

Eddie Jones Warehouse, Manufacturing & Distribution Facility Project

Notice of Preparation (NOP) Scoping Meeting &
Community Presentation

August 3, 2022

Meeting Purpose and Agenda

PURPOSE

To obtain feedback on the environmental concerns and proposed project to be addressed within the Environmental Impact Report (EIR)

AGENDA

- Proposed Project Overview
- Airport Land Use Plan
- Project Design
- Pedestrian Improvements
- Project Benefits
- Environmental Review Process
- Environmental Issues to be Covered
- Public Comments



Proposed Project Overview

31.79-acre site located at 250 Eddie Jones Way. Located within the Airport Neighborhood Planning Area, bound by Oceanside Municipal Airport to the south, Benet Road to the west, the San Luis Rey River and recreational trail to the north, and vacant light industrial land to the east.

Consists of demolition of the existing vacant 172,300-square-foot industrial building and proposes development of a new 566,905-square-foot warehouse and distribution facility

The project would maintain a 100-foot buffer from the edge of the San Luis Rey River riparian habitat along the project boundary's northern edge.

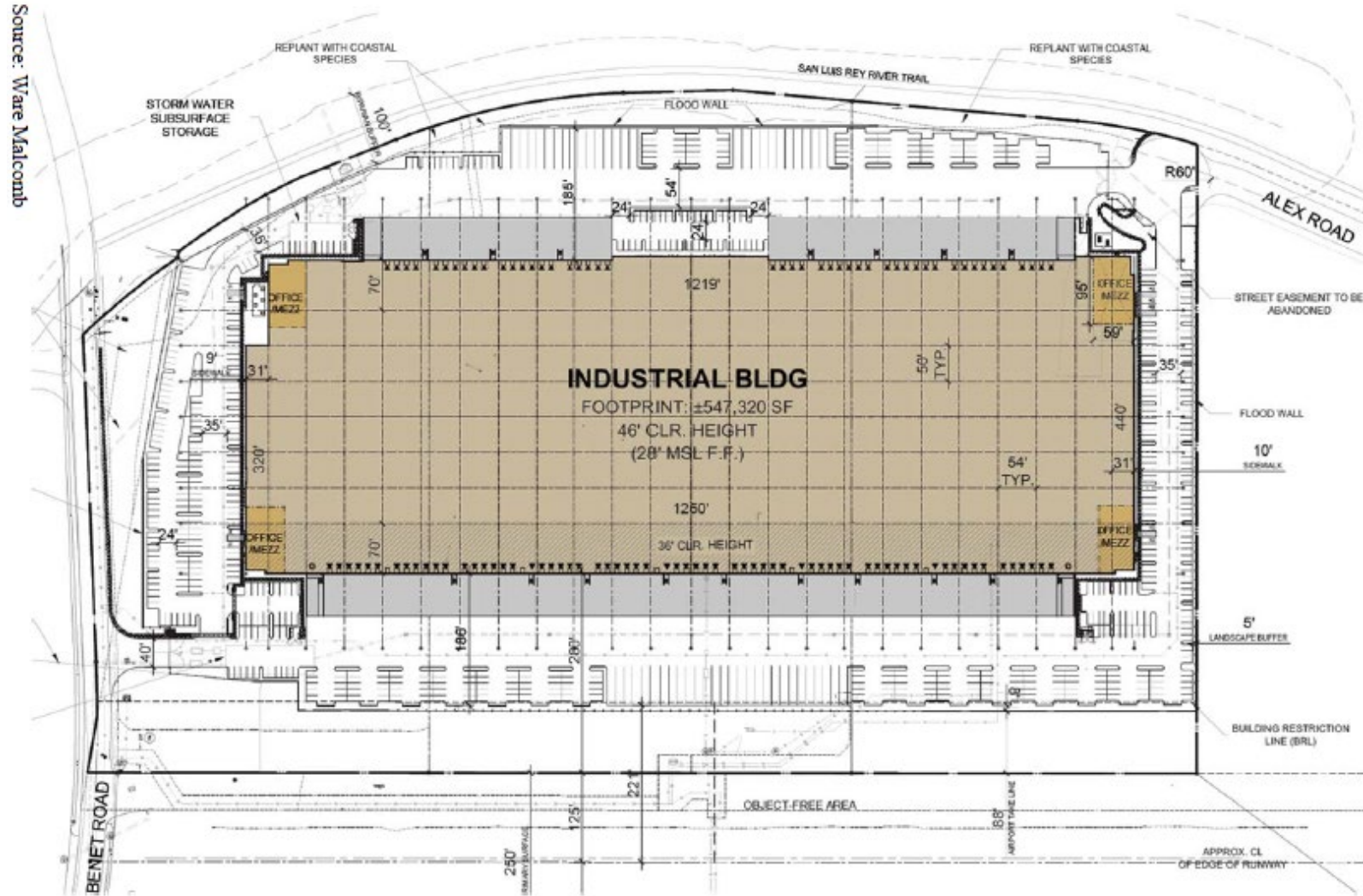
The proposed warehouse and distribution facility is classified as a "Wholesaling, Distribution, and Storage Facility" use by the Oceanside Zoning Ordinance. A CUP and Variance are required

