

**APPENDIX V**  
*Oceanside Plan Consistency Tables*



While the project is not subject to the City’s recently approved General Plan Update, including the EDE and ECAE, for informational purposes Tables 1 and 2 below provides an overview of measures within the EDE and ECAE and analyzes the proposed project’s consistency with them. This evaluation considers consistency with the goals and policies to the extent they potentially pertain to the project. As shown in the table, the proposed project does not conflict with any applicable goals or policies within the City’s EDE and ECAE.

**Table 1  
City of Oceanside Economic Development Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
GOAL EDE-1a	THE CITY OF OCEANSIDE WILL BE AMONGST THE MOST LIVABLE COMMUNITIES IN THE SAN DIEGO REGION.	<p>The project is planned to provide visual and functional compatibility with adjacent residential neighborhoods, other nearby land uses, development, and natural features, while designing buildings, spaces, and uses that enhance and respect the agricultural character of the area. In order to maintain visual compatibility with surrounding land uses, the project’s density would increase moving south and west from the north, reflecting the existing developed areas to the west of the project site. The project’s proposed agricultural lands will be located along the southern project boundary to provide for a visual buffer and setback from the agricultural zoned properties that lie further south of the project site. Additionally, the project will be required to provide an agricultural easement in perpetuity for the 37.5- acre Bree property that will create an additional buffer that will help preserve the agricultural activities and character of the South Morro Hills area. In adding the 37.5 acres of open space/agricultural land, the effective overall density of the project becomes lower than 3 dwelling units per acre.</p> <p>The proposed project would include several design elements that will benefit the general Oceanside community. The proposed project would provide walkable connections to nearby transit, school, community recreation, farmland, commercial, and residential uses of the surrounding community. As discussed in Chapter 3 of the Final Environmental Impact Report (FEIR), the proposed trail network within the project site is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes, and Class I trails. The trail network within the project site is designed to connect to the City’s planned off-site trail network by connecting to the existing trail along N. River Road and also providing a “river trail” adjacent to the San Luis Rey River setback. (Figure 3-7). The proposed project would provide a variety of housing types, including single-family residential, medium-density residential, and secondary dwelling units that will create a range of housing opportunities in various income categories. The Village Core or heart of the project would establish an overall range of development that allows for a variety of</p>	The proposed project would be consistent with this goal.

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		<p>agricultural uses, housing types, a restaurant/brewery, education center, and other commercial uses. A key feature of the Plan is a flexible commercial Village Core that will provide opportunities for education and community-based retail activities, public gatherings, social engagement, placemaking, and opportunities for special events and festivals for the residents of Oceanside. The Village Core would increase the retail options and have a distinct character from existing strip retail and commercial uses. In addition, the proposed project results in job-producing land uses (Mixed Use Retail/Office) in proximity to residential land uses.</p> <p>The project's circulation plan provides a safe and interconnected system for vehicles, bicycles, and pedestrians. Streets are designed as complete streets with narrow paved cross-sections and features to ensure safe movements for automobiles, bicyclists, and pedestrians.</p>	
Policy EDE-1a-1	Expand the range of commercial goods and services conveniently available to residents, workers, and visitors.	The Village Core would establish an overall range of development that allows for a variety of uses, including a restaurant/brewery, education center, and flexible commercial uses. The Village Square is planned to host a weekly farmers market centered around an open-air market stall equipped with solar powered electricity and parking provided for easy and convenient setup. A variety of outdoor spaces, including an informal amphitheater, outdoor classroom and gathering spaces that can support culinary classes as well as farm to table dinners. This central area of commerce and gathering will help support the production farm. The production-farming component of the project combined with the educational and retail component will bring visitors into the area promoting agritourism. The Village Core would increase the retail options in the area and have a distinct character from existing strip retail and commercial uses.	The proposed project would be consistent with this policy.
Policy EDE-1a-2	Encourage enhancement of the visual quality of the City, including quality design and expansion of the City's tree canopy, particularly at gateway locations and along commercial corridors where feasible.	The FEIR determined that the project would not substantially degrade the visual character of the site or the surroundings and impacts would be less than significant. (See Subsection 4.1, Aesthetics, of the FEIR.) The project has been planned to provide visual and functional compatibility with adjacent residential neighborhoods, other nearby land uses, development, and natural features, while designing buildings, spaces, and uses that enhance and respect the agricultural character of the area. The proposed project would serve as a transition point between the agricultural and farming uses associated with South Morro Hills and a more urbanized area to the west. As described above the project has been revised to require an additional 37.5 acres of open space/agricultural	The proposed project would be consistent with this policy.

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		<p>land that will create an additional buffer that will help preserve the agricultural activities and character of the South Morro Hills area.</p> <p>The standards found in the PD Plan provide for a variety of residential densities and building types within a comprehensive site design utilizing common infrastructure and site amenities. The customized zoning regulations and development standards promote compatibility with adjacent uses, including by providing for agricultural and open spaces. Development will include a strong landscape and American Farm House architectural design theme, influenced by the area and agricultural theme. Correctly placed and well-designed site amenities would enhance the usability and appearance of community spaces including parks, trails, streets, plazas, courtyards and building entries. A pedestrian circulation system would also link community streetscape, parks, and common open space features across the site.</p> <p>Landscape is a critical component of the North River Farms project. The project's landscaping emphasizes water conservation, drought-tolerant, native and edible landscaping, and provides abundant trees for beauty, definition of spaces, habitat enhancement and comfort. North River Farms emphasizes the importance of community agriculture, which will be reinforced by planting design and landscape character throughout the Plan. These connectors include landscaped promenades, medians, slopes, perimeter open space buffers and mid-block paseos. Uses may include multi use trails, water quality systems, edible landscapes, buffer/screening landscape planting and landscaping of slopes, medians and promenades The landscape design for the project drew inspiration from two primary sources: the agricultural landscape historic to East Oceanside with its regular geometry of row crops and tree orchards; and the natural landscape features of drainage-ways and the San Luis Rey River to create iconic early California tree lined and shade-dappled streets.</p> <p>Landscape lighting would be used carefully to avoid light pollution and adhere to Dark Sky Guidelines while providing safety and accentuating key community features. All outdoor lighting would meet Chapter 39 of the City Code (Light Pollution Ordinance) and would be completely shielded appropriately.</p>	

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		Signs would be used only where necessary within the residential portions of the neighborhood and in an understated manner, emphasizing an attractive image of permanence and quality; however, signs would offer adequate visibility and reflectivity, where appropriate, to provide for safety and orientation at night.	
Policy EDE-1a-3	Encourage new development that provides for social interaction, cultural enrichment, and a strong sense of place including appropriate open space.	<p>A key feature of the Plan is a flexible commercial Village Core that will provide opportunities for education and community-based retail activities, public gatherings, social engagement, placemaking, and opportunities for special events and festivals for the residents of Oceanside. The Village Core will act as the heart of the community and could include any or all of these components: traditional commercial space, retail opportunities, live work spaces, maker spaces, education, HOA and or community spaces, a farm stand, and a restaurant/brewery. These Village Core uses will serve to bring people together and establish a real sense of place encourage public gatherings, social engagement, and opportunities for special events and festivals.</p> <p>As discussed in Chapter 3 of the FEIR, the proposed trail network within the project site is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes, and Class I trails. The trail network within the project site is designed to connect to the City's planned off-site trail network by connecting to the existing trail along N. River Road and also providing a "river trail" adjacent to the San Luis Rey River setback. Refer to Figure 3-7 of the Final EIR.</p> <p>The proposed project would provide walkable connections to transit, schools, public parks, farmland, commercial, lodging, and residential uses in the community.</p>	The proposed project would be consistent with this policy.
Policy EDE-1a-4	Provide a diverse supply of quality housing, including executive housing, and continue to address homelessness.	The proposed project would provide decent, safe, and sanitary housing to residents of the City. The proposed project would provide a variety of housing types, including single-family residential, medium-density residential, and affordable housing (consistent with the City's inclusionary housing requirements).	The proposed project would be consistent with this policy.
Policy EDE-1a-5	Continue to reduce local crime rates by expanding economic opportunity, mitigating blight, practicing Crime Prevention through Environmental Design (CPTED), and providing social venues and recreational facilities that	Refer to GOAL EDE-1a and Policies EDE-1a-2 through 4.	The proposed project would be consistent with this policy.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	promote healthy and constructive activity.		
GOAL EDE-1b	THE CITY WILL EXPAND EMPLOYMENT, HOUSING, AND PUBLIC AMENITIES BY FACILITATING EFFICIENT, TRANSIT-ORIENTED DEVELOPMENT WITHIN ALREADY URBANIZED AREAS (I.E., SMART GROWTH).	<p>This Goal memorializes the City’s intent to facilitate transit-oriented development within already urbanized areas by expanding employment and housing opportunities in such areas. However, the City is not limited to approving development in just urbanized areas. This goal does not diminish the City’s ability to exercise its land use authority and approve projects that it determines is consistent with the General Plan. A project is considered to be consistent with the general plan if considering all aspects of the project; it will further the objectives and policies of the general plan. It does not require a precise match between a project and every general plan policy (Corona-Norco Unified Sch. Dist. V. City of Corona, [2001] 13 Cal.App.4th 1577; see also Sequoya Hills Homeowners Assn v. City of Oakland [1993] 23 Cal.App.4th 704)</p> <p>The goals and policies of the Economic Development Element are expected to complement and contribute to the implementation of the other General Plan Elements including the Housing Element. The Housing Element encourages a diverse supply of quality housing throughout the City and does not specifically require housing in only urbanized areas. (See CITY OF OCEANSIDE ECONOMIC DEVELOPMENT ELEMENT, 2019, page 7-6.) In fact, much of the residentially - zoned land in the urbanized areas of Oceanside, is already developed with relatively few vacant properties remaining. (Housing Element, IV-8.)</p> <p>With that said, the project lies approximately half a mile (.6 miles) from the North County Transit District Line known as the OC-8 and the San Luis Rey transit center at the corner of Vandegrift and North River Road, well within walking distance. A half mile radius is typically considered within walking and biking distance. The OC-8 Transit Line has been designated as a Rapid Transit line in the 2050 Regional Plan. The San Luis Rey Transit Center is served by Routes 303, 309, 311, 313, and 315 and pedestrian trails, proposed as part of project development (see discussion above and in Chapter 3 of the Draft EIR), would permit residents and visitors to access the Transit Center. The EDE recognizes Route 303 as the most utilized bus route in the NCTD system which connects the OTC to the Vista Transit Center through the Highway. (EDE, page 2-19.) Although NCTD does not currently provide service to the project site or to the areas to the east along N. River Road, NCTD indicated that future service may be expanded to the area (Appendix A of the Final EIR). The proposed project includes east/west bus stop infrastructure along N.</p>	The proposed project would be consistent with this goal.

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		<p>River Road within the project site to prepare for any future contemplated service by NCTD. Finally, the project's southwest and southeast boundaries are located within approximately 0.5 miles of a Walmart Supercenter, the Mission Marketplace large commercial center, State Route (SR) 76, the NCTD transit center (described above), a Home Depot, and the Mission Vista High School campus.</p> <p>The project is consistent with both the City's General Plan policies and the RCP's smart growth principles. As shown in FEIR, Table 4.11-3, the project would support the RCP's smart growth principles. The North River Farms Plan's sustainability objectives include low impact development, better access to agriculture, reducing energy use and greenhouse gas emissions, conservation of resources, encouragement of alternative modes of transit, provision for interpretative learning opportunities, and the fostering of a rich social fabric. (See Chapter 3.2 of the PDP.) In planning the project, the effort is to create a place where people can live, work and play to minimize the commute times and vehicle miles traveled. The project's Village Core would provide walkable connections to farmland, commercial, lodging, and residential uses in the community.</p> <p>Finally, the City's approval of the proposed project would not impede the City's ability to facilitate appropriate development projects from locating within already urbanized areas.</p>	
Policy EDE-1b-1	Encourage efficient, transit-oriented development, walkability, parking efficiency, pedestrian and bicycle facilities, and a strong sense of place within the City's Smart Growth Opportunity Areas (SGOAs), as identified on the Regional Smart Growth Concept Map.	<p>This policy encourages transit-oriented development within the City's Smart Growth Opportunity Areas (SGOAs), as identified on the Regional Smart Growth Concept Map. However, the policy does not prevent the City from exercising its land use authority by approving projects located outside of the Smart Growth Opportunity Areas. The City continues to have complete land use authority to approve projects that it determines are consistent with the General Plan, even if the project is not located in the SGOAs identified on the Regional Smart Growth Concept Map. (State Government Code Section 65080(b)(2)(K)). In any event, the proposed project would not impede the City's ability to encourage projects to locate within these areas.</p> <p>The project is consistent with the smart growth principles of SANDAG's Regional Comprehensive Plan upon which the Smart Growth Opportunity Areas (SGOAs) are based. The proposed project's consistency with the RCP smart growth principles is addressed in Table 4.11-3. As shown in Table 4.11-3, the proposed project would support the RCP's smart growth principles and, therefore, not conflict with the applicable growth policies of the RCP. Therefore, even though</p>	The proposed project would be consistent with this policy.

