



DATE: February 25, 2008

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN REVISION (D-8-99REV07) FOR THE DEVELOPMENT OF AN APPROXIMATE 6000-SQUARE FOOT MAINTENANCE BUILDING ON A 23.5-ACRE SITE LOCATED AT 5780 MISSION AVENUE – SINGH FARMS AMENDMENT – APPLICANT: HARRY SINGH & SONS**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 3, Categorical Exemption (15301(e)) "Existing Facilities."; and
- (2) Approve Development Plan Revision (D-8-99REV07) by adopting Planning Commission Resolution No. 2008-P10 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The subject site is currently being used for farming and agricultural purposes. The existing packing facility associated with the agricultural and farming uses was originally constructed in 1964 and has been providing fresh produce to retail stores and consumers for about 70 years. The entire Singh Farms facility consists of an approximately 350 acres and the subject parcel for construction consist of 23.51 acres. The original Development Plan (D-8-99) that was approved on June 28, 1999 to allow the construction of a 23.51-acre site for the development of two refrigeration buildings, permitting of an existing packing line building, allowance of perimeter landscaping, establishment of an employee and guest parking areas and a maintenance building.

The surrounding area consists of the San Luis Rey river to the north, a vacant residential Estate-B lot, the Vista Magnet School to the west and the Jefferies Ranch subdivision to the south. The site is relatively flat and slopes slightly up in a northern direction with a grade differential of approximately five feet between the high and low points of the site, in a span of 50 feet.

The underlying land use designation for the site is Agricultural within an Equestrian overlay (A-EQ) and the property is within the Morro Hills Neighborhood.

Project Description: The applicant has requested the subject entitlement for the project that includes Revision to an existing Development Plan described as follows:

Development Plan (D-8-99REV07) represents a request for the following:

The applicant is requesting to demolish the existing 4,500-square foot maintenance building in order to construct a newer facility to the north of the existing site. The applicant is requesting the revision to Development Plan (D-8-99) in order to accommodate larger distribution trucks. At the time of the original Development Plan approval the distribution trucks typically had a maximum length of 45 feet and today the trucks have been able to expand to a length of 55 feet, which creates a difficult time for these drivers and the Singh Farms operations to adequately perform the loading operations in a safe and efficient manner. The northern expansion will allow for a larger and level paved loading area that will allow for more area for maneuver ability for the trucks. The approximate 6,000-square foot maintenance building will be built at the northern edge of the proposed northern paving expansion and expansion of an additional loading and distribution paving area at the western side of the site will be a part of this Development Plan. The western paving expansion will allow for more storage of material for the packing operations and will not affect the neighboring properties or any environmental habitat areas. The expansion of the concrete pads to the north and the west will not create additional traffic or intensity to the site and will provide the ample amount of space for the facility to operate in a safe and sufficient manner.

The project is subject to the following Ordinances and City policies:

1. General Plan Land Use Element
2. Zoning Ordinance
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is Estate-B Residential (EB-R). The proposed project is does not meet the existing land use designation, but is consistent with the existing and surrounding properties as follows:

Land Use Element 2.2 Commercial Development

Section 1.12 Land Use Compatibility

Policy A: Adequate setbacks, buffering, and/or innovative site design shall be required for land uses that contiguous to and incompatible with existing land uses:

All proposed improvements meet all development regulations and will be compatible with the existing agricultural packing facility. The proposed maintenance building will meet all development regulations for the agricultural district in terms of height, setbacks, design and lot coverage percentage. The proposed concrete paving expansion and new maintenance building will not conflict with the adjacent or related land uses in the neighborhood area and will provide a sufficient amount of area for the Singh Farms packing plant to conduct safe and sufficient loading of produce into the trucks.

Policy B: The use of land shall not create negative visual impacts to surrounding land use:

The proposed development of the maintenance building and renovations are needed to provide a safe and sufficient work environment for the Singh Farms packing Facility. The proposed maintenance building and expanded concrete pads to the north and the west will not adversely impact the site or neighbors visually or physically. The new improvements will not add to the impact to area. The project site is currently used as a loading and unloading area for produce into large 55-foot long distribution trucks and providing the larger areas for the trucks to maneuver and moving the maintenance building to the north will not impact the area.

The project is condition to be consistent with the Recreational Trails Element, a sub-element to the Circulation Element out of the City's General Plan in regards to allowing the bicycle trail to continue through its property along the south bank of the San Luis Rey River. Any new/future revision to this current Development Plan shall constitute a continuance of the bicycle trail within their property as specified in the Recreational Trails Element. The project is also conditioned to allow the City to complete a connection of the recreational trail to the east and west property lines to finalize the continuation of the trail and the City has authorized construction of the trail as a capital improvement project.

