



WELCOME

Presentation Outline

- 1: Project Description
- 2: Site History and Constraints
- 3: Outreach and Collaboration
- 4: Evolution of Site Design
- 5: Entitlement Process/CEQA
- 6: Next Steps



PRESENTED BY:

- JENNA Development
Jimmy Eleopoulos, CEO
- Summit Planning Group
Marisa Lundstedt, Principal (Community Outreach)
- Hunsaker & Associates
Ted Frattone (Planning/Civil Engineering)
- Architects Orange
Tom Bergerson (Architecture)
- KTU+A
Kurt Carlson (Landscape Architecture)
- Dudek
Andrew Talbert, AICP, LEED AP BD+C (Environmental)



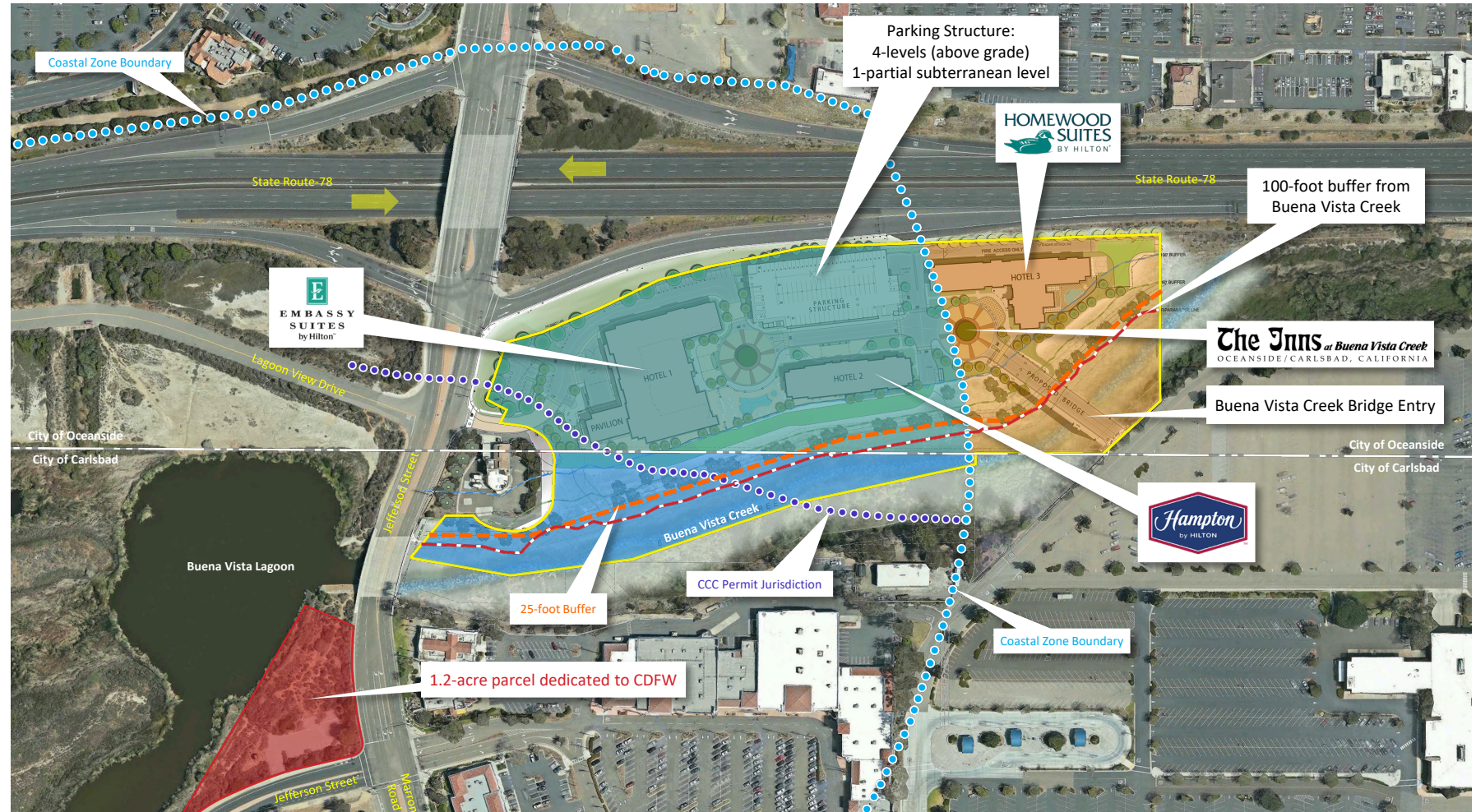
TEAM MEMBERS:

- Michael Baker International
Dawn Wilson (Traffic Engineer)
- Dudek
Anita Hayworth (Biology)
Shaun Shamlou (Environmental)
- Hilton
George Kaplanis (Hotel Operations)
- JENNA Development
Barry Sedlik (Economic)
Mel Nutter (Coastal Zone Planning)



Project Summary

- 12.5-acre Project Site in Two Cities
 - 9.8 acres in Oceanside
 - 2.7 acres in Carlsbad
- Partially located in Coastal Zone
 - Subject to California Coastal Commission (CCC) Jurisdiction
 - Development of site is part of prior agreements with CCC & California Department of Fish & Wildlife (CDFW)
- Proposed 3 Hotel Buildings (Hilton Brands):
 - 426 total hotel rooms
 - Embassy Suites
 - Hampton Inn
 - Homewood Suites
- Parking Structure: 4-levels (above grade) with a partial subterranean level
 - 475 Parking Spaces: (Structure Parking: 432 spaces | Surface Parking : 43 spaces)
- Buena Vista Creek Bridge Entry
- 100-foot Buffer from Buena Vista Creek



Project Objectives

Objectives for the proposed project are described below:

- Enhance economic viability and support local tourism.
- Integrate the project with the character of the surrounding area.
- Provide infill development along a major roadway with sufficient traffic volume and street access.
- Support neighboring commercial uses and transit-oriented development
- Create a pedestrian-friendly design
- Integrates Buena Vista Creek as a primary feature/amenity.
- Provide appropriate buffering and vegetation adjacent to Buena Vista Creek.
- Honor Native American history.
- Support Buena Vista Creek habitat and maintenance

Project Benefits

■ Economic

- Hotel tax revenue
- Local jobs
- Support of adjacent commercial & entertainment land uses (sales tax revenue)
- Tourism

■ Ecology (Restoration & Preservation)

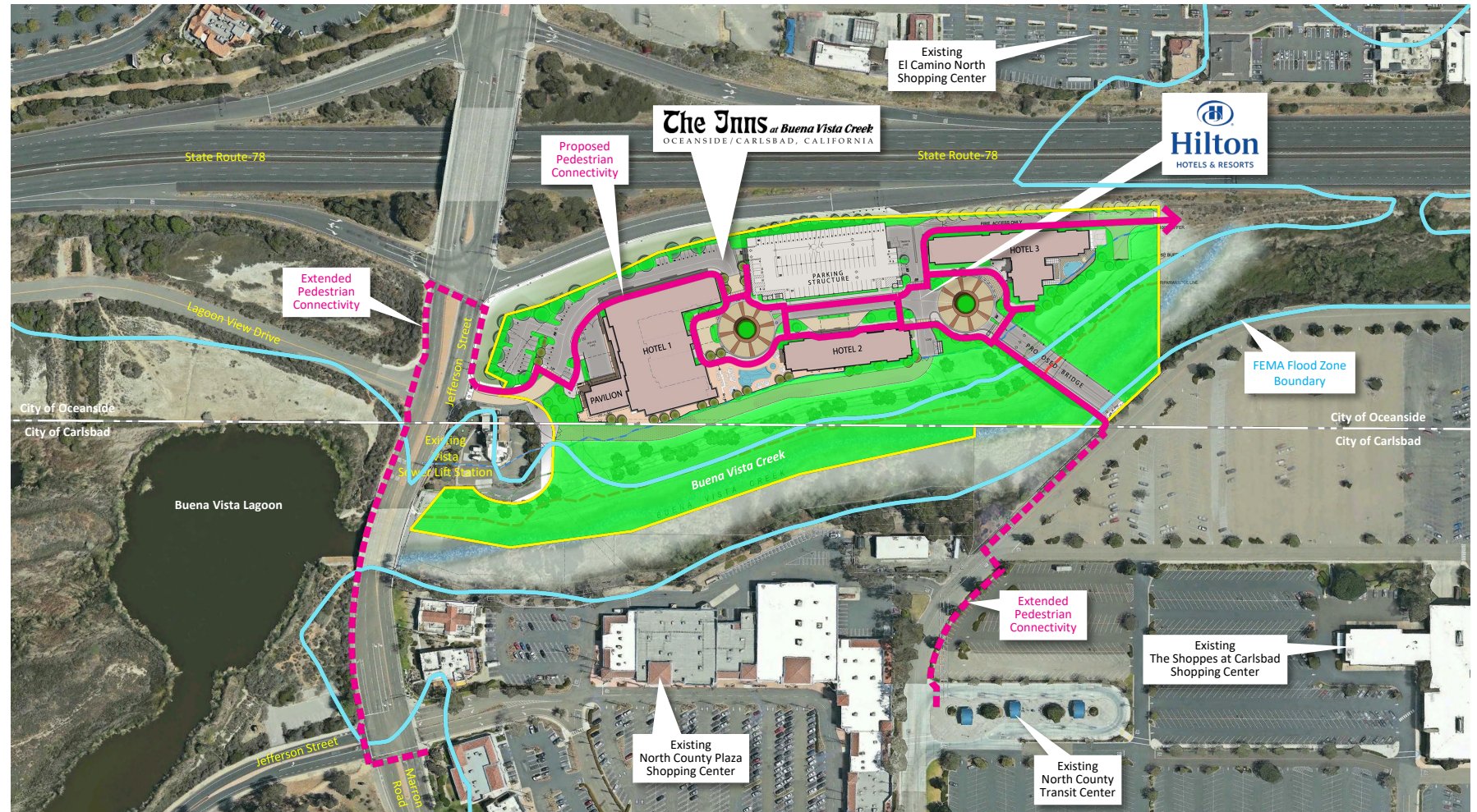
- Habitat restoration
- Open space
- Sustainable hotel operations (Hilton)

■ Flood Protection

- Reduces flood potential to site and adjacent properties

■ Pedestrian Connectivity

- Walkability: Project connects to all surrounding uses and amenities (including North County Transit Center).



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Site History and Constraints

