

STAFF REPORT



ITEM NO. 22
CITY OF OCEANSIDE

DATE: February 21, 2007

TO: Chairman and Members of the Community Development Commission

FROM: Economic Development and Redevelopment Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING A REGULAR COASTAL PERMIT (RC-217-06) TO UPGRADE AND CONSTRUCT NEW STORM DRAINS GENERALLY LOCATED ON MYERS AND PACIFIC STREETS BETWEEN SEGAZE DRIVE AND PIER VIEW WAY – CITY’ S STORM DRAIN – APPLICANT: CITY OF OCEANSIDE**

SYNOPSIS

The item under consideration is a Regular Coastal Permit to upgrade and construct new storm drains generally located on North Pacific and Myers streets between Seagaze Drive and Pier View Way. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

The subject site consists of the City’s existing street right-of-ways which was part of the original A.J. Myers Subdivision of 1885. In July 1980, the City Council adopted a Master Drainage Plan. One of the objectives of the Master Sewer and Water Plan is to “propose storm drain lines to remedy existing deficiencies and meet the needs of new development”. The Redevelopment District was designated as District 5 as depicted on the 1980 Master Plan Drainage Map. The report further recommended that “storm drains located in the downtown area of Oceanside should be financed by Redevelopment funds allocated by the City Council”.

The subject site is situated within the Pier Area which consists of public amenities such as the outdoor amphitheater, Beach Community Center, Oceanside Pier and associated public facilities. East of the subject site is the AT&SF railroad tracks and commercial uses.

Land Use and Zoning: The subject site is located within Subdistrict 12 and Subdistrict 15 of the "D" Downtown District. Subdistrict 12 is primarily intended to provide a special tourist/visitor-oriented Subdistrict that relates to the pier, ocean, beach, marina and freeway. Subdistrict 15 is primarily intended for public facilities, public parks, open spaces and other public-oriented uses.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as Coastal Dependent, Recreation and Visitor Serving Commercial. Hotels, motels and restaurants are primarily the uses allowed within this land use designation.

The project is also situated within the Coastal Zone “appeal jurisdiction”. Any local action by the City on this proposed coastal development permit may be appealed to the California Coastal Commission

Project Description: The project proposes to upgrade and construct new storm drains to be situated all within the City’s existing right-of-way along North Pacific and Myers Street between Seagaze and Pier View Way. Specifically, the proposed improvements are as follows:

- . New 24” storm drain to be situated within the City’s right-of-way along the west side of Myers Street extending approximately 680 lineal feet from Seagaze Drive north to Pier View Way.
- . New 30” storm drain to be situated within the City’s right-of-way along the west side of Pacific Street extending approximately 420 lineal feet from Mission Avenue north to Pier View Way.
- . New 30” storm drain to be situated within the City’s right-of-way along the south side of Pier View Way extending approximately 260 lineal feet from Myers Street west to Pacific Street.
- . New 8’ X 16’ storm drain filter and a new 36” storm drain to be situated approximately 25 feet north of the Oceanside Pier extending approximately 300 lineal feet from Pacific Street west to approximately 100 feet west of The Strand. The proposed 36” storm drain will replace the existing 18” storm drain (to be abandoned in place) which is located 10 feet south of the proposed storm drain.

The proposed project is estimated to cost \$500,000 and will take approximately three months to construct. The project will likely be constructed in two phases with Phase I consisting of the construction of the storm drain from Pacific Street to The Strand. Phase I would also include the storm water filter and outlet (see attachment No. 4) and would be constructed during the off-season. Phase II would consist of the placement of new storm drains along Myers and Pier View Way streets.

Regular Coastal Permit: A Regular Coastal Permit is required because the project is situated within the Coastal Zone and proposes new construction that requires discretionary action.

Environmental Determination: A Certificate of Exemption has been prepared for the project. Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the exemption during its hearing on the project.

ANALYSIS

Staff's review of the proposed storm drains centered on its consistency with the underlying Redevelopment Plan, Zoning Ordinance, and the Local Coastal Program (LCP).

Section III. A. Coastal Act Policies, of the LCP states that Coastal Act "requires maintenance, protection and restoration of marine resources and coastal water quality, as well as control of discharges and run-off into the ocean and coastal wetlands". Section VII. New Development and Public Works, Coastal Act Policies A. of the LCP states the Coastal Act "limits new and expanded public works facilities to those facilities necessary to accommodate new development or uses permitted by the Act". Specifically, the LCP requires construction of new and upgraded storm drain facilities in the downtown area to "augment the existing facilities".

