



# RECORD OF CITY ENGINEER'S APPROVAL

Monday, June 12, 2023, 3:30PM

City of Oceanside

300 N Coast Highway, Oceanside California 92054

Guajome Conference Room

## PARCEL MAP

(P23-00002) – 555 Airport Road

1. **APPLICANT:** Sean Hitchcock, Representative - Kevin Perry, HED Design
2. **APPLICANT REP. ADDRESS:** 11750 Sorrento Valley Blvd, Ste. 100  
San Diego, CA 92121
3. **REP. PHONE NUMBER:** (858) 519-3988
4. **PROJECT MANAGER:** Rob Dmohowski, Principal Planner
5. **APPLICATION NO. & NAME:** Parcel Map (P23-00002), 555 Airport Road
6. **LOCATION/ADDRESS:** 555 Airport Road, Oceanside, CA 92057

**PROJECT DESCRIPTION:** The project application is a request for a tentative parcel map to allow the subdivision of a 1.19-acre parcel into four lots pursuant to Article VI of the Oceanside Subdivision Ordinance. The proposed parcel map would create four lots as follows:

**Table 1: Proposed Lot Sizes**

Parcel #	Gross		Net	
	SF	AC	SF	AC
1	15,679	0.360	12,741	0.292
2	11,885	0.273	11,885	0.273
3	11,695	0.268	11,695	0.268
4	12,697	0.291	12,196	0.280

The project site is a vacant lot located at 555 Airport Road between Highway 76 and the Oceanside Municipal Airport just east of Benet Road. Located within the Airport Neighborhood Planning Area, the project site has a General Plan land use designation of Light Industrial (LI) and zoning designation of Limited Industrial (IL). Development on the site is regulated by Article 13 (Industrial Districts) of the Zoning Ordinance. The project is also located within the boundaries of the Airport Influence Area of the Oceanside Municipal Airport.

An Administrative Development Plan was processed concurrently with the tentative parcel map to construct four (4) single-story industrial buildings, totaling approximately 19,943 square feet. Each of the buildings would range in size from 4,643 SF to 5,100 SF with optional mezzanine area not to exceed 2,519 SF.

Access to all four parcels would be provided on Airport Road via five new driveways. As shown on the development plan and tentative parcel map. The project would construct all required improvements including frontage improvements, drainage facilities, and landscaping. The project would also be conditioned to underground existing overhead utility lines located within the project site and/or within the right-of-way abutting the project site.

The applicant requested to install a new utility pole on the north side of Airport Road to maintain service to the property at 622 Airport Road. The existing utility pole on the project’s frontage provides direct service to the property across the street via above ground distribution lines that connect directly to the building. As an alternative to undergrounding and upgrading utility service to the existing building, the applicant requested City approval to install a new pole in front of 622 Airport Road. The Planning Division reviewed the request in consultation with the Engineering Division and determined that the proposed preliminary design was acceptable

The project is located within the Limited Industrial (District) and is subject to development standards specified in Article 13 of the Zoning Ordinance. Table 1 summarizes the required and proposed development standards for the proposed subdivision.

**Table 2: Subdivision Requirements Article 13**

	<b>Required</b>	<b>Proposed</b>
<b>Minimum Lot Size</b>	20,000 square-feet (see Sec. 1330 B)	Parcel 1: 15,679 Parcel 2: 11,885 Parcel 3: 11,695 Parcel 4: 12,697

As noted in Table 2, the Limited Industrial District requires a minimum lot size of 20,000 square-feet. Article 13, Section 1330 (B) allows for smaller lot dimensions with the approval of a development plan and tentative subdivision map.

The project site is located within the Airport Influence Area of the Oceanside Municipal Airport per the Airport Land Use Compatibility Plan (ALUCP) for the airport. According to the ALUCP, the project site is located within Review Area 1 and Safety Zone 6. Safety Zone 6 is the least restrictive safety zone and has no limit on the number of people per acre. As required by the ALUCP, the applicant completed Part 77 Review – Notice of Proposed Construction or Alteration through the FAA. A determination of ALUCP consistency was subsequently approved by the Airport Land Use Commission for San Diego County

**FINDINGS**

For Parcel Map (P23-00001):

1. The proposed Tentative Parcel Map is consistent with the General Plan of the City because the parcels would be consistent with lot size requirements in the Limited Industrial Zone District. While the proposed lot

sizes are smaller than the standard minimum size of 20,000 square-feet, the Article 13, Section 1330 (B) of the Zoning Ordinance allows smaller lots with the approval of a development plan and tentative subdivision map. The proposed development would accommodate four individual industrial buildings on separate lots. Each parcel would comply with all development standards of the IL District and allow a variety of viable industrial uses.

