide 5 acres of parkland per 1,000 residents and it is set to exceed that goal with the completion of approved projects (City 2021a). Assuming all 338 beds were occupied, the farm workers would represent a 0.19 percent increase in the City's population. However, as temporary occupants of the project, the farm workers would not be considered residents of the City and would not require the provision of additional park facilities to achieve the City's goal ratio. A sports field would be constructed as part of the project and would be available to farm workers residing in the facility, which would decrease their use of public parks. The farm workers would have one day free from work each week and would have limited transportation options. The limited use of existing City park facilities by residents of the project site would not result in adverse physical impacts or the need for new park facilities. Impacts would be less than significant.

Other public facilities? **Less than Significant Impact.**

Residents of the proposed project could occasionally visit other public facilities such as libraries and community centers. Visits to these public facilities would be expected to be infrequent, with only a small number of the project's residents visiting on a given day during their temporary stays at the site. The project would not result in a need for new public facilities. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.16 Recreation Would the project:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated? **Less than Significant Impact.**

Please see response to item 14.15, Parks. It is likely that during the nine months that seasonal workers reside within the project site that farm workers would use parks and recreational facilities. A sports field would be constructed as part of the project and would be available to farm workers residing in the facility. While residents

could also utilize the City's facilities it is expected that they would most commonly recreate at the project site. The limited use of existing City recreational facilities by residents of the project site would not result in substantial physical deterioration or acceleration of deterioration. Impacts would be less than significant.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? **Less than Significant Impact.**

As discussed above in item 14.16.a, the project would not result in substantial use of parks and recreational facilities. Therefore, there would be no need to construct or expand recreational facilities as a result of the project.

The project proposes an onsite sports field for soccer and a basketball court that would serve the farm workers living at the project site. The sports field would be planted with natural grass and be located at the northeast corner of the site. Impacts related to the construction of this project element are analyzed in the entirety of this Initial Study. The project would not require the construction or expansion of public recreational facilities that might have adverse physical effects on the environment. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.17 Transportation Would the project:				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	11	11	☒1	11
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	11	☐

Information in this section is based on the Project Information Form completed by Linscott, Law & Greenspan, Engineers (LLG) and attached to this Initial Study as Appendix G.

a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? **Less than Significant Impact**

LOS is the term used to denote the different operating conditions that occur under various traffic volume loads. Roadway segment capacity and LOS standards are generally used as long-range planning guidelines to determine the functional classification of roadways. The actual capacity of a roadway facility varies according to its physical attributes. Typically, however, the performance and LOS of a roadway segment is heavily influenced by the ability of an intersection to accommodate peak hour volumes. LOS designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. LOS D is considered the minimum acceptable LOS for roadways in the City. The City's Circulation Element measures both intersection operations and roadway segments. LOS for nearby intersections and roadways, as of the Circulation Element updated in 2012, is shown in Table 8.

Table 8: Level of Service

Roadway/Intersection	Level of Service	
	AM	PM
Mission Road (SR 76) east of Melrose Drive	F	F
Mission Road (SR 76) west of Melrose Drive	A/B/C	A/B/C
Melrose Drive	A/B/C	A/B/C
Mission Road (SR 76) at Melrose Drive	A/B/C	A/B/C

Source: City 2012a

As noted in Table 8, the segment of Mission Road (SR 76) directly south of the project site is operating at LOS F. Implementation of the 2030 Transportation Roadway Plan would reduce LOS along the Mission Road segment south of the project site to LOS D while the nearby intersection would increase to LOS D (City 2012a). As Mission Road is part of the state highway system (SR 76), it is a maintained by Caltrans rather than the City.

The project does not propose changes to existing public circulation elements. During construction within the public right-of-way, the implementation of a TCP approved by the City would maintain acceptable circulation. Physical changes related to circulation would be limited to the creation of internal circulation for bus access to the project via the existing driveway from Singh Way. The Trip Generation Memo prepared for the project determined that during operation the project would generate 76 ADT, or 108 ADT when adjusted for the reduced performance characteristics of bus trips (LLG 2022). The details of trip generation sources are shown in Table 9 and would be related to dining employees, food service to farm workers, farm worker transport, and miscellaneous visitor trips.