Arial View of Existing Site Looking East



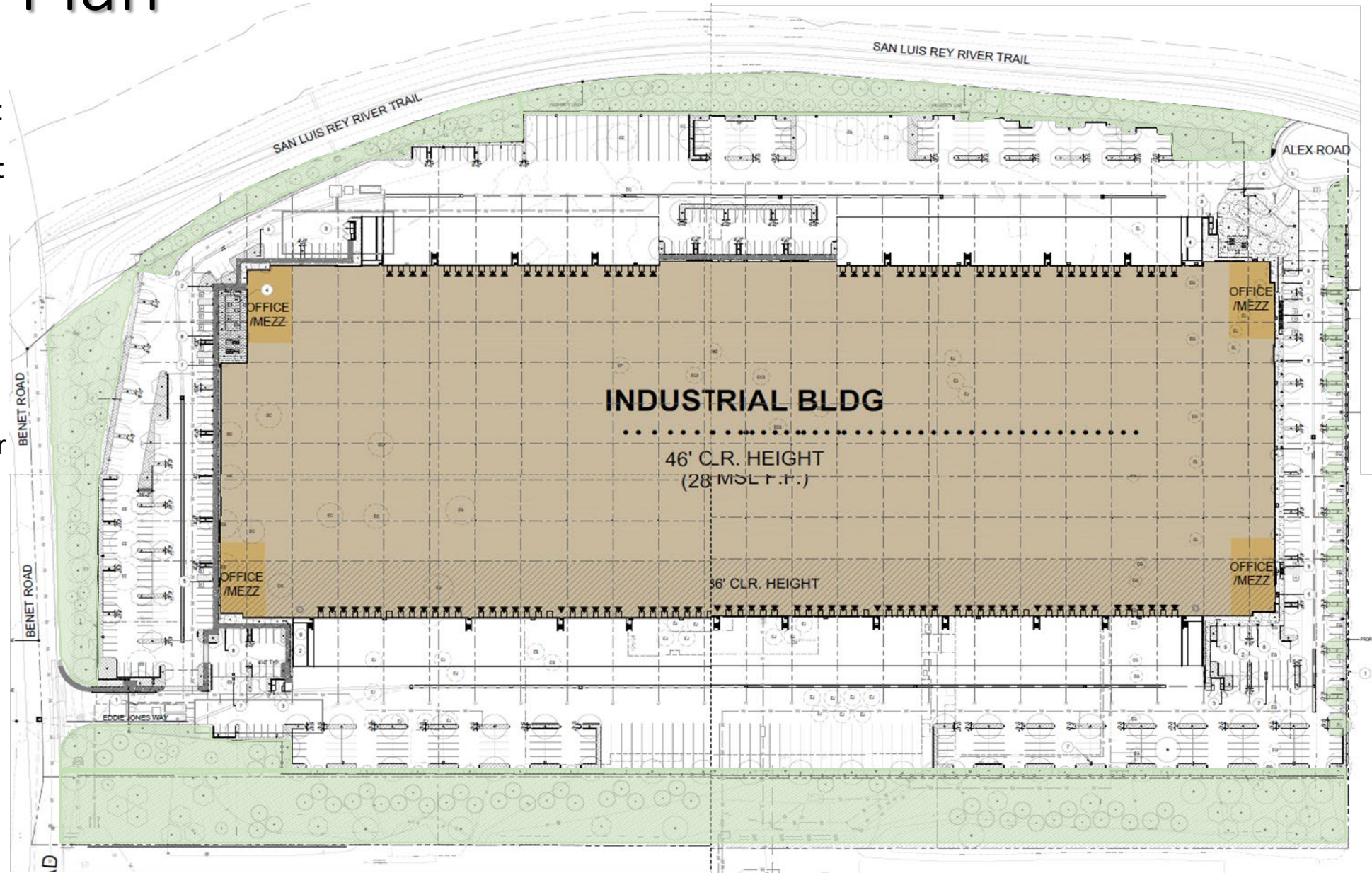
Proposed Project Overview

- 566,905-sf warehouse and distribution facility consisting of 369,415-sf of warehouse area, 158,320-sf of manufacturing space, and 39,170-sf of office area
- 590 parking spaces for employee/visitor parking, 60 truck trailer parking stalls and vehicle circulation area
- 114 truck terminals
- Access would be maintained and improved from Alex Road and Benet Road. Alex Road access would be limited to passenger vehicles while heavy truck traffic would be limited to the Benet Road access point
- Landscaping Designed throughout site – Significant buffer designed along northern boundary adjacent to SLR River Trail