As designed, the proposed project would not disturb any environmentally sensitive areas of the Coastal Zone and will minimize water pollution into the Pacific Ocean. The proposed project would not restrict public access, obstruct public view or preclude essential public services. The proposed project would provide additional capacity to serve future growth in the Coastal Zone which is consistent with the Coastal Act policies. In addition, the existing storm water run off flows from the impervious parking lots into the storm drain system and outlets directly onto the beach. The proposed project not only upgrades the existing storm drain, but it also includes a storm drain filtration system which traps particulates such as suspended solids (TSS), oil and grease, soluble metals, organics and debris. Further, the project is consistent with the Regional Water Quality Control Board standards for storm water mitigation plans.

Due to these factors, staff believes that the proposed upgrade and new storm drain lines are consistent with the policies and objectives of the Local Coastal Program.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Advisory Committee (RAC) reviewed the project at its January 24, 2007, meeting and approved the project.

FISCAL IMPACT

The proposed project is estimated to cost \$500,000 to be paid from the Redevelopment Drainage Improvement account (account No. 00591-818885).

CITY ATTORNEY'S ANALYSIS

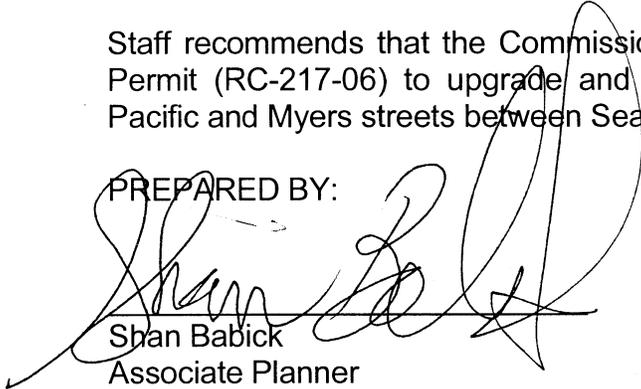
Pursuant to Oceanside Zoning Ordinance Article 4102, the Commission is authorized to

hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Regular Coastal Permit (RC-217-06) to upgrade and construct new storm drains generally located on Pacific and Myers streets between Seagaze Drive and Pier View Way.

PREPARED BY:



Shan Babick
Associate Planner

SUBMITTED BY:



Peter A. Weiss
Interim Executive Director

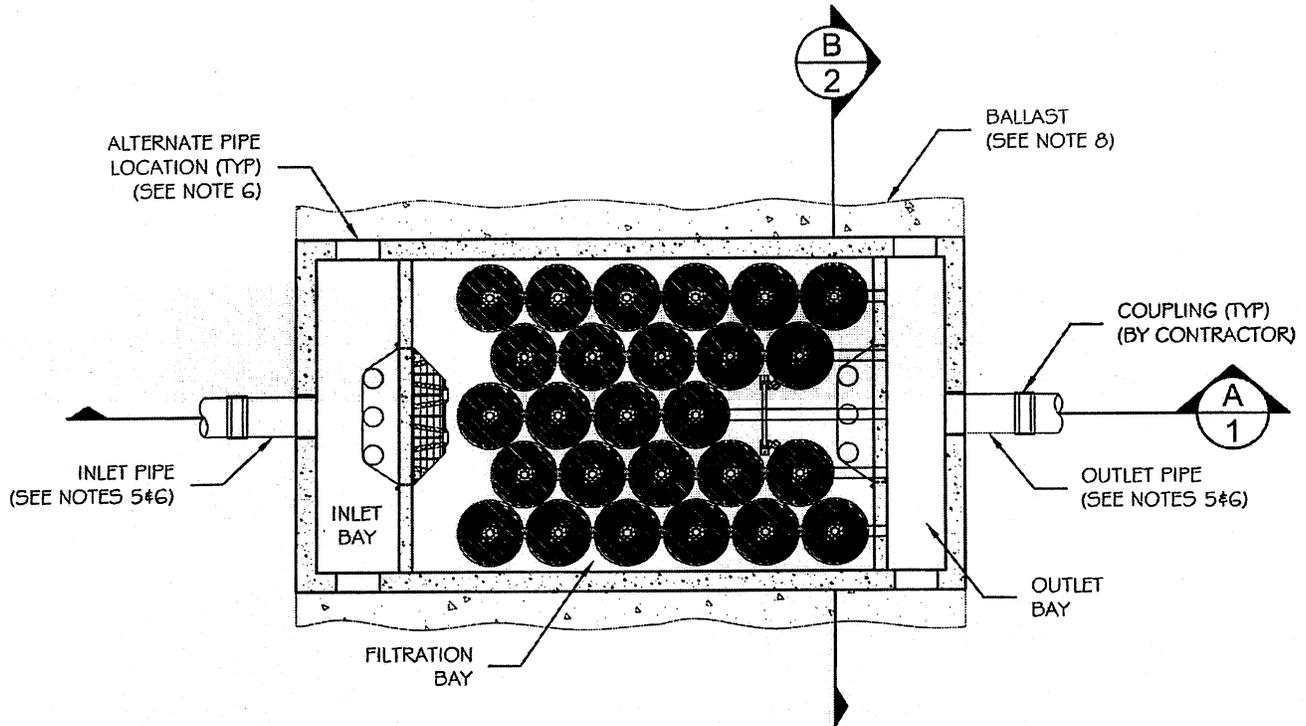
REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
Kathy Baker, Redevelopment Manager
Mike Blessing, Deputy City Manager