Table 9: Project Trip Generation

Type of Trip	Daily Trips			
	One-Way Trips	PCE	ADT	PCE Adjusted ADT
Dining/Service Employees	8	1.0	16	16
Food Trucks	9	1.0	18	18
Farm Worker Transport (buses)	16	2.0	32	64
Visitor/Miscellaneous Trips	5	1.0	10	10
Total Trips	--	--	76	108

Source: LLG 2022

PCE = passenger car equivalents; ADT = average daily trips

These typical trips would occur for six days each week during nine months each year. During the farm workers' one day off from work each week there would be limited trips utilizing the buses, if desired. No parking would be provided for farm workers, as they would be transported to and from Central Mexico via buses for the growing season. Implementation of the project would not result in trip generation that would conflict with the Circulation Element's threshold of acceptable operating conditions.

The Circulation Element includes further policies to allow safe bicycle and pedestrian travel through the City. Bicycle and pedestrian facilities are not proposed by the project and would not be required to be constructed, as the project would not construct new public or private roads. As Mission Road is an expressway, it does not contain consistent sidewalks or bike lanes. The Circulation Element identifies a potential for inclusion of a class II bike lane on Mission Road west of Singh Way, however there is no current signage delineating a bike lane except at the intersections of Mission Road at Singh Way and at Melrose Drive where an approximately 6-foot-wide bike lane is designated between the through lanes and right-hand turning lane. According to the Circulation Element, a Class II bike lane should be within roadways adjacent to the curb lane and marked with appropriate striping and signage. No sidewalks or other dedicated pedestrian facilities are provided along

Mission Road between Singh Way and Melrose Drive. The circulation elements of the project site would provide access to parking areas and loading zones for buses. They would not provide a new route between any public roads and would be accessible via Singh Way.

Public transit is provided to the project area by North County Transit District Bus Routes 303, 309, 313, and 315. Bus stops for Route 303 are located along East Vista Way, 1.2 miles east of the project site, or at North Santa Fe Avenue and Alamosa Park Drive, 1.9 miles southwest of the project site. Bus headway along this nearest route is approximately 15 minutes on weekdays and 30 minutes on weekends. Routes 309, 313, and 315 stop at the Town Center North Shopping Center 2.2 miles east of the project site. The San Luis Rey Transit Center is located on North River Road, 3.3 miles northwest of the project site, and provides a central station for transit to additional bus routes. The project would not result in changes to public transit facilities and would not conflict with future plans for expansion of public transit systems.

As the project would generate minimal transportation changes and would be confined to the private site, the project would not conflict with any program, plan, ordinance, or policy addressing the circulation system. Impacts would be less than significant.

b. Conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)? **Less than Significant Impact.**

The passage of SB 743 resulted in a shift in determining transportation impacts under CEQA from measurements of LOS and vehicular delay to vehicle miles traveled (VMT). The City's Traffic Impact Analysis Guidelines were created to reconcile local policy and new CEQA guidelines (City 2020). These guidelines establish the City's VMT thresholds of significance and the use of a Project Information Form to screen projects' preliminary transportation impacts and determine if further studies are required. According to the project's Trip Generation Memo, the proposed project would generate 76 ADT or 108 ADT when adjusted for the reduced performance characteristics of bus trips (LLG 2022). Therefore, as outlined in the Traffic Impact Analysis (TIA) Guidelines since the project generates fewer than 200 ADT it would not be required to prepare an additional local transportation study (City 2020). Additionally, according to the City's TIA Guidelines, projects that generate less than 1,000 ADT and are consistent with the General Plan are screened out from preparing a VMT analysis (City 2020). Therefore, as the project is consistent with the General Plan and would generate 76 ADT, no further VMT analysis is required. The limited trips generated by implementation of the project would not create a significant transportation impact under CEQA Guidelines section 15064.3(b). Impacts would be less than significant.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? **Less than Significant Impact.**

The project site would be accessible via Singh Way and would create internal circulation. The internal circulation features would not create hazards and would not interfere with any public roadways. As discussed above, the project would generate bus trips, which have slightly reduced performance characteristics (stopping, starting, maneuvering, etc.) from passenger cars. Construction vehicles travelling to the site may also have reduced performance characteristics compared to passenger cars. However, these slower trips would be temporary and would not prevent circulation along public roads. During potential construction in the public right-of-way, the project would implement a TCP to ensure no hazardous conditions would occur during construction. The project would comply with required turn radius and other OFD standards to ensure no hazards result from the project. To ensure these standards are met, site plans would be reviewed and approved by OFD. No hazards related to geometric design features or incompatible uses would occur as a result of the project. Impacts would be less than significant.