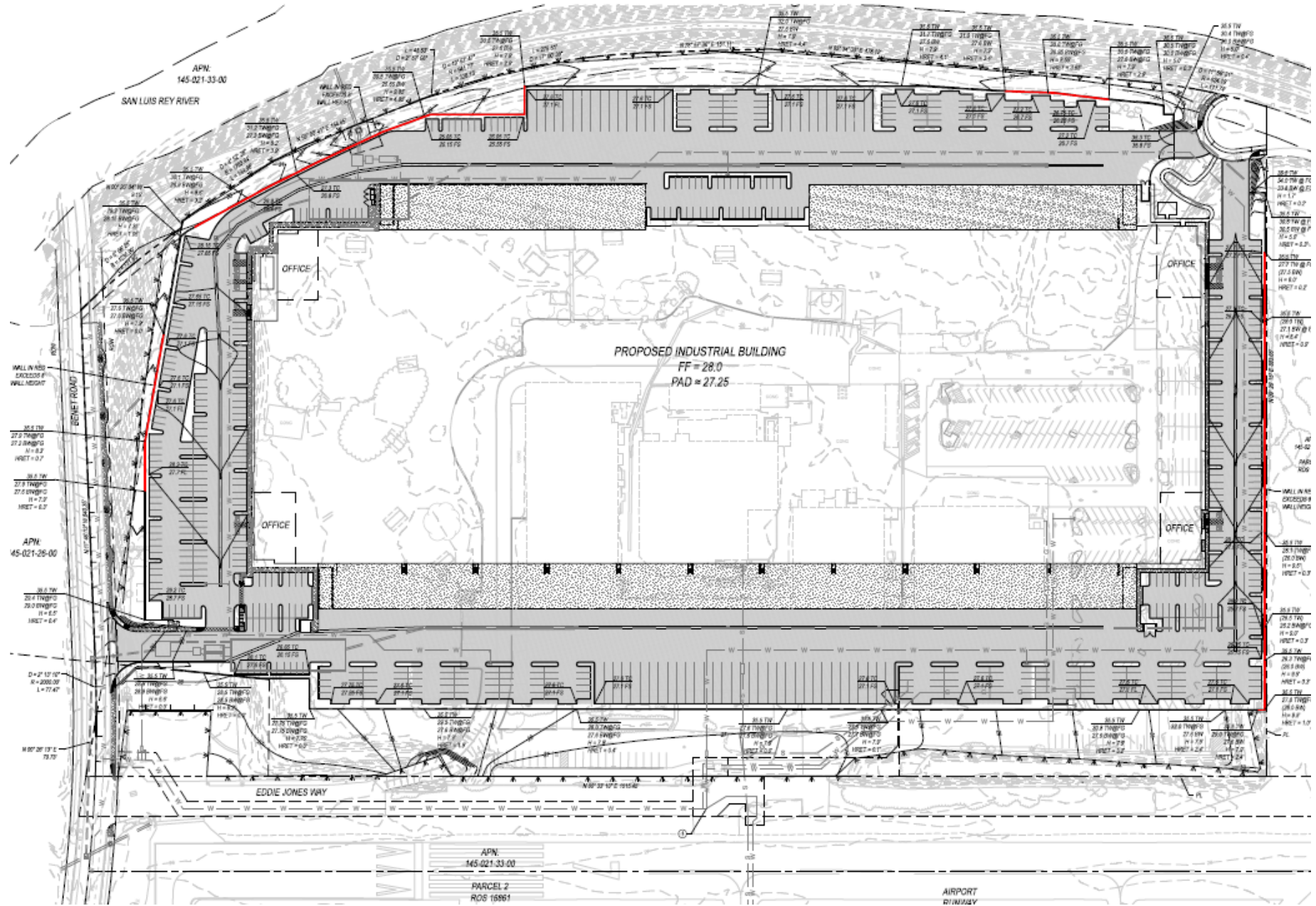
Landscape Plan

- Landscaping Designed throughout site – Significant buffer designed along northern boundary adjacent to SLR River Trail
- 21% of site landscaped - Only 12% min. required
- Landscaping along the entire northern site boundary designed to buffer site and screen parking, circulation and loading areas.
- Landscape along Benet Rd. and Alex Rd. will provide upgraded streetscapes
- Perimeter trees feature California Sycamore, Coast Live Oak, and Bay Laurels