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		<p>the project is located outside of the SGOA, it is still consistent with the smart growth principles of the RCP.</p> <p>As described above, the project will provide walkable connections to nearby transit, schools, public parks, farmland, commercial, and residential uses of the surrounding community. The proposed trail network within the project site is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes, and Class I trails. The trail network within the project site is designed to connect to the City's planned off-site trail network by connecting to the existing trail along N. River Road and also providing a "river trail" adjacent to the San Luis Rey River setback. (Figure 3-7). The Village Core will include a combination of on-site parking areas and on-street parking. The mix of employment and retail uses will create a scenario that efficiently utilizes shared parking during the day and evening. In order to facilitate an efficient and effective parking system throughout the Plan area it is recommended that a Parking Management Plan (or equivalent mechanism) be incorporated with development as proposed in each Planning Area. Such a plan would be implemented and regulated by the appropriate Home Owners Association to help manage guest parking and ensure resident parking within respective garages. The Village Core will provide a sense of place by providing any or all of these components: traditional commercial space, retail opportunities, live work spaces, maker spaces, education, HOA and or community spaces, a farm stand, and a restaurant/brewery. These Village Core uses will serve to bring people together and establish a real sense of place encourage public gatherings, social engagement, and opportunities for special events and festivals. To enhance connectivity, and electric bike share program will be available to residents of the community.</p> <p>As discussed in Section 4.14 of the Draft EIR, the project site is located just over ½ mile from the San Luis Rey Transit Center to the west—southeast of the intersection of Vandegrift Boulevard and N. River Road— which is a smart growth site identified as OC-8. The San Luis Rey Transit Center is identified as having Existing High-Frequency Local Bus (Route 303) and Planned Rapid Service (Routes 474 and 477 to be phased in by 2050). The project has proposed road improvements to include on-street Class II bicycle facilities, sidewalk connections, and an electric bike share program to improve the "last mile connectivity" to the transit center. In addition, NCTD has expressed an interest in bus service to the east of the project site. To facilitate future service, the project has included bus stop locations on both sides of North River Road.</p>	
GOAL EDE-2a	THE CITY WILL MAINTAIN A PRO-BUSINESS ENVIRONMENT.	This policy is not subject to project-specific application, but rather memorializes the City's intent to maintain a pro-business environment. The proposed project would not impede	Not applicable.

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		<p>the County's achievement of this policy. In fact, development of the project will increase commercial opportunities in the City and help promote agritourism. The development plan includes 30,000 square feet of commercial space within the Village Core. As discussed in the PD Plan, the Village Core -- such commercial uses could include Maker Spaces, Retail Shops, Farmers Market, Collaborative Work Spaces, restaurant/brewery and Craft Production spaces. These spaces are intended to act as communal workshops where makers can share ideas and tools, have a flexible space to work, and allows for creativity in retail, artistry, vending, and making. The overall goal is to incubate small-scale farms and farmer-related business, providing benefits to farmers, residents, the local community and the environment. The production-farming component of the project combined with the educational and retail component will bring visitors into the area promoting agritourism. In addition, the proposed project results in job-producing land uses by providing Mixed Use commercial uses in the Village Core.</p>	
GOAL EDE-2b	<p>THE CITY WILL BETTER LEVERAGE KEY COMMUNITY ASSETS TO PROMOTE ECONOMIC DEVELOPMENT AND INCREASE THE TAX BASE.</p>	<p>This policy memorializes the City's intent to leverage key <b>community assets</b> to promote economic growth, by supporting existing businesses, attracting new businesses, promoting economic synergies, facilitating economic entrepreneurship, increasing the number of high-wage jobs, and expanding the local tax base. (See CITY OF OCEANSIDE ECONOMIC DEVELOPMENT ELEMENT, 2019, page 1-2 and 1-3.)</p> <p>The proposed project would not impede the City's achievement of this policy. In fact, the project, by increasing the housing supply and providing additional commercial uses, will add roughly 250 million dollars to the area's tax base. With an estimated tax revenue of over \$1.5million annually, the net benefit to the City of Oceanside is estimated at of \$600,000 annually. Other benefits include providing community assets such as parks, recreational facilities, community gardens, multi-use trails, open space areas, and improvements to multiple roadways and intersections. North River Farms will provide the infrastructure needed to promote agritourism in the region. The project provides a mix of commercial uses suitable to support agritourism, such as marker spaces, retail shops, and collaborative workspaces. The project will also provide activities such as farmers markets, hands-on experiences at the Farm, as well as incubating small-scale farms and farmer-related business.</p>	Not applicable.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
Policy EDE-2b-2	Encourage visitor-serving and high tax revenue generating uses on commercial properties in proximity to Interstate 5, State Route 78, and Highway 76.	The Village Core, is located approximately 0.75 miles north of State Route 76. The development plan includes 30,000 square feet of commercial space within the Village Core which could include Maker Spaces, Retail Shops, Farmers Market, Spaces, a restaurant/brewery and Craft Production spaces.	The proposed project would be consistent with this policy.
Policy EDE-2b-4	Promote community events that draw visitors and encourage overnight stays.	A key feature of the Plan is a flexible commercial Village Core that will provide opportunities for education and community-based retail activities, public gatherings, social engagement, placemaking, and opportunities for special events and festivals. The Village Core will act as the heart of the community and could include any or all of these components: traditional commercial space, retail opportunities, live work spaces, maker spaces, education, HOA and or community spaces, a farm stand, an amphitheater, a dog park, and a restaurant/brewery. These Village Core uses will serve to bring people together and establish a real sense of place encourage public gatherings, social engagement, and opportunities for special events and festivals. Additionally, hotel uses are an allowed use within the Village Core, and may be located there depending on the market viability of such use.	The proposed project would be consistent with this policy.
GOAL EDE-2c	THE CITY WILL SUPPORT INNOVATION AND ENTREPRENEURIALISM WITHIN THE LOCAL BUSINESS COMMUNITY.	Development of the project will increase commercial opportunities in the City and help promote agritourism. One of the project's overall goals is to incubate small- scale farms and farmer-related business, and encourage entrepreneurialism by providing marker spaces and collaborative workspaces. Refer to Goal EDE-2a.	The proposed project would be consistent with this goal.
Policy EDE-2c-1	Coordinate with local educational institutions and workforce development entities to support their workforce training programs.	This policy speaks to the City's commitment to coordinate with local educational institutions and workforce development entities to support their workforce training programs.	Not applicable.
Policy EDE-2c-2	Encourage local businesses to explore internship and apprenticeship opportunities.	This policy memorializes the City's intent to encourage local businesses to explore internship and apprenticeship opportunities. .	Not applicable.
Policy EDE-2c-3	Maintain ongoing marketing and informational programs in order to inform businesses about resources to help them start, grow and prosper.	This policy is not subject to project-specific application, but rather memorializes the City's intent to maintain ongoing marketing and informational programs.	Not applicable.

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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
GOAL EDE-2d	UNDERUTILIZED EMPLOYMENT LAND WILL BE EFFICIENTLY AND PROFITABLY REPURPOSED.	This site does not contain underutilized employment land.	The proposed project would be consistent with this goal.
Policy EDE-2d-1	Identify underutilized and obsolete commercial and industrial properties with the greatest potential for redeveloping into more productive use to enhance the City's competitive position in the regional economy.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy EDE-2d-2	Identify low-impact manufacturing and industrial uses that can be sited within commercial zoning districts.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy EDE-2d-3	Explore opportunities to expand the City's industrial land inventory in response to projected future demand.	This policy addresses future actions to be pursued by the City.	Not applicable.
GOAL EDE-2e	INFRASTRUCTURE, PUBLIC SERVICES, AND CIVIC PROGRAMS WILL PROMOTE BUSINESS ACTIVITY AND ENHANCE PROPERTY VALUES.	This goal stresses the importance of infrastructure, public services and civic programs to promote business activity and enhance property values. The project will provide numerous infrastructure improvements that will broaden agritourism opportunities for neighboring properties and enhance property values. The project will pay impact fees estimated at upwards of 27 million dollars. There will be an additional estimated 40 million dollars of infrastructure improvement made by the project for sewer, water, and reclaimed water. This fiscal impact analysis shows a positive fiscal benefit to the City and the ability to fund, on a sustained basis, the public services needed by the project.	The proposed project would be consistent with this goal.
Policy EDE-2e-1	Encourage local businesses to take an interest in the security and cleanliness of their immediate surroundings.	The project site will include commercial spaces within the Village Core while including several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, farm, and an ecology center. This area has been designed to address security concerns and most such areas will be maintained by the HOA or will be a requirement of the property owner, pursuant to the standards of the PDP and Conditions, Covenants and Restrictions recorded against the property. (See Chapter 5 and 7 of the PDP.)	The proposed project would be consistent with this goal.
Policy EDE-2e-2	Through Green Oceanside and other programs, work with businesses and community groups to conduct clean-up	This policy directs the City to take future actions to conduct clean-up events and other restoration and beautification efforts.	Not applicable.

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	events and other restoration and beautification efforts.		
GOAL EDE-2f	THOSE WHO GENERATE REVENUE IN THE CITY WILL INVEST IN THE LOCAL ECONOMY.	<p>The proposed project would include 30,000 square feet of commercial uses within the Village Core that will generate revenue for the City. Also, the project includes thoughtful planning principles to promote the agricultural region of South Morro Hills through agritourism. Purposeful planning to support agritourism will promote products from the farm, will generate income for the farmer, and will promote sustainability through education (Appendix B: North River Planned Development Specific Plan).</p> <p>The proposed project would include several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, restaurant/brewery farm, and an ecology center, which would benefit the future residents and the surrounding community by encouraging agritourism of the South Morro Hills area.</p>	The proposed project would be consistent with this goal.
Policy EDE-2f-1	Promote commercial uses that serve the needs of the City's daytime population, particularly those who work in Oceanside but live elsewhere.	As discussed in the PD Plan, the Village Core would increase the retail options in the area that provides a distinct character as opposed to common strip retail and commercial uses. In particular, the Village Core will consist of -- a mixed use commercial and social hub. It will include Maker Spaces, Retail Shops, Farmers Market, Collaborative Work Spaces, and Craft Production spaces. These spaces are intended to act as communal workshops where makers can share ideas and tools, have a flexible space to work, and allows for creativity in retail, artistry, vending, and making. The project will also provide activities such as farmers markets, hands-on experiences at the Farm, as well as incubating small-scale farms and farmer-related business. The mix of commercial uses, will also include retail uses and a restaurant/brewery that will serve the needs of the city's daytime population.	The proposed project would be consistent with this goal.
Policy EDE-2f-2	Encourage income property owners to rely on local businesses for products and services needed to maintain and upgrade their properties.	This policy addresses future actions to be pursued by the City	Not applicable.
GOAL EDE-3a	THE CITY WILL IDENTIFY AND ADDRESS THE LONG-TERM FISCAL IMPACTS OF ANY PROPOSED RE-DESIGNATIONS OF PROPERTY.	A Fiscal Impact Analysis was prepared for the project by DPF&G, dated January 18, 2019 ("Fiscal Report"), and updated June 5, 2019. The Fiscal Report was reviewed by the City's Consultant, KMA is attached to the Staff Report. This fiscal impact analysis shows a positive fiscal benefit to the City and the ability to fund, on a sustained basis, the public services needed by the project. With an estimated tax revenue of over \$1.5million	The proposed project would be consistent with this goal

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		annually, the net benefit to the City of Oceanside is estimated at \$600,000 annually. The project is estimated to produce nearly 600 jobs. The project will also pay impact fees estimated at upwards of 27 million dollars. There will be an additional estimated 40 million dollars of infrastructure improvement made by the project for sewer, water, and reclaimed water. Finally, a fire station, apparatus, and staffing will be paid for by the project with allocable funds from the project's community facilities district.	
Policy EDE-3a-1	Require that proposals to change land use and zoning designations be accompanied by robust fiscal impact assessment in order to ensure an informed decision-making process.	See Goal EDE-3a.	Not applicable.
Policy EDE-3a-2	Seek commensurate public benefits from projects that will have long-term negative fiscal impacts on the City.	The fiscal impact analysis shows a positive fiscal benefit to the City of Oceanside of an estimated tax revenue of over \$1.5 million annually. No long term negative fiscal impact would occur.	The proposed project would be consistent with this goal.
Policy EDE-3a-3	Explore alternative revenue sources that help to defray the long-term costs of development (e.g., assessment districts, infrastructure financing districts, public benefit zones).	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy EDE-3a-4	As part of the development review process for projects involving proposed amendment of land use and zoning designations, conduct thorough analysis of projected City revenues and expenses, other economic considerations (e.g., job creation), and non-economic benefits.	See GOAL EDE-3a. Staff has identified extraordinary public benefits and extra mitigation measures that have been added to the project. A list of the public benefits can be found in the Statement of Overriding Considerations. In addition the following benefits will be provided: function as a catalyst for investment in the agritourism business; construct critical infrastructure improvements necessary for the South Morro Hills region and agritourism; upsize the 18" sewer line to 24;" improve North River Road as a four-lane major road; reconstruct the existing Wilshire Road intersection at North River Road to improve turning movements, reconfigure vehicle lanes and make safety improvements; contribute \$400,000 to Caltrans for traffic signal optimization for the eight intersections on Freeway 76; expand the College Bridge from Vandegrift to Adams making College Blvd a six (6) lane facility from the Vandegrift intersection to the 76 intersection; establish an integrated system of bicycle facilities that would allow for future linkages and improvements; provide ten miles of trail system that will connect the farm plots, the homes, neighbors in South Morro Hills and provide pedestrian connections to regional	The proposed project would be consistent with this goal.

