PROJECT INFORMATION FORM (PIF)

THE FOLLOWING IS TO BE COMPLETED BY THE PROJECT APPLICANT:

PROJECT INFORMATION FORM			
1.	**PROJECT DESCRIPTION:** Ocean Kamp Residences-Proposed 511 multi-family residential units and 63 for-rent affordable housing units for a total of 574 units. Approved traffic study		
2.	**PROJECT LOCATION:** 3460 Mission Avenue and 3436 San Luis Rey Road, Oceanside CA.		
3.	**LAND USE:** CC-Residential **SIZE/DENSITY:** 22 du/ac		
4.	**ZONING AND LAND USE CONSISTENT WITH ADOPTED GENERAL PLAN?**	☑ Yes	☐ No
5.	**PROJECT LOCATED IN TRANSIT PRIORITY AREA[1], SMART GROWTH AREA[2], OR LOW VMT AREA[3]?**	☐ Yes	☑ No
6.	**PROJECT TRIP GENERATION:** (1208) **ADT** Net Decrease of 1208 ADT	☑ < 200 ADT ☐ ≥ 200 ADT ☐ ≥ 1,000 ADT ☐ ≥ 2,400 ADT	
	ATTACHMENTS		
A.	**PROJECT LOCATION MAP**	☑ Attached	
B.	**PROJECT TRIP DISTRIBUTION**	☐ Attached N/A	
C.	**PROJECT TRIP ASSIGNMENT**	☐ Attached N/A	

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)	**Does the project require a CEQA VMT analysis?** **A. If yes, does the project require a SANDAG Model Run?**	☐ Yes ☐ Yes	☐ No ☐ No	☐ Incomplete[(1)]
2a)	**Does the project require a Local Transportation Study?**	☐ Yes	☐ No	☐ Incomplete[(1)]
	OR			
2b)	**Does the project require a Local Transportation Assessment?**	☐ Yes	☐ No	☐ Incomplete[(1)]

[(1)] Incomplete application or additional information is needed to determine study requirements.

Planning Division Date

Transportation Engineering Section Date

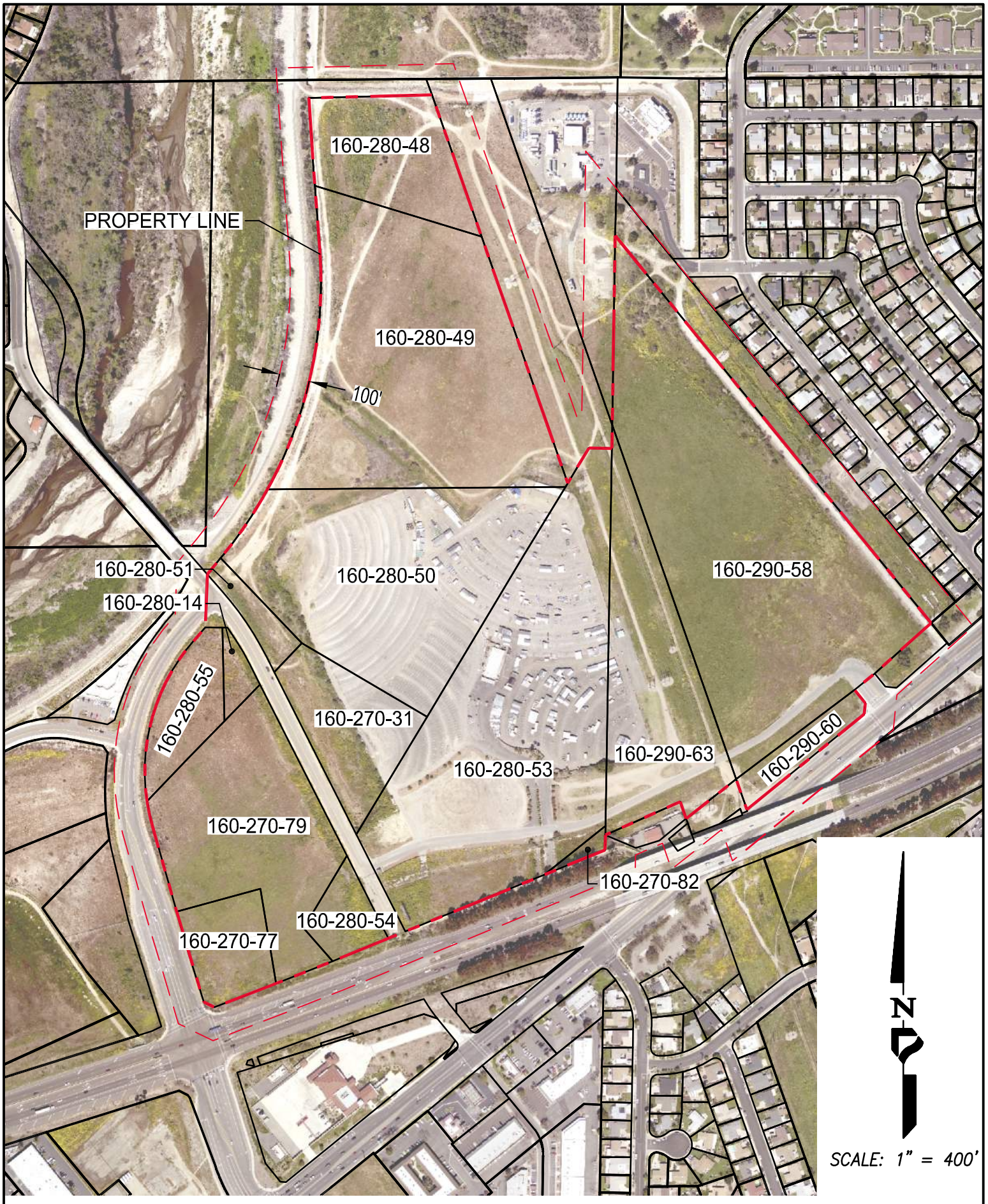
Table A
Trip Generation Comparison
Ocean Kamp - Residential Portion