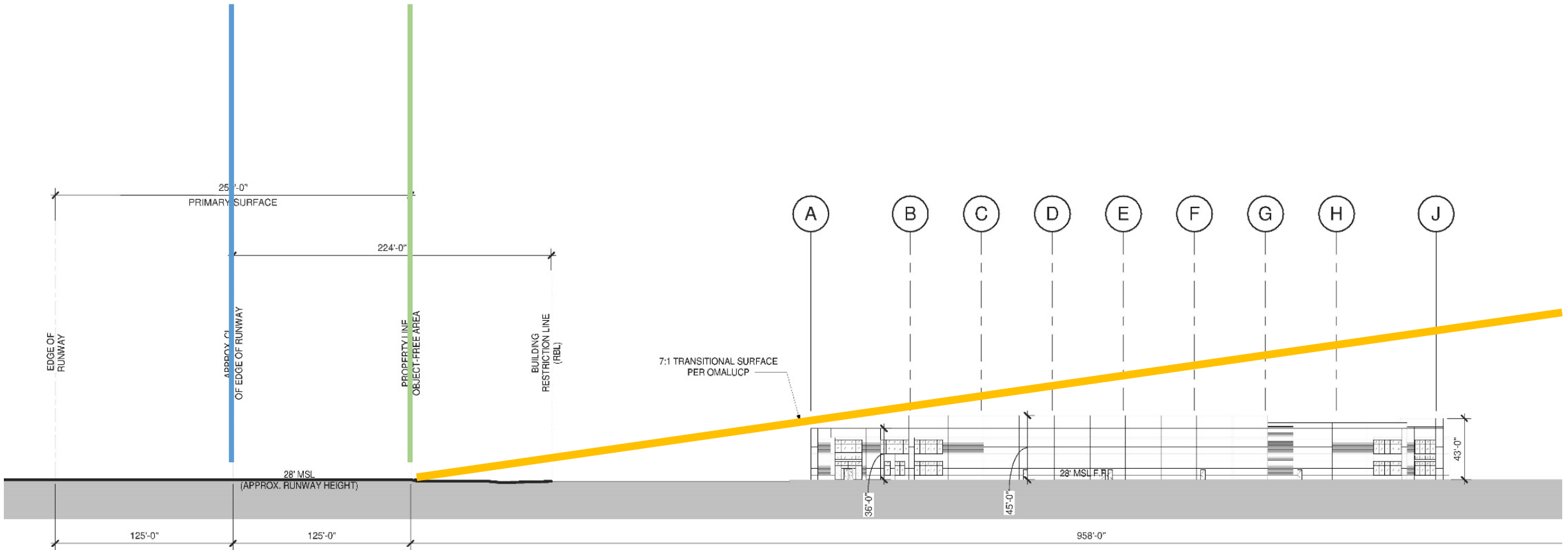
Civil Plan

- Storm Water Design
- 23% Permeable Surface
- Perimeter Floodwall