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		facilities including Del Rio Elementary, Melba Bishop Park and the NCTD Transit Center; construct and fund the ongoing operations including the staffing of a “temporary” fire station and dedicate 1 acre for a permanent fire station; increase the retail options in the area with a distinct character; produce nearly 600 jobs; generate over \$1.5 million annually with a net benefit to the City of Oceanside estimated at \$600,000 annually; add 250 million dollars to the area’s tax base; dedicate a perpetual easement over 37.5 acres of the Bree property for agricultural and open space purposes; provide a rent reduction for a 1-year period for a restaurant in the Village Core; provide a perimeter mountain bike trail along the southern perimeter; contribute \$500,000 towards improvements at Melba Bishop; and contribute \$1,000,000 toward a planning effort for South Morro Hills.	
GOAL EDE-3b	THE CITY WILL MAINTAIN A BROAD-BASED LOCAL ECONOMY.	This policy addresses future actions to be pursued by the City. –With that said, the project will contribute to creating a broad-based economy including providing commercial uses that allows for creativity in retail, artistry, and vending, and help to promote agritourism. The project intends to incubate small- scale farms and farmer-related business, providing benefits to farmers, residents, and the local community. The project will create a wholly different experience for the City that will more widely distribute the tourism base...	Not applicable.
Policy EDE-3b-1	Promote businesses whose goods and services encourage additional spending within the local economy (i.e., the local multiplier effect).	The project’s development plan includes 30,000 square feet of a broad range of commercial uses within the Village Core that will encourage a more local experience. As discussed in the PD Plan, such commercial uses could include Maker Spaces, Retail Shops, Farmers Market, Collaborative Work Spaces, restaurant/brewery and Craft Production spaces. These spaces are intended to act as communal workshops where makers can share ideas and tools, have a flexible space to work, and allows for creativity in retail, artistry, and vending, which will also promote agritourism. The project intends to incubate small- scale farms and farmer-related business, providing benefits to farmers, residents, and the local community.	The proposed project would be consistent with this goal.
Policy EDE-3b-2	Promote base industries that export goods and services, as well as businesses that provide goods and services to the community.	This policy addresses future actions to be pursued by the City.	Not Applicable
Policy EDE-3b-3	Promote online retail businesses and other internet-based operations that can provide jobs and sales tax revenues within the City.	This policy addresses future actions to be pursued by the City.	Not applicable.

**Table 1**  
**City of Oceanside Economic Development Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
Policy EDE-3b-4	Promote businesses that contribute to the experiential economy – i.e., those that provide respite, scenic surroundings, social interaction, cultural enrichment, physical activity, and other forms of recreation and entertainment.	See GOAL EDE-3b.	The proposed project would be consistent with this goal.
GOAL EDE-3c	THE CITY WILL INCREASE ITS SHARE OF REGIONAL BUSINESS ACTIVITY AND ASSOCIATED EMPLOYMENT BY PROMOTING THE FOLLOWING KEY ECONOMIC SECTORS: MANUFACTURING, HEALTH CARE SERVICES, CLEAN TECHNOLOGY (CLEANTECH), LIFE SCIENCE AND BIOTECHNOLOGY, INFORMATION AND COMMUNICATION TECHNOLOGY (ICT), SPORTS AND ACTIVE LIFESTYLE PRODUCTS AND SERVICES, AND HOSPITALITY.	The project would promote the hospitality sector in the Village Core by allowing a variety of hospitality uses, such as Visitor Accommodations, Restaurant and commercial recreation and entertainment. The Village Core will also promote agritourism by promoting Farmers Market, Collaborative Work Spaces, and Craft Production spaces.	The proposed project would be consistent with this goal.
GOAL EDE-3d	THE BUSINESS COMMUNITY WILL BE ENCOURAGED TO PURSUE ENERGY EFFICIENCY, RENEWABLE POWER, RECYCLING, AND THE USE OF SUSTAINABLE MATERIALS THROUGH PROGRAMS IDENTIFIED IN THE ENERGY AND CLIMATE ACTION ELEMENT OF THE GENERAL PLAN.	Refer to the consistency analysis with the Energy and Climate Action Element.	The proposed project would be consistent with this goal.
GOAL EDE-3e	CONSISTENT WITH THE LAND USE ELEMENT, TAKE ACTIONS TO HELP AGRICULTURE REMAIN	The proposed project would directly impact 176.64 acres of significant agricultural resources; however, mitigation measure MM-AGR-1 would reduce impacts to a less than significant level. MM-AGR-1 requires the applicant purchase of mitigation credits from an	The proposed project would be consistent with this goal.

**Table 1**  
**City of Oceanside Economic Development Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	ECONOMICALLY VIABLE OVER THE LONG TERM.	<p>adopted City agricultural conservation program to mitigate the loss of 176.64 acres of agricultural land at a 1:1 ratio or; should no adopted City program be in place at the time of filing the first application of a grading permit, that the same mitigation occur within the County of San Diego through its PACE program.</p> <p>Additionally, the project will be required to provide an agricultural easement in perpetuity for the 37.5- acre Bree property that will create an additional buffer that will help preserve the agricultural activities and character of the South Morro Hills area.</p> <p>The proposed project would include a number of agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, and an ecology center, which would benefit the future residents and the surrounding community. The proposed project would include 68.1 acres of agricultural land use onsite. The project agricultural areas would have a land use designation for agricultural use; refer to Chapter 3.</p> <p>The project site would be located in a transitional area between the agricultural and farming uses associated with South Morro Hills and a more urbanized area to the west. The proposed project itself would serve as a transition point between these two areas, by tying together the surrounding land uses and using agriculture as an organizing element of the overall neighborhood plan; therefore, providing better public access to agricultural uses.</p> <p>Additionally, agricultural features would be placed between the proposed residential units and surrounding land uses to allow for privacy. The southern portion of the project site would be surrounded by agricultural land and open space. Therefore, to maintain compatibility with this land use, production agriculture would be placed along the southern boundaries of the project site. Similarly, an edge buffer would be provided between the residential communities of the North Village and Hilltop Village and the surrounding agricultural and residential land uses. Additionally, the project will be required to provide an agricultural easement in perpetuity for the 37.5- acre Bree property that will create an additional buffer that will help protect the agricultural activities and character of the South Morro Hills area.</p> <p>Purposeful planning to support agritourism will promote products from local farms, which will generate income for the farmer, and will promote long term economic sustainability of local farms. The project will provide much needed improvements to limited infrastructure including</p>	

**Table 1**  
**City of Oceanside Economic Development Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		roads, water and sewer allowing neighboring properties to broaden their agritourism opportunity. (Section 5.5: North River Planned Development Specific Plan).  Refer also to Policy EDE-3e-3.	
Policy EDE-3e-2	Support efforts to brand South Morro Hills as a unique area that offers both high-quality agricultural products as well as edifying and invigorating experiences for visitors	The project site would be located in a transitional area between the agricultural and farming uses associated with South Morro Hills and a more urbanized area to the west. The proposed project itself would serve as a transition point between these two areas, by tying together the surrounding land uses and using agriculture as an organizing element of the overall neighborhood plan; therefore providing better public access to agricultural uses  The proposed project would include several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, and an ecology center, which would benefit the future residents and the surrounding community.  The Plan will develop a sustainable and profitable agritourism program, which will help to increase farm profits and preserve farming for the South Morro Hills area. The Village Core will promote a variety of outdoor spaces, including an informal amphitheater, outdoor classroom and gathering spaces that can support culinary classes as well as farm to table dinners. This central area of commerce and gathering will promote products from local farms, which will generate income for the farmer, and will promote long term economic sustainability of local farms. The project will provide much needed improvements to limited infrastructure including roads, water and sewer allowing neighboring properties to broaden their agritourism opportunity. (Section 5.5: North River Planned Development Specific Plan).	The proposed project would be consistent with this policy.
Policy EDE-3e-3	Pursue programs and infrastructure that provide cost-effective recycled water for agricultural use.	As discussed in the PD Plan, stormwater quality control measures will be implemented through site design, source control, and treatment control measures. Bio-swales, vegetated swale, and other state-of-the-art ecological techniques will be implemented to clean stormwater runoff before it enters off-site drainage ways. In addition, a series of individual buildings will collect rainwater in barrels and cisterns to supplement use of potable water for landscape irrigation.	The proposed project would be consistent with this policy.