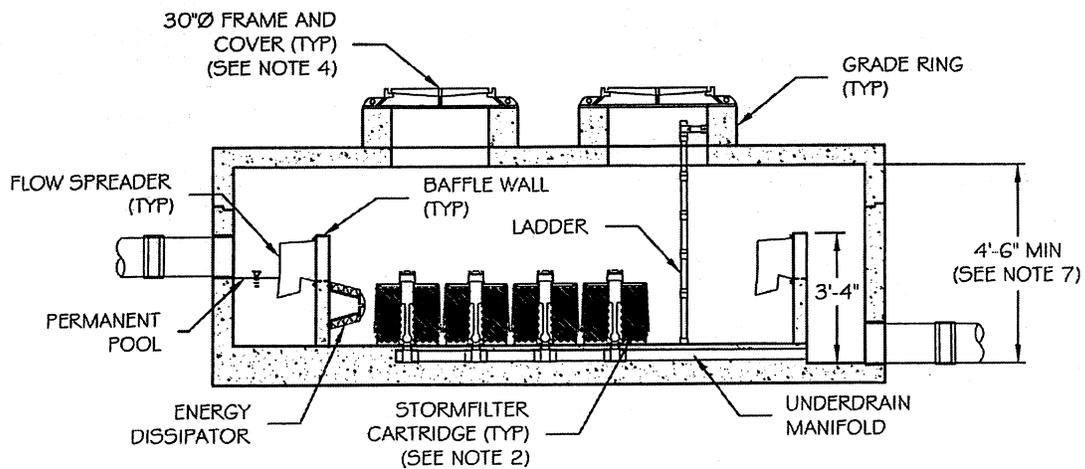


EXHIBITS/ATTACHMENTS

1. Resolution
2. Notice of Exemption
3. Site Plan
4. Storm Drain Filter Operation & Maintenance



8' x 16' STORMFILTER - PLAN VIEW 1
1



8' x 16' STORMFILTER - SECTION VIEW A
1

THE STORMWATER MANAGEMENT
 StormFilter®
 U.S. PATENT No. 5,322,629,
 No. 5,707,527, No. 6,027,639
 No. 6,649,048, No. 5,624,576,
 AND OTHER U.S. AND FOREIGN
 PATENTS PENDING