- Stormwater Vaults



Airport Land Use Plan –

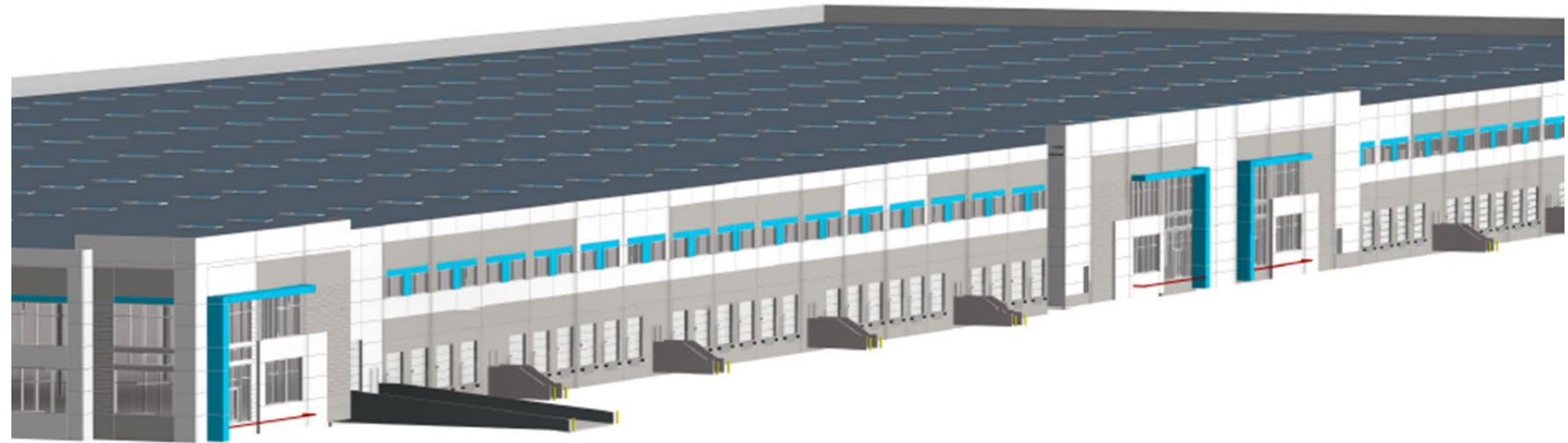
Runway Protection - Height / Transition Zones