**Table 1  
City of Oceanside Economic Development Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>Appropriate irrigation and water conservation measures are planned for through irrigation systems adjusted by weather-based technology, the use of native and adapted plants to reduce water and irrigation needs, implementing of moisture sensors to minimize over watering, and more.</p> <p>Currently, the off-site infrastructure is not available to supply recycled water to the proposed project. However, the proposed project would construct recycled water facilities to obtain beneficial use of recycled water when it becomes available. The use of recycled water would be for parks and irrigated open space, as well as some areas of agriculture depending on the type and purpose of plants that are cultivated. Additionally, the project would promote water collection and reuse as appropriate.</p>	
Policy EDE-3e-4	Support the adoption of advanced farming methods and the development of new crops that will thrive in local conditions and increase financial returns	<p>The proposed project would include thoughtful planning principles to promote the agricultural region of South Morro Hills through agritourism. Purposeful planning to support agritourism will promote products from the farm, will generate income for the farmer, and will promote sustainability through education (Appendix B: North River Planned Development Specific Plan).</p> <p>The proposed project would include several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, a hotel farm, and an ecology center, which would benefit the future residents and the surrounding community.</p>	The proposed project would be consistent with this policy.
GOAL EDE-4a	THE CITY WILL CONTINUE TO PARTNER WITH LOCAL AND REGIONAL EDUCATIONAL INSTITUTIONS TO PROMOTE WORKFORCE READINESS.	This policy addresses future actions to be pursued by the City.	Not applicable.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
GOAL ECAE-1a	THE OCEANSIDE COMMUNITY WILL SIGNIFICANTLY REDUCE ITS DEPENDENCE ON FOSSIL FUELS.	<p>As described in Section 4.6, Energy Consumption, the proposed project would implement photovoltaic (PV) systems in order to offset electrical consumption. A large proportion of the electrical demand would be generated by water and wastewater service, which would occur at minor scales compared to water demand for the region as a whole. The proposed project would implement design features to minimize its demand for electricity through the use of enhanced building energy efficiency standards. In addition, the proposed project would install solar PV panels sufficient to offset of 100% of residential and non-residential buildings electrical energy usage.</p> <p>Existing buildings located immediately adjacent to the proposed residential and mixed uses would be of a sufficient distance to not block sunlight for interior or solar energy collection. As described in the PD Plan, neighborhood design includes street layouts, building orientation, and landscaping to accommodate passive and active solar energy systems and to capture natural cooling and heating opportunities. Design treatments for passive solar will be balanced with the neighborhood's overall objective of reducing heating and cooling demands and providing solar-ready rooftops on south-facing roofs. Neighborhood design includes street layouts, building orientation, and landscaping to accommodate passive and active solar energy systems and to capture natural cooling and heating opportunities.</p> <p>The project would also be developed proximate to (just over ½ mile east of) the San Luis Rey transit center. The project has proposed road improvements to include on-street Class II bicycle facilities, sidewalk connections, and an electric bike share program to improve the "last mile connectivity" to the transit center. In addition, NCTD has expressed an interest in bus service to the east of the project site. To facilitate future service, the project has included bus stop locations on both sides of North River Road.</p> <p>Additionally, it should be noted that the applicant as proposed an additional condition of approval to pay the City an amount of \$100,000 to fund to-be-determined Climate Action Plan implementation measures.</p>	The proposed project would be consistent with this goal.
Policy ECAE-1a-1:	Incentivize the installation of solar photovoltaic systems in existing development, through community outreach and education, permit	This policy addresses future incentive actions for existing developments to be pursued by the City.	Not applicable.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	streamlining, and support of creative financing programs.		
Policy ECAE-1a-2	Require that new development supply a portion of its energy demand through renewable sources, to the extent practical and financially feasible.	Refer to GOAL ECAE-1a.	The proposed project would be consistent with this policy.
Policy ECAE-1a-3	Continue to pursue the expansion of solar photo-voltaic systems in municipal facilities, to both reduce the carbon footprint of municipal operations and achieve long-term cost savings.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy ECAE-1a-4	Continue to explore Community Choice Aggregation (CCA) as a means of sourcing utility-scale renewable energy.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy ECAE-1a-5	Explore opportunities for district heating/energy facilities, including cogeneration systems, central solar heating, and the use of local biomass as a fuel source.	This policy directs the City to explore opportunities for district heating/energy facilities.	Not applicable.
Policy ECAE-1a-6	Collaborate with MCB Camp Pendleton to identify opportunities for utility-scale renewable energy facilities.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy ECAE-1a-9	Ensure that land use and development standards allow for wind energy generation facilities while protecting aesthetic resources, neighborhood character, and the City's overall visual quality.	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy ECAE-1a-10	Remain open to sourcing energy from biomass, hydropower, hydrogen,	This policy addresses future actions to be pursued by the City.	Not applicable.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	nuclear fission and other alternatives to fossil fuel, while advocating for the responsible use, containment, reprocessing, and disposal of waste material.		
Policy ECAE-1a-11	Remain open to tidal and wave energy harvesting as a potential clean energy source, while being mindful of potential impacts on marine biology, aesthetic resources, and maritime navigation	This policy addresses future actions to be pursued by the City.	Not applicable.
Policy ECAE-1a-12	Participate in state and regional efforts to promote alternative fuels (e.g., biodiesel, bio alcohol, chemically stored electricity, biomass), to the extent practical and financially feasible.	This policy addresses future actions to be pursued by the City.	Not applicable.
GOAL ECAE-1c	THE CITY WILL ENCOURAGE ENERGY EFFICIENCY AND CONSERVATION IN NEW DEVELOPMENT.	Refer to GOAL ECAE-1a.	The proposed project would be consistent with this goal.
Policy ECAE-1c-2	Encourage passive solar building design in new development.	Refer to GOAL ECAE-1a.	The proposed project would be consistent with this policy.
Policy ECAE-1c-3	Develop outreach and educational materials promoting energy efficiency and conservation that can be distributed to new homeowners and new businesses at point of sale.	This policy addresses future outreach actions to be pursued by the City. Nonetheless, as discussed in the North River Farms Planned Development Plan (PD Plan) (Appendix B to the Final EIR), and Educational Center and Ecology Center will serve an educational hub to develop and promote sustainable practices through workshops and events.	Not applicable.
Policy ECAE-1c-4	Establish an ongoing dialogue with commercial and industrial brokers and property management entities to	This policy addresses future outreach actions to be pursued by the City. Nonetheless, refer to GOAL ECAE-1a and Policy ECAE-1c-3.	The proposed project would be consistent with this policy.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	promote the benefits of energy efficiency and conservation		
Policy ECAE-1c-7	As an alternative to natural gas, encourage building electrification, including electric heat pump appliances, space heaters, and water heaters.	Refer to GOAL ECAE-1a.	The proposed project would be consistent with this policy.
GOAL ECAE-1d	THE CITY WILL PROMOTE AWARENESS OF THE EMBODIED ENERGY IN CONSTRUCTION MATERIALS AND ENCOURAGE THE USE OF MATERIALS WITH LOWER EMBODIED ENERGY.	This Goal addresses future outreach actions to be pursued by the City	Not applicable.
Policy ECAE-1d-2	Prepare outreach and educational materials for homeowners, business owners, and construction professionals that identify the embodied energy in commonly used construction materials.	This policy addresses future outreach actions to be pursued by the City.	Not applicable.
Policy ECAE-1d-3	Encourage the use of locally-produced construction materials, including salvaged lumber.	At this time, it is not yet known where the proposed project would source its construction materials. The project applicant, in conjunction with the City, would encourage the use of local materials to the extent feasible.	The proposed project would be consistent with this policy.
GOAL ECAE-1e	THE CITY WILL BE A WELCOMING AND SUPPORTIVE ENVIRONMENT FOR GREEN BUSINESS.	<p>The potential land uses envisioned for the Village Core include mixed-use residential, a restaurant/brewery, maker spaces, retail shops, a farmer’s market, collaborative work space, and the Village Square Park.</p> <p><b>Maker Spaces.</b> The proposed project conceptually provides an area for a “creation hub,” flexible building spaces with high ceilings, convertible 200- to 300-square-foot stalls with utility hookups to allow for creativity in retail, artistry, vending, and making. These establishments would act as communal workshops where makers can share ideas and tools. In addition to the flexible spaces, there could be an opportunity for additional farmers market vending, a commercial kitchen, and collaborative work spaces.</p>	The proposed project would be consistent with this goal.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p><b>Farmer’s Market.</b> A permanent farmer’s market would be located within the Village Green. The farmer’s market would provide opportunities for sale of goods grown within the agricultural areas of the project site.</p> <p><b>Collaborative Work Space.</b> Office spaces are proposed within the Village Core that provide flexible open plan workspaces with share common amenities.</p> <p><b>Education Center.</b> The education center is the inspirational component of the core and a key value of the community that bridges the farm to the home.</p>	
Policy ECAE-1e-2	To encourage domestic production of consumer goods, amend land use policies and zoning standards to allow for small-scale, low-intensity manufacturing in commercial zoning districts.	This policy addresses future actions to be pursued by the City. In any event, refer to GOAL ECAE-1e. The project would include Maker Spaces and other collaborative work spaces.	Not Applicable
Policy ECAE-1e-3	Work with MCB Camp Pendleton to identify opportunities for utility-scale renewable energy facilities	This policy addresses future actions to be pursued by the City.	Not applicable.
GOAL ECAE-2a:	THE CITY WILL ACCOMMODATE FUTURE POPULATION, EMPLOYMENT, AND HOUSING GROWTH WITHIN ALREADY URBANIZED AREAS.	SANDAG has identified Smart Growth Opportunity Areas (SGOAs) in Oceanside that the ECAE has identified as areas that will accommodate the City’s future population, employment, and housing growth. The City plans on promoting the majority of its smart growth development within these areas. Similarly, the Housing Element establishes goals and policies that promote smart growth as a means of providing for the housing and employment needs of residents while minimizing environmental impacts. However, as noted in the Housing Element preface to the housing sites inventory, much of the residentially - zoned land in Oceanside, is already developed with relatively few vacant properties remaining. (Housing Element, 2013, page IV-8.) Although the SCS stresses that growth should be directed to existing urban areas, many of the parcels in these areas (underutilized sites) are inherently constrained by a variety of factors including: existing viable uses, small lot patterns, outdated parking policy, inadequate planning tools and zoning, aging infrastructure, and market risks for “ first -in” projects. (Housing Element, 2013, page IV-23.) Therefore, in order for the City to accommodate further growth, the	The proposed project would be consistent with this Goal.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>City will need to approve projects in areas other than the urbanized areas of the City. (The City is currently behind in meeting its RHNA obligations.)</p> <p>The project is consistent with the smart growth principles that form the basis of SANDAG's Regional Comprehensive Plan which includes the Smart Growth Opportunity Areas (SGOAs). The proposed project's consistency with the RCP smart growth principles is addressed in Table 4.11-3. As shown in Table 4.11-3, the proposed project would support the RCP's smart growth principles and, therefore, not conflict with the applicable growth policies of the RCP. Therefore, even though the project is located outside of the SGOA, it is still consistent with the smart growth principles of the RCP.</p> <p>The City continues to have complete land use authority to approve projects that it determines are consistent with the General Plan, even if the project is not located in the SGOAs identified on the Regional Smart Growth Concept Map. (State Government Code Section 65080(b)(2)(K)).</p>	
Policy ECAE-2a-1:	In areas served by transit, promote land use intensities that increase transit ridership and, in turn, the quality and frequency of transit service.	The project lies approximately half a mile (.6 miles) from the North County Transit District Line known as the OC-8 and the San Luis Rey transit center at the corner of Vandegrift and North River Road, well within walking distance. A half mile radius is typically considered within walking and biking distance. The OC-8 Transit Line has been designated as a Rapid Transit line in the 2050 Regional Plan. The San Luis Rey Transit Center is served by Routes 303, 309, 311, 313, and 315 and pedestrian trails, proposed as part of project development (see discussion above and in Chapter 3 of the Draft EIR), would permit residents and visitors to access the Transit Center. The EDE recognizes Route 303 as the most utilized bus route in the NCTD system which connects the OTC to the Vista Transit Center through the Highway. (EDE, page 2-19.) Although NCTD does not currently provide service to the project site or to the areas to the east along N. River Road, NCTD indicated that future service may be expanded to the area (Appendix A of the Final EIR). The proposed project includes east/west bus stop infrastructure along N. River Road within the project site to prepare for any future contemplated service by NCTD. Finally, the project's southwest and southeast boundaries are located within approximately 0.5 miles of a Walmart Supercenter, the Mission Marketplace large commercial center, State Route (SR) 76, the NCTD transit center (described above), a Home Depot, and the Mission Vista High School campus.	The proposed project would be consistent with this policy.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
Policy ECAE-2a-2	In the City's commercial corridors, promote a mix of land uses that contributes to a sense of place, creates synergies between local businesses, and affords residents the opportunity to live, work, and play within a walkable radius.	A key feature of the Plan is a flexible commercial Village Core that will provide opportunities for education and community-based retail activities, public gatherings, social engagement, placemaking, and opportunities for special events and festivals for the residents of Oceanside. The Village Core will act as the heart of the community and could include any or all of these components: traditional commercial space, retail opportunities, live work spaces, maker spaces, education, HOA and or community spaces, a farm stand, and a restaurant/brewery. These Village Core uses will serve to bring people together and establish a real sense of place encourage public gatherings, social engagement, and opportunities for special events and festivals.	The proposed project would be consistent with this Goal.
Policy ECAE-2a-3:	Develop parking standards and programs that ensure the efficient use of both public and private parking facilities.	The Village Core will include a combination of on-site parking areas and on-street parking. The mix of employment and retail uses will create a scenario that efficiently utilizes shared parking during the day and evening. In order to facilitate an efficient and effective parking system throughout the Plan area it is recommended that a Parking Management Plan (or equivalent mechanism) be incorporated with development as proposed in each Planning Area. Such a plan would be implemented and regulated by the appropriate Home Owners Association to help manage guest parking and ensure resident parking within respective garages.	The proposed project would be consistent with this Goal.
Policy ECAE-2a-4:	Streamline the review and approval process for transit-oriented development within the City's designated Smart Growth Opportunity Areas.	This policy addresses future actions to be pursued by the City.	Not Applicable
Policy ECAE-2a-5:	Explore opportunities to implement "mobility hub" features within Smart Growth Opportunity Areas and other areas amenable to active transportation and shared mobility options.	This policy addresses future actions to be pursued by the City.	Not Applicable.
Policy ECAE-2a-6:	Work with the development community to identify new sources of financing for mixed-use and other forms of urbanized development, including the	This policy addresses future actions to be pursued by the City.	Not Applicable.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	implementation of the El Corazon Specific Plan.		