- Existing Conditions
- Project Constraints



Existing Conditions

■ Jurisdictions

- Oceanside
- Carlsbad

■ Highway & Street Frontages

- State Route-78
- Jefferson Street
- Mall Ring Road

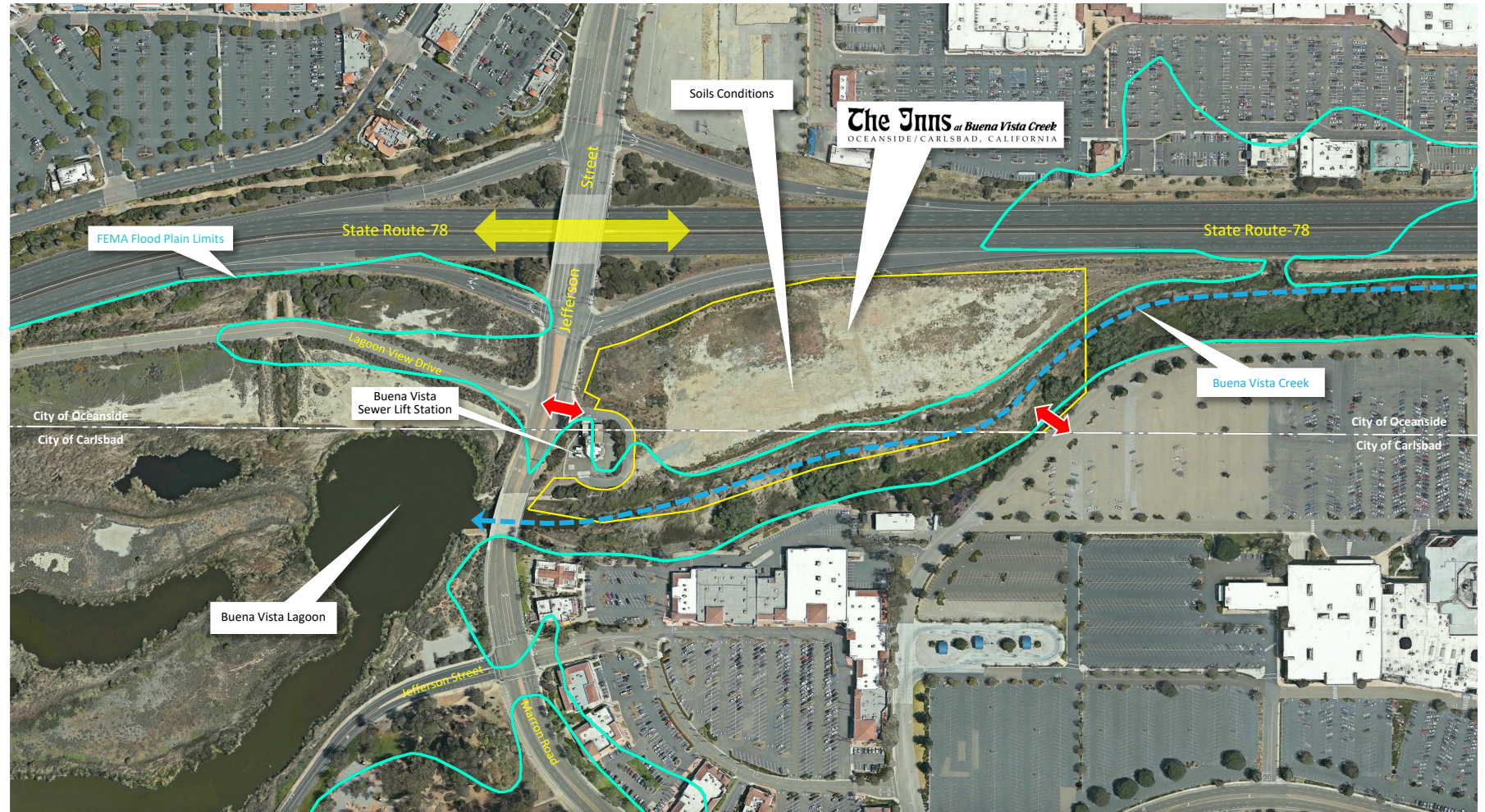
■ Existing Adjacent Land Uses

- Existing Commercial
- Existing Buena Vista Creek
- Existing Buena Vista Lagoon
- Existing Buena Vista Sewer Lift Station
- North County Transit Center



Project Constraints

- Site Access
- FEMA Floodplain Limits
- State Route-78
- Buena Vista Sewer Lift Station
- Adjacent Natural Resources
 - Buena Vista Creek
 - Buena Vista Lagoon
- Soils Conditions



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Outreach and Collaboration

- Local Environmental Groups
- Government Agencies
- Project Implementation



Outreach and Collaboration

Local Environmental Groups

Groups Consulted:

- Preserve Calavera
- Buena Vista Audubon Society
- San Luis Rey Band of Mission Indians
- Buena Vista Lagoon Foundation, Inc.



Location:
Mimi's Café
Oceanside, CA



Location:
Buena Vista Audubon Nature Center
Oceanside, CA

Government Agencies



Outreach and Collaboration

Key Issues:

- Ecology Sensitivity (Noise, Light & Shade/Shadow)
- Habitat Restoration
- Wetland Buffer Design
- Flood Protection/Creek Maintenance
- Pedestrian Connectivity/Trails
- Development Intensity/Public Viewsheds
- SR-78 Freeway Expansion



The Inns *at Buena Vista Creek*
OCEANSIDE / CARLSBAD, CALIFORNIA

Project Implementation:

- Site Design Modifications to Minimize Development Footprint
- California Native Landscaping & Habitat Restoration
- Light & Noise Mitigation
- Wetland Buffer Design
 - Increase buffer to 100' from original 25' buffer requirement
 - Removed water quality basins from buffer
 - Removed paved roads from buffer
- Pedestrian Linkage to Transit Center & Buena Vista Lagoon
- Flood Protection Mitigation & Creek Maintenance Access
- Coordination with Caltrans to not preclude SR-78 Expansion