Project Design



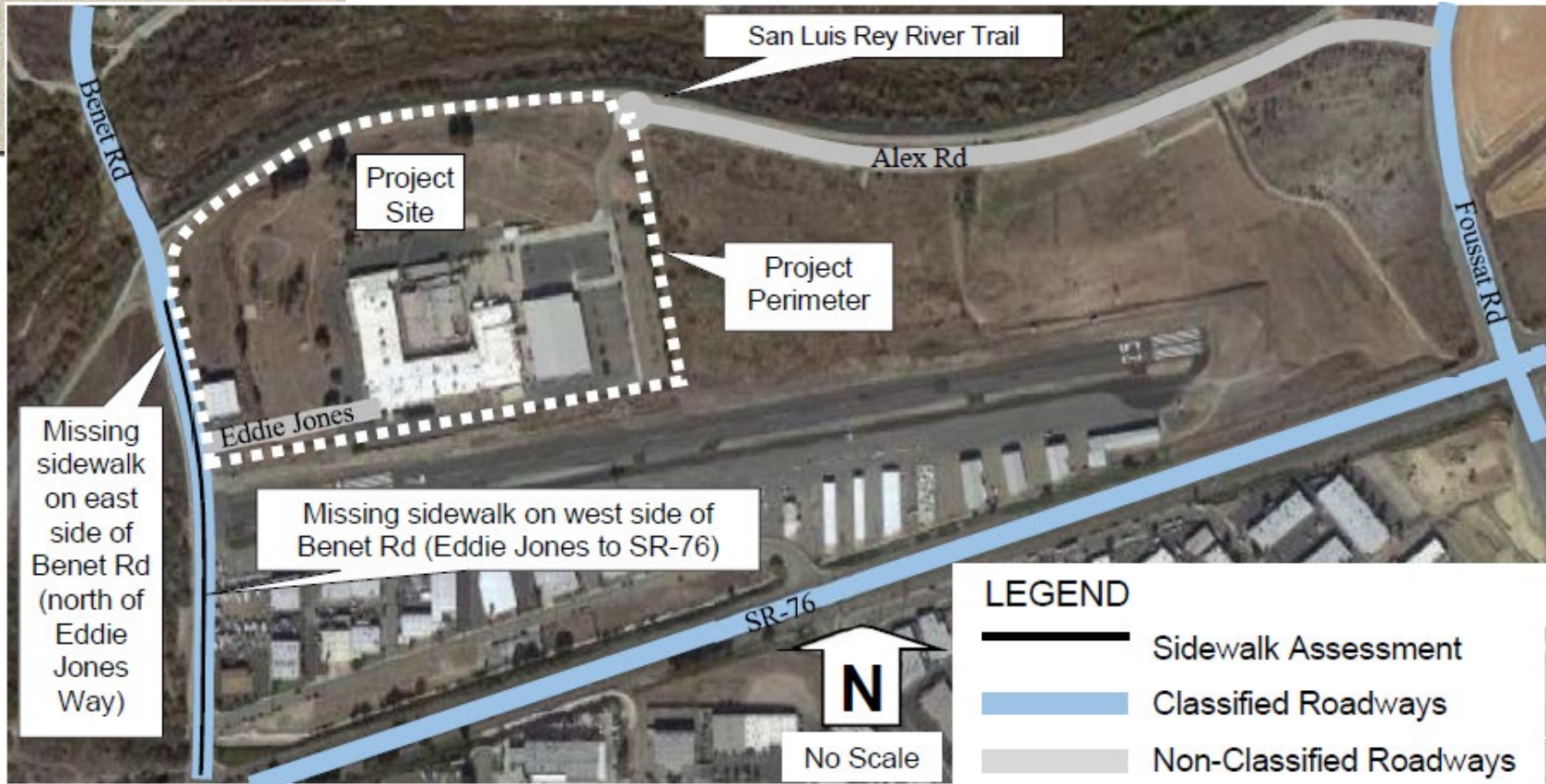
- Contemporary light-industrial architecture
- Complementary materials, finishes and colors across all building elevations
- Vertical & horizontal accent banding and color details integrated with canopy features across wall areas
- Clerestory windows along upper level



Pedestrian Improvements



Complete Sidewalk along Benet Road



Project Benefits

Consistent with the existing General Plan designation and zoning for the site

Redevelops a vacated and vandalized existing industrial development with a new industrial development

Provides additional jobs and related economic activity within the City

Maintains the 100-foot buffer from the edge of the San Luis Rey River riparian habitat, and the project has been designed to specifically avoid biological and planning buffers