Policy ECAE-2a-7:	Where appropriate, encourage the repurposing of declining strip commercial centers into mixed-use communities or other uses that continue to provide essential commercial goods and services while affording new housing options for current and future residents.	The Village Core or heart of the project would establish an overall range of development that allows for a variety of agricultural uses, housing types, a restaurant/brewery, education center, and other commercial uses The Village Core would increase the retail options and have a distinct character from existing strip retail and commercial uses. In addition, the proposed project results in job-producing land uses (Mixed Use Retail/Office) in proximity to residential land uses. In particular, the Village Core will consist of -- a mixed use commercial and social hub	The proposed project would be consistent with this Goal.
Policy ECAE-2a-8:	Prioritize capital improvements in areas suitable for mixed-use development.	This policy addresses future actions to be pursued by the City.	Not Applicable.
Policy ECAE-2a-9:	Pursue regional, state, and federal grant funding that incentivizes mixed use development.	This policy addresses future actions to be pursued by the City.	Not Applicable.
GOAL ECAE-2b	THE CITY WILL PRESERVE AND ENHANCE NATURAL HABITAT, PARKLAND, AND OTHER OPEN SPACE THAT CONTRIBUTES TO ENVIRONMENTAL HEALTH AND QUALITY OF LIFE.	<p>The proposed project would include the development of usable recreational open space and facilities as defined in the proposed PD Plan. As discussed in Chapter 3, the proposed project would include the development of several neighborhood parks, including the Village Square Park, Village Green, Riverside Village Park, Mill Park, View Park, and other pocket parks and open spaces (see Figure 3-4 of the Final EIR). As discussed in Section 4.15, the Environmental Resource Management Element of the City's General Plan establishes a standard of 5 acres of dedicated park land per 1,000 residents of the City. Therefore, the proposed project would be required to provide 10.81 acres of park land for new residents. The proposed project proposes 16.0 acres of park and open space, which would exceed this requirement.</p> <p>The proposed project is within the Oceanside Subarea Plan, a draft plan used as a guidance document for projects in the City. The proposed project is consistent with the requirements of the Oceanside Subarea Plan. Specifically, as required in Section 5.3.4 of the Oceanside Subarea Plan, the proposed project would mitigate for impacts to biological resources within the Off-Site Mitigation Zone with mitigation within the Wildlife Corridor Planning Zone or pre-approved Mitigation Areas (City of Oceanside 2010). The</p>	The proposed project would be consistent with this goal.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>proposed project would directly impact the 0.42 acres of sensitive vegetation communities that would require mitigation under the Oceanside Subarea Plan. These vegetation communities do not function as a habitat corridor and have little habitat value for wildlife due to their isolation from a larger habitat corridor and small patch size. Therefore, mitigation occurring within the riparian corridor of the San Luis Rey River would provide preservation of biologically superior habitat, as well as fulfillment of the requirements of the Oceanside Subarea Plan for habitat in the Off-Site Mitigation Zone.</p> <p>In addition, although impacts would occur within the buffer of the San Luis Rey River, they would occur primarily within agricultural land (0.58 acres), developed land (0.36 acres), and disturbed habitat (0.26 acres). The remaining impacts are to 0.15 acres of mule fat scrub, 0.02 acres of non-vegetated channel, 0.07 acres of disturbed wetlands, and 0.02 acres of southern arroyo willow riparian forest. Therefore, there would be a total of 1.50 acres of impacts within the 100-foot buffer of the San Luis Rey River. Impacts within the buffer are required for improvements to N. River Road and for some off-site improvements. These improvements are required to support the proposed project and do not fall under one of the three prohibited uses within the buffer.</p> <p>Of the 1.50 acres of impacts within the 100-foot buffer, 0.58 acres of existing agriculture and the existing road and adjacent disturbed habitat (0.67 acres) would remain. However, impacts to 0.26 acres of native habitat within the 100-foot buffer of the San Luis Rey River would be potentially significant. This impact includes 0.07 acres of disturbed wetland, 0.15 acres of mule fat scrub, 0.02 acres of non-vegetated channel, and 0.02 acres of southern arroyo willow riparian forest. Implementation of MM-BIO-2, which requires preservation in accordance with the Oceanside Subarea Plan, and MM-BIO-3, which requires revegetation of slopes, would reduce potentially significant impacts to a level below significance.</p>	
Policy ECAE-2b-3	Maintain the health and visual quality of the City's watersheds and support the siting of public amenities and gathering spaces in proximity to these important natural resources.	A SWQMP has been prepared for the proposed project (Appendix K), which was prepared consistent with the requirements of the City's BMP Design Manual. The City's BMP Design Manual was prepared to aid preparation of SWQMPs to be in compliance with the Regional MS4 Permit, including requirements for management urban runoff, including stormwater, from post-construction land development activities. The proposed project's SWQMP proposed, permanent, post-construction stormwater BMP requirements would be incorporated in the proposed drainage system. The stormwater BMP requirements and the proposed drainage system are incorporated into project design. Source control BMPs to be implemented include storm drain stenciling or signage; protection of trash	The proposed project would be consistent with this policy.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>storage areas from rainfall, run-on, runoff, and wind; and vegetative landscaping to control for erosion (Appendix K). All runoff flow within the project site would be transported through the proposed drainage system and contained and treated in on-site biofiltration basins. The biofiltration basins would treat runoff to the maximum extent practicable prior to discharge into the San Luis Rey River using natural processes and flow attenuation. Therefore, with the incorporation of stormwater drainage and water quality treatment systems in the form of biofiltration designed in accordance with the City’s BMP Design Manual, stormwater containing potential pollutants sourced from the project site would be treated to the maximum extent practicable by capturing and detaining inflows for treatment, which would be achieved through filtration, sedimentation, sorption, biochemical processes, and vegetative uptake, prior to discharge into the San Luis Rey River.</p> <p>The southern portion of the project site would be surrounded by agricultural land and open space. To maintain visual compatibility with this land use, production agriculture would be placed along the southern boundaries of the project site. Therefore, proposed residential and mixed-use structures would be adequately set back from the San Luis Rey River, which would be separated from the project site with these agricultural uses.</p> <p>As discussed in Chapter 3, the proposed trail network within the project site is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes, and Class I trails. The trail network within the project site is designed to connect to the City’s planned off-site trail network by connecting to the existing trail along N. River Road and also providing a “river trail” adjacent to the San Luis Rey River setback.</p>	
GOAL ECAE-2c	THE CITY WILL CONTINUE TO EXPAND ITS ACTIVE TRANSPORTATION NETWORK.	<p>The proposed project will have streets designed as complete streets with narrow paved cross-sections and features to ensure safe movements for automobiles, bicyclists and pedestrians (Refer to Appendix B of the Final EIR). High “internal” commuting will be implemented through the creation of safe, comprehensive walkable and bikeable spaces that connect to regional trails, transit centers and safer pedestrian crossings. Bicycle sharing, shuttle services, and car sharing opportunities will be explored.</p> <p>As discussed in Chapter 3 of the Final EIR, the proposed trail network within the project site is composed of an interconnected system of on-street sidewalks, Class II and III bicycle lanes,</p>	The proposed project would be consistent with this goal.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>and Class I trails. The trail network within the project site is designed to connect to the City's planned off-site trail network by connecting to the existing trail along N. River Road and also providing a "river trail" adjacent to the San Luis Rey River setback. Refer to Figure 3-7 of the Final EIR.</p> <p>The proposed project would provide walkable connections to farmland, commercial, lodging, and residential uses in the community. Additionally, the proposed project would include the development of usable recreational open space and facilities as defined in the proposed PD Plan.</p>	
Policy ECAE-2c-6	Where appropriate, implement "complete street" right-of-way improvements such as those recommended in the Coast Highway Vision and Strategic Plan.	The proposed project will have streets designed as complete streets with narrow paved cross-sections and features to insure safe movements for automobiles, bicyclists and pedestrians (Appendix B of the Final EIR). Refer also to Goal ECAE-2c.	The proposed project would be consistent with this policy.
GOAL ECAE-2d	THE CITY WILL ACTIVELY SEEK REGIONAL TRANSPORTATION FUNDING FOR PROJECTS THAT EXPAND MOBILITY OPTIONS FOR THE OCEANSIDE COMMUNITY.	This policy addresses actions to be pursued by the City.	Not applicable.
GOAL ECAE-2e	BY 2035, AT LEAST TEN PERCENT OF OCEANSIDE RESIDENTS WILL COMMUTE TO WORK BY PUBLIC TRANSIT.	<p>The North County Transit District (NCTD) provides public transit services to the project vicinity. The proposed project is proximate to the San Luis Rey Transit Center located south of N. River Road between Vandegriff Boulevard and Waterview Way located just over 1/2 mile from project site. The San Luis Rey Transit Center is served by Routes 303, 309, 311, 313, and 315. Bike routes and pedestrian trails, proposed as part of project development (see discussion above and in Chapter 3 of the Draft EIR), would permit residents and visitors to access the Transit Center.</p> <p>Although NCTD does not currently provide service to the project site or to the areas to the east along N. River Road, NCTD indicated that future service may be expanded to the area (Appendix A of the Final EIR). The proposed project includes east/west bus stop infrastructure along N. River Road within the project site to prepare for any future contemplated service by NCTD.</p>	The proposed project would be consistent with this goal.
Policy ECAE-2e-1	Collaborate with the North County Transit District (NCTD) to address	Refer to GOAL ECAE-2e.	The proposed project would be consistent with this policy.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	“first mile/last mile” challenges faced by prospective transit users.		
Policy ECAE-2e-3	Encourage the electrification of the Sprinter line.	This policy addresses actions to be pursued by the City.	Not applicable.
Policy ECAE-2e-4	Through TDM programs and other means, encourage employers to participate in regional rideshare programs, including SANDAG’s iCommute.	<p>Although these details for the project are not yet known, the City and project applicant have considered incorporation of Transportation Demand Management (TDM) measures as part of project implementation. The following preliminary TDM strategies have been incorporated into the PD Plan to allow flexibility in implementation:</p> <p>The proposed TDM Strategy would be organized into two main strategy types:</p> <p>Land Use Strategies – These strategies include land use diversity (mixed-use) and supporting design features that encourage residents/employees to walk, bike, or take transit within the project site and surrounding area:</p> <ul style="list-style-type: none"> <li>• The project would provide a mix of land uses, including residential, commercial, educational, farming/food production and parks, so that residents of the project have access to basic shopping, education, fresh food and recreation opportunities without having to travel outside of the project site. This would lower vehicle miles traveled because residents can use alternative transportation modes to reach the various land uses available within the site, and if they do need to drive, the trip is very short.</li> </ul> <p>Commute/Travel Services for Residents – These strategies would provide residents with travel options other than private auto for trips to destinations inside and outside of the project site and surrounding area:</p> <ul style="list-style-type: none"> <li>• Develop a comprehensive pedestrian/bicyclist trails network that provides connections to all land uses.</li> <li>• Implement an electric bike-share program to provide community trips that could be completed without the use of a vehicle. The bikes associated with the bike share program would be available for check-out in the project site and could be used throughout the site and the South Morro Hills community.</li> <li>• Promote carpooling and market the TDM strategies to residents by:</li> </ul>	The proposed project would be consistent with this policy.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<ul style="list-style-type: none"> <li>○ Coordinating with SANDAG's iCommute program for carpool programs that are specific to the project's residents.</li> <li>○ Promoting available websites providing transportation options for residents.</li> <li>○ Creating and distributing a "new resident" information packet addressing alternative modes of transportation.</li> <li>○ Promoting a transportation options app for use on mobile devices (tech enabled mobility app).</li> <li>● Coordinate with NCTD and SANDAG as to the future siting of transit stops/stations within the project site.</li> </ul>	
Policy ECAE-2e-5	Collaborate with NCTD to identify areas with the greatest demand for expanded bus service.	Refer to GOAL ECAE-2e.	The proposed project would be consistent with this policy.
GOAL ECAE-2f	BY 2035, ZERO EMISSION VEHICLES (ZEVs) WILL COMPRISE AT LEAST 20 PERCENT OF AUTOMOBILES OWNED AND OPERATED BY OCEANSIDE RESIDENTS.	Charging stations would be provided for electric vehicles within the project site to encourage the use of electric vehicles. All private garages would be required to provide one electric vehicle charging station, as required by mitigation measure MM-GHG-1. Additionally, as required by MM-GHG-2, a minimum of 12 percent of parking spaces shall be installed with EV charging stations in non-residential parking areas with ten or more spaces.	The proposed project would be consistent with this goal.
Policy ECAE-2f-1	Promote the installation of public electric vehicle charging facilities at convenient locations throughout the City.	Refer to GOAL ECAE-2f.	The proposed project would be consistent with this policy.
Policy ECAE-2f-2	Explore incentives for electric vehicle charging facilities in multi-family developments.	This policy addresses incentive actions to be pursued by the City. Nonetheless, refer to GOAL ECAE-2f.	Not applicable.
Policy ECAE-2f-4	Conduct public outreach and education on the benefits of electric and other zero emission vehicles	This policy addresses outreach actions to be pursued by the City. Nonetheless, refer to GOAL ECAE-2f.	Not applicable.
Policy ECAE-2f-5	Recruit and support businesses advancing ZEV technology and	Refer to GOAL ECAE-2f.	The proposed project would be consistent with this policy.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	rendering ZEVs more accessible to Oceanside residents.		
Policy ECAE-2f-8	Consider ways to reduce vehicle idling, particularly in proximity to schools and other sensitive receptors.	The proposed project will integrate smart stops into the street network to allow for safe drop-off and pick-up of ride sharing passengers (Appendix B: North River Farms Planned Development Specific Plan, 43). The provision of roundabouts would also promote drivers to continue moving through intersections rather than stalling at proposed intersections.	The proposed project would be consistent with this policy.
GOAL ECAE-3a	THE CITY WILL ACHIEVE A 75 PERCENT RECYCLING/DIVERSION RATE BY 2030 AND EXPLORE A 90 PERCENT DIVERSION RATE BY 2035.	<p>The proposed project will promote “Green cycling” in which residents can drop off their yard trimming waste at separate curbside or central yard collection points for processing into wood, chips, mulch, and compost materials. Hands-on Workshops at the Education Center will host workshops on relevant topics such as rain barrel installation and composting. These community farms will have composting operations to create a closed loop system for recycling community food and yard waste. (Appendix B: North River Farm Planned Development Specific Plan).</p> <p>The proposed project would be subject to the Zero Waste Plan, which is aligned with AB 341. The goal of both AB 341 and the Zero Waste Plan is to divert 75% of waste by 2020. The proposed project would be required to collaborate with the solid waste providers that service the City, such as Waste Management, Agri Service Inc., and Moodys, in order to ensure proper compliance with the Zero Waste Plan. Grading would be balanced with cut and fill; therefore, no grading waste would be expected to be generated during construction. Demolition would be limited to the existing structures on site. The waste related to construction would be limited to excess construction materials, solid waste discarded by construction workers on site, and demolition materials, and would last approximately 5 years. During the operational phase of the proposed project, waste would be generated by the residents living on site, visitors and employees of the commercial land uses, and workers associated with maintenance and landscaping on the site.</p> <p>During both construction and operation, the proposed project would comply with the City’s Solid Waste and Recycling Code (Chapter 13 of the City’s Municipal Code) by separating recyclables from solid waste. The proposed project would also be required to comply with required solid waste and recycling measures as provided in the California Green Building Code. Collaboration with the applicable solid waste service providers would ensure compliance with the Zero Waste Plan and the relevant statutes that the plan addresses.</p>	The proposed project would be consistent with this goal.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