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contechstormwater.com

8' x 16' PRECAST STORMFILTER
 PLAN AND SECTION VIEWS
 STANDARD DETAIL

DRAWING

1

1/2

DATE: 09/29/05

SCALE: NONE

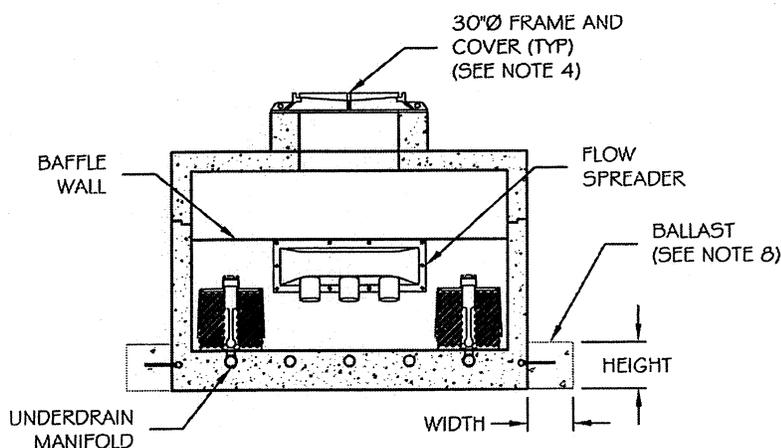
FILE NAME: SF816-PC-DTL

DRAWN: MJW

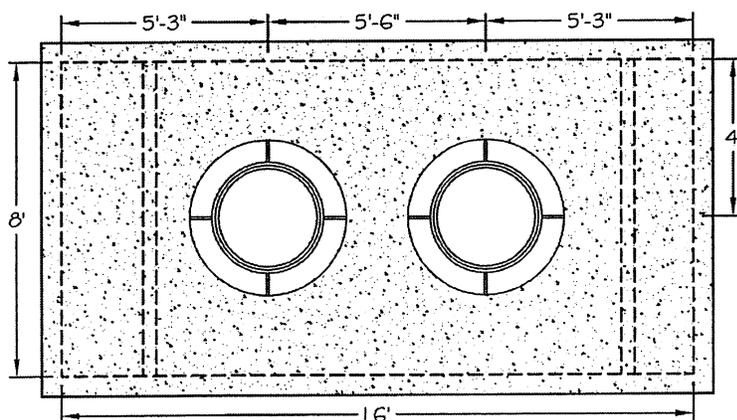
CHECKED: ARG

GENERAL NOTES

- 1) STORMFILTER BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; ELKRIDGE, MD (866) 740-3318.
- 2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL DRAWING SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
- 3) PRECAST VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858. DETAIL DRAWING REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
- 4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
- 5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT CONTECH STORMWATER SOLUTIONS.
- 6) INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST STORMFILTER VAULT EQUIPPED WITH EITHER CORED OPENINGS OR KNOCKOUTS AT INLET AND OUTLET LOCATIONS.
- 7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT CONTECH STORMWATER SOLUTIONS FOR OTHER OPTIONS.
- 8) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF THE STRUCTURE.
- 9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.



8' x 16' STORMFILTER - SECTION VIEW B
2

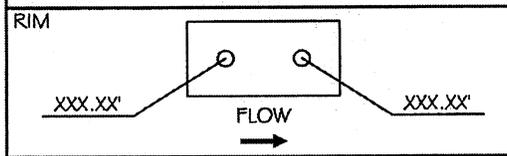


8' x 16' STORMFILTER - TOP VIEW 1
2

8' x 16' PRECAST STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
# OF CARTRIDGES REQUIRED	XX
CARTRIDGE FLOW RATE (1.5 OR 7.5 gpm)	XX
MEDIA TYPE (CSF, PERLITE, ZPG)	XXXXX

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	XXX.XX'	XXX	XX"
INLET PIPE #2	XXX.XX'	XXX	XX"
OUTLET PIPE	XXX.XX'	XXX	XX"



LADDER	YES/NO	
ANTI-FLOTATION BALLAST	WIDTH XX"	HEIGHT XX"

NOTES/SPECIAL REQUIREMENTS:

THE STORMWATER MANAGEMENT
StormFilter®
U.S. PATENT No. 5,322,629,
No. 5,707,527, No. 6,027,639
No. 6,649,048, No. 5,624,576,
AND OTHER U.S. AND FOREIGN
PATENTS PENDING

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**8' x 16' PRECAST STORMFILTER
TOP AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL**

DRAWING

2

2/2

DATE: 09/29/05 SCALE: NONE FILE NAME: SF816-PC-DTL DRAWN: MJW CHECKED: ARG

RESOLUTION NO. 07-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A REGULAR COASTAL PERMIT TO UPGRADE AND CONSTRUCT NEW STORM DRAINS GENERALLY LOCATED ON MYERS AND PACIFIC STREETS BETWEEN SEAGAZE DRIVE AND PIER VIEW WAY - APPLICANT: CITY OF OCEANSIDE

