



City of Oceanside Planning Division Environmental Information Form

TO BE COMPLETED BY APPLICANT

Date Filed: _____

Environmental Fee Paid: _____

MAPS REQUIRED:

1. The project site and surrounding area within 1000-ft. from the project's property lines must be shown on an aerial map (less than 2-years old).
2. The project must be shown on a copy of a page or pages of a street map (i.e. Thomas Brothers Map). The project site must be labeled and the page numbers shown.

GENERAL INFORMATION:

1. Name of Applicant: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
2. Name of Applicant's Representative: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
3. Project Title and/or Application Number(s): _____
4. If a Specific Plan has been prepared on the project site, give Specific Plan title: _____
5. List any other related permits or approvals, required from agencies other than the City of Oceanside: _____

6. Has the project site had any prior environmental review as part of this or another project? If so, please provide the Planning Application file number(s) of the permits previously applied for (i.e., A-1-92, D-1-92, C-1-92, Z-1-92, S-1-92, T-1-92) and the name of the project: _____
7. Is the project part of a larger project or series of projects? _____ If so, describe the project's relationship to the project or series of projects: _____
8. If the project is included in an approved Specific Plan, is it in conformance with the plan? _____ If not, explain how it differs: _____
9. Existing zoning: _____ Proposed zoning: _____
Existing General Plan Land Use Designation: _____
Proposed General Plan Land Use Designation: _____

LOCATION:

- 10. Address of project: _____
- 11. Project site is located on the **N**S.E.W. (circle one) side of _____ between _____ and _____ streets.
- 12. Is the project located within the Airport Influence Area? _____
- 13. Is the project located within the Coastal Zone? _____
- 14. What is the distance in miles on existing roadways from the project site to the nearest: Fire Station _____ Airport _____ Hospital _____ Public Transportation _____
- 15. Is the site within 1/2 mile of a former sanitary landfill? _____

PROJECT DESCRIPTION:

- 16. Site size: _____ acres/square feet.
- 17. Please describe all off-site improvements proposed as part of the project. (Such improvements might include: drainage facilities, street improvements, extension of utilities, cut and fill slopes, pedestrian and bicycle paths, etc., that would be constructed outside of the project boundaries).

FOR RESIDENTIAL PROJECTS: (IF PROJECT IS COMMERCIAL OR INDUSTRIAL, SKIP ITEMS 18 THROUGH 26).

- 18. Number of lots/dwelling units: _____
- 19. Maximum building height: _____
- 20. Amount of off-street parking: _____
 - (a) Number required: _____
 - (b) Number proposed: _____
 - (c) Type of parking (size, whether covered): _____
- 21. Please describe any recreational facilities to be provided: _____
- 22. What is the distance in miles on existing roads from the project site to the nearest:
Elementary School _____ Shopping Center _____
High School _____ Public Library _____
- 23. If applicable, describe the project's relationship to larger project or series of projects: (How does it relate or conform to the larger project?)
- 24. Will air conditioning or mechanical ventilation be provided? _____
- 25. Describe the proposed scheduling or phasing of the project: _____
- 26. What percentage of the project site will be covered by:
Paving _____%; Buildings _____%; Landscaping _____%

FOR COMMERCIAL, INDUSTRIAL OR AGRICULTURAL PROJECTS: (IF PROJECT IS RESIDENTIAL, SKIP ITEMS 27 THROUGH 39.)

- 27. Describe the type of uses proposed: _____
- 28. Size of proposed buildings: _____ square feet.
- 29. Number of buildings proposed: _____
- 30. Maximum building height: _____
- 31. Amount of off-street parking to be provided: _____
(a) Will there be a structure? _____ If so, how many aboveground levels? _____
- 32. Projected number of employees: _____ total _____ per shift. For agricultural projects, give maximum number of employees at harvesting time: _____; and specify harvesting times: _____
- 33. What will be the hours of operation? _____
- 34. Describe the proposed scheduling or phasing of the project: _____
- 35. For restaurants, how many seats will there be? _____
- 36. If applicable, describe the project's relationship to larger projects or series of projects: _____
- 37. What percentage of the project site will be covered by:
Paving _____%; Buildings _____%; Landscaping _____%
- 38. Does the project involve the handling, storage or disposal of any toxic or hazardous substance? _____ If so, what safety measures have been incorporated into the project: _____
- 39. Will the project result in the emission of any odor, vibration, glare or electrical disturbance? _____