2. The site is physically suitable for the type and proposed density of development by providing lot areas consistent with the Airport Neighborhood Planning Area and the Limited Industrial Zone District pursuant to Article 13 of the Zoning Ordinance, the Land Use Element of the General Plan, and the Airport Land Use Compatibility Plan.
3. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the project site and the immediate vicinity is void of sensitive habitat and would therefore not disturb wildlife or habitat.
4. The design of the subdivision or the type of improvements meets City standards and will not conflict with easements, acquired by the public at large, for access through or the use of property within the proposed subdivision as the proposed subdivision and all improvements will be designed, constructed and maintained consistent with City standards.
5. The project is in compliance with all other applicable ordinances, regulations, and guidelines of the City of Oceanside with respect to the proposed subdivision including Hillside regulations, and the Local Floodplain Ordinance.

**ADMINISTRATIVE DETERMINATION:** Section 603(D) of the Subdivision Ordinance grants the City Engineer express authority to approve Parcel Maps. Staff has determined that the proposed project qualifies for approval by the City Engineer based on the fact that the tentative parcel map is the only approval being requested. Furthermore, staff has reviewed the project for consistency with applicable provisions of the General Plan, Zoning Ordinance, Airport Land Use Compatibility Plan, and the California Environmental Quality Act (CEQA). The project is exempt from the provisions of CEQA, based on the common sense exemption that CEQA applies only to projects which have the potential of causing a significant effect on the environment (CEQA Section 15061(b)(3)). Based on this review, the City Engineer finds that the proposed project is consistent with the General Plan and the Oceanside Zoning Ordinance.

The record of the City Engineer's approval is dated June 12, 2023 and subject to the following condition(s):

**Planning:**

1. This Tentative Parcel Map approves only the subdivision of a 1.19-acre parcel into four lots a 15,679 SF parcel (Parcel 1), a 11,885 SF parcel (Parcel 2), a

11,695 parcel (Parcel 3), and a 12,697 parcel (Parcel 4), for subdivision purposes only. No deviation from these approved plans and exhibits shall occur without Planning Division approval.

2. This Tentative Parcel Map shall expire on June 12, 2026, unless a time extension is granted by the Planning Commission.
3. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant (developer, subdivider) and recorded prior to the approval of the Final Parcel Map. The covenant shall provide that the property is subject to this Resolution, and shall list the conditions of approval.
4. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Tentative Parcel Map P18-00007. The City will promptly notify the applicant of any such claim, action or proceeding against the city and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.
5. Future development on Parcel 1, 2, 3, and 4 shall be consistent with Administrative Development Plan ADP21-00006 and subject to all conditions of approval provided in the Record of Administrative Approval.
6. The applicant may install a new utility pole on the north side of Airport Road to maintain service to the property at 622 Airport Road. All other existing and new electrical, telephone, CATV and similar distribution lines providing direct service to a development site shall be installed underground within the site and along the site's frontage in the public right-of-way in accordance with Article 30, Section 3023 of the Zoning Ordinance.
7. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time of final map processing or building permit issuance are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.
8. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report, resolutions, and the recorded covenant for the project to the new owner and or operator. This notification provision shall run with the life of the project.

**Engineering:**

9. All right-of-way alignments, street dedications, exact geometrics and width shall be dedicated and constructed or replaced as required by the City Engineer.