WHEREAS, on February 21, 2007, the Community Development Commission held its duly noticed public hearing, and considered an application for a Regular Coastal Permit (RC-217-06) to upgrade and construct new storm drains generally located on Myers and Pacific Street between Seagaze Drive and Pier View Way;

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on January 24, 2007, recommend approval of Regular Coastal Permit (RC-217-06);

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act 1970 (CEQA) and the State Guidelines implementing the Act. The project is considered an infill development and will not have a detrimental effect on the environment per Article 19 Section 15301(b) of CEQA;

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020; and

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

NOW, THEREFORE, the Community Development Commission of the City of Oceanside does resolve as follows:

For the Regular Coastal Permit:

1. The granting of the Regular Coastal Permit is consistent with the purposes of the California Coastal Act of 1976 in that the project does not impact public coastal views.

1 2. The proposed project is consistent with the policies of the Local Coastal Program
2 as implemented through the City Zoning Ordinance by not impeding public coastal view and
3 public access. In addition, the project will not substantially alter or impact the existing coastal
4 views through the public rights-of-way view corridors because the proposed project is located
5 underneath the streets within the existing City's right-of-way.

6 3. The proposed project will not obstruct any existing or planned public beach
7 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal
8 Act. The proposed project consists of upgrading or constructing new storm drains entirely
9 underground within the City's existing right-of-way, therefore, the proposed project will not
10 obstruct and/or block any existing and/or proposed public beach access.

11 SECTION 1. That Regular Coastal Permit (RC-217-06) is hereby approved subject to
12 the following conditions:

13 **Engineering:**

14 1. The developer shall monitor, supervise and control all construction and
15 construction-supportive activities, so as to prevent these activities from causing a public
16 nuisance, including but not limited to, insuring strict adherence to the following:

17 a) Dirt, debris and other construction material shall not be deposited on any
18 public street or within the City's storm water conveyance system.

19 b) All grading and related site preparation and construction activities shall
20 be limited to the hours of 7 a.m. to 6 p.m., Monday through Friday. No engineering related
21 construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written
22 permission is granted by the Public Works Director with specific limitations to the working hours
23 and types of permitted operations. Because construction noise may still be intrusive in the
24 evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing
25 excessive or offensive noise which causes discomfort or annoyance to reasonable persons of
26 normal sensitivity."

27 c) A haul route shall be obtained at least 7 days prior to the start of hauling
28 operations and must be approved by the Community Development Director. Hauling operations
shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

 2. A traffic control plan shall be prepared according to the City traffic control

1 guidelines and be submitted to and approved by the Community Development Director prior to
2 the start of work within open City rights-of-way. Traffic control during construction of streets
3 that have been opened to public traffic shall be in accordance with construction signing,
4 marking and other protection as required by the Caltrans Traffic Manual and City Traffic
5 Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
6 approved otherwise.

7 3. Any existing broken pavement, concrete curb and gutter, or sidewalk or any
8 damaged during construction of the project, shall be repaired or replaced as directed by the
9 Public Works Director.

10 **Planning:**

11 4. This Regular Coastal Permit (RC-217-06) shall expire on February 21, 2009,
12 unless implemented as required by the Zoning Ordinance.

13 5. This Regular Coastal Permit approves only the upgrade and construction of new
14 storm drains as shown on the plans and exhibits presented to the Community Development
15 Commission for review and approval. No deviation from these approved plans and exhibits
16 shall occur without Planning Department approval. Substantial deviations shall require a
17 revision to the Regular Coastal Permit or a new Regular Coastal Permit.

18 6. Failure to meet any conditions of approval for this development shall constitute a
19 violation of Regular Coastal Permit (RC-217-06).

20 ///
21 ///
22 ///
23 ///
24 ///
25 ///
26 ///
27 ///
28 ///

1 7. Unless expressly waived, all current zoning standards and City ordinances and
2 policies in effect at the time building permits are issued are required to be met by this project.
3 The approval of this project constitutes the applicant's agreement with all statements in the
4 Description and Justification, and other materials and information submitted with this
5 application, unless specifically waived by an adopted condition of approval.