Goal 1.22: Landscaping

Objective: The enhancement of community and neighborhood identity through landscaping requirements that frame and soften the built environment consistent with water and energy conservation.

Policy: C. Drought tolerant materials, including native bailey Acacia, Pacific Madrone, Hybrid Bronze Loquat Indian Hawthorn and Myoporum ground cover, shall be encouraged as the natural habitat landscape type.

The proposed revision to existing Development Plan includes additional landscaping to the site to screen the perimeter of the packing operation site. There is no required landscaping percentage for agricultural areas, so the proposed landscaping will provide additional landscaping that will enhance the neighborhood and the site. The proposed landscape theme will be consistent with the native species and types surrounding the area and the San Luis Rey River bed.

2. Zoning Compliance

This project is located in the Agricultural and Equestrian Overlay District (A-EQ). The development will meet all the provision of the Zoning Ordinance in Parking Requirements, setbacks and all development regulations.

The following table summarizes proposed and applicable development standards for the Agriculture Districts and the project site:

	ZONING REQUIREMENTS	PROPOSED
MINIMUM LOT SIZE	2.5 Acres	Approximately 23.5 Acres (Existing)
OFF-STREET PARKING	N/A	65 stalls
FRONT YARD	40-feet	55-feet
SIDE YARD	30-feet	100+ feet (Existing)
REAR YARD	40-feet	100+ feet (Existing)
MINIMUM LANDSCAPING	NA	13%

The proposed project meets most applicable requirements of the zoning ordinance and the project as proposed is compatible with existing and potential agricultural use in the neighborhood.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	EB-R (Estate-B Residential)	A-EQ (Agriculture Equestrian Overlay)	Singh Farms agriculture and Packing Plant
North of Subject Property	A (Agriculture)	A (Agriculture)	Singh Farms agriculture lands
East of Subject	A (Agriculture)	A (Agriculture)	Vacant

Property:			
South of Subject Property:	EB-R (Estate-B Residential)	RE-B (Residential-B Single Family)	Single Family Residential
West of Subject Property:	A (Agriculture)	A (Agriculture)	Vacant

The existing land use of the Singh Farms agriculture use has been determined by staff to be consistent with the Zoning Ordinance designations for Agriculture lands within the equestrian overlay, in term of lot sizes, uses and design.

DISCUSSION

Issue: The applicant is proposing to demolish the existing maintenance building in order to increase the concrete paving area and construct a new maintenance building approximately 20 feet to the north on a newly created concrete pad.

Recommendation: The underlying Zoning designation of Agriculture within an Equestrian Overlay permits agriculture types uses similar to the Singh Farms Packing Facility. The development proposal to enlarge the concrete pad areas to avoid potential hazardous driving areas for truck drivers and construct a new maintenance building about 20 or more feet to the north is warrant due to establishing a safe and non-hazardous work environment for the existing facility. The development proposed landscaping will enhance the property and help shield the operational areas from public views. The proposed landscaping will incorporate native type species to the area and will help the physical as well as the visual state of the property and area. Staff believes that the implementation of the proposed improvements will allow Singh Farms to provide a continued safe and efficient working environment for the site by creating adequate working space for trucks and other equipment associated with the operations. The improvements will not increase the traffic to the area and will not increase intensity to the site therefore approval of the project is warrant to the improvements and minimal impacts.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 1, Categorical Exemption “Existing Facilities”

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 1500-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. As of February 25, 2008, no communication supporting or opposing the request has been received.

SUMMARY

The proposed project is in compliance with the goals objectives and polices set forth by the General Plan and the Zoning Ordinance. The project will allow Singh Farms to provide a continued safe and efficient working environment for the Oceanside produce packing facility by creating adequate working space for trucks and other equipment essential to their operation. The Commission's action should be:

- Move to approve the environmental exemption for existing facilities and Development Plan (D-8-99REV07), and adopt Planning Commission Resolution No. 2008-P10 as attached.

PREPARED BY:

SUBMITTED BY:



Scott Nightingale
Planner II



Jerry Hittleman
City Planner

REVIEWED BY: 
Richard Greenbauer, Senior Planner

JH/SN/fil

Attachments:

1. Site and Landscape Plans
2. Planning Commission Resolution No. 2008-P10
3. FEMA map
4. Original (D-8-99) Staff Report
5. Planning Commission Resolution No. 99-P40

1 PLANNING COMMISSION
2 RESOLUTION NO. 2008-P10

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 DEVELOPMENT PLAN ON CERTAIN REAL PROPERTY IN
6 THE CITY OF OCEANSIDE

7 APPLICATION NO: D-8-99REV07
8 APPLICANT: Harry Singh & Sons
9 LOCATION: 5780 Mission Avenue

10 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
11 RESOLVE AS FOLLOWS:

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Development Plan under the provisions of Articles
14 14, 30, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

15 to construct a maintenance building on an expanded concrete pad;
16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 25th
18 day of February, 2008 conduct a duly advertised public hearing as prescribed by law to consider
19 said application.