10. Legal access, access rights shall be provided to Wilshire Road and Sleeping Indian Road prior to the filing of the parcel map.
11. The geometric layout and the intersection of proposed access driveway to Sleeping Indian Road to Parcel number two (2) shall comply with the City of Oceanside Engineers Design Standards.
12. The Parcel Map shall be recorded as one. The City Engineer shall require the dedication and construction of necessary utilities, streets and other improvements outside the area of this particular parcel map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development.
13. The proposed Cul-de-Sac located on Parcel number four (4) shall comply with the City of Oceanside Engineers Design Standards, and Fire Department Standards.
14. Provide the City of Oceanside with a certification from each public utility and each public entity owning easements within the proposed project stating that: (a) they have received from the owner/developer a copy of the proposed Parcel Map; (b) they object or do not object to the filing of the Parcel Map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the Parcel Map when required by the governing body. In addition, the owner/developer shall furnish proof to the satisfaction of the City Engineer that no new encumbrances have been created that would subordinate the City's interest over areas to be dedicated for public road purposes since submittal of the project.
15. Pursuant to the State Map Act, improvements shall be required at the time of development. A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to these improvement conditions and a certificate setting forth the recordation shall be placed on the Parcel Map.
16. Advisory note: The owner/developer shall provide public street dedication for Wilshire Road along the westerly project boundary with future developments, as required to serve Parcel one (1).
17. If a subdivider is required under this division or any other provision of law to make a dedication for specified public purposes on a Parcel Map, the local agency shall specify whether the dedication is to be in fee for public purposes or an easement for public purposes.
18. Prior to the demolition of any existing structure or surface improvements on site, a grading plan application shall be submitted to the Engineering Division and erosion control plans shall be approved by the City Engineer. No demolition shall be permitted without an approved erosion control plan.

19. Design and construction of all improvements shall be in accordance with the City of Oceanside's Engineers Design and Processing Manual, City Ordinances, standard engineering and specifications of the City of Oceanside, and subject to approval by the City Engineer.
20. All right-of-way alignments, street dedications, exact geometrics and widths shall be designed, dedicated, and constructed or replaced in accordance with the City of Oceanside Engineers Design and Processing Manual, and as required by the City Engineer.
21. Owner/developer shall provide an updated Title Report dated within 6 months of the grading plan application submittal.
22. The approval of the tentative parcel map shall not mean that closure, vacation, or abandonment of any public street, right of way, easement, or facility is granted or guaranteed to the owner/developer. The owner/developer is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process (es) per codes, ordinances, and policies in effect at the time of the application. The City of Oceanside retains its full legislative discretion to consider any application to vacate a public street or right of way.
23. Owner/developer shall submit to the City for processing a covenant attesting to the project's development conditions. The approved covenant shall be recorded at the County prior to the issuance of a grading permit.
24. All public improvement requirements shall be covered by a Subdivision Improvement Agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of survey monuments, and warranties against defective materials and workmanship before the approval of the public improvement plans.
25. Prior to the issuance of any building permits, all improvements including landscaping, landscaped medians, frontage improvements shall be under construction to the satisfaction of the City Engineer.
26. Prior to the issuance of a Certificate of Occupancy permit, all improvements, including landscaping, landscaped medians, frontage improvements shall be completed to the satisfaction of the City Engineer.
27. Prior to approval of the parcel map, provide the City of Oceanside with certification from each public utility and each public entity owning easements within the proposed project stating that: (a) they have received from the owner/developer a copy of the proposed map; (b) they object or do not object to the filing of the map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the map when required by the governing body.

28. The tract shall be recorded and developed as one. The City Engineer shall require the dedication and construction of necessary utilities, streets and other improvements outside the area of any particular map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development.
29. Vehicular access rights to Airport Road shall be relinquished to the City from all abutting lots except at the proposed driveway(s) on the map.
30. A traffic control plan shall be prepared in accordance with the City's traffic control guidelines and approved by the City Engineer prior to the start of work within the public Right-of-Way. Traffic control safety and implementation for construction or re-construction of streets shall be in accordance with construction signing, marking, and other protection as required by Caltrans' Traffic Manual and City Traffic Control Guidelines. Traffic control plan implementation and hours shall be in accordance with the approved traffic control plans.
31. Proposed public improvements located within the City's ROW or onsite shall be displayed on separate public improvement plans in accordance with the City's Engineer's Design and Processing Manual.
32. Any existing public or private improvements that are being joined to and that are already damaged or damaged during construction of the project, shall be repaired or replaced as necessary by the developer to provide a competent and stable connection, and to the City's satisfaction.
33. Airport Road shall be constructed with new curb and gutter and sidewalk. Sidewalk improvements (construct/replace) shall comply with current ADA requirements.
34. An ADA-compliant pedestrian ramp shall be constructed at the corner of the Benet Road and Airport Road intersection, and other locations as required by the City Engineer.
35. Publicly-maintained pedestrian ramps (maintained by the City of Oceanside) must be located entirely within the public right-of-way (ROW). Pedestrian ramps not located entirely within the City's ROW shall be provided with a ROW dedication on the parcel map and shown on the improvement plans and grading plans. The ROW dedication shall be submitted prior to the approval of the grading plans and recorded prior to the grading plan As-Builts.
36. Minimum curb return radius at pedestrian ramps and driveway locations shall comply with the City of Oceanside Engineers Design and Processing Manual.
37. Airport Road shall be provided with a 10-foot minimum parkway between the face of curb and Right-of-Way line, and the design shall be displayed on the improvement plans.