6
7 PASSED AND ADOPTED by the Oceanside Community Development Commission of
8 the City of Oceanside this ___ day of _____ 2007 by the following vote:

9 AYES:

10 NAYS:

11 ABSENT:

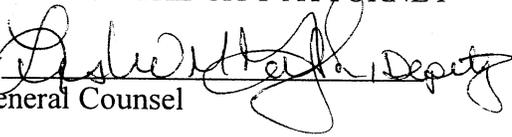
12 ABSTAIN:

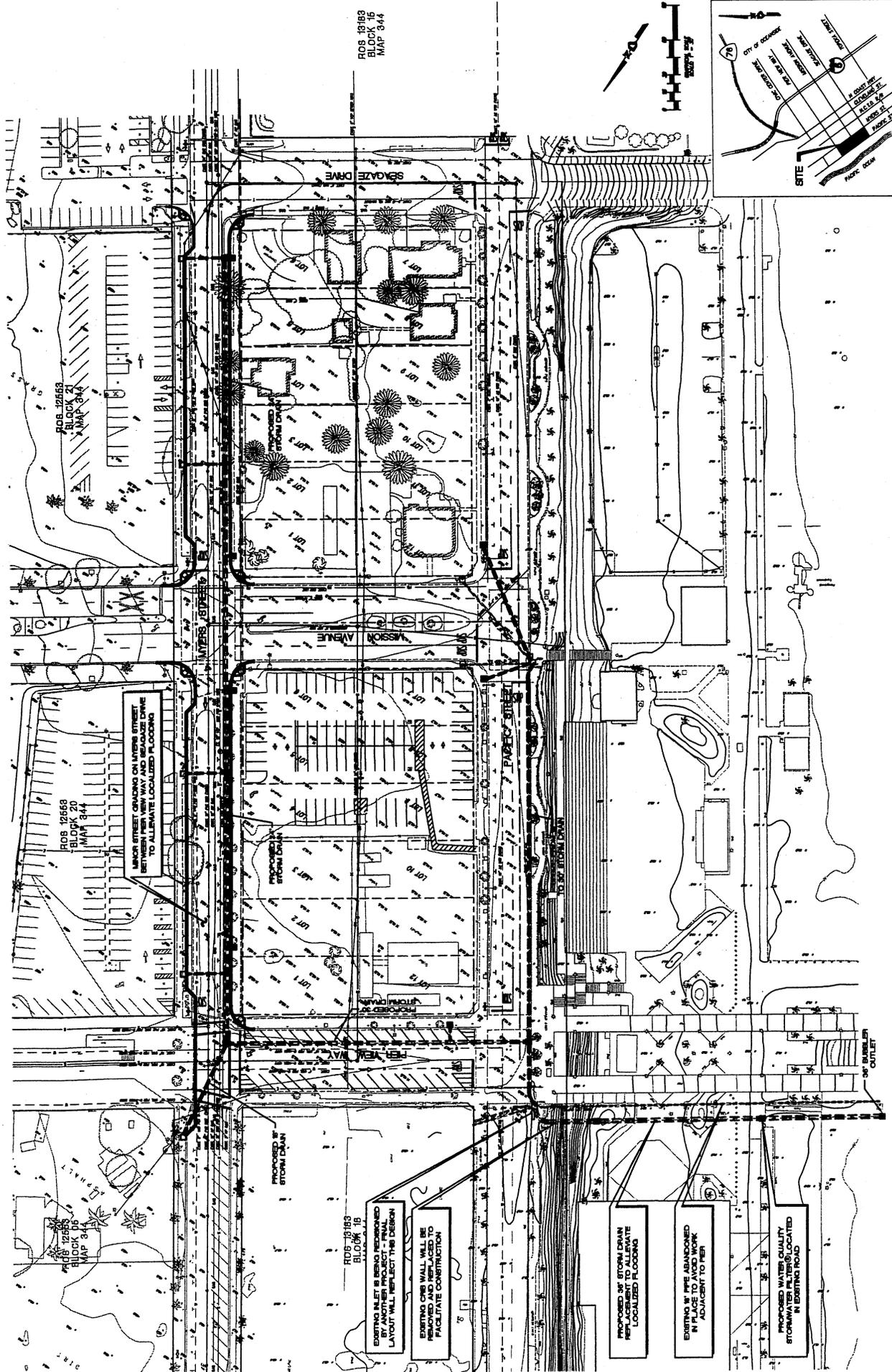
13 _____
Chairman

14 ATTEST:

15 _____
16 Secretary

17 APPROVED AS TO FORM:
18 OFFICE OF THE CITY ATTORNEY

19 by  Deputy
20 General Counsel



RDS 12668
BLOCK 21
MAP 344

RDS 12668
BLOCK 21
MAP 344

RDS 12668
BLOCK 21
MAP 344

MARK STREET GRADING ON WINTERS STREET
BETWEEN WINTERS STREET AND
MISSION AVENUE TO
ALLENVATE LOCALIZED FLOODING

RDS 12668
BLOCK 21
MAP 344

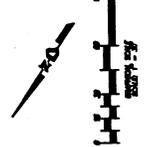
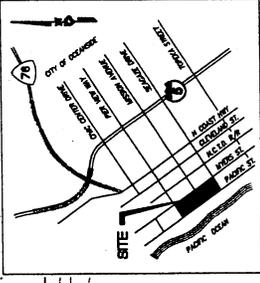
EXISTING INLET IS BEING REWORKED
BY OTHER PROJECT - FINAL
LAYOUT WILL REFLECT THIS DESIGN

