

## PROJECT INFORMATION FORM (PIF)

**THE FOLLOWING IS TO BE COMPLETED BY THE PROJECT APPLICANT:**

| PROJECT INFORMATION FORM |                                                                                                                                                                                                                                       |                                                                                                                                                                     |                                        |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 1.                       | PROJECT DESCRIPTION: The Project includes the construction of four (4) buildings to accommodate up to 338 farm workers. The Project will include a full-service kitchen/dining hall, office / storage, and laundry facilities.        |                                                                                                                                                                     |                                        |
| 2.                       | PROJECT LOCATION: The Project will be constructed on approximately four acres of WCTG's 20-acre agricultural packing plant facilities at 5780 Mission Avenue. The Project site is accessible via Singh Way which is a private street. |                                                                                                                                                                     |                                        |
| 3.                       | LAND USE: Farm worker housing<br><br>SIZE/DENSITY: Housing for 338 employees                                                                                                                                                          |                                                                                                                                                                     |                                        |
| 4.                       | <b>ZONING AND LAND USE CONSISTENT WITH ADOPTED GENERAL PLAN?</b>                                                                                                                                                                      | <input checked="" type="checkbox"/> Yes                                                                                                                             | <input type="checkbox"/> No            |
| 5.                       | <b>PROJECT LOCATED IN TRANSIT PRIORITY AREA<sup>1</sup>, SMART GROWTH AREA<sup>2</sup>, OR LOW VMT AREA<sup>3</sup>?</b>                                                                                                              | <input type="checkbox"/> Yes                                                                                                                                        | <input checked="" type="checkbox"/> No |
| 6.                       | PROJECT TRIP GENERATION: <span style="border: 1px solid black; padding: 2px 10px;">76*</span> ADT<br><br>*See attached Trip Generation Memo                                                                                           | <input checked="" type="checkbox"/> < 200 ADT<br><input type="checkbox"/> ≥ 200 ADT<br><input type="checkbox"/> ≥ 1,000 ADT<br><input type="checkbox"/> ≥ 2,400 ADT |                                        |
| <b>ATTACHMENTS</b>       |                                                                                                                                                                                                                                       |                                                                                                                                                                     |                                        |
| A.                       | <b>PROJECT LOCATION MAP</b>                                                                                                                                                                                                           | <input checked="" type="checkbox"/> Attached                                                                                                                        |                                        |
| B.                       | <b>PROJECT TRIP DISTRIBUTION</b>                                                                                                                                                                                                      | <input type="checkbox"/> Attached                                                                                                                                   |                                        |
| C.                       | <b>PROJECT TRIP ASSIGNMENT</b>                                                                                                                                                                                                        | <input type="checkbox"/> Attached                                                                                                                                   |                                        |

1) Projects located in a TPA must be able to access the transit station within a ½ mile walking distance or 6 minute walk continuously without discontinuity of sidewalk or obstructions to the route. Qualifying transit stops means a site containing an existing rail transit station served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (OPR, 2017). A high-quality transit corridor may also be considered if a corridor with fixed route bus service has service intervals no longer than 15 minutes during peak commute hours (OPR, 2017).

(2) See Appendix B.

(3) Based on the most recent SANDAG SB 743 Screening Map. Example shown in Appendix C.

**TO BE COMPLETED BY CITY STAFF AND RETURNED TO PROJECT APPLICANT**

| PROJECT STUDY REQUIREMENTS |                                                                    |                              |                             |                                                    |
|----------------------------|--------------------------------------------------------------------|------------------------------|-----------------------------|----------------------------------------------------|
| 1)                         | <b>Does the project require a CEQA VMT analysis?</b>               | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Incomplete <sup>(1)</sup> |
|                            | <b>A. If yes, does the project require a SANDAG Model Run?</b>     | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Incomplete <sup>(1)</sup> |
| 2a)                        | <b>Does the project require a Local Transportation Study?</b>      | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Incomplete <sup>(1)</sup> |
| <b>OR</b>                  |                                                                    |                              |                             |                                                    |
| 2b)                        | <b>Does the project require a Local Transportation Assessment?</b> | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Incomplete <sup>(1)</sup> |

<sup>(1)</sup> Incomplete application or additional information is needed to determine study requirements.