20 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
21 Guidelines thereto; this project has been found to be categorically exempt per Article 19 from
22 environmental review;

23 WHEREAS, the documents or other material which constitute the record of proceedings
24 upon which the decision is based will be maintained by the City of Oceanside Planning Division,
25 300 North Coast Highway, Oceanside, California 92054.

26 WHEREAS, there is hereby imposed on the subject development project certain fees,
27 dedications, reservations and other exactions pursuant to state law and city ordinance;

28 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that
29 the project is subject to certain fees, dedications, reservations and other exactions as provided
below:

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Non-residential is \$35,160 for a 2" meter
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is \$48,280 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$21,599 for a 2" meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside

1 City Code and the City expressly reserves the right to amend the fees and fee calculations
2 consistent with applicable law;

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

5 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that
6 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction
7 described in this resolution begins on the effective date of this resolution and any such protest
8 must be in a manner that complies with Section 66020;

9 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
10 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

11 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
12 the following facts:

13 FINDINGS:

14 For the Development Plan D-8-99Rev07:

- 15 1. The site plan and physical design of the project as proposed is consistent with the
16 purposes of the Zoning Ordinance. The project meets or exceeds the requirements of
17 Articles 14, 30, and 43 of the Oceanside Zoning Ordinance.
- 18 2. The revision to the development plan as proposed conforms to the General Plan of the
19 City. The proposal satisfies the Land Use Element Objectives 1.22 and 2.2. The
20 development proposal encompasses development of an approximate 6,000-square foot
21 maintenance building expansion of a concrete pad and extensive site landscaping.
- 22 3. The area covered by the proposed development plan can be adequately, reasonably and
23 conveniently served by existing and planned public services, utilities, and public
24 facilities.
- 25 4. The proposed development plan is compatible with the existing and potential
26 development on adjoining properties and the surrounding neighborhood. The proposal
27 is designed to provide a safe and sufficient work environment for the Singh Farms
28 packing facility, by allowing an adequate amount of driving space for the distribution
29 trucks and vehicles.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
approve Development Plan (D-8-99Rev07), subject to the following conditions:

1 **Building:**

- 2 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
3 Building Division plan check. (Currently the 2007 California Building Code, and 2004
4 California Electrical Code)
- 5 2. The granting of approval under this action shall in no way relieve the applicant/project
6 from compliance with all State and Local building codes.
- 7 3. Site development, parking, access into buildings and building interiors shall comply with
8 the State's Disabled Accessibility Regulations. (2007 California Building Code (CBC),
9 Chapter 11B)
- 10 4. All electrical, communication, CATV, etc. service lines within the exterior lines of the
11 property shall be underground (City Code Sec. 6.30).
- 12 5. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution
13 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
14 other such lights may be utilized and shall be shown on building and electrical plans.
- 15 6. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
16 plans.
- 17 7. The developer shall monitor, supervise and control all building construction and
18 supporting activities so as to prevent these activities from causing a public nuisance,
19 including, but not limited to, strict adherence to the following:
- 20 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
21 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
22 work that is not inherently noise-producing. Examples of work not permitted on
23 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
24 producing nature. No work shall be permitted on Sundays and Federal Holidays
25 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
26 Christmas Day) except as allowed for emergency work under the provisions of the
27 Oceanside City Code Chapter 38 (Noise Ordinance).
28
29

1 b) The construction site shall be kept reasonably free of construction debris as
2 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
3 approved solid waste containers shall be considered compliance with this
4 requirement. Small amounts of construction debris may be stored on-site in a neat,
5 safe manner for short periods of time pending disposal.

6 8. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation
7 will be required at time of plans submittal to the Building Division for plan check.

8 9. A complete dimensioned plan must be submitted to the Building Division and a permit
9 obtained for the relocated shed.

10 **Fire Prevention:**

11 10. A minimum fire flow of 1500 gallons per minute shall be provided.

12 11. A fire hydrant will need to be provided for the proposed building and shed

13 12. The fire hydrants shall be installed and tested prior to placing any combustible materials
14 on the job site.