38. Sight distance requirements at the project driveway(s) or street shall conform to the sight distance criteria as provided by Caltrans. The owner/developer shall provide a plan and profile of the line of sight for each direction of traffic at each proposed driveway on the grading plans.
39. A pavement evaluation report shall be submitted for offsite street and/or alley pavements with the grading plan application. The owner/developer shall contract with a geotechnical engineering firm to perform a field investigation of the existing pavement on all streets adjacent to the project boundary. The limits of the study shall be half-street width along the project's Airport Road frontage. The field investigation shall be performed according to a specific boring plan prepared by a licensed Geotechnical Engineer and approved by the City Engineer prior to the issuance of a grading permit. In the absence of an approved boring plan, the field investigation shall include a minimum of one pavement boring per every fifty linear feet (50) of street frontage.
40. Should the study conclude that the existing road pavement does not meet current pavement thickness requirements set forth in the City of Oceanside Engineers Design and Processing Manual, the Owner/developer shall remove and reconstruct the existing pavement section in accordance with City requirements. Otherwise, the City Engineer shall determine whether the Owner/developer shall: 1) Repair all failed pavement sections, 2) header cut and grind per the direction of the City Engineer, or 3) Perform R-value testing and submit a study that determines if the existing pavement meets current City standards/traffic indices.
41. A Street Vacation application shall be processed with the City for the "Offer of Future Road Easement", Doc. No. 82-142796. Street Vacation applications shall be reviewed and approved or rejected by the City of Oceanside per codes, ordinances, and policies in effect at the time of the application. The City of Oceanside retains its full discretion to consider any application to vacate a public street or Right-of-Way. A street vacation listed on a map per SMA Section 66445(j) shall be approved by the City Engineer prior to recordation of map.
42. Approval of the street vacation shall occur prior to the recordation of the Parcel Map.
43. Maintenance responsibilities for the private driveways and roadways, used as access to the land being divided, shall be privately maintained.
44. A precise grading plan, which includes proposed onsite private improvements, shall be prepared, reviewed, secured and approved prior to the issuance of any building permit. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping and any on site traffic calming devices shall be shown on the precise grading plans.
45. The approval of the development plan shall not mean that proposed grading or improvements on adjacent properties (including any City properties/right-of-way or easements) is granted or guaranteed to the owner/developer. The



- owner/developer is responsible for obtaining written permission to grade or construct on adjacent properties prior to the issuance of a grading permit. Should such permission be denied, the development plan shall be subject to going back to public hearing or subject to a substantial conformity review.
46. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, owner/developer shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City of Oceanside as required. Owner/developer shall provide documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to the issuance of any grading, building or improvement permit for this development/project. Additionally, the City of Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the owner/ developer, as applicable.
47. Use of adjacent properties for construction without permission is prohibited. Developer is required to obtain written permission from adjacent property owners allowing access onto their site. There shall be no trespassing, grading, or construction of any kind on adjacent properties without permission. "Failure to comply will result in the revocation of the grading permit." This written permission shall be provided to the City prior to the issuance of a grading permit.
48. A pavement evaluation report shall be submitted for the proposed onsite pavement with the grading plan application. Pavement sections for all public and private roadways, driveways and parking areas shall be based upon approved soil test requirements and traffic indices identified within the City of Oceanside Engineers Design and Processing Manual. The pavement design is to be prepared by the owner/developer's geotechnical engineering firm and be approved by the City Engineer prior to the issuance of a grading permit. Roadway alignments and geometric layouts shall be in conformance with the City of Oceanside Engineers Design and Processing Manual.
49. Prior to the issuance of a grading permit, a comprehensive soil and geologic investigation shall be conducted for the project site. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity; and these measures shall be incorporated as part of the grading plan design. No grading shall occur at the site without a grading permit.
50. It is the responsibility of the owner/developer to evaluate and determine that all soil imported as part of this development is free of hazardous and/or contaminated material as defined by the City and the County of San Diego Department of Environmental Health. Exported or imported soils shall be properly screened, tested, and documented regarding hazardous contamination.
51. Owner/developer shall develop and submit a draft neighborhood-notification flier to the City for review. The flier shall contain information on the project,

construction schedule, notification of anticipated construction noise and traffic, and contact information. Prior to the issuance of a grading permit, the approved flier shall be distributed to area residents, property owners, and business owners located within a 300-foot radius area of the project.

