

Project Description:

Sheldon Development, LLC (Applicant) proposes to construct 104-unit Planned Development Plan (54 for-sale, three-story attached and 50 for-sale, two-story detached single-family homes), private recreation and open space areas, landscaping, and associated parking on the 11.54-acre Rio Rockwell Site (APN 158-101-28-00 and portions of 158-103-15-00). Off-site improvements include curb, gutter, sidewalk, and underground utility connection in both Frazee Road and Old Grove Road. This intersection would be improved with a roundabout to include median divided traffic lanes to enter and exit, with an exclusive right-turn lane for all flows of traffic, as well as pedestrian crosswalks across each roadway and mountable area in the center roundabout median. The Applicant, through consultation with the City of Oceanside and California Department of Fish and Wildlife and US Fish and Wildlife Service, proposes to transfer a portion of the existing Draft Subarea Hardline Preserve area at the Rio Rockwell Site, approximately 6 acres, to the Rancho Del Oro Site. The Rio Rockwell Site would maintain a 4.06-acre, 1,785.5 linear foot biological buffer with an average width of 100-feet, consistent with the Draft Subarea Plan's conservation and buffer requirements. The Rancho Del Oro Site is owned by the City of Oceanside and would remain in the City's ownership. The exchange would result in a net-benefit to the hardline preserve area within the City as the replacement acreage at the Rancho Del Oro Site is considered environmentally superior since it contains endangered habitat and gnatcatchers. No development would occur at the Rancho Del Oro Site as the intent of this Project Site is to be set aside as a hardline preserve area under the Draft Subarea Plan.