15 13. Detailed plans of underground fire service mains shall be submitted to the Oceanside
16 Fire Department for approval prior to installation.

17 14. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design
18 and Processing Manual Standard Drawing No. M-13.

19 15. All weather access roads shall be installed and made serviceable prior to and maintained
20 during time of construction. Sec. 902. Uniform Fire Code.

21 16. In accordance with the Uniform Fire Code Sec. 901.1.4.4, approved addresses for
22 commercial and industrial occupancies shall be placed on the structure in such a position
23 as to be plainly visible and legible from the street or roadway fronting the property.
24 Numbers shall contrast with their background.

25 17. Commercial require 6-inch address numbers; Industrial buildings require 12-inch
26 address numbers.

27 18. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
28 approval prior to the issuance of building permits.

29 19. Buildings shall meet Oceanside Fire Department's current codes at the time of building
permit application.

1 20. Trees and large shrubs must be 10 feet off of structures measured at maturity of the tree
2 from the dripline of the tree to the farthest projection of the structure.

3 **Engineering:**

4 21. In addition to conditions listed herein, all of the conditions listed in Planning
5 Commission Resolution No. 99-P40 for Development Plan No. D-8-99 shall remain in
6 effect for the subject property.

7 22. For the demolition of any existing structures or surface improvements, grading plans
8 shall be submitted and erosion control plans be approved by the City Engineer prior to
9 the issuance of a demolition permit. No demolition shall be permitted without an
10 approved erosion control plan.

11 23. Prior to issuance of a building permit all improvement requirements shall be covered by
12 a development agreement and secured with sufficient improvement securities or bonds
13 guaranteeing performance and payment for labor and materials, setting of monuments,
14 and warranty against defective materials and workmanship.

15 24. A construction-phasing plan for the construction of public and private improvements
16 shall be reviewed and approved by the City Engineer prior to the issuance of any grading
17 or improvement permits. Prior to the issuance of any building permits all off-site or
18 frontage improvements including landscaping and any required street improvements
19 shall be under construction to the satisfaction of the City Engineer. All improvements
20 shall be completed prior to issuance of any certificates of occupancy.

21 25. Where off-site improvements, including but not limited to slopes, public utility facilities,
22 and drainage facilities, are to be constructed, the developer shall, at his own expense,
23 obtain all necessary easements or other interests in real property and shall dedicate the
24 same to the City of Oceanside as required. The developer shall provide documentary proof
25 satisfactory to the City of Oceanside that such easements or other interest in real property
26 have been obtained prior to issuance of any grading, building or improvement permit for
27 the development. Additionally, the City of Oceanside, may at its sole discretion, require
28 that the developer obtain at his sole expense a title policy insuring the necessary title for the
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1 easement or other interest in real property to have vested with the City of Oceanside or the
2 owner of the subject property, as applicable.

3 26. Prior to the issuance of a grading permit, the developer shall notify and host a
4 neighborhood meeting with all of the area residents located within 300 feet of the project
5 site, and residents of property along any residential streets to be used as a "haul route", to
6 inform them of the grading and construction schedule, haul routes, and to answer
7 questions.

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

11 a) Dirt, debris and other construction material shall not be deposited on any public
12 street or within the City's stormwater conveyance system.

13 b) All grading and related site preparation and construction activities shall be
14 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No
15 engineering related construction activities shall be conducted on Saturdays,
16 Sundays or legal holidays unless written permission is granted by the City Engineer
17 with specific limitations to the working hours and types of permitted operations.
18 All on-site construction staging areas shall be as far as possible (minimum 100
19 feet) from any existing residential development. Because construction noise may
20 still be intrusive in the evening or on holidays, the City of Oceanside Noise
21 Ordinance also prohibits "any disturbing excessive or offensive noise which
22 causes discomfort or annoyance to reasonable persons of normal sensitivity."

23 c) The construction site shall accommodate the parking of all motor vehicles used by
24 persons working at or providing deliveries to the site.

25 d) A haul route shall be obtained at least 7 days prior the start of hauling operations
26 and must be approved by the City Engineer. Hauling operations shall be 8:00 a.m.
27 to 3:30 p.m. unless approved otherwise.

