

December 20, 2019

City of Oceanside  
Development Services Department / Planning Division  
Attn: Sergio Madera, Senior Planner  
300 North Coast Highway  
Oceanside, CA 92054-2885

Subject: Ocean KAMP - Discretionary Permit Application Resubmittal

Dear Mr. Madera:

On behalf of Zephyr Oceanside LLC, Zephyr Partners (Zephyr) is submitting the enclosed documentation for the Ocean KAMP project (Tentative Parcel Map P19-00009, Development Plan D19-00016, Conditional Use Permit CUP19-00021) in response to the Application Review Committee (ARC) letter dated September 30, 2019 and the Water Utilities letter dated October 21, 2019. We understand that comments from the City's reviewing disciplines must be addressed before further processing of the applications may occur, and we have enclosed a spreadsheet which provides responses to each comment. The project description and justification, plans, and documentation have been revised to address City reviewer comments and changes in project design that have occurred since the August 29, 2019 submittal. As requested, three copies of the following documents are included in this resubmittal:

- Mixed-Use Development Plan
- Fiscal Impact Analysis
- Traffic Impact Analysis
- CEQA-Level Drainage Report
- Priority Development Project – Storm Water Quality Management Program (PDP-SWQMP)
- Waste Management Schematic Design

Ten full-sized plan sets and one 8 ½ x 11 reduced set of the following project plans enclosed:

- Tentative Map
- Mixed-Use Plan (refer to sheet G0.1 for contents)

The water and sewer studies requested in the ARC letter will be submitted at a later date.

We look forward to continuing our work with you and City staff on this project. If you have any questions, please feel free to contact me via email or phone.

Sincerely,

Michael Grehl  
Senior Vice President

Enclosures: August 29, 2019 ARC Letter Comment/Response Matrix  
Project Description and Justification  
Mixed-Use Development Plan

Mr. Madera  
December 20, 2019

Fiscal Impact Analysis  
Traffic Impact Analysis  
Hydrology/Drainage Study  
PDP-SWQMP  
Tentative Map  
Mixed-Use Plan  
One flash drive containing all the above information