d. Result in inadequate emergency access? **Less than Significant Impact.**

See item 14.9.f. The project would include emergency access via Singh Way and internal roads between the buildings. Review of the final construction plans by OFD would further ensure the project complies with emergency access requirements. During construction, slow-moving, heavy construction vehicles could require emergency vehicles to drive around the trucks and utilize the other lane on Mission Road. These trips would be brief and temporary during the construction phase. Implementation of a TCP during construction within the public right-of-way would ensure that emergency access remains adequate. The project would not result in inadequate emergency access. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.18 Tribal Cultural Resources Would the project: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5025.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

The discussion below is based on the Cultural Resources Survey (HELIX 2022c) prepared for the project, included in Appendix C of this Initial Study.

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). **Potentially Significant Unless Mitigated.**

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5025.1, the lead agency shall consider the significance of the resource to a California Native American tribe. **Potentially Significant Unless Mitigated.**

HELIX contacted the NAHC on January 27, 2022 for a Sacred Lands File search and list of Native American contacts for the project area. The NAHC responded on March 21, 2022 indicating that the Sacred Lands File search was negative and providing contacts for nearby tribes. As noted in item 14.5.b, in response to letters sent to the 28 contacts provided by the NAHC, tribes have indicated that the project site may contain buried tribal cultural resources. Outreach and consultation under AB 52 were undertaken by City staff to address

potential impacts to tribal cultural resources. The Rincon Band of Luiseño Indians requested consultation and their requested revisions have been incorporated into the mitigation measures proposed in this Initial Study.

Due to the potential for tribal cultural resources to occur within the project site, a Native American monitoring program would be implemented during ground-disturbing activities, including brushing/grubbing, grading, excavation, and trenching (HELIX 2022c). The monitoring program would include attendance by an archaeologist and Native American monitor at a preconstruction meeting with the grading contractor and the presence of archaeological and Native American monitors during ground-disturbing activities on site. The off-site improvements area is within a manufactured slope where tribal cultural material would not be present. Both archaeological and Native American monitors would have the authority to temporarily halt or redirect grading and other ground-disturbing activity in the event that cultural resources are encountered.

With implementation of the monitoring program outlined in mitigation measures CUL-1 through CUL-8 and tribal consultation pursuant to AB 52, impacts to tribal cultural resources would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.19 Utilities and Service Systems Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	11	11	11	11

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? **Less than Significant Impact.**

The project involves localized infrastructure improvements and connections to accommodate project development. An eight-inch water main would be installed to connect the project to the public water main south of Mission Road. A three-inch domestic water line and eight-inch fire service line would be connected to the water main for service to the project. Wastewater discharges from the site would occur through a connection

to the existing private sewer line. The on-site drainage features would convey runoff towards the northern side of the site which would include a bioretention basin and would filter stormwater to be diverted towards the San Luis Rey River. Existing storm drain features along the western side of the site would remain in place.

Dry utilities that include electric, gas, and telecommunication infrastructure would also be extended to the site from existing infrastructure. While there would be various upgrades and connections to the existing infrastructure that occurs within and surrounding the site, the extent of impacts has been examined in the context of the project as a whole throughout this Initial Study. The project would not result in the need for new or expanded water, wastewater treatment or storm drainage, electric power, natural gas, or telecommunication facilities. Impacts would be less than significant.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? **Less than Significant Impact.**

The Urban Water Management Planning Act (Act), adopted in 1983, requires water suppliers in California to conduct long-term water resources planning and specifically, Section 10620 (a) of the Act, identifies that urban water suppliers shall prepare and adopt an UWMP and that these plans are to be updated every five years. The City most recently prepared the 2020 UWMP (finalized June 2021) and indicated that water in the City is purchased from San Diego County Water Authority (SDCWA), groundwater, and recycled water.