28 28. A traffic control plan shall be prepared according to the City traffic control guidelines
29 and be submitted to and approved by the City Engineer prior to the start of work within
open City rights-of-way. Traffic control during construction of streets open to public

1 traffic shall be in accordance with construction signing, marking and other protection as
2 as required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic
3 control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

4 29. Approval of this development project is conditioned upon payment of all applicable impact
5 fees and connection fees in the manner provided in chapter 32B of the Oceanside City
6 Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees,
7 park fees, reimbursements, and other applicable charges, fees and deposits shall be paid
8 prior to the issuance of any building permits, in accordance with City Ordinances and
9 policies. The developer shall also be required to join into, contribute, or participate in any
10 improvement, lighting, or other special district affecting or affected by this project.
11 Approval of the tentative map (project) shall constitute the developer's approval of such
12 payments, and his agreement to pay for any other similar assessments or charges in effect
13 when any increment is submitted for final map or building permit approval, and to join,
14 contribute, and/or participate in such districts.

15 30. Sight distance requirements at the development's access point shall conform to the corner
16 sight distance criteria as provided by SDRSD DS-20A and or DS-20B for each direction
17 of traffic.

18 31. Pavement sections for all streets, driveways and parking areas within the project and along
19 the project's frontage shall be based upon approved soil tests and traffic indices. The
20 pavement design is to be prepared by the developer's soil engineer and must be approved
21 by the City Engineer, prior to paving.

22 32. Prior to approval of the grading plans, the developer shall contract with a geotechnical
23 engineering firm to perform a field investigation of the existing pavement on all streets
24 adjacent to the project boundary. The limits of the study shall be half-street plus 12 feet
25 along the project's frontage. The field investigation shall be performed according to a
26 specific boring plan prepared by a licensed Geotechnical Engineer and approved by the
27 City Engineer. In the absence of such approved boring plan, the field investigation shall
28 include a minimum of one pavement boring per every 50 linear feet of street frontage.
29 Should the existing AC thickness be determined to be less than three inches or without
underlying Class II base material, the developer shall remove and reconstruct the

1 pavement section as determined by the pavement analysis submittal process detailed in
2 the condition stated below.

3 33. Upon review of the pavement investigation, the City Engineer shall determine whether
4 the developer shall: 1) Repair all failed pavement sections, header cut and grind per the
5 direction of the City Engineer, and construct a two-inch thick rubberized AC overlay; or
6 2) Perform R-value testing and submit a study that determines if the existing pavement
7 meets current City standards/traffic indices. Should the study conclude that the
8 pavement does not meet current requirements, rehabilitation/mitigation
9 recommendations shall be provided in a pavement analysis report, and the developer
10 shall reconstruct the pavement per these recommendations, subject to approval by the
11 City Engineer.

12 34. The approval of the development shall not mean that proposed grading or improvements
13 on adjacent properties (including any City properties/right-of-way or easements) is
14 granted or guaranteed to the developer. The developer is responsible for obtaining
15 permission to grade or to construct on adjacent properties. Should such permission be
16 denied, the resulting changes to the Development Plan shall be subject to a Substantial
17 Conformity review. Changes not meeting substantial conformity requirements shall be
18 submitted for appropriate public hearing.

19 35. This project shall provide year-round erosion control including measures for the site
20 required for all phases of grading. Prior to the issuance of grading permit, an erosion
21 control plan, designed for all proposed stages of construction, shall be reviewed, secured
22 by the developer with cash securities and approved by the City Engineer.

23 36. Landscaping plans, including plans for the construction of walls, fences or other structures
24 at or near intersections or project entrances, must conform to intersection sight distance
25 requirements.

26 37. The drainage design on the development plan is conceptual only. The final design shall be
27 based upon a hydrologic/hydraulic study to be approved by the City Engineer during final
28 engineering. All drainage picked up in an underground system shall remain underground
29 until it is discharged into an approved channel, or as otherwise approved by the City
Engineer. All public storm drains shall be shown on City standard plan and profile sheets.

1 All storm drain easements shall be dedicated where required. The developer shall be
2 responsible for obtaining any off-site easements for storm drainage facilities.

3 38. The development shall comply with all applicable regulations established by the United
4 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
5 Discharge Elimination System (NPDES) permit requirements for urban runoff and
6 stormwater discharge and any regulations adopted by the City pursuant to the NPDES
7 regulations or requirements. Further, the developer may be required to file a Notice of
8 Intent with the State Water Resources Control Board to obtain coverage under the
9 NPDES. General Permit for Storm Water Discharges Associated with Construction
10 Activity and may be required to implement a Storm Water Pollution Prevention Plan
11 (SWPPP) concurrent with the commencement of grading activities. SWPPPs include
12 both construction and post construction pollution prevention and pollution control
13 measures and identify funding mechanisms for post construction control measures. The
14 developer shall comply with all the provisions of the Clean Water Program during and
15 after all phases of the development process, including but not limited to: mass grading,
16 rough grading, construction of street and landscaping improvements, and construction of
17 building structures. The developer shall design the Project's storm drains and other
18 drainage facilities to include Best Management Practices to minimize non-point source
19 pollution, satisfactory to the City Engineer.