Figure 1

## Project Area Map

West Coast Tomato Growers Project

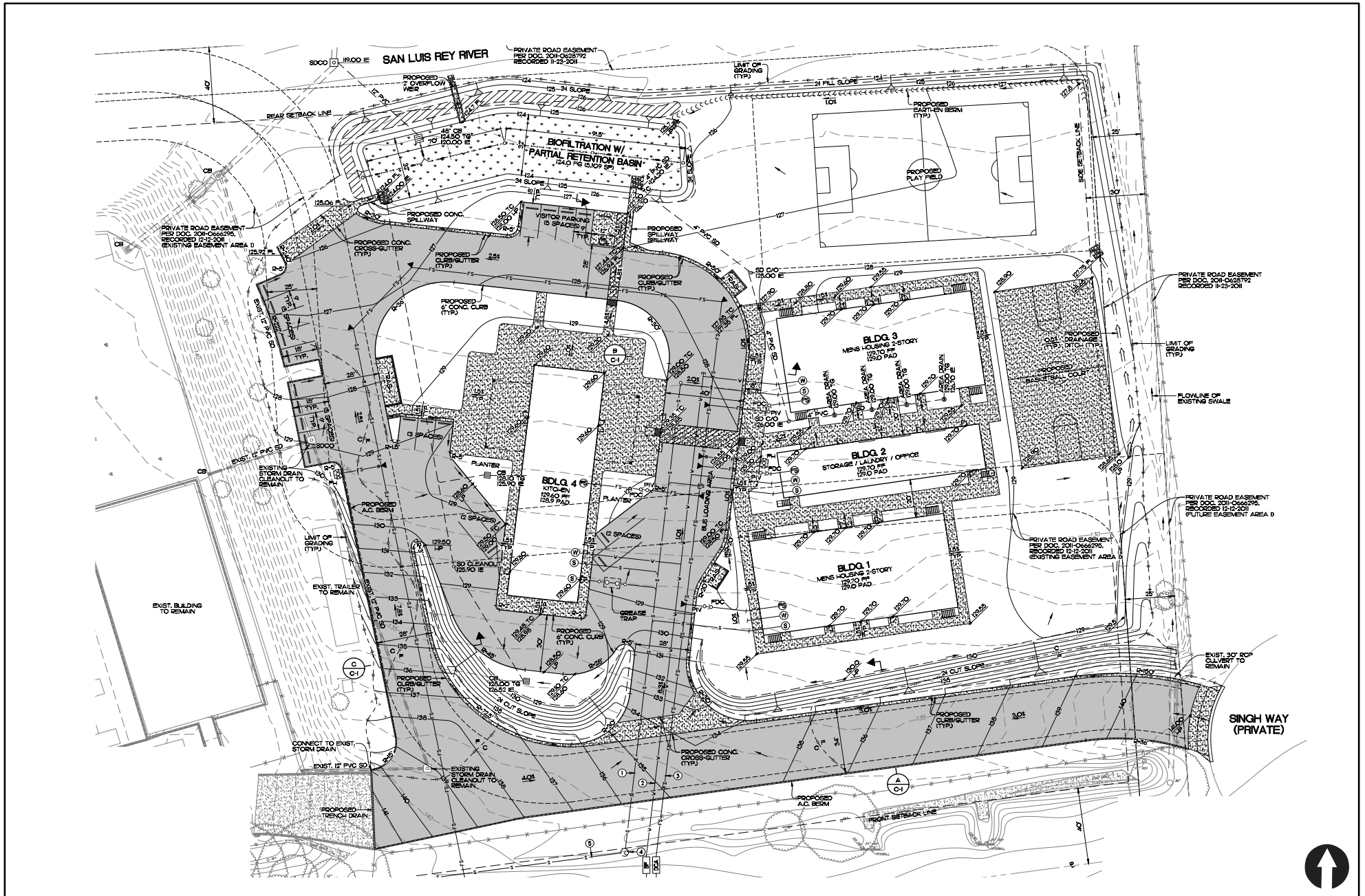


Figure 2

## Site Plan

WEST COAST TOMATO GROWERS PROJECT

# MEMORANDUM

|          |                                                                                                     |          |               |
|----------|-----------------------------------------------------------------------------------------------------|----------|---------------|
| To:      | Mr. Brad Ebright<br>West Coast Tomato Growers                                                       | Date:    | July 18, 2022 |
| From:    | John Boarman, PE<br>Amelia Giacalone<br>LLG, Engineers                                              | LLG Ref: | 3-22-3515     |
| Subject: | Trip Generation Calculations for the Proposed West Coast Tomato Growers Farm Worker Housing Project |          |               |