52. The project shall provide and maintain year-round erosion control for the site. Prior to the issuance of a grading permit, an approved erosion control plan, designed for all proposed stages of construction, shall be secured by the owner/developer with cash securities or a Letter-of-Credit and approved by the City Engineer; a Certificate of Deposit will not be accepted for this security.
53. Owner/developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, ensuring strict adherence to the following:
  - a) Dirt, debris and other construction material shall not be deposited on any public street or into the City's storm water conveyance system.
  - b) All grading and related site preparation and construction activities shall be limited to the hours of 7 AM to 6 PM, Monday through Friday. No engineering-related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be located as far as possible (minimum 100 feet) from any existing residential development. As construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."
  - c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. An alternate parking site can be considered by the City Engineer in the event that the lot size is too small and cannot accommodate parking of all motor vehicles.
  - d) Owner/developer shall complete a haul route permit application (if required for import/export of dirt) and submit to the City of Oceanside Transportation Engineering Section forty-eight hours (48) in advance of beginning of work. Hours of hauling operations shall be dictated by the approved haul route permit.
54. Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer prior to the issuance of a grading permit and approved by the City Engineer prior to the issuance of building permits. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Frontage and median landscaping shall be installed and established prior to the issuance of any certificates of occupancy. Securities shall be required only for landscape items in the public right-of-way. Any project fences, sound or privacy walls and monument entry walls/signs shall be shown on, bonded for and built from the approved landscape plans. These features shall also be shown on the precise grading plans for purposes of location only. Plantable, segmental walls

shall be designed, reviewed and constructed from grading plans and landscape/irrigation design/construction shall be from landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting held prior to the start of any improvements.

55. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high barrier, approved by the City Engineer, shall be provided at the top of all slopes whose height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to any streets, an arterial street or state highway.
56. The drainage design shown on the conceptual grading/site plan, and the drainage report for this development plan is conceptual only. The final drainage report and design shall be based upon a hydrologic/hydraulic study that is in accordance with the latest San Diego County Hydrology and Drainage Manual, and is to be approved by the City Engineer prior to the issuance of a grading permit. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer.
57. The project's drainage system shall not connect or discharge to another private storm drain system without first obtaining written permission from the owner of the system. The written permission letter shall be provided to the City prior to the issuance of a grading permit. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.
58. All public storm drains shall be shown on separate public improvement plans. Public storm drain easements shall be dedicated to the City where required.
59. Drainage facilities shall be designed and installed to adequately accommodate the local storm water runoff, and shall be in accordance with the San Diego County Hydrology Manual and the City of Oceanside Engineers Design and Processing Manual, and to the satisfaction of the City Engineer.
60. Owner/developer shall place a covenant on the non-title sheet of the grading plan agreeing to the following: "The present or future owner/developer shall indemnify and save the City of Oceanside, its officers, agents, and employees harmless from any and all liabilities, claims arising from any flooding that may occur on this site, and any flooding that is caused by this site impacting adjacent properties".
61. Storm drain facilities shall be designed and constructed to allow inside travel lanes of streets classified as a Collector or above, to be passable during a 100-year storm event.
62. Sediment, silt, grease, trash, debris, and pollutants shall be collected on site and disposed of in accordance with all state and federal requirements, prior to discharging of stormwater into the City drainage system.
63. Elevation adjustments and flood proofing shall be in accordance with City of Oceanside Floodplain Management Regulations and Federal Emergency

Management Agency (FEMA) and National Flood Insurance Program (NFIP) requirements.