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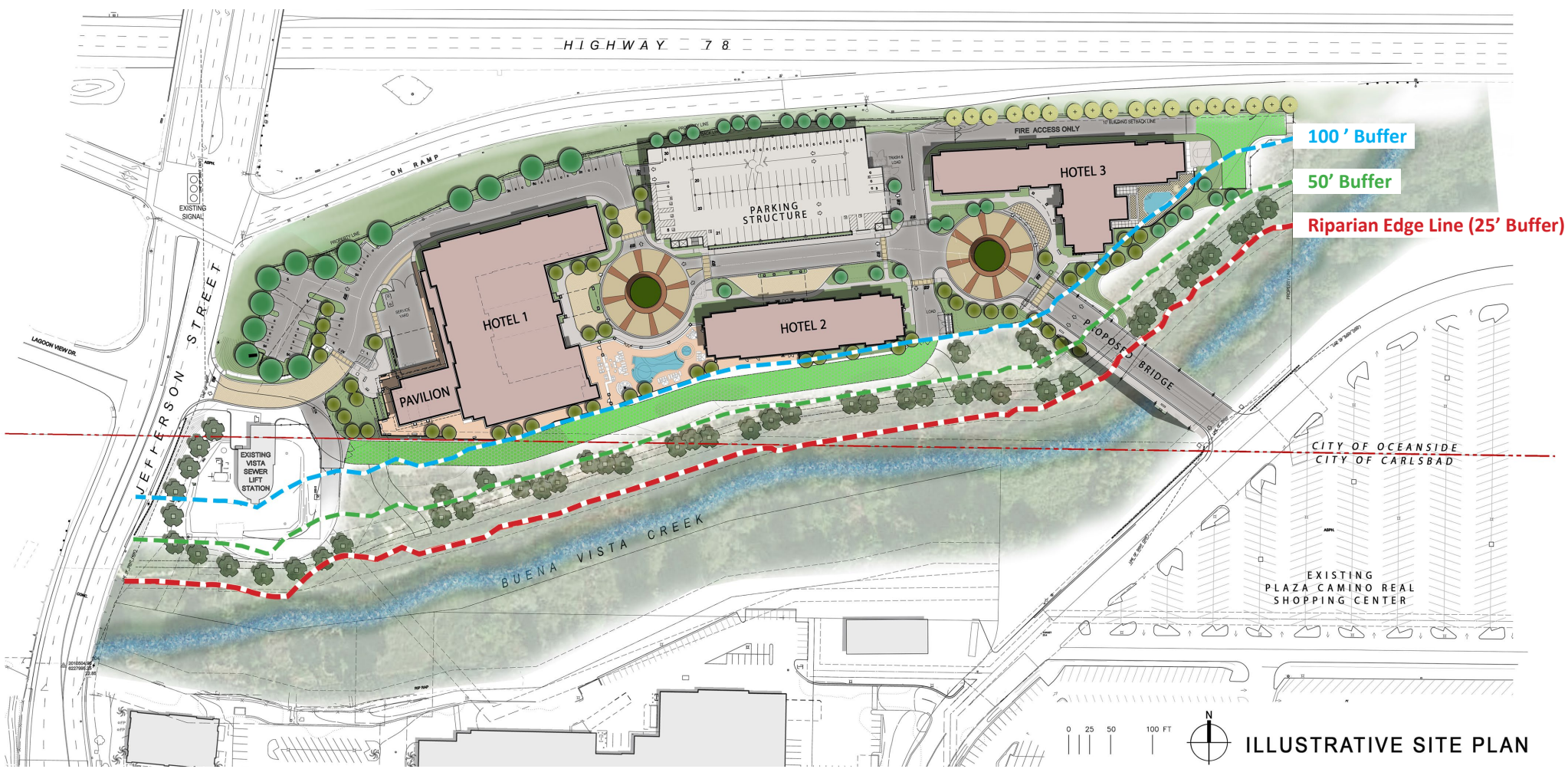
Evolution of Site Design

- Evolution of Site Design
- Architecture
- Landscaping
- Engineering
- Project Visualization