Land Use	Quantity	Daily Trip Ends (ADT)		AM Peak Hour					PM Peak Hour				
				% of ADT/ Rate	In:Out Split	Volume			% of ADT/ Rate	In:Out Split	Volume		
		Rate [a]	Volume			In	Out	Total			In	Out	Total
A. Approved													
Multi-Family Residential	700 Units	8 /DU	5,600	8%	20 : 80	90	358	448	10%	70 : 30	392	168	560
B. Now Proposed (2025)													
Multi-Family Residential	511 Units	8 /Du[b]	4,088	8%	20 : 80	65	262	327	10%	70 : 30	286	123	409
Affordable	63 Units	4.81 [c]	304	0.36	29 : 71	7	16	23	0.46	59 : 41	17	12	29
Net Decrease In Trips			**1,208**			**18**	**80**	**98**			**89**	**33**	**122**

a. Rates based on SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002 and from ITE Trip Generation Manual (12th Edition).

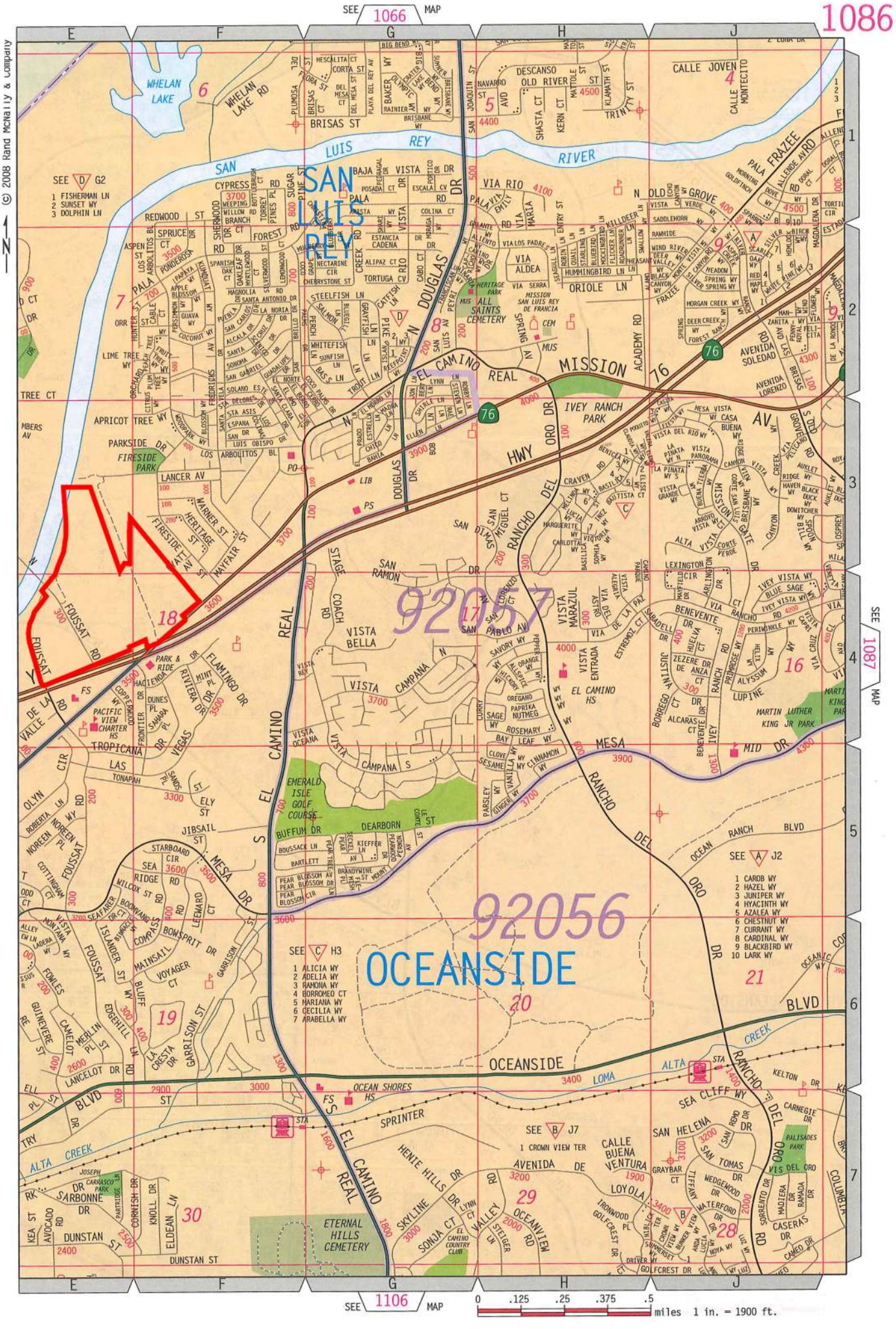
b. Trip generation calculations Based on SANDAG.

d. ITE rates baesed on 223 Affordable Housing land use.



Aerial Map

File Name P:\4375.00\Planning\Physical\Exhibits\Vicinity Map Exhibit\DWG\4375_Vicinity_Map.dwg, Date Last Plotted: 9/7/2018 9:56:19 AM,