The UWMP includes future predictions and supply reliability analysis, which indicates that SDCWA would be able to cover the City's increased demands during dry and multiple dry years. The City also has plans to increase local supply with increased groundwater production, expanding recycled water distribution, and implementing a potable reuse system. In a scenario where SDCWA begins to project supply deficits, the City would implement extraordinary conservation measures or convert more customers to recycled water (City 2021c). According to the UWMP, the City could supply sufficient water to the project during normal, dry, and multiple dry years through 2040. Impacts would be less than significant.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **Less than Significant Impact.**

Wastewater from the project would be processed at the San Luis Rey Wastewater Treatment Plant (WWTP), which, as of 2015, had a planned capacity for 1.5 million gallons per day (MGD) for tertiary treatment and 13.5 MGD for secondary treatment beginning in 2017. More increases in capacity are planned through the City's Pure Water program. The UWMP determined that the San Luis Rey WWTP was operating below capacity would have sufficient capacity for increases in recycled water processing during dry years. The project's wastewater would not be of a substantial quantity such that the wastewater treatment provider would have inadequate capacity to continue service to its existing commitments. Impacts would be less than significant.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? **Less than Significant Impact.**

Implementation of the project may result in a slight increase in solid waste generation due to the addition of farm worker housing at the site. The maximum capacity would be 338 farm workers, who would be temporary residents, residing in the facility as needed for agricultural work. Solid waste in the City is collected by Waste Management and transferred to El Sobrante Landfill in Riverside County (City 2012). The El Sobrante Landfill is permitted through 2051 with a remaining permitted capacity of 143,977,170 CY (CalRecycle 2022). In compliance with solid waste reduction programs, such as City Municipal Code Chapter 13 and the Zero Waste Program, recyclable and compostable materials would be separated from other solid waste in order to reduce the amount of solid waste that would be disposed of in the landfill.

Additional waste would be generated during construction. In compliance with AB 939, the City requires construction projects to submit a Waste Management Plan (WMP) prior to the beginning of construction activities. The WMP must detail how the project will achieve 65 percent waste diversion and be completed prior to the issuance of building permits. Compliance with regulations during construction and operation would ensure the project would not generate solid waste in excess of the applicable standards or local capacity. Impacts would be less than significant.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? **Less than Significant Impact.**

The City has implemented a Zero Waste Plan and is in the process of updating it further, such that it encompasses federal and state regulations related to solid waste. Municipal Code Chapter 13 details solid waste and recycling policies for the City. Oceanside residents produce approximately 4 pounds of trash per person/per day, which is far below the State maximum daily allowance of 6.3 pounds of trash per person/per day. The project would generate typical municipal solid wastes, which would be disposed of in accordance with the City's existing solid waste management programs in order to divert waste from landfills. As detailed above, the project would prepare a WMP to comply with waste reduction regulations during construction activities. The proposed project is required to comply with the City's diversion programs, and thus, would achieve the local and state solid waste diversion regulations. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.20 Wildfire If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

a. Substantially impair an adopted emergency response plan or emergency evacuation plan? **Less than Significant Impact.**

See also items 14.9.f and 14.17.d. According to the Very High Fire Hazard Severity Zones in LRA Map for Oceanside, the project site is not located within a VHFHSZ (CAL FIRE 2009). During construction of the project, heavy construction vehicles could interfere with emergency response or emergency evacuation

procedures in the event of an emergency (e.g., vehicles traveling behind the slow-moving truck). However, such trips would be brief, infrequent. Implementation of a TCP approved by the City would reduce any potential impairments to emergency response related to construction within the public right-of-way.

During project operation, roadways and intersections in the area surrounding the site would continue to operate at existing levels with the small addition of project-related traffic as discussed in Section 14.17. Emergency access to the structures at the project site would be provided via Singh Way and the internal roads. OFD would review project plans to ensure adequate emergency access. Neither construction of operation of the project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? **Less than Significant Impact.**

The project site does not have significant slopes, prevailing winds, or other factors that would exacerbate wildfire risk. Surrounding sites (agriculture, residential, and a school) are developed or maintained sites, such that there is not an excessive risk for uncontrolled wildfire spread. State Responsibility Areas east of the project site have moderate to very high fire hazard severity, which may result in exposure of project residents to the effects of wildfires such as pollutants resulting from smoke exposure, however there are no characteristics of the proposed project that would exacerbate risks associated with wildfires, such as difficult terrain, inadequate access, or unmaintained vegetation. Impacts would be less than significant.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. **Less than Significant Impact.**

The project would not require the installation of power lines and other utility infrastructure Utilities would be undergrounded and would not be installed in a manner that would exacerbate fire risk. Internal roads would be added from the existing driveway to the buildings and would be the access route for emergency vehicles in the event of an emergency. The necessary utility improvements would not exacerbate fire risk or create temporary or ongoing impacts to the environment. Impacts would be less than significant.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? **Less than Significant Impact.**