Evolution of Site Design

Current Site Plan



Evolution of Site Design: Architecture



Keymap

Aerial View

Over Jefferson Street looking North



Evolution of Site Design: Architecture



Keymap

Aerial View

Over State Route-78 looking Southeast



Evolution of Site Design: Architecture

Embassy Suites and Hampton Inn

View from North County Plaza



Evolution of Site Design: Architecture

Hampton Inn

Adjacent to parking structure



Evolution of Site Design: Architecture

Roundabout

At entry off bridge crossing
Buena Vista Creek



Evolution of Site Design: Architecture

View Corridors



View 7



View 9: From Lagoon



View 3: 78 Freeway - Westbound



View 2: Williams Lane



View 1: 78 Freeway - Eastbound



View 8

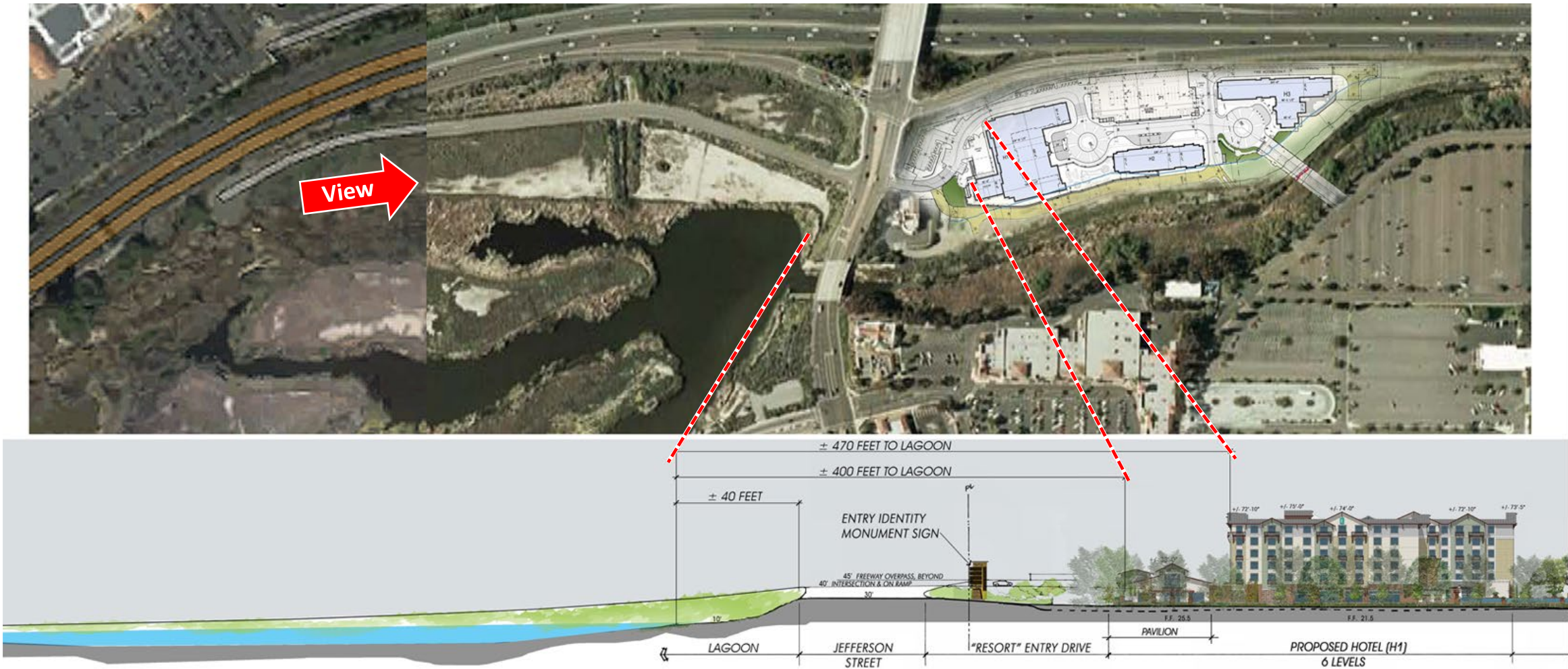


View 5: From Hosp Grove Park

PERMIT NUMBER: D10-00010

Evolution of Site Design: Architecture

Site Section Through Lagoon



Evolution of Site Design: Architecture

Embassy Suites

Night view at roundabout



Project Visualization

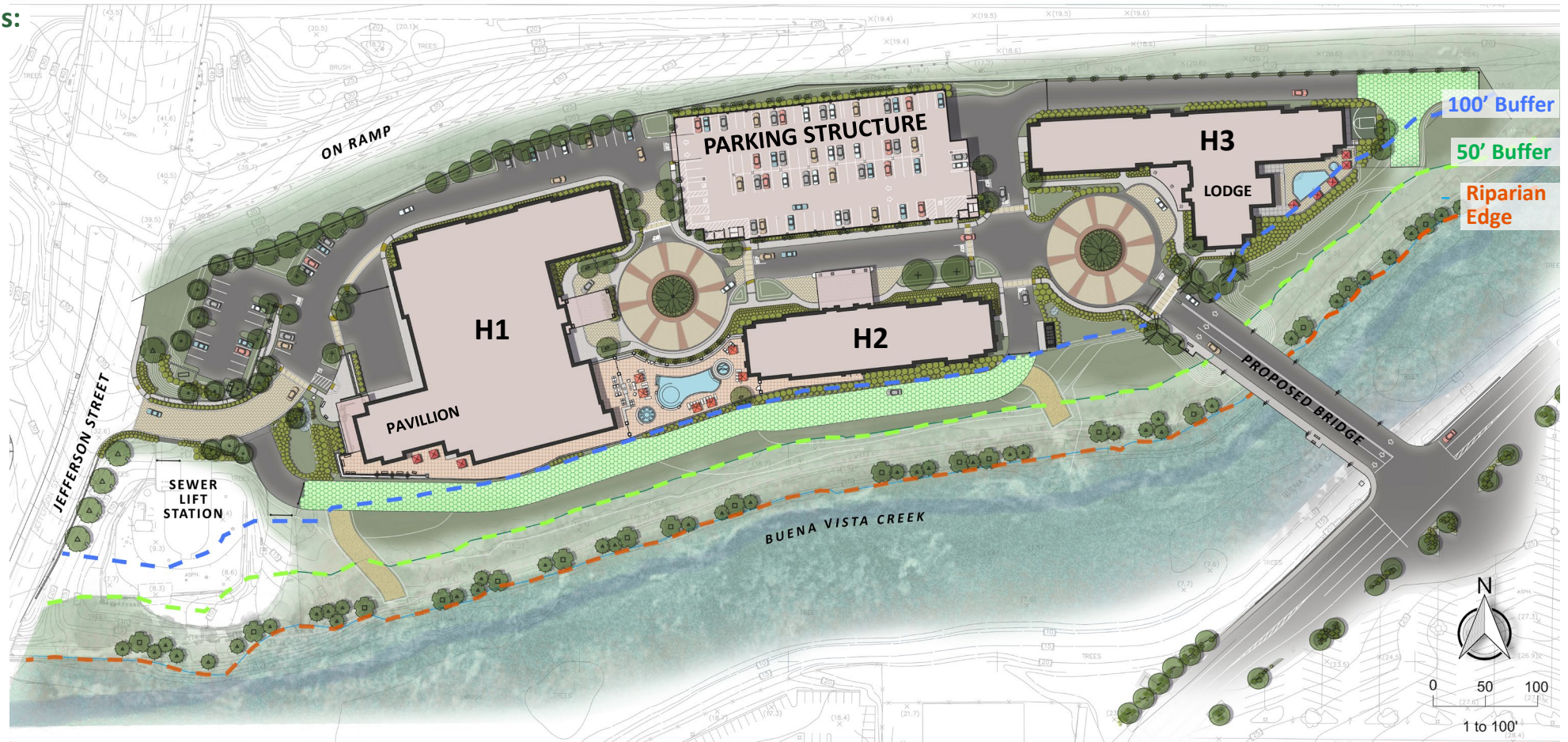


Evolution of Site Design: Landscaping

Illustrative Landscape Plan

Landscape Design Objectives:

1. Integrate Buena Vista Creek as a primary design feature and amenity throughout the hotel campus.
2. Provide landscape buffering, restore Buena Vista Creek, and access for creek maintenance and emergency use.
3. Create a pedestrian friendly designed campus with accessible connectivity and linkages to nearby site amenities.
4. Enhance coastal craftsman styled architecture, common landscape areas and surface parking areas.
5. Honor Native American history.
6. Promote water conservation and soil improvement.