EXISTING CURB WALL WILL BE
REMOVED AND REPLACED TO
FACILITATE CONSTRUCTION

PROPOSED 36" STORM DRAIN
REPLACEMENT TO ALLENVATE
LOCALIZED FLOODING

EXISTING 18" PIPE ABANDONED
IN PLACE TO AVOID WORK
ADJACENT TO PIER

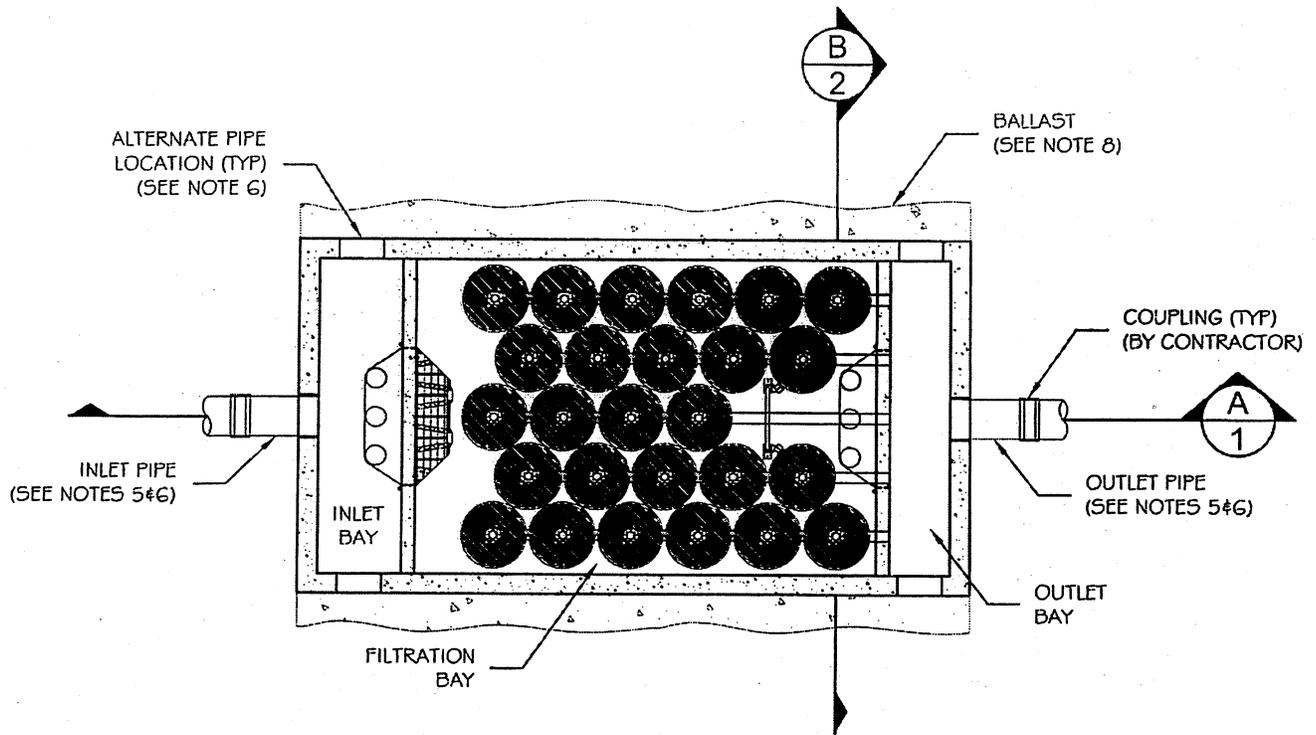
PROPOSED WATER QUALITY
STORMWATER FILTER LOCATED
IN EXISTING ROAD



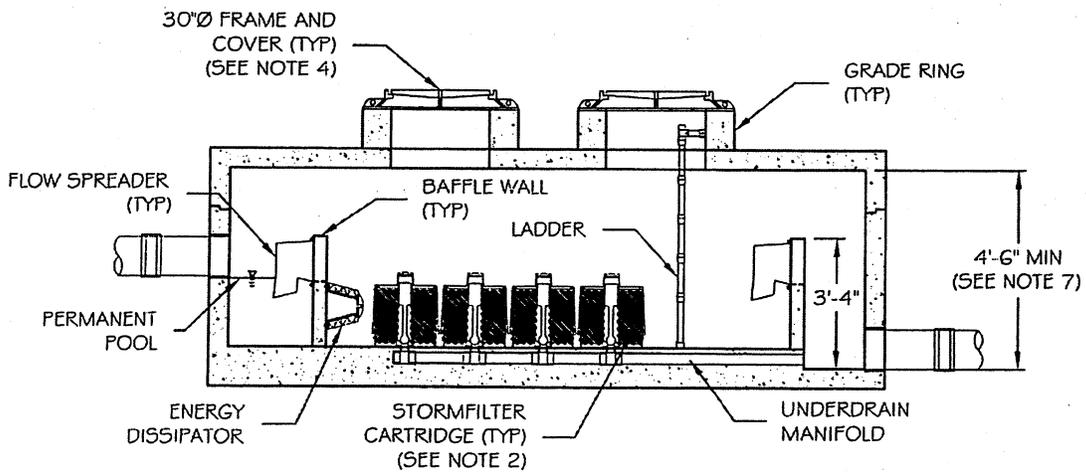
Conceptual Storm Drain and Street Improvement City of Oceanide



PROJECT DESIGN CONSULTANTS
1000 NE Oregon Street, Suite 200
Portland, Oregon 97232
503.255.1100
www.pdcinc.com
JULY 2007



8' x 16' STORMFILTER - PLAN VIEW 1
1



8' x 16' STORMFILTER - SECTION VIEW A
1

THE STORMWATER MANAGEMENT
 StormFilter®
 U.S. PATENT No. 5,322,629,
 No. 5,707,527, No. 6,027,639
 No. 6,649,040, No. 5,624,576,
 AND OTHER U.S. AND FOREIGN
 PATENTS PENDING

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8' x 16' PRECAST STORMFILTER
 PLAN AND SECTION VIEWS
 STANDARD DETAIL

DRAWING

1

1/2

DATE: 09/29/05

SCALE: NONE

FILE NAME: SF816-PC-DTL

DRAWN: MJW

CHECKED: ARG

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
CITY'S STORM DRAIN

PROJECT LOCATION - SPECIFIC:
Myers and North Pacific Street

PROJECT LOCATION - GENERAL:
Pacific Street & Myers
City of Oceanside

REGULAR COASTAL PERMITS (RC-217-06)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

REGULAR COASTAL PERMITS (RC-217-06) for the upgrade and construction of storm drain lines situated within the City's existing right-of-way generally located on Myers and Pacific Street between Pier View Way and Seagaze Drive.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:

City of Oceanside
300 North Coast Highway
Oceanside, CA 92054
(760) 435-3354

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)
(Public Resources Code Section 21000 et. al.):

NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

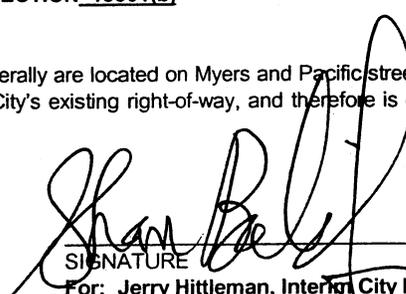
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

REASONS WHY PROJECT IS EXEMPT:

The proposed upgrade and new storm drain lines generally are located on Myers and Pacific streets between Seagaze Drive and Pier View Way are situated below street level within the City's existing right-of-way, and therefore is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner


SIGNATURE

January 9, 2007

DATE

For: Jerry Hittleman, Interim City Planning

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3520, FAX (760) 435-3538