ENVIRONMENTAL SETTING:

- 40. Please attach copies of any special studies that have been prepared in regard to this project or the project site. Examples would include: archaeological survey, biological survey, noise study, geo-technical report, slope analysis, traffic analysis, environmental impact reports, etc.
- 41. Describe the following environmental conditions as they presently exist: (Use additional sheets, if necessary)
 - (a) Topography Project Site:

Within 1/2 mile: _____
 - (b) Water Bodies Project Site:

Within 1/2 mile: _____
 - (c) Vegetation Project Site:

Within 1/2 mile: _____
 - (d) Wildlife Project Site:

Within 1/2 mile: _____
 - (e) Historical/Archaeological/Paleontological Resources Project Site:

Within 1/2 mile: _____
 - (f) Land Use Project Site:

Within 1/2 mile: _____

42. Has the project site been previously graded? _____
If so, what percent of the site was graded? _____
43. If mature trees, wetlands, or riparian vegetation exist on site, please attach a map indicating their location.
44. Does the project contain slopes of more than 10 percent? _____ If the project area includes hillsides with slopes of 20 percent or more, the Hillside Development Regulations require that a slope analysis be provided, even if the slopes are not to be graded. The slope analysis must be done on an accurate and recent topographic map with minimum five (5) foot contour lines and a scale of at least 200 feet. The slope categories must be as follows: slopes of less than 20 percent; slopes of 20-40 percent; and slopes over 40 percent. Within these areas, the following must be depicted and labeled: areas with slopes of 20-40 percent and a minimum 50-foot differential, and areas with slopes of more than 40 percent and having a 25-foot differential.
45. Describe any existing structures on the project site and the current use of the structures _____

ENVIRONMENTAL IMPACT:

46. What is the street classification of proposed new streets? (e.g., "two-lane collector" or "four-lane major street", per Circulation Element of the General Plan) _____
47. What is the percentage grade of the steepest street involved in the project? _____
48. What is the right-of-way standard for proposed new streets? (e.g., private, dedicated, to be acquired, etc.)
49. If new water mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map.
50. If new sewer mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map.
51. Describe the improvements and extensions of existing electrical lines that will be required to serve the project. _____
52. If improvements are to be demolished or removed by the project, please describe them briefly. _____
53. Identify any roadway or train track located within 500 feet of the project site. _____
54. List any other potential noise sources which could affect the project site (i.e., industrial projects, etc.) and give approximate distances. _____
55. Describe any noise that will be produced by the project during construction and after the project is completed. (Include equipment operation, blasting, etc. _____)
56. Estimate the number of motor vehicle trips generated by the project site currently: _____ ; after development _____.
57. If the project is commercial or industrial, list any air pollutants that the project will emit.
58. To what extent will the project be located within a floodplain? (Specify whether U.S. Army Corps of Engineers Standard Project Flood or 100-year flood.) _____
59. If the drainage from the project will not be discharged into an existing public stormwater drainage system, please describe how it will be accommodated. _____

60. What percentage of the project site will be graded? Approximately 96 %
61. Volume of cutting: TBD cubic yards; maximum cut-slope ratio will be 2:1; maximum cut-slope height will be TBD feet.
62. Volume of fill: 300,000 cubic yards; maximum fill-slope ratio will be 2:1; maximum fill-slope height will be TBD feet.
63. Does the cut-and-fill volume balance? No. If not, how will import/export be handled? Soils will be imported to the site pursuant to the in place Mass Grading Permit
64. Will the entire site be graded with the first phase? NA If not, indicate those areas that will be left natural and those areas that will be used as temporary borrow sites. If so, please describe: NA
65. Will the project extract or preclude the extraction of any rock, sand, gravel, or other mineral resources? No If so, please describe: NA
66. Describe or indicate on a map any areas of vegetation to be removed by the project (May be combined with Item 40). NA; accounted for in 2008 Pavilion EIR

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge or belief.