Evolution of Site Design: Landscaping

Existing Vegetation | Existing Site Conditions

EXISTING VEGETATION

LEGEND

- Project Boundary
- 2011 CDFW Riparian Edge
- 50' Biological Buffer
- 50' Planning Buffer

Vegetation Communities

- Diegan Coastal Sage Scrub
- disturbed Diegan Coastal Sage Scrub
- Mulefat Scrub
- Southern Willow Scrub
- Southern Coastal Saltmarsh
- disturbed Southern Coastal Salt Marsh
- Freshwater Marsh
- Open Water
- Ornamental
- Developed
- Disturbed Habitat



EXISTING SITE CONDITIONS



1 Photopoint 1



2 Photopoint 2



3 Photopoint 3

Proposed Vegetation | Wetland Buffer Exhibit

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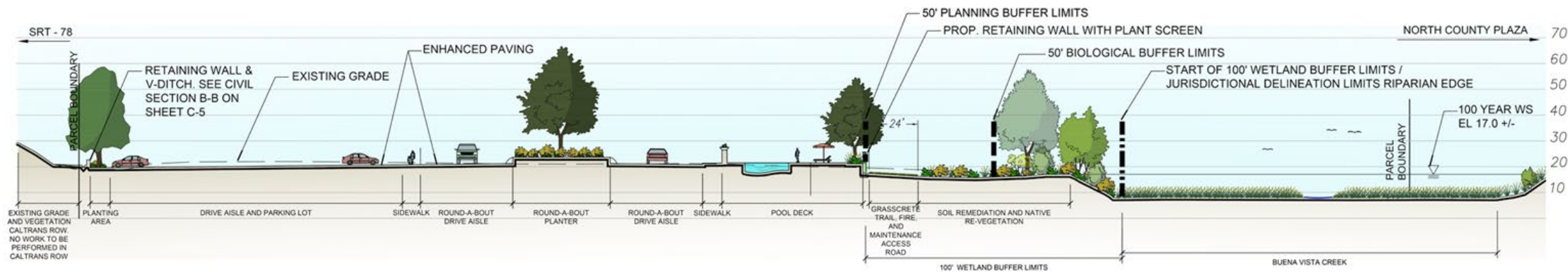
Hilton *JENNA DEVELOPMENT*
HOTELS & RESORTS

The Inns *at Buena Vista Creek*

OCEANSIDE/CARLSBAD, CALIFORNIA

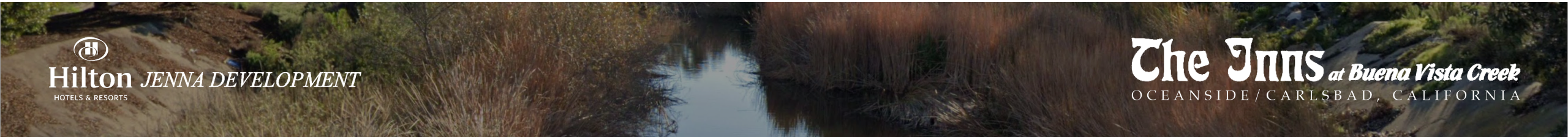
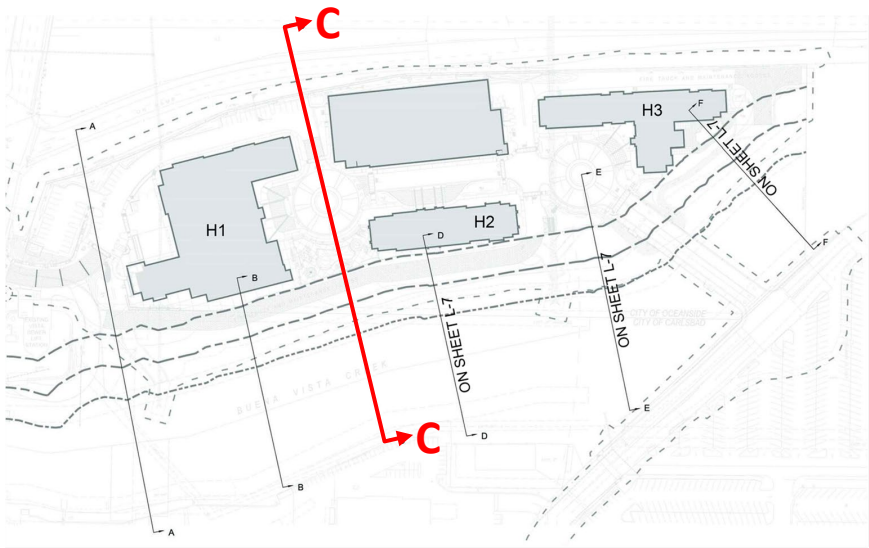
Evolution of Site Design: Landscaping

