

Notice of Completion & Environmental Document Transmittal

2006111033

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Ocean KAMP (T19-0000\$, D19-00016, CUP19-00021)

Lead Agency: City of Oceanside

Contact Person: Sergio Madera, Principal Planner

Mailing Address: 300 N Coast Highway

Phone: 760-435-3539

City: Oceanside

Zip: 92054

County: San Diego

Project Location: County: San Diego

City/Nearest Community: Oceanside

Cross Streets: Foussat Road & State Road 76

Zip Code: 92058

Longitude/Latitude (degrees, minutes and seconds): 33 ° 13 ' 20.34" N / 117 ° 20 ' 26.99" W Total Acres: 92

Assessor's Parcel No.: see attached

Section: 24

Twp.: 11S

Range: 5W

Base: San Bern

Within 2 Miles: State Hwy #: 5, 76, 78

Waterways: Loma Alta Creek, San Luis Rey River, Buena Vista Lago

Airports: Oceanside Municipal

Railways: NCTD Sprinter Line

Schools: Oceanside USD

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) 2006111033

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Mixed-Use Devel**Development Type:**☒ Residential: Units 700 Acres 36☒ Office: Sq.ft. 30,000 Acres 36*☒ Commercial: Sq.ft. 100,000 Acres 36*☐ Industrial: Sq.ft. Acres☐ Educational:☒ Recreational: 300 Room Resort Hotel & Surf Lagoon*☐ Water Facilities: Type MGD

*Office, Commercial, and Recreational uses will be located on same 36 acres

☐ Transportation: Type☐ Mining: Mineral☐ Power: Type MW☐ Waste Treatment: Type MGD☐ Hazardous Waste: Type☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☒ Land Use☐ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Vacant Land (previously developed with a drive-in theater and swap meet)/Community Commercial/Community Commercial

Project Description: (please use a separate page if necessary)

Please see attached project description

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #9
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 14, 2020 Ending Date March 15, 2020

Lead Agency (Complete if applicable):

Consulting Firm: Helix Environmental Planning
Address: 7575 El Cajon Boulevard
City/State/Zip: La Mesa, CA 91942
Contact: Vanessa Brice Toscano
Phone: (619) 462-1515

Applicant: Zephyr Oceanside, LLC; Attention: Chris Beucler
Address: 700 2nd Street
City/State/Zip: Encinitas, CA 92024
Phone: (858) 558-3650

Signature of Lead Agency Representative: _____

Date: 2/14/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description: The project site is currently zoned as Community Commercial with a Community Commercial General Plan Land Use Designation. Mixed-use development is allowed under the current Community Commercial zoning, subject to approval of a Mixed-Use Development Plan and Conditional Use Permit. The project proposes approximately 36 acres of commercial uses within the central/southwestern portion of the site and approximately 36 acres of residential uses within the northern and eastern portions of the site. The remaining 20 acres of the site are proposed to be preserved as open space, including a 4-acre stepping-stone wildlife corridor located along the eastern property boundary.

The proposed Mixed-Use Development Plan would be an integrated plan, where uses would be sited to share parking, traffic circulation and an alternative transportation system, recreational and open space areas, and utilities and infrastructure. The proposed project site would be developed in two integrated areas – a resort community and a residential area. Commercial uses within the resort community component are proposed to include a 300-room resort hotel, a conference facility, a surf lagoon beach club, and 11 commercial buildings consisting of approximately 130,000 SF of office, retail, restaurants, and fitness uses, totaling approximately 472,850 SF. Approximately 1,055 parking spaces are proposed to accommodate the commercial uses. The residential uses are proposed to include approximately 700 dwelling units within nine residential lots.

The project would be designed consistent with the Zoning Ordinance and consistent with the General Plan Housing Element and Land Use Element. The project proposes a reduced density of commercial uses compared to the 950,000 SF of commercial uses proposed under the approved the Pavilion at Oceanside project. The proposed commercial uses would be designed to be consistent with the development regulations of the Community Commercial zoning, including standards related to building coverage, landscaping, parking, and setbacks. The mixed-use development would also include residential uses located adjacent to the existing residential areas to the east and north of the project site. Establishment of appropriate setbacks and consistency with the development standards presented in the Mixed-Use Development Plan prepared for the project would ensure that the proposed residential uses would be compatible with existing surrounding development and City standards.