The project would be compatible with the Oceanside Municipal Airport Land Use Compatibility Plan

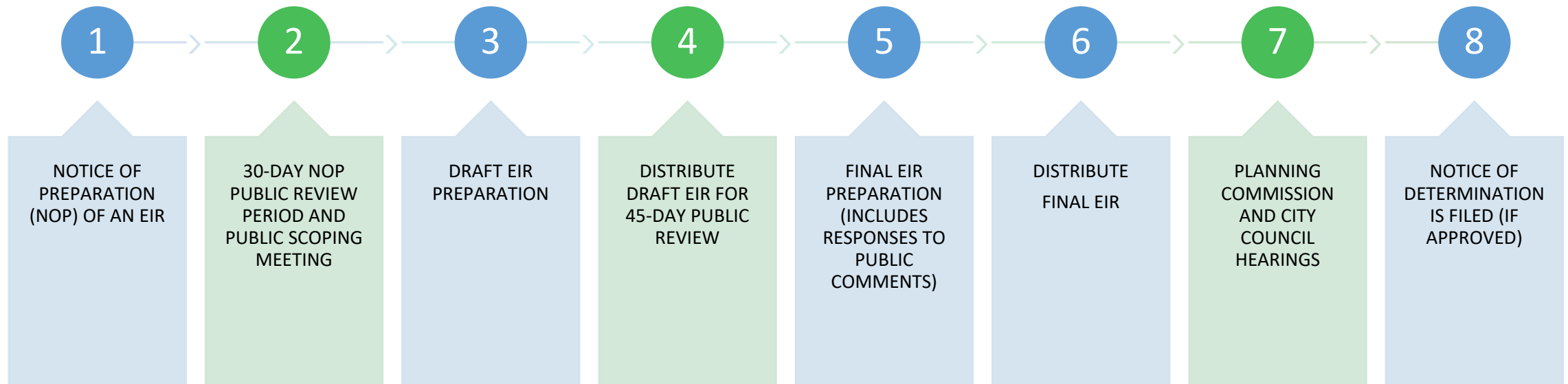
Improvements on-site would be incorporated including landscaping, stormwater features, site access, and replanting of biological buffer areas with native coastal species

Environmental Review Process

Purpose and Objectives of the California Environmental Quality Act (CEQA)

- Inform the public and decision makers about the project and potential environmental impacts
- Provide an opportunity for the public and local/state agencies to comment on the environmental issues
- Identify feasible ways to avoid or reduce environmental impacts
- Consider alternatives that reduce or avoid impacts
- Disclose significant and unavoidable impacts

The Environmental Impact Report Review Process



Environmental Review Process

EIR Process Schedule

- **Notice of Preparation Published:** *July 20, 2022*
- **Close of Scoping Period:** *August 18, 2022 at 5:00 pm*
- **Notice of Preparation Scoping Meeting and Community Meeting:** *August 3, 2022*
- **Estimated Future Schedule:**
 - **Public Review of Draft EIR:** *Fall 2022*
 - **Final EIR:** *Winter 2022/2023*
 - **Project Hearings:** *Spring/Summer 2023*

Environmental Issues Covered in the EIR

- Aesthetic/Visual
- Agriculture Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Drainage/Absorption
- Flood Plain/Flooding
- Geology/Seismic
- Minerals
- Noise
- Population/Housing
- Public Services/Facilities
- Recreation/Parks
- Schools/Universities
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/Circulation
- Water Quality/Supply/Groundwater
- Growth Inducement
- Land Use
- Cumulative Effects

Public Comment Period on the NOP

Comments must be received by 5:00pm on Thursday August 18, 2022

How to Comment on the environmental scope of the EIR:



At the meeting today
(comment letter form)



Email comments to:
Rob Dmohowski
rdmohowski@oceansideca.org



Mail comments to:
Rob Dmohowski
300 N. Coast Hwy.
Oceanside, CA 92057