Wetland Buffer Section



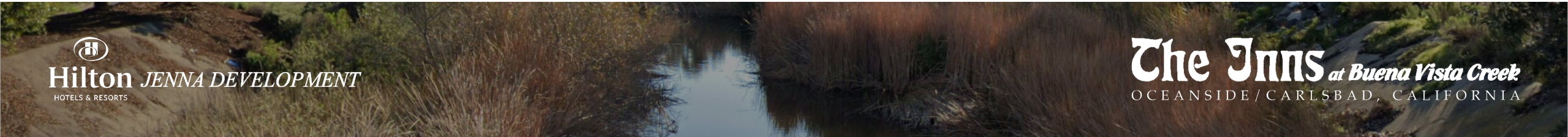
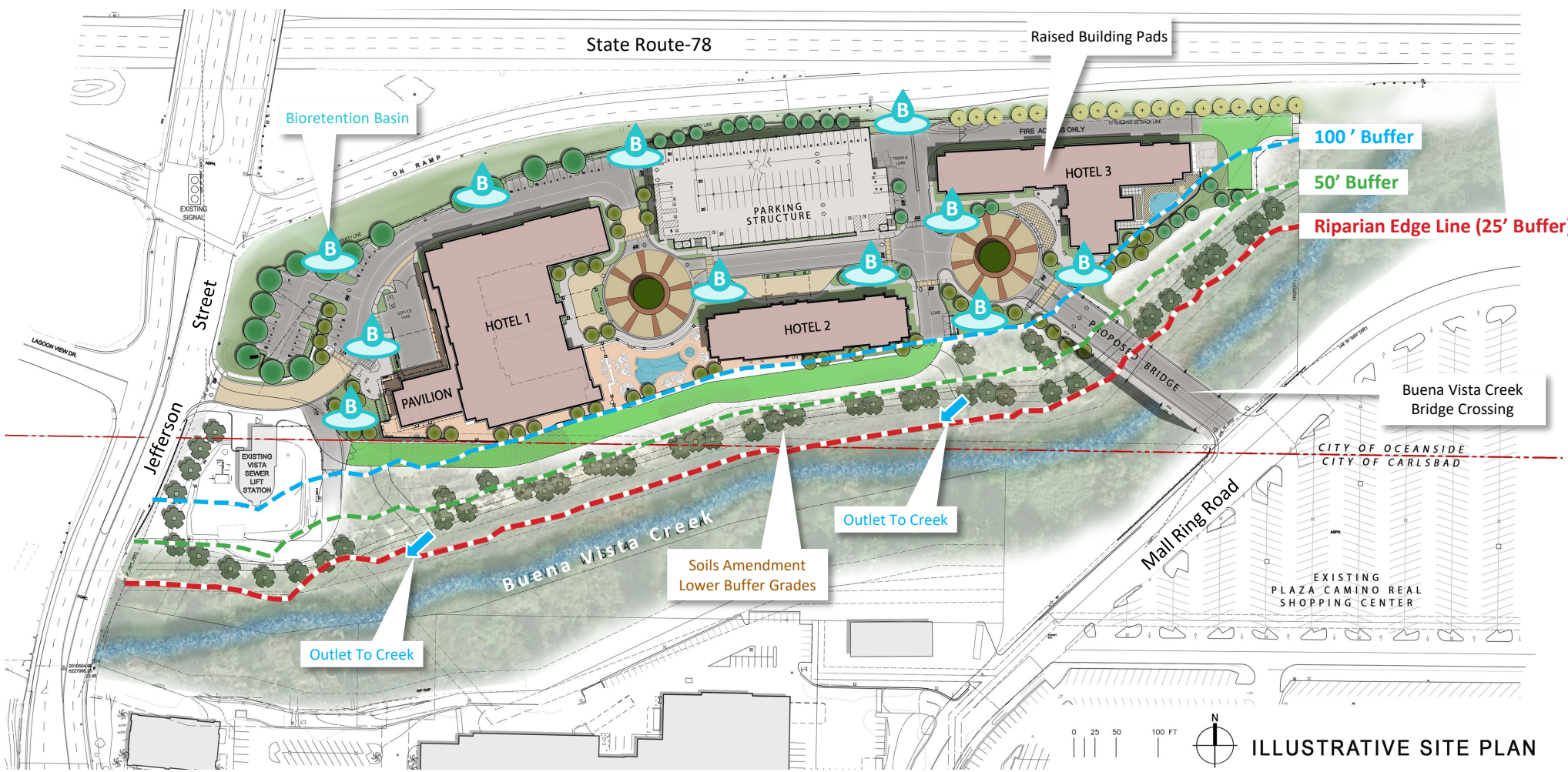
Section C-C