Policy ECAE-3a-2	Continue to enhance organics waste recycling opportunities for both the commercial and residential sector in accordance with the City's Zero Waste goals, and State Organics mandates.	Refer to GOAL ECAE-3a.	The proposed project would be consistent with this policy.
Policy ECAE-3a-3	Continue to support and expand community composting programs including but not limited to backyard composting, community garden composting, school on-site composting, and multi-family composting initiatives.	Refer to GOAL ECAE-3a.	The proposed project would be consistent with this policy.
Policy ECAE-3a-4	Reduce residential agricultural food waste by developing and implementing community gleaning initiatives to capture and repurpose surplus food for food insecure communities.	This policy addresses actions to be pursued by the City.	Not applicable.
Policy ECAE-3a-5	Continue to develop the City's Organics Waste-to-Energy Biosolids Masterplan and implement programs, infrastructure, and services that will help the City maximize the potential of beneficial reuse and renewable energy generation from organic waste.	This policy addresses actions to be pursued by the City. Nonetheless, the proposed project would implement a composting program within the community. Refer to GOAL ECAE-3a.	Not applicable.
Policy ECAE-3a-6	Continue to support community zero waste programs that manage resources for their highest and best use through source reduction, reuse, recycling, composting, and redesign.	Refer to GOAL ECAE-3a.	The proposed project would be consistent with this policy.
GOAL ECAE-3b	THE CITY WILL COMPLY WITH THE STATE'S GOALS FOR REDUCTION IN DISPOSED ORGANIC WASTE (50	Refer to GOAL ECAE-3a.	The proposed project would be consistent with this goal.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	PERCENT BY 2020 AND 75 PERCENT BY 2025).		
Policy ECAE-3b-2	Implement food recovery programs to meet the State's goal of 20% edible food waste reduction by 2025.	This policy addresses actions to be pursued by the City. Refer also to GOAL ECAE-3a.	Not applicable.
Policy ECAE-3b-3	Continue to develop and disseminate outreach and educational materials and provide educational public presentations that provide residents and business owners with strategies to reduce food waste through better menu planning, purchasing habits, zero waste culinary training, and inventory control.	This policy addresses actions to be pursued by the City. Nonetheless the Education Center will plan for community table farm dinners in which local and sustainable meals will be explored and showcased. There is potential for programming for food waste reduction for the residents and business owners (Appendix B of the Final EIR).	The proposed project would be consistent with this policy.
Policy ECAE-3b-4	Continue to develop and enhance opportunities for food donation and food recovery to feed food insecure populations through partnerships and service opportunities between government agencies, and private and non-profit partners, as a means to minimize edible food waste.	This policy addresses actions to be pursued by the City.	Not Applicable
Policy ECAE-3b-5	Continue to develop and enhance opportunities for animal feed programs to ensure the highest and best use of resources prior to food waste recycling or landfilling	Refer to GOAL ECAE-3a.	The proposed project would be consistent with this policy.
Policy ECAE-3b-6	Promote "farm-to-table-to-farm" practices that encourage local food sourcing and containment of the local organic waste stream.	The proposed project will promote agritourism, which is any business conducted by or for a farmer for the education of the public, to promote the products of the farm and to generate additional farm income. The Village Core will encourage activities associated with agritourism such as farm to table restaurants and other educational tours to encourage local food sourcing (Appendix B to the Final EIR).	The proposed project would be consistent with this policy.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
GOAL ECAE-3c	IN LIGHT OF LIMITATIONS ON THE AMOUNT OF RECYCLABLE MATERIAL THAT CAN BE EXPORTED FOR PROCESSING, THE CITY WILL CONTINUE TO PROMOTE A CULTURE OF SUSTAINABLE MATERIALS MANAGEMENT AMONG RESIDENTS, BUSINESS OWNERS, AND OTHER LOCAL STAKEHOLDERS.	This policy addresses actions to be pursued by the City. Nevertheless, the proposed project would have a focus on education, as physically demonstrated with the planned building of the Ecology Center and Educational Center. One of the educational focuses will be on sustainability. There is a space and potential for the educational materials to be developed. Additionally, a Maker's Space will allow local artists and businesses to have a space to be creative and exchange knowledge on sustainable practices.	The proposed project would be consistent with this goal.
Policy ECAE-3c-1	To reduce contamination of recyclable waste, continue to develop and disseminate outreach and educational materials about to how to properly sort and separate commingled recyclables from organics recyclables, household hazardous waste and landfill materials, to ensure resources maintain value are properly managed.	The project includes an Education Center where public outreach and education material would be provided on sustainable practices for both residential and commercial uses.	The proposed project would be consistent with this policy.
Policy ECAE-3c-5	Prohibit the use of polystyrene and other single-use plastics in local restaurant food packaging, and pursue a straws-upon-request campaign or policy.	This policy addresses actions to be pursued by the City. Future retail and commercial uses within the project site would be encouraged and/or required to comply with any City policy or regulation regarding single-use products, such as plastics and straws.	Not Applicable
Policy ECAE-3c-6	Continue to support and expand reuse collaboratives and partnerships through the City's Curb Up program, and enhance existing services to provide curbside textile, small and large item donation services to residents.	This policy addresses actions to be pursued by the City.	Not applicable.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
GOAL ECAE-4a	THE CITY WILL BE AMONG THE MOST WATER EFFICIENT LOCAL JURISDICTIONS IN THE SAN DIEGO REGION.	As discussed in the PD Plan, the project would promote water conservation through appropriate irrigation and water conservation measures are planned for through irrigation systems adjusted by weather-based technology, the use of native and adapted plants to reduce water and irrigation needs, implementing of moisture sensors to minimize over watering, and more.	The proposed project would be consistent with this goal.
Policy ECAE-4a-2	Continue to work with the State to shape the framework for long-term water use efficiency through Executive Order B-37.5-16, which calls for eliminating water waste, achieving drought resilience, increasing efficiency in agricultural water use, and establishing water use and water loss targets.	Refer to GOAL ECAE-4a.	The proposed project would be consistent with this policy.
Policy ECAE-4a-3	Enforce mandatory water use efficiency measures and State prohibitions on wasteful water use practices.	The proposed project would comply with any mandatory water efficiency measures required by the state of City.	The proposed project would be consistent with this policy.
Policy ECAE-4a-4	Encourage a watershed approach to low water use and sustainable landscaping practices through education on climate, soil, plants, water efficiency, irrigation, and design.	The Education Center will provide instruction, outreach, and practical solutions on how to manage water, composting, rain barrel installation, seed propagation, and many more.	The proposed project would be consistent with this policy.
Policy ECAE-4a-10	Promote the expansion of the City's tree canopy, on both private property and within the public right-of-way, as means of reducing stormwater runoff, evapotranspiration, heat gain, and other phenomena that impact water supply and demand.	As described in the PD Plan, the plan emphasizes water conservation, drought tolerant, native and edible landscaping, and provides abundant trees for beauty, definition of spaces, habitat enhancement and comfort. Landscaping would be located along the streets, edges, medians, and parks. The proposed project would include orchard and farm areas, which would be visually consistent with the agricultural uses to the east of the project site.  Conceptual landscaping for the proposed project is primarily composed of street trees, entries, parks, perimeter edges, hedgerows, slopes, and open spaces. The proposed	The proposed project would be consistent with this policy.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		landscaping within the project site would be composed of native, drought-tolerant plant species consistent with the proposed project's plant palette identified in Section 7.5 of the PD Plan (Appendix B).	
GOAL ECAE-4b	THE CITY WILL LOCALLY SOURCE 50 PERCENT OF ITS TOTAL POTABLE WATER DEMAND BY 2050.	This policy addresses actions to be pursued by the City. However, as discussed in the PD Plan, the proposed plan would 1) used green infrastructure sustainable landscaping to reduce water demands for potable water, and 2) a series of buildings will be designed to collect rainwater in barrels and cisterns to supplement use of potable water in landscape irrigation. Thus, active measures to reduce use of potable water would be included in the proposed project to assist the City this goal.	The proposed project would be consistent with this goal.
GOAL ECAE-5a	BY 2035, THE CITY WILL EXPAND ITS TREE CANOPY TO AT LEAST 25 PERCENT COVERAGE CITYWIDE.	This policy addresses actions to be pursued by the City. However, as described in the PD Plan, the plan emphasizes water conservation, drought tolerant, native and edible landscaping, and provides abundant trees for beauty, definition of spaces, habitat enhancement and comfort. Landscaping would be located along the streets, edges, medians, and parks.	The proposed project would be consistent with this goal.
Policy ECAE-5a-3	Collaborate with local and regional tree advocacy groups to sponsor awareness campaigns and stewardship efforts.	This policy addresses actions to be pursued by the City. Nevertheless, the project includes an Education Center where public outreach and education material would be provided on sustainable practices for both residential and commercial uses.	Not applicable.
Policy ECAE-5a-5	Pursue opportunities to increase the tree canopy on City-owned properties, including parks.	This policy addresses actions to be pursued by the City with respect to City-owned properties.	Not applicable.
Policy ECAE-5a-7	Encourage new development to incorporate shade trees, to the extent practical and financially feasible.	Conceptual landscaping for the proposed project is primarily composed of street trees, entries, parks, perimeter edges, hedgerows, slopes, and open spaces. The proposed landscaping within the project site would be composed of native, drought-tolerant plant species consistent with the proposed project's plant palette identified in Section 7.5 of the PD Plan (Appendix B of the Final EIR). Landscaping would include shade trees as appropriate.	The proposed project would be consistent with this policy.
GOAL ECAE-5b	THE CITY WILL INCREASE PERMEABLE AND PLANTED SURFACE WITHIN DEVELOPED AREAS.	The proposed project would include substantial permeable and planted surfaces within the project site. Approximately 31.6 acres would be dedicated to agriculture throughout the project site as shown on Figure 3-3 of the Final EIR. Approximately 16.0 acres of the project site are planned for park and open space features including a variety of parks, buffers, trails, and community gardens as shown on Figure 3-4 of the Final EIR.	The proposed project would be consistent with this goal.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
Policy ECAE-5b-1	Integrate green infrastructure (i.e., natural areas that provide habitat, flood protection, stormwater filtration, and improved air quality) into capital improvement projects, to the extent feasible and appropriate.	Sustainable landscaping will be designed to “reduce overall water demands for potable water, reduce energy use, reduce waste and decrease runoff while harvesting water, providing native habitats, growing food and encouraging passive cooling.” The project will comply with best management practices (BMPs) as set forth by the City of Oceanside Stormwater Mitigation Plan). Bio-swales, vegetated swales, and other state-of-the-art ecological techniques will be incorporated to clean stormwater runoff before it enters off-site drainage ways. The project will develop green operations and maintenance, such as the promotion of “green cycling” to reduce yard trimmings waste (Appendix B: North River Planned Development Specific Plan).	The proposed project would be consistent with this policy.
GOAL ECAE-5c	IN THE DEVELOPMENT REVIEW PROCESS, THE CITY WILL CONTINUE TO RECOGNIZE LANDSCAPE AS AN INTEGRAL COMPONENT OF SITE DESIGN.	<p>As discussed in Chapter 3 of the Final EIR, approximately 16.0 acres of the project site are planned for park and open space features including a variety of parks, buffers, trails, and community gardens. Detailed programming and design for the initial installation would be developed in collaboration with the City’s Recreation and Parks Department.</p> <p>The proposed project would include pocket parks and other small open space features throughout the project site. Additional open space would be provided in conjunction with landscaped internal roadways, perimeter edges, and drainage/water quality features.</p> <p>Conceptual landscaping for the proposed project is primarily composed of street trees, entries, parks, perimeter edges, hedgerows, slopes, and open spaces. The proposed landscaping within the project site would be composed of native, drought-tolerant plant species consistent with the proposed project’s plant palette. Landscaping design would provide effective screening of parking areas, retaining walls, utility enclosures and cabinet, and service areas. The proposed irrigation system would be designed to conserve water in a manner consistent with, or more efficient than, the standards established by state water use regulations.</p>	The proposed project would be consistent with this goal.
GOAL ECAE-6a	THE CITY WILL PRESERVE LOCAL AGRICULTURE AS A MEANS OF ENCOURAGING EFFICIENT LAND USE PATTERNS, LIMITING TRANSPORTATION-RELATED GHG EMISSIONS, SUPPORTING LOCAL FOOD SOURCING, AND	The proposed project would directly impact 176.64 acres of significant agricultural resources; however, mitigation measure MM-AGR-1 would reduce impacts to a less than significant level. MM-AGR-1 requires the applicant purchase of mitigation credits from an adopted City agricultural conservation program to mitigate the loss of 176.64 acres of agricultural land at a 1:1 ratio or; should no adopted City program be in place at the time of filing the first application of a grading permit, that the same mitigation occur within the County of San Diego through its PACE program.	The proposed project would be consistent with this goal.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
	<p>MAINTAINING ECOLOGICAL BALANCE.</p>	<p>The project site would be located in a transitional area between the agricultural and farming uses associated with South Morro Hills and a more urbanized area to the west. The proposed project itself would serve as a transition point between these two areas, by tying together the surrounding land uses and using agriculture as an organizing element of the overall neighborhood plan; therefore, providing better public access to agricultural uses. Additionally, agricultural features would be placed between the proposed residential units and surrounding land uses to allow for privacy. The southern portion of the project site would be surrounded by agricultural land and open space. Therefore, to maintain compatibility with this land use, production agriculture would be placed along the southern boundaries of the project site. Similarly, an edge buffer would be provided between the residential communities of the North Village and Hilltop Village and the surrounding agricultural and residential land uses. Additionally, N. River Road would intersect through the center of the project site. Orchards, orchard intercropping, market gardens, and a vineyard would be placed between N. River Road and the proposed residential land uses. This would buffer the proposed residences from the existing roadway and would also serve as transitional landscape to the South Morro Hills region of the City.</p> <p>The proposed project would include several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, a hotel farm, and an ecology center, which would benefit the future residents and the surrounding community. The proposed project would include 68.1 acres of agricultural land use onsite. The project agricultural areas would have a land use designation for agricultural use; refer to Chapter 3.</p> <p>Additionally, the project will be required to provide an agricultural easement in perpetuity for the 37.5- acre Bree property that will create an additional buffer that will help preserve the agricultural activities and character of the South Morro Hills area. In adding the 37.5 acres of open space/agricultural land, the overall density of the project becomes lower than 3 dwelling units per acre.</p>	
<p>Policy ECAE-6a-2</p>	<p>Support agritourism as an additional means of revenue generation for local farmers, thereby enhancing the economic sustainability of local agriculture.</p>	<p>The proposed project would promote the agricultural region of South Morro Hills through agritourism. As stated in Section 3.3.1.2, Agriculture, of the Draft EIR, agritourism is defined as any business conducted by or for a farmer for the education of the public to promote the products of the farm and to generate additional farm income. Agritourism can include a variety of facilities and activities including education, farm dinners, festivals, farm visits, lodging, tours, demonstrations, wineries, animal interactions, trails, and</p>	<p>The proposed project would be consistent with this policy.</p>

