

Attachment 26. Oceanside Resort Community Project Description and Justification

Zephyr Oceanside LLC proposes to construct the Oceanside Resort Community Project (project) at the former Oceanside swap meet site located at 3480 Mission Avenue, Oceanside, CA 92054. The purpose of the proposed project is to develop a California lifestyle resort, shopping, dining, offices, a mixed-use community, community amenities, open space, and recreational opportunities.

Project Background

An Environmental Impact Report (EIR) addressing development of the site was certified by the City of Oceanside in 2008 (State Clearinghouse No. 2006111033). The Pavilion at Oceanside project described in the EIR consisted of a 950,000-square foot (SF) shopping center with a variety of retail uses. The project application included a Tentative Parcel Map, Development Plan, five Conditional Use Permits (movie theater, health club, and three drive-through uses), and an Underground Waiver request for the existing high-voltage electrical transmission lines located on the site. The Tentative Parcel Map proposed to divide the project site into 10 parcels for leasing purposes, where each commercial parcel included building, hardscape/landscape, and parking areas. Approximately 459,000 cubic yards (CY) of imported fill material was identified as being required to ensure proper drainage and installation of underground utilities to serve the proposed development.

Mitigation measures were identified to address potential impacts to air quality, biological resources, cultural and paleontological resources, geology/soils, hazards and hazardous materials, hydrology and water quality, and noise during grading and construction of the project. The site is currently being graded pursuant to the conditions of the previously approved Pavilion at Oceanside project. Applicable mitigation measures have been/are being completed pursuant to the Mitigation Monitoring and Reporting Program prepared for that project.

Project Location

The approximately 92-acre project site is located north of Mission Avenue and State Route 76 (SR 76), immediately east of Foussat Road and west of Fireside Street. The project site includes 14 parcels, comprised of Assessors' Parcel Numbers (APNs) 160-270-31, -79, and -82; 160-280-14, -48, -49, -50, -51, -53, -54, -55; 160-290-58, -60, -63. Surrounding land uses include the San Luis Rey River located north and west of the property, the Oceanside Municipal Airport to the west, Oceanside Fire Department Station No. 7 to the south (between SR 76 and Mission Avenue), the City of Oceanside's Mission Basin Groundwater Purification Facility located to the northeast, and a combination of single-family residential and commercial development and open space located to the east and south. A portion of the San Diego Gas & Electric (SDG&E) transmission line easement traverses the center of site in a north-south trend. The site has previously been used as a drive-in movie theater and swap meet.

The project site is zoned as Community Commercial (CC) with a Commercial General Plan Land Use Designation. The southwesternmost portion of the site is located within the Avigation Easement Area of the Oceanside Municipal Airport. Portions of the site are within designated

Safety Zones 1, 2, 3, 4, and 6 of the airport's Comprehensive Land Use Plan (CLUP), with the entire site within Review Area 1.

Project Description

The Oceanside Resort Community Project proposes a mix of commercial and residential uses. Commercial uses would be located within the central/southwestern portion of the site, and are proposed to include a 300-key resort hotel; approximately 100,000 SF of retail and restaurants; 20,000 SF of office space; and a variety of recreational uses, including a wave lagoon, rock climbing walls, bike path/trails, fitness center, yoga pavilion, and spa. Approximately 908 parking spaces are proposed to accommodate the commercial uses. Multi-family residential uses are proposed to include approximately 700 units within the northern and eastern portions of the project site. Approximately 20 acres of the site will be preserved as open space.

The proposed site plan and project design would be consistent with the surrounding areas and existing development. 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 a reduced density of commercial uses compared to the 950,000 SF of commercial uses proposed under the approved 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 will also include multi-family 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.

The project would be designed to be consistent with the Zoning Ordinance and conform with the General Plan, as applicable. The project would be adequately and conveniently served by existing and/or proposed public services, utilities, and public facilities. The physical design of the project would be consistent with the policies contained within Section 1.24 (Topographic Resources) and 1.25 (Undevelopable Lands) of the Land Use Element of the General Plan, the Development Guidelines for Hillslides, and Section 3039 of the Zoning Ordinance, since no hillslides subject to these regulations are proposed to be impacted by the project.