Keymap



Evolution of Site Design: Engineering

Grading and Drainage



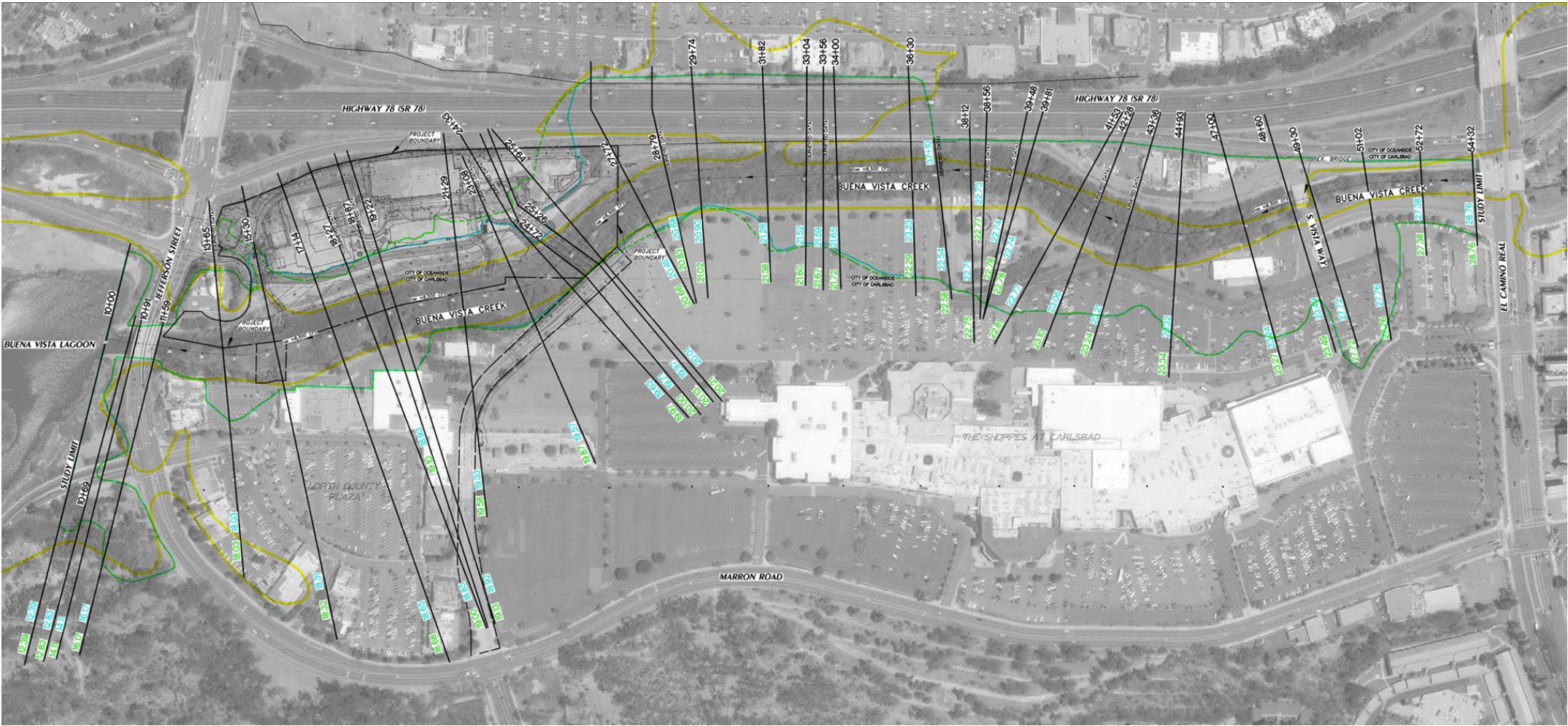
Evolution of Site Design: Engineering

Water and Sewer



Evolution of Site Design: Engineering

Flood Study Exhibit – FEMA Flows



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Entitlement Process/CEQA

- Entitlement Milestones
- CEQA Summary
- CEQA Summary – Public Review Comments
- CEQA Summary: Mitigation Measures
- Next Steps



Entitlement Milestones

Year	Project Task Dates	Project Task Description	Project Milestone
2007	January 2007	JENNA Development Purchases Property	PROJECT MILESTONE 1
2009	December 2009	JENNA Development assembles Project Team	
2010	January 2010 – April 2010	Market Analysis & Conceptual Site Design	
	May 2010	Preliminary Outreach with Local Environmental Groups	
	June 2010 – September 2010	Site Plan Modifications and Preparation of 1 st Submittal Package	
	August 2010 - August 2016	Coordinate with Carlsbad, Vista & Oceanside for Vista/Carlsbad Sewer Service	
	October 21, 2010	1 st Submittal City of Oceanside	PROJECT MILESTONE 2
2011	April 2011 - September 2016	Coordination with Resource Agencies, Oceanside, Carlsbad & California Coastal Commission on Wetland Buffer Design	
2012	January 3, 2012	2 nd Submittal City of Oceanside	PROJECT MILESTONE 3
2014	January 21, 2014	3 rd Submittal City of Oceanside	PROJECT MILESTONE 4
	June 27, 2014	Notice of Preparation	
	June 27, 2014 – July 28, 2014	30-day Public Scoping Period	
	July 10, 2014	Scoping Meeting	
	October 24, 2014	4 th Submittal City of Oceanside	PROJECT MILESTONE 5
	November 25, 2014	1 st Submittal City of Carlsbad	PROJECT MILESTONE 6
2016	October 27, 2016 – December 12, 2016	Draft EIR Public Review Period	

Year	Project Task Dates	Project Task Description	Project Milestone
2017	January 30, 2017	5 th Submittal City of Oceanside	PROJECT MILESTONE 7
	February 27, 2017	2 nd Submittal City of Carlsbad	PROJECT MILESTONE 8
	December 2016 – December 2017	Feasibility Study of 78 Freeway Widening for Caltrans	
2018	March 2017 – May 2018	Coordination with City of Oceanside for Oceanside Sewer Service Alternatives	
	June 11, 2018	6 th Submittal City of Oceanside	PROJECT MILESTONE 9
	August – October 2018	Coordination with LAFCO and CMWD for Water Service Annexation	
2019	September 2018 – January 2019	Feasibility Study of Buena Vista Creek Maintenance Program/Dredging Implementation for Carlsbad	
2020	February 2019 – April 2020	Preparation of Buena Vista Creek Flood Hazard Analysis for Oceanside and Carlsbad	
	May 8, 2020	Approval of Draft Final EIR & Response to Comments by Oceanside & Carlsbad	PROJECT MILESTONE 10

CEQA Summary

Year	Project Task Dates	Project Task Description
2014	June 27, 2014	Notice of Preparation for 30-day public scoping period A public scoping meeting was held on July 20, 2014.
	July 20, 2014	Comments include: traffic analysis and mitigation measures, riparian buffer, GHG emissions, biological resources impacts and mitigation, visual impact, cultural resource impacts and mitigation.
2015		Resolution of wetland buffer design with local, state and federal agencies.
2016	October 27, 2016	Draft EIR and notice of availability was released on October 27, 2016
2017	December 2017	Resolution of SR 78 Freeway Expansion Issue
2018 - 2020	April 2020	Resolution of Buena Vista Creek Maintenance and Flood Hazard Analysis Issues
2020	June 2020	Release of Final EIR & Response to Comments

CEQA Summary: Public Review Comments

Public Review Comments:

- Adequacy of the analysis:
 - Air quality
 - Biological resources
 - GHG emission emissions
 - Hydrology and water quality
- Concern over impacts from:
 - Traffic, visual quality, and on the surrounding sensitive biological resources in the creek and lagoon
- Agency comments:
 - Impacts to coastal resources and biological resources
 - Mitigation
 - Implementation of the riparian buffer



CEQA Summary: Mitigation Measures

Mitigation Measures:

- Biological Resources:
 - On site restoration through the provision of the riparian buffer
 - Off-site restoration of habitat
 - Obtainment of resource agency permits
 - Construction worker training
 - Biological construction monitoring
 - Construction best practices
 - Operational project design measures



CEQA Summary: Mitigation Measures

- Construction equipment measures for air quality emissions
- GHG reduction measures
- Cultural resource monitoring and reporting
- Paleontological resource monitoring and reporting
- Interior noise level analysis and documentation
- Erosion and flood control during construction
- Site mitigation for hazardous materials during construction



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Next Steps

- Next Steps



Next Steps

- Oceanside Planning Commission (tentatively scheduled for July 13, 2020)
- Carlsbad Public Hearings (Planning Commission & City Council)
- LAFCO Annexation for Water Service
- California Coastal Commission – Local Coastal Plan Amendment & Coastal Development Permit
- Regulatory Permits



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<https://www.aoarchitects.com/project/the-inns-at-buena-vista-creek/>