1086
SEE 1066 MAP
SEE 1106 MAP
SEE 1087 MAP
© 2008 Rand McNally & Company
N
WHELAN LAKE
WHELAN LAKE RD
SAN LUIS REY RIVER
SAN LUIS REY
BRISAS ST
DESCANSO
OLD RIVER
CALLE JOVEN
CALLE MONTECITO
TRINITY ST
PALA FRAZEE
ALLENDE AVRD
SEE D G2
1 FISHERMAN LN
2 SUNSET WY
3 DOLPHIN LN
BAJA VISTA
VIA RIO
PALA RD
REDWOOD ST
SPRUCE CT
ASPEN ST
FOREST RD
SHERWOOD DR
CYPRESS RD
SUGAR PINE ST
N DOUGLAS DR
VIA ALDEA
ORIOLE LN
HUMMINGBIRD LN
N OLD GROVE
SADDLEHORN
RAMHIDE
WIND RIVER
SILVER SPRING WY
MEADOW
MORGAN CREEK WY
DEER CREEK
FOREST RANCH
ZANITA
AVENIDA SOLEDAD
AVENIDA LORENZO
ALL SAINTS CEMETERY
HERITAGE PARK
MISSION SAN LUIS REY DE FRANCIA
CEM
MUS
EL CAMINO REAL
MISSION ACADEMY RD
76
IVEY RANCH PARK
HWY 76
ORO DR
S DOUGLAS DR
S ODD GROVE RD
MESA VISTA
CASA BUENA
VISTA DEL RIO
LA PINATA
VISTA PANORAMA
MISSION GATE
BRISBANE
CANYON
CRAVEN
BASILICA
VISTA GRANDE
ARROYO VISTA
ALTA VISTA
CORTE VERDE
LEXINGTON
IVEY VISTA WY
BLUE SAGE
BENEVENTE
VIA RANCHO
PERIWINKLE
ZEZERE DR
DE ANZA CT
ALYSSUM
LUPINE
MARTIN LUTHER KING JR PARK
MID DR
MESA
3900
RANCHO DEL ORO DR
OCEAN RANCH BLVD
SEE A J2
1 CAROB WY
2 HAZEL WY
3 JUNIPER WY
4 HYACINTH WY
5 AZALEA WY
6 CHESTNUT WY
7 CURRANT WY
8 CARDINAL WY
9 BLACKBIRD WY
10 LARK WY
21
BLVD
PARKSIDE DR
FIRESIDE PARK
LANCER AV
LOS ARBOLITOS BL
PO
LIB
PS
WARNER ST
HERITAGE ST
FIRESIDE ALT AV
MAYFAIR ST
FOUSSAT RD
FOUSSAT
DE LA VALLE RD
PARK & RIDE
HACIENDA DR
RIVIERA DR
FLAMINGO DR
MINT PL
DUNES PL
SAHARA PL
FRONTIER DR
PACIFIC VIEW CHARTER HS
TROPICANA DR
VEGAS CIR
LAS TONAPAH
SANDS PL
ELY ST
OLYN CIR
ROBERTA LN