64. The owner/developer shall submit a finished construction elevation certificate on current FEMA forms for each structure proposed in the development project. The finished construction elevation certificate(s) shall be completed with surveyed information for post construction and shall be submitted to the Engineering Division for review and acceptance prior to Occupancy or Final Building Inspection.
65. For non-residential structures that are floodproofed, a floodproofing design certificate by a California licensed civil engineer shall be submitted for review along with the finished construction elevation certificate.
66. Upon the 1st Engineering submittal, applicant shall begin to process a letter of map change with the City of Oceanside for a Conditional Letter of Map Revision-Fill (CLOMR-F).

Prior to the issuance of a grading permit, owner/developer shall provide evidence to the City of Oceanside that a Conditional Letter of Map Revision-Fill (CLOMR-F) has been obtained from the Federal Emergency Management Agency (FEMA) for the proposed revisions to the flood hazard areas.

At the conclusion of grading activities, the owner/developer shall submit an application with FEMA and the City for a Letter of Map Revision-Fill (LOMR-F) along with an as-built grading plan, and any other documents required by FEMA in order to process and receive LOMR-F. Prior to release of the grading bonds, the owner/developer shall provide a copy of the FEMA-approved LOMR-F to the City of Oceanside. Hydrologic and Hydraulic analyses of the flood zone shall not be required for the City CLOMR-F and LOMR-F.

\*Due to FEMA's ongoing litigation regarding the processing of CLOMR-F and LOMR-F applications and the temporary suspension of CLOMR-F and LOMR-F application reviews by FEMA, applicant may submit a CLOMR-F or LOMR-F application to the City for review and ensure conformance with the City of Oceanside Floodplain Management Regulations. The review and approval of the CLOMR-F or LOMR-F application by the City is independent of FEMA's application review and approval process and does not guarantee that the proposed project will be eligible to be removed from a flood hazard area for insurance purposes.

67. Owner/developer shall comply with the provisions of the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (General Permit) Water Quality Order 2022-0057-DWQ. The General Permit continues in force and effect until the effective date of a new General Permit adopted the State Water Board or the State Water Board rescinds this General Permit. Dischargers that obtain coverage under the expiring General Permit prior to the effective date of this permit, may continue coverage under the previous permit up to two years after the effective date of this General Permit

(September 1, 2023). Construction activity subject to the General Permit includes, but not limited to, clearing, demolition, grading, excavation and other land disturbance activities that results in one or more acre of land surface, or that are part of common plan of development or sale.

68. The discharger shall obtain a Waste Discharge Identification (WDID) number prior to the commencement of construction activity by electronically certifying and submitting the Permit Registration Documents from Section III of the General Permit through the State Water Board Stormwater Multiple Application and Report Tracking System (SMARTS). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), State Water Resources Control Board (SWRCB), Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB.
69. Owner/developer is required to retain records of all monitoring information, copies of all reports required by this General Permit, and records of all data used to complete the NOT for all construction activities to be covered by the General Permit for a period of at least three years from the date generated. This period may be extended by request of the SWRCB and/or RWQCB.
70. The project is categorized as a stormwater-Priority Development Project (PDP). A final Storm Water Quality Management Plan (SWQMP) and Operation & Maintenance (O&M) Plan shall be submitted to the City for review at the final engineering phase. Both documents are to be approved prior to the issuance of a grading permit.
71. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to the City of Oceanside BMP Design Manual (BDM). At a minimum, the O&M Plan shall include the designated responsible party to manage the storm water BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a non-refundable cash security to provide maintenance funding in the event of noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The owner/developer shall retain records for a minimum of 10 years. The records shall be made available to the City upon request.
72. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement (SWFMA) with the City, obliging the owner/developer to maintain, repair and replace the Storm Water Best Management Practices

(BMPs) structures identified in the project's approved SWQMP, as detailed in the O&M Plan, in perpetuity. Furthermore, the SWFMA will allow the City with access to the site for the purpose of BMP inspection and maintenance, if necessary. The Agreement shall be approved by the City Attorney's Office and recorded at the County Recorder's Office prior to the issuance of a precise grading permit. A non-refundable Security in the form of cash shall be required prior to issuance of a precise grading permit. The amount of the non-refundable security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of \$25,000. The owner/developer's civil engineer shall prepare the O&M cost estimate.