**Table 2**  
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Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>museums. Therefore, the project includes multiple components that fall under the definition of agritourism.</p>	
Policy ECAE-6a-3	Direct future housing and employment growth to the City's urban areas.	<p>The goals and policies of the Energy Climate Action Element (ECAE) provide that the City will adopt policies that accommodate and incentivize development within SGOAs to achieve the SGOA development goals. Although this Goal directs future housing and employment growth to the City's urban areas, it does not restrict the City's authority to approve development projects in other areas of the City. This goal does not diminish the City's ability to exercise its land use authority.</p> <p>The proposed project would provide a variety of housing choices within proximity of existing employment centers within downtown and southern Oceanside and the City of Vista. In addition, the proposed project results in job-producing land uses in the Village Core (Mixed Use Retail/Office) in proximity to residential land uses.</p> <p>The project site is surrounded by a variety of existing land uses, including suburban and residential uses, agricultural uses, commercial uses, and institutional uses. Directly west of the property are institutional uses, including two churches and Melba Bishop Park. To the northwest lies the Morro Hills Master Planned Community (Arrowood) containing approximately 1,135 homes and a golf course. Directly north of the project site is a large commercial dog training and boarding facility. To the northeast lies the Paradise Falls wedding and event venue. At the northeast corner of the project site are greenhouse and nursery agriculture operations (east of Wilshire Road).</p> <p>Immediately adjacent to the project site on the south and southeast are isolated agricultural fields (tomatoes) and the San Luis Rey River. South of the San Luis Rey River are two other isolated pockets of agriculture (tomatoes). These agricultural areas south of the San Luis Rey River border large, residential subdivisions.</p> <p>The site is also approximately a half a mile from the San Luis Rey Transit center, a Walmart Supercenter, the Mission Marketplace large commercial center, State Route (SR-) 76, a Home Depot, and the Mission Vista High School campus. Also, within this range are many large residential subdivisions with hundreds of homes each to the west, south, and east. The project site is proximate to existing employment centers within</p>	The proposed project would be consistent with this policy.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		downtown and southern Oceanside and the City of Vista. Draft EIR Figure 2-2, Project Site and Surroundings, shows the various surrounding suburban areas to the north, south, and west; and more rural agricultural areas to the east of the site.	
Policy ECAE-6a-4	Provide recycled water for irrigation in South Morro Hills.	Currently, the off-site infrastructure is not available to supply recycled water to the proposed project. However, the proposed project would construct recycled water facilities to obtain beneficial use of recycled water when it becomes available. The use of recycled water would be for parks and irrigated open space. Some areas of agriculture may be able to use recycled water depending on the type and purpose of plants that are cultivated. Additionally, the project would promote water collection and reuse as appropriate.	The proposed project would be consistent with this policy.
Policy ECAE-6a-5	Explore ways to reduce the cost of water for agricultural use.	As discussed in the PD Plan, community farm lands will use drip irrigation or some other form of efficient irrigation system. Thus, reducing cost of water through water efficiency.	The proposed project would be consistent with this policy.
GOAL ECAE-6b	THE CITY WILL BE A FRIENDLY ENVIRONMENT FOR URBAN AGRICULTURE.	The proposed project would include several agricultural features, such as a community garden, market garden, production agriculture, a vineyard, orchards, a farm hub, a hotel farm, and an ecology center, which would benefit the future residents and the surrounding community. These planned features build urban-agriculture-friendly environments for the community.	The proposed project would be consistent with this goal.
Policy ECAE-6b-3	Prioritize community gardens and urban agriculture operations in areas with limited access to fresh food.	Refer to Goal ECAE-6b.	The proposed project would be consistent with this policy.
GOAL ECAE-6c	THE CITY'S AGRICULTURAL COMMUNITY WILL REDUCE FARMING-RELATED GHG EMISSIONS THROUGH IMPROVED SOIL MANAGEMENT.	As discussed in the PD Plan, farm management will employ soil stewardship, cover crops and mulches to keep soil covered and improve soil fertility, and mowed paths to improve accessibility and soil structure. Soil management was considered and will be implemented into the plan.	The proposed project would be consistent with this goal.
Policy ECAE-6c-1	Encourage soil management practices that sequester atmospheric carbon (i.e., carbon farming)	In Appendix B: North River Specific Planned Development Plan, section 5.4 Community Farms indicates that farm management will employ soil stewardship, cover crops and mulches to keep soil covered and improve soil fertility, and mowed paths to improve accessibility and soil structure. Soil management was considered and will be implemented into the plan.	The proposed project would be consistent with this policy.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		Section 4.8 Greenhouse Gas Emissions details project plans to sequester carbon through the planting of vegetation and approximately 1,472 miscellaneous trees. The loss of sequestered carbon resulting from the removal of vegetation on site is estimated based on the carbon sequestration rate for the vegetation type and the approximate acreages, as seen in Table 4.8-6 Planted Trees – Estimated loss of Sequestered Carbon. The gain of sequestered carbon resulting from the planting and growth of trees and vegetation can be seen in Table 4.8-7 Planted Trees – Estimated Gain of Sequestered Carbon.	
Policy ECAE-6c-2	Consider opportunities to mitigate GHG emissions associated with new development through agricultural soil management programs.	Refer to mitigation measures MM-GHG-1 through MM-GHG-3 related to the project's GHG mitigation measures.	The proposed project would be consistent with this policy.
GOAL ECAE-7a	THE OCEANSIDE COMMUNITY WILL BECOME INCREASINGLY AWARE OF THE ROLE CONSUMER CHOICE PLAYS IN CLIMATE CHANGE AND OTHER ENVIRONMENTAL IMPACTS.	Please refer to the policy discussion below related to this goal.	The proposed project would be consistent with this goal.
Policy ECAE-7a-1	Raise awareness of sustainable goods and services through Green Oceanside and other outreach and education programs.	The project includes an Education Center where public outreach and education material would be provided on sustainable practices for both residential and commercial uses.	The proposed project would be consistent with this policy.
GOAL ECAE-7b	THE OCEANSIDE COMMUNITY WILL BECOME INCREASINGLY AWARE OF THE LINKAGE BETWEEN SUSTAINABLE CONSUMPTION AND PUBLIC HEALTH.	The PD Plan would promote healthy food and healthy living, sustainable living, and sustainable commerce through education and transparency. An Ecology Center and Education Center will be built to educate the community through workshops and gatherings. Edible landscaping and urban agriculture will lessen miles travel between food and consumers while increasing the community's relationship with their food sources.	The proposed project would be consistent with this goal.
Policy ECAE-7b-1	In collaboration with local schools and community groups, develop marketing programs and materials that highlight the health benefits of fresh, plant-based, minimally-processed food.	The project includes an Education Center where public outreach and education material would be provided on sustainable practices for both residential and commercial uses. Such programming would include:  <b>Hand-On Workshops.</b> A series of do-it-yourself workshops designed to introduce a variety of ecological principles that can be easily replicated in participant's own homes,	The proposed project would be consistent with this policy.