20 39. Upon acceptance of any fee waiver or reduction by the developer, the entire project will
21 be subject to prevailing wage requirements as specified by Labor Code section
22 1720(b)(4). The developer shall agree to execute a form acknowledging the prevailing
23 wage requirements prior to the granting of any fee reductions or waivers.

24 40. The developer shall prepare and submit an Operations & Maintenance (O&M) Plan to
25 the the City Engineer with the first submittal of engineering plans. The O&M Plan shall
26 be prepared by the applicant's Civil Engineer. It shall be directly based on the project's
27 SWMP previously approved by the project's approving authority (Planning
28 Commission/City Council). At a minimum the O&M Plan shall include the designated
29 responsible parties to manage the storm water BMP(s), employee's training program and
duties, operating schedule, maintenance frequency, routine service schedule, specific

1 maintenance activities, copies of resource agency permits, cost estimate for
2 implementation of the O&M Plan and any other necessary elements.

3 41. The developer shall enter into a City-Standard Stormwater Facilities Maintenance
4 Agreement with the City obliging the project proponent to maintain, repair and replace
5 the Storm Water Best Management Practices (BMPs) identified in the project's approved
6 SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved
7 by the City Attorney prior to issuance of any precise grading permit and shall be
8 recorded at the County Recorder's Office prior to issuance of any building permit.
9 Security in the form of cash (or certificate of deposit payable to the City) or an
10 irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise
11 grading permit. The amount of the security shall be equal to 10 years of maintenance
12 costs, as identified by the O&M Plan, but not to exceed a total of \$25,000. The
13 applicant's Civil Engineer shall prepare the O&M cost estimate.

14 42. At a minimum, maintenance agreements shall require the staff training, inspection and
15 maintenance of all BMPs on an annual basis. The project proponent shall complete and
16 maintain O&M forms to document all maintenance activities. Parties responsible for the
17 O&M plan shall retain records at the subject property for at least five years. These
18 documents shall be made available to the City for inspection upon request at any time.

19 43. The Agreement shall include a copy of executed on-site and off-site access easements
20 necessary for the operation and maintenance of BMPs that shall be binding on the land
21 throughout the life of the project to the benefit of the party responsible for the O&M of
22 BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the
23 O&M Plan approved by the City Engineer.

24 44. The BMPs described in the project's approved SWMP shall not be altered in any way,
25 shape or form without formal approval by either an Administrative Substantial
26 Conformance issued by the City Planner or the project's final approving authority
27 (Planning Commission/City Council) at a public hearing. The determination of
28 whatever action is required for changes to a project's approved SWMP shall be made by
29 the City Planner.

- 1 45. The developer shall provide a copy of the title/cover page of the approved SWMP with
2 the first engineering submittal package. All Stormwater documents shall be in
3 compliance with the latest edition of submission requirements.
- 4 46. During final engineering design the Engineer of Record shall evaluate potential impact
5 to flood hazard areas. Prior to issuance of a grading permit, if applicable, the developer
6 shall provide evidence to the City of Oceanside that a Conditional Letter of Map
7 Revision (CLOMR) has been applied for from Federal Emergency Management Agency
8 (FEMA) for the proposed revisions to the flood hazard areas. At the conclusion of the
9 grading activities the developer shall submit an as-built grading plan to FEMA in order
10 to process and receive a Letter of Map Revision (LOMR). Prior to release of the grading
11 bonds developer shall provide evidence of having received a Letter of Map Revision
12 (LOMR) from FEMA.
- 13 47. The approval of the development/project shall not mean that closure, vacation, or
14 abandonment of any public street, right-of-way, easement, or facility is granted or
15 guaranteed to the developer. The developer is responsible for applying for all closures,
16 vacations, and abandonments as necessary. The application(s) shall be reviewed and
17 approved or rejected by the City of Oceanside under separate process(es) per codes,
18 ordinances, and policies in effect at the time of the application. The City of Oceanside
19 retains its full legislative discretion to consider any application to vacate a public street
20 or right-of-way.
- 21 48. All landscaping, fences, walls, medians etc. on the site, in the public right-of-way and in
22 any adjoining public parkways shall be permanently maintained by the owner, his assigns
23 or any successors-in-interest in the property. The maintenance program shall include
24 normal care and irrigation of the landscaping; repair and replacement of plant materials;
25 irrigation systems as necessary; and general cleanup of the landscaped and open areas,
26 parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result
27 in the City taking all appropriate enforcement actions by all acceptable means including but
28 not limited to citations and/or actual work with costs charged to or recorded against the
29 owner. This condition shall be recorded with the covenant required by this resolution.
49. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water
Conservation Ordinance No. 91-15, General Plan and the Zoning Ordinance, shall be