Date 8/28/2019

Signature of Preparer *Vanessa T. Jones*

For Zephyr Oceanside, LLC

Attachment 30. Environmental Information Form

PROJECT DESCRIPTION:

17. *Please describe all off-site improvements proposed as part of the project. (Such improvements might include: drainage facilities, street improvements, extension of utilities, cut and fill slopes, pedestrian and bicycle paths, etc., that would be constructed outside of the project boundaries).*

As of the submittal date, no off-site improvements are proposed for the project.

FOR RESIDENTIAL PROJECTS:

25. *Describe the proposed scheduling or phasing of the project:*

The commercial/resort component of the project would be completed first along with approximately 200 residential units. The balance of the residential units would be built out over time as the market conditions dictate.

FOR COMMERCIAL, INDUSTRIAL, OR AGRICULTURAL PROJECTS:

27. *Describe the type of uses proposed:*

Commercial uses are proposed to include a 300-key resort hotel; approximately 100,000 SF of retail and restaurants; approximately 20,000 SF of office space; and a variety of recreational uses/amenities, including a wave lagoon, rock climbing walls, bike path/trails, fitness center, yoga pavilion, and spa.

29: *Number of buildings proposed:*

Commercial uses would consist of a number of buildings supporting retail, restaurant, office, recreational, and resort hotel uses. Refer to the architectural site plans for details.

34. *Describe the proposed scheduling or phasing of the project:*

The commercial/resort component of the project would be completed first along with approximately 200 residential units. The balance of the residential units would be built out over time as the market dictates.

ENVIRONMENTAL SETTING:

40. Please attach copies of any special studies that have been prepared in regard to this project or the project site. Examples would include: archaeological survey, biological survey, noise study, geo-technical report, slope analysis, traffic analysis, environmental impact reports, etc.

Copies of the following reports are included as part of this Discretionary Permit Application submittal:

Study	Date	Company
Climate Action Plan Conformance Report	8/28/2019	Syska Hennessy Group
Oceanside Pavilion Project Trip Generation Comparison	8/21/2019	Linscott, Law & Greenspan, Engineers
Update Geotechnical Investigation	8/13/2019	Geocon Incorporated

The following is a list of technical studies prepared for The Pavilion at Oceanside Environmental Impact Report (P-6-06, D-5-06, C-[19-23]-06), which are on file with the City of Oceanside. Hard copies of these reports are not included with this submittal, but may be provided as requested.

Study	Date	Company	EIR Appdx No.
Air Quality Report	2/29/2008	Investigative Science and Engineering, Inc	1
Greenhouse Gas/ Global Warming	2/29/2008	Investigative Science and Engineering, Inc	1
Biological Resources	3/5/2008	Helix Environmental Planning	1
Science Review Panel Consensus Report	7/7/2007	URS Corporation/Conservation Bio Institute	1
Biological Letter Report for Pala Extension Alternative	12/28/2007	HELIX Environmental Planning	1
Cultural Resources Report	7/1/2007	Affinis	1
Archaeological Resources Survey	7/1/2007	Affins	1
Historical Building Assessment	8/9/2005	Archaeos	1
Geotechnical Report	5/7/2007	Eberhart United Consultants	2
Geotechnical Feasibility Report	5/24/2006	Eberhart United Consultants	2
Hazardous Materials (Second Revised Report for Additional Testing)	4/7/2008	GeoSoils	2
Hazardous Materials (Revised Report for Additional Testing)	2/19/2008	GeoSoils	2
Revised Limited Phase II Environmental Assessment	6/29/2007	GeoSoils	2