**Table 2**  
**City of Oceanside Energy Climate Action Element Consistency Evaluation**

Goal/Policy Number	Policy Text	Consistency Analysis	Project Consistency
		<p>schools, or backyards. These 1–2-hour workshops are hosted by subject-matter experts and address a variety of topics, such as rain barrel installation, composting, seed propagation, and fruit harvesting and canning basics. Participants will experience the education through hands-on engagement.</p> <p><b>Family Based Education.</b> Eco-Tots is special garden experience for toddlers and their parents, where children learn through hands-on experiences in the garden. Creating seed balls, harvesting rainwater, creating garden inspired art projects, and making music are a few of the favorite activities of this program. This 1.5-hour-long program engages families in proactive ecological education.</p> <p><b>Garden Volunteer Opportunities.</b> Scheduled volunteer garden opportunities allow community members to participate and learn at a higher level by aiding the ecology center’s farm team in the propagation, maintenance, and harvesting of the garden spaces.</p> <p><b>Community Table Farm Dinners.</b> Each community table dinner pairs a renowned chef with a local farmer to work collaboratively on designing a completely sustainable meal.</p> <p><b>Events and Festivals.</b> Seasonal offerings may include Earth Day festivals, farmer’s markets, educational movie nights, or speaker series.</p> <p><b>Demonstrations.</b> These can include cooking demonstrations using fresh produce harvested from the gardens, rain barrel installation demonstrations, and local artisans sharing their handmade crafts.</p>	
GOAL ECAE-7c	THE OCEANSIDE COMMUNITY WILL HAVE INCREASINGLY GREATER ACCESS TO SUSTAINABLE GOODS AND SERVICES.	Refer to GOAL ECAE-7b and Policy ECAE-7b-1.	The proposed project would be consistent with this goal.
Policy ECAE-7c-5	Promote symbiotic relationships between the local agricultural community, local food processing operations, and local retailers.	Refer to GOAL ECAE-7b and Policy ECAE-7b-1.	The proposed project would be consistent with this policy.
GOAL ECAE-7d	IN MUNICIPAL OPERATIONS, THE CITY WILL EXEMPLIFY SUSTAINABLE PURCHASING PRACTICES.	This policy addresses future actions to be pursued by the City.	Not applicable.

**Consistency Analysis with the City of Oceanside Climate Action Plan**

The City’s CAP (approved May 2019), is a long-term plan to reduce GHG emissions from municipal operations and community activities within the City. The CAP identifies a series of GHG reduction measures which are designed with a specific implementation timeframe (0-2 years, 2-5 years, and 5+ years), useful life, and horizon year. The reduction measures were also evaluated qualitatively to assess the level of effort required for implementation. The level of effort associated with each reduction measure is based on the convention of low, moderate, or high accounting for the amount of staff time and the financial burden on the City. Reduction measures identified within the CAP to help guide the City are categorized into the following areas: energy and buildings, water and wastewater, solid waste, transportation and land use, and agriculture and forestry. Most of the GHG reduction measures outlined within the CAP are not explicitly intended for projects to determine consistency. Rather, these measures would serve to help the City develop and implement policies in order to make progress towards meeting the state’s 2050 GHG reduction goal.

While the project is not subject to the City’s CAP, for informational purposes Table 1 provides an overview of measures within the CAP and the proposed project’s consistency with them. As shown in Table 1, the proposed project does not conflict with any of the GHG-reducing measures or goals within the City’s CAP.

**Table 1  
 Proposed Project Consistency with the Climate Action Plan**

CAP Measure	Proposed Project Consistency
Measure E1: Renewable Energy Procurement	<i>Not Applicable.</i> The strategies proposed would not be implemented at the project-level. Overall, the goal of this measure would be for the City to procure 75% of local energy from renewable sources by 2030, exceeding the state’s renewable portfolio standards mandate of 50% by 2030. However, the proposed project would support this measure through the implementation of a variety of features. The energy needs for operation of the proposed project would be minimized as the proposed project would be designed to meet the applicable local and state energy efficiency requirements. In addition the proposed project would be required to include energy efficiency measures as a part of mitigation and other green building standards, which would include offsetting the proposed project’s electricity usage through the installation of rooftop solar electric photovoltaic (PV) system infrastructure. Notably, the proposed project would include the installation of approximately 2.25 MW in solar PV panels in order to offset the electrical energy consumption from both the residential and non-residential components.
Measure E2: Solar Photovoltaic Promotion Program	<i>Not Applicable.</i> As discussed previously under Measure E1, while this measure does not include strategies intended for new development to implement at the project-level, the proposed project would help support the City’s efforts in developing a solar PV promotion program. The proposed project would allow for the installation of approximately 2.25 MW in rooftop solar electric PV systems on all residential and non-

**Table 1**  
**Proposed Project Consistency with the Climate Action Plan**

CAP Measure	Proposed Project Consistency
	residential buildings in order to offset the proposed project's electrical energy demand. Specifically, the proposed project would support the strategy which would require that the City adopt an ordinance mandating new development which may include 50 or more off-street parking spaces to offset at least 50% of the forecasted energy demand through renewable energy sources.
Measure E3: Residential Energy Conservation and Disclosure Ordinance	<i>Consistent.</i> The proposed project will comply with current Title 24, Part 6, of the California Code of Regulations energy efficiency standards.
Measure E4: Promotion of Low-Income Financing Programs	<i>Not Applicable.</i> This measure would provide financing options and other alternative financing for energy efficiency upgrades to low-income households.
Measure E5: Non-Residential Building Energy Benchmarking and Disclosure	<i>Not Applicable.</i> This measure promotes use of benchmarking and time-of-sale disclosure of energy use which would help increase the efficiency of the City's existing commercial and industrial building stock by increasing awareness of energy saving retrofits.
Measure W1: Implementation of the Water Conservation Master Plan	<i>Consistent.</i> The proposed project would be required to comply with statewide water conservation requirements reducing water usage by 20%. Furthermore, residential and non-residential uses would utilize low flow water fixtures such as low flow toilets, faucets, and showers. The proposed project's irrigation system would be designed to conserve water in a manner consistent with, or more efficient than, the standards established by state water use regulations. In addition, while not currently available to the project site, the proposed project would result in the construction of new recycled water facilities to obtain beneficial use of recycled water when it becomes available. The use of recycled water would be for parks, irrigated open space, and some agriculture depending on the types of plants cultivated.
Measure W2: Non-Residential Water Use Benchmarking and Disclosure	<i>Not Applicable.</i> Water consumption benchmarking and time-of-sale disclosure of water use are voluntary measures in order to increase the efficiency of the City's existing commercial and industrial building stock by increasing awareness of water savings.
Measure W3: Local Water Supply Development	<i>Not Applicable.</i> This measure would provide capital improvements to the San Luis Rey Water Reclamation Facility to help increase the availability of recycled water. However, as discussed previously under Measure W1, the project would support this measure by resulting in the construction of new recycled water facilities which would be used for parks, irrigated open space, and some agriculture uses.
Measure SW1: Implementation of Zero Waste Strategic Resource Plan	<i>Consistent.</i> During both construction and operation, the proposed project would comply with all local and state regulations related to solid waste generation, storage, and disposal, including the California Integrated Waste Management Act, as amended. During construction, all wastes would be recycled to the maximum extent possible and would comply with CALGreen's requirement of 65% of construction and demolition waste being diverted from landfills.
Measure SW2: Beyond 2020 – Enhanced Waste Diversion	<i>Consistent.</i> During both construction and operation, the proposed project would comply with all local and state regulations related to solid waste generation, storage, and disposal, including the California Integrated Waste Management Act, as amended. During construction,

**Table 1**  
**Proposed Project Consistency with the Climate Action Plan**

CAP Measure	Proposed Project Consistency
	all wastes would be recycled to the maximum extent possible. Furthermore, the proposed project would include a community composting program which would be incorporated for sustainability, education, and production. The composting program would provide a closed loop system for recycling food and yard waste produced within the community.
Measure TL1: Smart Growth Policies	<i>Not Applicable.</i> This measure would help the City identify and design communities that would be better integrated with land use and transportation planning. SANDAG performed studies of land use, housing, employment, and transit system densities to identify Smart Growth Opportunity Areas (SGOA) throughout the County of San Diego. SANDAG identifies four potential SGOAs in Oceanside, three of which are highlighted in the CAP including a community center within ¼-mile of the Oceanside Blvd. and El Camino Real intersection, within ¼-mile of the Oceanside Blvd. and Rancho Del Oro Dr. intersection, and with ¼-mile of the Oceanside Blvd. and Melrose Dr. intersection. While not located within these three SGOAs, the proposed project is located in proximate to OC-8, which is an area identified by SANDAG as a potential community center located at the San Luis Rey Transit Center, at the intersection of Vandegrift Boulevard and North River Road.
Measure TL2: Expanded Electric Vehicle Charging Infrastructure	<i>Consistent.</i> The proposed project's non-residential component would include dedicated parking spaces and infrastructure dedicated for electric vehicle (EV) charging. Electric vehicle charging stations will be installed in a minimum of 3% of the parking spaces for all non-residential parking areas with ten or more spaces. In addition, all residential garages would include an EV charging station in accordance with the City's requirements.
Measure TL3: Preferential Parking Spaces for Zero Emission Vehicles	<i>Consistent.</i> The proposed project's non-residential component would include parking spaces and infrastructure dedicated for electric vehicle EV charging.
Measure TL4: Expand Complete Streets	<i>Consistent.</i> The proposed project would promote walkability and alternative transportation by creating neighborhoods that are linked by a series of interconnected multi use trails, sidewalks, and bicycle facilities that will connect residents to existing transit and the river trail system. Thus, the proposed project would help reduce the local GHG and air pollutant emissions.
Measure TL5: Transportation Demand Management Plans	<i>Not applicable.</i> The proposed project would not impair the City's ability to incorporate Transportation Demand Management (TDM) strategies to reduce vehicle use associated with commercial development. The proposed project would reduce haul truck traffic as a result in the reduction of operational throughput. In addition, the proposed project would include Class II and Class III bicycle lanes and Class I trails along private roads and along N. River Road within the project site. A multi-use trail system would also be developed throughout and around the perimeter of the community that totals over 3 miles. Smart stops would be integrated into the street network to allow for the safe drop-off and pick-up of bicycle sharing passengers. The bikes associated with the bike share program would be available for check-out in the proposed project and could be used throughout North River Farms and the South Morro Hills community.

**Table 1**  
**Proposed Project Consistency with the Climate Action Plan**

CAP Measure	Proposed Project Consistency
	Bicycle lane and pedestrian improvements would occur on N. River Road to provide for connectivity to the San Luis Rey Transit Center. The proposed project would also provide short-term and long-term bicycle storage facilities such as bicycle racks, pedestal posts, and bicycle lockers.
Measure AF1: Urban Forestry Program	<i>Consistent.</i> The proposed project would result in sequestered carbon from the planting and growth of approximately 1,472 miscellaneous trees on site. The proposed project would also contain community landscaping guidelines and a proposed plant palette composed of native plantings suited for the area. The project site roadways would be planted with trees and shrubbery intended to provide screening and visual relief upon maturation.
Measure AF2: Urban Agriculture and Community Gardens	<i>Consistent.</i> Approximately 68.1 acres of the project site would be dedicated to agriculture. The proposed project would include a community garden which would provide fresh produce and plants, neighborhood improvement, a sense of community, and a connection to the environment. Residents would be given the opportunity to manage their own garden plot and grow food with and for their family and neighbors. The food produced at the project site would be available at an on-site farm stand and in-home vegetable box delivery program.
Measure AF3: South Morro Hills Agricultural Lands Conservation Program	<i>Consistent.</i> The proposed project would provide approximately 17.0 acres of dedicated park and space featuring a variety of parks, buffers, trails, and community gardens. Approximately 68.1 acres of the project site would be dedicated to agriculture as previously discussed. This includes an easement/ deed restriction recorded over the 37-acre Bree Property to be preserved in agricultural/ open space uses. Mitigation measure (MM-) AG-1 would require purchase of mitigation credits into a potential future City agricultural lands conservation program (should one be established prior to the time of grading permit issuance) or the County program known as the PACE Program equal to the loss of significant agricultural resources.
Measure AF4: Carbon Farming Program	<i>Not Applicable.</i> This measure pertains to the City developing a carbon farming program to incentivize agricultural owners and business network. The proposed project would implement natural growing methods and permaculture techniques which would help maximize carbon sequestration.

Source: City of Oceanside 2019.