1 reviewed and approved by the City Engineer prior to the issuance of building permits.
2 Landscaping shall not be installed until bonds have been posted, fees paid, and plans
3 signed for final approval. The following special landscaping requirements shall be met:

- 4 a) The frontage property that is not allocated to or owned by Singh Farms shall be
5 maintained by the property owner. Frontage on and off-site shall be cleaned and
6 grubbed and the existing landscape shall be supplemented to meet the satisfaction
7 of the City Engineer.
- 8 b) Trees, shrubs and ground covers adjacent to the open space areas shall be native.
- 9 c) Access gates, as required, shall be shown on the landscape plans with details.
- 10 d) Landscape plans shall be in compliance with SWMP requirements and shall be
11 shown on the landscape plans.
- 12 e) Landscape plans shall be in compliance with all City regulations, ordinances,
13 biological and geological reports.

14 **Planning:**

- 15 50. This Development Plan D-8-99REV07 shall become effective on the date of adoption of
16 the Planning Commission Resolution, unless appealed, as provided for in the Zoning
17 Ordinance.
- 18 51. This Development Plan approves only an approximate 6,000-square foot maintenance
19 building, a 144-square foot shed, expansion to a concrete pad and landscape
20 improvements within the site as shown on the plans and exhibits presented to the Planning
21 Commission for review and approval. No deviation from these approved plans and
22 exhibits shall occur without City Planner approval. Substantial deviations shall require a
23 revision to the Development Plan and or a new Development Plan.
- 24 52. Upon application by the project applicant filed prior to the expiration of a D-8-
25 99REV07, the time at which the development plan expires may be extended by the
26 Planning Commission for a period not to exceed City Council Policies or the Zoning
27 Ordinance regulations. Application for a time extension shall be made in writing to the
28 City Planner no less than 30 days or more than 90 days prior to expiration.
- 29 53. A request for changes in conditions of approval of a development plan, or a change to
the development plan that would affect a condition of approval shall be treated as a new
application. The City Planner may waive the requirement for a new application if the

1 changes requested are minor, do not involve substantial alterations or addition to the
2 plan or the conditions of approval, and are consistent with the intent of the project's
3 approval or otherwise found to be in substantial conformance.

4 54. This Development Plan D-8-99REV07 shall lapse two years after the effective date of
5 approval unless implemented as required by the Zoning Ordinance.

6 55. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
7 harmless the City of Oceanside, its agents, officers or employees from any claim, action
8 or proceeding against the City, its agents, officers, or employees to attack, set aside, void
9 or annul an approval of the City, concerning Development Plan D-8-99REV08. The
10 City will promptly notify the applicant of any such claim, action or proceeding against
11 the city and will cooperate fully in the defense. If the City fails to promptly notify the
12 applicant of any such claim action or proceeding or fails to cooperate fully in the
13 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
14 harmless the City.

15 56. Pursuant to the Bicycle Circulation Master Plan of the Recreational Trails
16 Element, easement for the Class I bike trail along the south bank of the San Luis Rey
17 River will be provided upon occurrence of any of the following events:

- 18 a) Upon the acquisition of the property to the north (APN: 122-130-16) by Caltrans
19 for the SLR River restoration.
- 20 b) Filing of a Development Plan to extend the development footprint of this
21 property (APN: 157-150-60) further to the north (modifications within the
22 existing development footprint will be exempt from the easement requirement).
- 23 c) Filing of a Development Plan on the property to the north (APN: 122-130-16).
- 24 d) Upon request by the City in order to complete a gap after the trail alignment to
25 both east and west has been established and the City has authorized construction
26 of the trail as a capital improvement project.

27
28 57. A covenant or other recordable document approved by the City Attorney shall be
29 prepared by the property owner and recorded prior to the issuance of building permits.

1 The covenant shall provide that the property is subject to this resolution, and shall
2 generally list the conditions of approval.

3 58. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
4 written copy of the applications, staff report and resolutions for the project to the new
5 owner and or operator. This notification's provision shall run with the life of the project
6 and shall be recorded as a covenant on the property.

7 59. Failure to meet any conditions of approval for this development shall constitute a violation
8 of the Development Plan D-8-99REV07.