Study	Date	Company	EIR Appdx No.
Phase 1 Environmental Site Assessment	2/24/2005	GeoSoils	2
Supplemental Airspace Impact Analysis	11/19/2007	Airspace Operations	2
Drainage Study	12/20/2007	O'Day Consultants	2
Stormwater Management Plan	12/20/2007	O'Day Consultants	2
Background & Field Test Results (Storm Water)	2/26/2004	Abtech/Asbury Environmental Stormwater	2
Noise Report	2/29/2008	Investigative Science and Engineering, Inc	3
Traffic Report	3/1/2008	RBF Consultants	3
Utilities Reports (Water & Sewer)	8/10/2007	Dexter Wilson Engineering	3

41. Describe the following environmental conditions as they presently exist:

- (a) Vegetation Project Site: The majority of the site has been cleared of vegetation and surface improvements, with the exception of the riparian area in the central portion of the site and the four-acre stepping stone corridor along the eastern property boundary (refer to Figure 3, *Potential Jurisdictional Areas and Stepping Stone Corridor Preserve*). Vegetation within these areas includes coyote brush scrub, non-native grassland, and southern willow scrub.
- (b) Wildlife Project Site: As described in item (a), a “stepping stone” corridor has been established along the eastern property boundary for coastal California gnatcatcher. This portion of the site would remain undeveloped and be restored to serve as a functioning wildlife movement corridor and linkage for sensitive avian species. Sensitive species occurring off-site in the open space associated with the San Luis Rey River include least Bell’s vireo.
- (c) Historical/Archaeological/Paleontological Resources Project Site: No historical resources are present on site. Tribal cultural resources have been identified on site and are known to occur within the project area. The project site and surrounding area is underlain by Eocene Santiago Formation, which is known to be fossil bearing, at a depth of 50 feet.

Within ½ Mile: No documented historical resources are present within 0.5 mile of the project site. Tribal cultural resources are known to occur within the project area. The project site and surrounding area is underlain by Eocene Santiago Formation at a depth of 50 feet.

43. If mature trees, wetlands, or riparian vegetation exist on site, please attach a map indicating their location:

Refer to Figure 3, *Potential Jurisdictional Areas and Stepping Stone Corridor Preserve*.

51. *Describe the improvements and extensions of existing electrical lines that will be required to serve the project.*

An Underground Utilities Waiver is being requested to permit the existing overhead electric lines in excess of 35.5 kV. Other existing and proposed electrical distribution lines and public utilities within the project will be installed underground.

53. *Identify any roadway or train track located within 500 feet of the project site.*

State Route 76, Foussat Road, Alex Road (refer to Figure 2).

54. *List any other potential noise sources which could affect the project site (i.e., industrial projects, etc.) and give approximate distances.*

The project site is located immediately east (less than 0.1-mile) of the Oceanside Municipal Airport, a potential noise source that could affect the project site.

55. *Describe any noise that will be produced by the project during construction and after the project is completed. (Include equipment operation, blasting, etc.)*

The operation of construction equipment would generate noise during construction of the proposed project. Operational noise sources include on-site HVAC equipment, equipment associated with the proposed wave pool, and project traffic.

57. *If the project is commercial or industrial, list any air pollutants that the project will emit.*

Construction activities associated with grading and construction of the proposed project would result in short-term construction emissions from construction equipment and motor vehicles (e.g., fugitive dust, nitrogen oxides). Volatile organic compound (VOC) emissions from architectural coatings (i.e., painting) also would be generated during project construction. The primary source of air pollutants during operation of the project is vehicular emissions from project traffic.

58. *To what extent will the project be located within a floodplain? (Specify whether U.S. Army Corps of Engineers Standard Project Flood or 100-year flood.)*

According to the Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA), the entire subject property is presently located within Zone A99, which is defined as an "area to be protected from the 100-year flood zone by a Federal Flood Protection System currently under construction." However, a CLOMR-F has been processed and granted by FEMA for the entire project site.