NOREEN WY
NOREEN PL
COTTINGHAM CT
JIBSAIL ST
STARBOARD CIR
SEA RIDGE RD
WILCOX ST
SEAFARER DR CT
BOOMWANG CT
COMPASS RD
BOWSPRIT DR
MAINSAIL
VOYAGER CT
GARRISON ST
LEEWARD CT
ISLANDER ST
MONTANA WY
VISTA LADERA WY
ALLEY
FOWLES ST
GUINEVERE RE
CAMELOT PL
MERLIN ST
EDGEHILL LN
LA CRESTA DR
LANCELOT DR
BLUFF WY
ELL ST
TRY DR
ALTA CREEK
JOSEPH DR
CARRASCO PARK
SARBONNE DR
CORNISH DR
KNOLL DR
ELDEAN LN
KEA ST
AVOCADO RD
DUNSTAN ST
2400
DUNSTAN ST
ETERNAL HILLS CEMETERY
EL CAMINO REAL
VISTA BELLA
VISTA CAMPANA N
VISTA CAMPANA S
VISTA OCEANA
COACH RD
STAGE
SAN RAMON DR
SAN PABLO AV
SAVORY WY
VISTA MARAZUL
VISTA ENTRADA
VIA DEL ASTRO
VIA ALEGRIA
ESTREMOL CT
EL CAMINO HS
OREGANO
PAPRIKA
NUTMEG
SAGE WY
ROSEMARY
BAY LEAF WY
CLOVE
SESAME
CINNAMON
VANILLA WY
PARSLEY
GINGER WY
EMERALD ISLE GOLF COURSE
BUFFUM DR
DEARBORN
BOUSSACK LN
BARTLETT
KIEFFER LN
PEAR BLOSSOM AV
PEAR BLOSSOM DR
PEAR BLOSSOM CIR
BRANDYWINE
MOUNT
SEE C H3
1 ALICIA WY
2 ADELIA WY
3 RAMONA WY
4 BORROMEO CT
5 MARIANA WY
6 CECILIA WY
7 ARABELLA WY
OCEANSIDE
92056
92057
OCEANSIDE BLVD
OCEAN SHORES HS
FS
STA
SPRINTER
HENTE HILLS DR
SEE B J7
1 CROWN VIEW TER
AVENIDA DE LA CALLE
CALLE BUENA VENTURA
LOYOLA
SKYLINE DR
SONJA CT
EL CAMINO COUNTRY CLUB
VALLEY
STEIGER
OCEANVIEW RD
IRONWOOD GOLF CREST PL
GOLFCREST DR
DRIVER WY
SAN HELENA
SAN TOMAS DR
GRAYBAR CT
TIFFANY
WEDGEWOOD DR
WATERFORD DR
SORRENTO DR
MADIERA DR
BAHADA DR
CASERAS DR
CAMEO DR
VIS DEL ORO
PALISADES PARK
SEA CLIFF WY
KELTON DR
CARNEGIE DR
ALTA LOMA
CREEK
RANCHO DEL ORO
COLUMBIA
0 .125 .25 .375 .5 miles 1 in. = 1900 ft.