Please refer to response to items 14.18.a through 14.18.d and 14.20.b. The site is generally flat and unlikely to experience flooding or landslides due to runoff, post-fire slope instability, or drainage changes. The project would not result in people or structures experiencing significant risks related to fire impacts. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
14.21 Mandatory Findings of Significance Would the project:				
a. Does the project have the potential substantially to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory?	☐	☒	☐	☐
b. Does the project have impacts which are individually limited, but cumulatively considerable ("Cumulatively considerable" means the project's incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	☐	☐	☒	☐

a. Does the project have the potential substantially to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory? **Potentially Significant Unless Mitigated.**

With implementation of the mitigation measures identified in this Initial Study/Mitigated Negative Declaration, the proposed project would not have the potential to degrade the quality of the environment, reduce the habitat of any sensitive plant or animal species, or eliminate important examples of California history or prehistory.

As discussed in items 14.4.a through 14.4.f, the project has the potential to impact sensitive species directly through habitat removal and indirectly during construction activities. However, implementation of mitigation measures BIO-1 through BIO-10 would reduce these potentially significant impacts to biological resources to less than significant levels. The project would provide 0.1 acre of habitat mitigation in accordance with the MHCP, as detailed in BIO-9.

As discussed in items 14.5.a through 14.5.c, 14.7.f, and 14.18.a through 14.18.b, there is potential for unknown cultural, paleontological, or tribal cultural resources to be present at the project site. Implementation of a monitoring program as described in mitigation measures CUL-1 through CUL-8, GEO-1, and GEO-2 would reduce impacts related to these unknown resources. Tribal consultation has not been completed but will reduce impacts to tribal cultural resources to less than significant levels.

b. Does the project have impacts which are individually limited, but cumulatively considerable ("Cumulatively considerable" means the project's incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? **Less than Significant Impact.**

State CEQA Guidelines Section 15130 requires a discussion of the cumulative impacts of a project when the project's incremental effect is "cumulatively considerable," meaning that the project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects.

The City of Oceanside maintains a map of projects that are under review, approved, or under construction. Review of the projects within a roughly one-mile radius resulted in two projects being considered in the cumulative analysis. The North River Farms project would construct a 725-unit residential development with associated agricultural, commercial, and recreational uses along North River Road, east of Wilshire Road. The Guajome Lake project would construct 84 single-family homes consistent with the General Plan and zoning designations given approval of a density bonus for the provision of affordable housing.

Implementation of the proposed project would not result in individually limited, but cumulatively considerable significant impacts. As discussed under item 14.3.b, the project's emissions of criteria pollutants would not exceed the SDAPCD screening thresholds. Therefore, the project's operational activities would not result in a cumulatively considerable net increase of criteria pollutants that would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Similarly, the project would have a less than significant impact in relation to GHG, which is inherently discussed in terms of cumulative impacts.

All resource topics associated with the project have been analyzed in accordance with State CEQA Guidelines and found to pose no impact, less than significant impact, or less than significant impact with mitigation incorporated. Potential cumulative projects that could be constructed in the vicinity of the project would be required to comply with existing applicable federal, state, and local regulations.

c. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly? **Less than Significant Impact.**

The project would not consist of any uses or activities that would negatively affect any persons in the vicinity. In addition, resource topics associated with the project have been analyzed in accordance with CEQA and the State CEQA Guidelines and found to pose no impact, less than significant impact, or less than significant impact with mitigation. As discussed in section 4.9 of this Initial Study, there are no concerns from past activities at the site and no present hazardous materials and/or wastes concerns have been identified. No potential for land use consistency conflicts in relation to noise impacts that would impact human beings have been identified. Consequently, the project would not result in any environmental effects that would cause substantial adverse effects on human beings directly or indirectly.

15. PREPARATION

The initial study for the subject project was prepared by HELIX Environmental Planning, Inc.

16. **DETERMINATION (TO BE COMPLETED BY LEAD AGENCY)**

Based on this initial evaluation:

[ ] I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

[X] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been included in this project. A MITIGATED NEGATIVE DECLARATION will be prepared.

[ ] I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

17. DE MINIMIS FEE DETERMINATION

(Chapter 1706, Statutes of 1990-AB 3158)

[ ] It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.

[X] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

18. ENVIRONMENTAL DETERMINATION

The initial study for this project has been reviewed and the environmental determination, contained in Section V. preceding, is hereby approved:

Shannon Vitale, Senior Planner
City of Oceanside, Development Services Department

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