59. *If the drainage from the project will not be discharged into an existing public stormwater drainage system, please describe how it will be accommodated.*

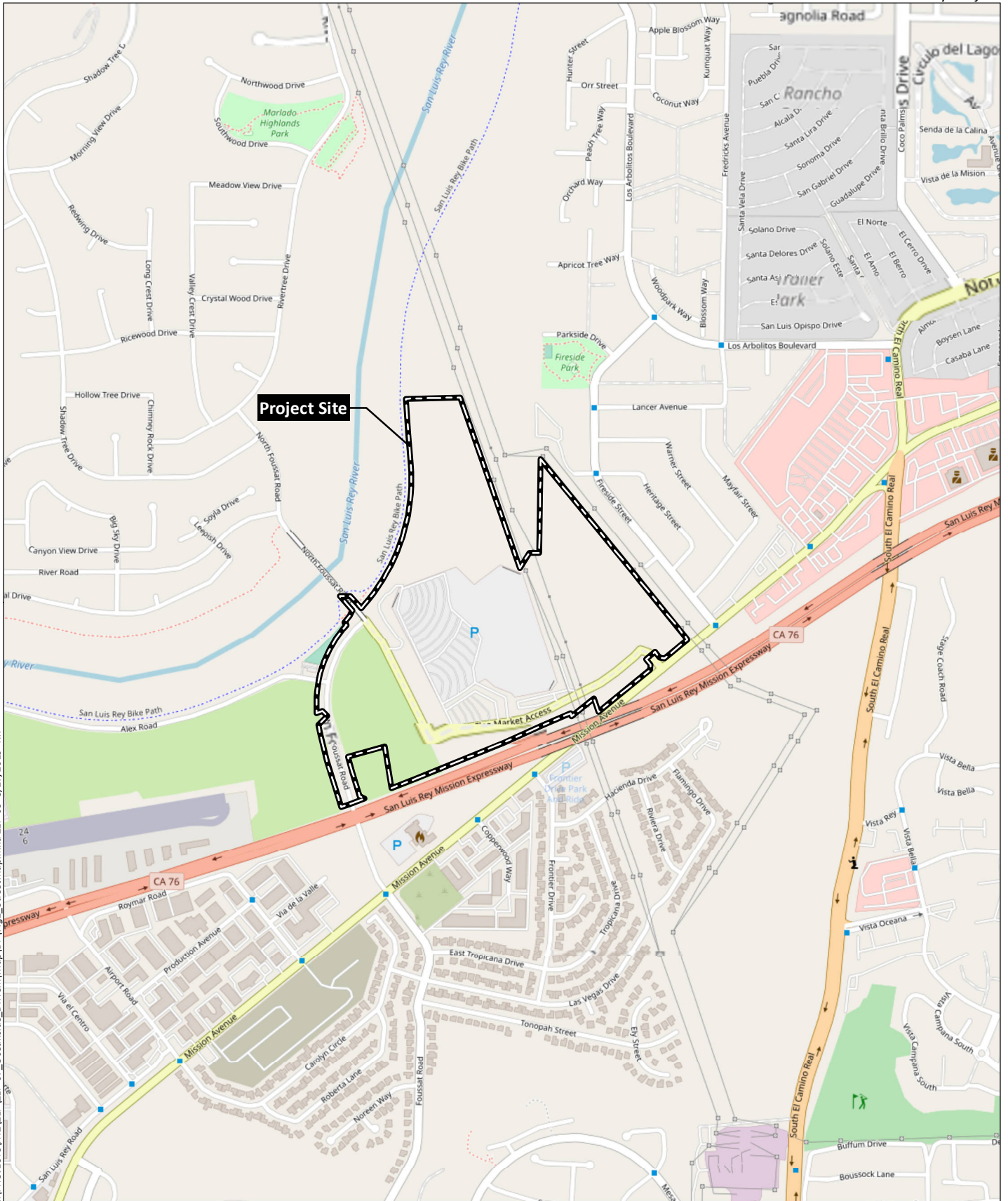
Stormwater runoff from the project site would flow through vegetated bioswales before entering the public storm drain system. See project plans.



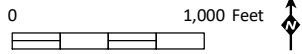
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Source: Aerial (SanGIS, 2017)



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Source: © OpenStreetMap (and) contributors, CC-BY-SA



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