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The proposed West Coast Tomato Growers (WCTG) Farm Worker Housing project (Project) will be constructed on approximately four acres of WCTG's 20-acre agricultural packing plant facilities at 5780 Mission Avenue in the City of Oceanside. The Project site is accessible via Singh Way which is a private street. Currently, the Project site is vacant land located nearby WCTG's 480 acres of cultivated fields. The San Luis Rey River is located to the north and east of the Project site.

The Project includes the construction of four (4) buildings to accommodate up to 338 farm workers. The Project will include a full-service kitchen/dining hall, office / storage, and laundry facilities. Two (2) of the dormitory buildings will be 2-story, 10,000 SF buildings and will accommodate up to 288 workers (144 beds per building). A third dormitory building will accommodate up to 50 workers, with the office, storage, and laundry facilities located on the ground floor. The project site will also include visitor parking spaces, a biofiltration basin, an outdoor dining area, sport field, basketball court, internal traffic circulation, and infrastructure improvements.

Twenty-two parking spaces will be provided for visitors and employees of the Project's on-site dining facilities. It is expected that approximately eight (8) dining facility workers will be on site each day.

There will be no parking for the seasonal workers living at the proposed housing. These employees will be transported to and from Central Mexico each year by WCTG via bus during growing season. Daily transportation will be provided to the fields via WCTG owned buses 6 days a week. On their day off, the farm workers will be able to use WCTG buses, if desired. Workers will typically stay for nine months (March through November), after which they will return to Mexico.

The traffic generated by the Project will consist of several unique trip types as described below. All trips will access the site via Singh Way.

- **Dining / Service Employee Trips:** A total of 8 on-site employees are expected each day; each driving their own vehicle (no carpooling assumed).
- **Food Truck Trips:** Three (3) food trucks will travel from the on-site kitchen to the fields and back three times per day to deliver meals to the farm workers.

- **Farm Worker Transport Trips:** The Project will have total of four (4) buses, each of which holds 44 passengers, to transport workers from the site to the fields. 338 employees will require each of the four buses to do two (2) runs in the morning to the fields and two (2) runs in the evening from the fields. The buses will access the site via Singh Way. A passenger car equivalence factor PCE factor of 2.0 was applied to these trips to account for the reduced performance characteristics (stopping, starting, maneuvering, etc.) of buses in the traffic flow.
- **Visitor / Miscellaneous Trips:** Five (5) visitor / miscellaneous trips were assumed at the site each day.

Project traffic generation was calculated for each trip type as shown in **Table A**. As seen in *Table A*, the Project is calculated to generate a total of 76 average daily trips (ADT), or 108 ADT adjusted for PCE.

**Table A**  
**Project Trip Generation**

| Type of Trips                            | Daily Trips   |                  |                  |                               |
|------------------------------------------|---------------|------------------|------------------|-------------------------------|
|                                          | One-Way Trips | PCE <sup>a</sup> | ADT <sup>b</sup> | PCE Adjusted ADT <sup>b</sup> |
| Dining / Service Employee Trips          | 8             | 1.0              | 16               | 16                            |
| Food Trucks <sup>c</sup>                 | 9             | 1.0              | 18               | 18                            |
| Farm Worker Transport Buses <sup>d</sup> | 16            | 2.0              | 32               | 64                            |
| Visitor / Miscellaneous Trips            | 5             | 1.0              | 10               | 10                            |
| <b>Total Trips:</b>                      |               |                  | <b>76</b>        | <b>108</b>                    |

**Footnotes:**

- a. Passenger Car Equivalents. Based on the *Highway Capacity Manual*, a Passenger Car Equivalent (PCE) factor of 2.0 was applied to the Project's bus trips
- b. Average Daily Trips
- c. Three (3) food trucks will travel from the on-site kitchen to the fields and back three times per day.
- d. The Project will have total of four (4) buses, each of which holds 44 passengers, to transport workers from the site to the fields. 338 employees will require each of the four buses to do two (2) runs in the morning to the fields and two (2) runs in the evening from the fields.

cc: File