73. The BMPs described in the project's approved SWQMP shall not be altered in any way, unless reviewed and approved by the City Engineer. The determination of whatever action is required for changes to a project's approved SWQMP shall be made by the City Engineer.
74. Prior to receiving a temporary or permanent occupancy permit, the project shall demonstrate that all structural BMPs, including Storm Water Pollutant Control BMPs and Hydromodification Management BMPs, are constructed and fully operational, are consistent with the approved SWQMP and the approved Precise Grading Plan, and are in accordance with San Diego RWQCB Order No. R9-2013-0001 §E.3.e. (1)(d).
75. existing overhead utility lines located within the project development property and/or within any full width street or Right-of-Way abutting a new development, and all new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be placed underground per Section 901.G. of the Subdivision Ordinance (R91-166), and as required by the City Engineer and current City policies.
76. All new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be placed underground as required by the City Engineer and current City policies.
77. Prior to the approval of plans and the issuance of a grading permit, owner/developer shall obtain all necessary permits and clearances from public agencies having jurisdiction over the project due to its type, size, location, or infrastructure impact. The list of public agencies includes, but is not limited to, Public Utility Companies, the California Department of Transportation (Caltrans), the City of Carlsbad, the City of Vista, Fallbrook, the County of San Diego, the U. S. Army Corps of Engineers, the California Department of Fish & Game, the U. S. Fish and Wildlife Service, the San Diego Regional Water Quality Control Board, and the San Diego County Health Department.
78. Prior to issuance of grading permit, Caltrans approval of the project for access to the storm drain channel.
79. Prior to issuance of grading permit, Caltrans approval is required for connection and drainage into their storm drain system.

80. Owner/developer shall comply with all the provisions of the City's cable television ordinances, including those relating to notification as required by the City Engineer.
81. As part of the City's Opportunistic Beach Fill Permit, this project has been conditioned to test proposed excavated material to determine suitability for deposit on city beaches as part of the Beach Sand Replenishment program. Preliminary soil test results shall be provided as part of the project geotechnical report which is required prior to approval of the grading plan and issuance of the grading permit.
82. Suitable beach replenishment material shall be at least 75% sand with no more than a 10% difference in sand content between material at the source and discharge site. Replenishment material shall contain only clean construction materials suitable for use in the oceanic environment; no debris, silt, soil, sawdust, rubbish, cement or concrete washings, oil or petroleum products, hazardous/toxic/radioactive/munitions from construction or dredging or disposal shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into waters of the United States. Any and all excess or unacceptable material shall be completely removed from the site/work area and disposed of in an appropriate upland site.
83. If the sediment to be exported is determined to be suitable beach replenishment material and is approved by the regulatory agencies, the developer's contractor will coordinate with the City's Coastal Zone Administrator for further discussion and direction on placement.
84. Coordination is required to occur a minimum of eight weeks in advance of the need to place approved excavated material on the beach.
85. If shoring is required for the construction of the proposed development, the shoring design plans shall be included within the grading plan set, and the structural design calculations shall be submitted with the grading plan application.
86. This property is located in the vicinity of an airport, within what is known as an airport influence area. As a result, the property may be exposed to some of the common annoyances or inconveniences associated with airport operations (for example: noise, vibration, or odors). An Airport Overflight Notification or Aviation Easement shall be recorded for each lot and a copy of either document shall be provided to the City prior to issuance of a grading permit.
87. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, drainage impact fees, and other applicable charges, fees and deposits shall be paid prior to the issuance of any building permits, in accordance with City Ordinances and policies. The owner/developer shall also be required to join into, contribute, or

participate in any improvement, lighting, or other special district affecting or affected by this project.

88. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

89. In the event that there are discrepancies in information between the conceptual plan and the conditions set forth in the project's entitlement resolution (Conditions of Approval), the project's entitlement resolution shall prevail.

APPROVED AND ADOPTED this 12<sup>th</sup> day of June, 2023.

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Brian Thomas, City Engineer

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Pursuant to the Oceanside Subdivision Ordinance Section 603(D), the City Council has delegated approval authority to the City Engineer for certain types of Subdivision applications. Any aggrieved person may file an appeal of the City Engineer's decision. Pursuant to Subdivision Ordinance Section 605, an appeal of the City Engineer's decision must be filed in writing with the Planning Division within ten (10) days of the "APPROVED AND ADOPTED" date. The appeal period for this approval shall end on June 22, 2023 at 5:00 p.m. The filing of an appeal stays the City Engineer's approval until Planning Commission determination on the appeal.

Attachments:

1. Plans
2. Notice of Exemption
3. Other Attachments (Application Page, Description and Justification, Legal Description)

cc: Project file (P23-00002)