9 60. Unless expressly waived, all current zoning standards and City ordinances and policies in
10 effect at the time building permits are issued are required to be met by this project. The
11 approval of this project constitutes the applicant's agreement with all statements in the
12 Description and Justification, Management Plan and other materials and information
13 submitted with this application, unless specifically waived by an adopted condition of
14 approval.

15 61. All mechanical rooftop (for example, HVAC units) and ground equipment (for example,
16 generators) shall be screened from public view as required by the Zoning Ordinance. That
17 is, on all four sides and top; alternatively, a line-of-sight study can be submitted to the City
18 Planner to determine whether mechanical rooftop and ground equipment is not visible
19 from any R District. The roof jacks, mechanical equipment, screen and vents shall be
20 painted with non-reflective paint to match the roof. This information shall be shown on
21 the building plans.

22 62. The developer's construction of all fencing and walls associated with the project shall be in
23 conformance with the approved Development Plan. Any substantial change in any aspect
24 of fencing or wall design from the approved Development Plan shall require a revision to
25 the Development Plan or a new Development Plan.

26 **Water Utilities:**

27 63. The developer will be responsible for developing all water and sewer utilities necessary to
28 develop the property. Any relocation of water and/or sewer utilities is the responsibility of
29

1 the developer and shall be done by an approved licensed contractor at the developer's
2 expense.

3 64. The property owner will maintain private water and wastewater utilities located on private
4 property.

5 65. Water services and sewer laterals constructed in existing right-of-way locations are to be
6 constructed by approved and licensed contractors at developer's expense.

7
8 66. All Water and Wastewater construction shall conform to the most recent edition of the
9 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
10 the Water Utilities Director.

11 67. A Grease, Oil, and Sand Interceptor, described by the Uniform Plumbing Code, relating to
12 garages and wash racks shall be installed in each building sewer in an appropriate location
13 and shall be maintained by the property owner. The location shall be called out on the
14 approved Improvement Plans.

15 PASSED AND ADOPTED Resolution No. 2008-P10 on February 25, 2008 by the
16 following vote, to wit:

17 AYES:

18 NAYS:

19 ABSENT:

20 ABSTAIN:

21
22 _____
Dennis Martinek, Chairman
Oceanside Planning Commission

23 ATTEST:

24
25 _____
Jerry Hittleman, Secretary

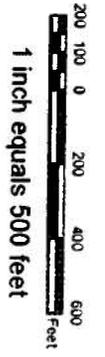
26
27 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
28 this is a true and correct copy of Resolution No. 2008-P10.

29 Dated: February 25, 2008



**Singh Farms
Packing Plant**

FEMA MAP NUMBER 06-072-0119



SINGH PROPERTY
DEVELOPMENT PLAN (D-8-99)
June 28, 1999

REQUEST: A Development Plan to make several additions to an existing produce packing facility located at 5780 Mission Avenue (Highway 76). The project site is zoned in the Agricultural (A) Zone, the Agricultural Land Use Category and is situated within the Guajome Neighborhood.

APPLICANT: Harry Singh and Sons

I. RECOMMENDATION

Staff recommends that the Planning Commission approve the Development Plan (D-8-99) and adopt Planning Commission Resolution No. 99-P40 as attached.

II. BACKGROUND AND PROJECT DESCRIPTION

Background: The land, owned by the family and surrounding the site, has been used for agricultural purposes for more than 60 years. The existing packing facility was originally constructed in 1964 and 1965. In 1988 the Refrigeration Building and Administrative Office Building were attached to the main building.

As part of the CalTrans Highway 76 project additional employee parking areas and landscape improvements were made during the 1996 to 1998 time period.

During the past 5 years an refrigeration building on the east end of the site evolved from a covered storage/shade structure, later becoming enclosed and eventually being fitted with electrical equipment and refrigeration. This work occurred without permits, and this process will serve to rectify that situation.

In addition, several new facilities and features are proposed with this application which are more fully described in the applicant's description and justification and are noted below in the discussion portion of this report.

SITE DEVELOPMENT STANDARDS

	MINIMUM REQUIRED OR ALLOWED	THIS SITE
LOT SIZE	2 ½ acres	9 ½ acres
LOT COVERAGE	35 per cent	22% (proposed)
FRONT YARD SETBACK	40 ft.	42 ft (proposed)
SIDE YARD SETBACK	30 ft.	60 + (existing non-permitted building)
REAR YARD SETBACK	40 ft	40 + (proposed)
BUILDING HEIGHT	36	12 (proposed)

III. ANALYSIS

KEY PLANNING ISSUES

1. Does the key planning issue relate to the project's conformance to the requirements of the Zoning Ordinance and its compatibility with the surrounding land uses?

DISCUSSION

The new project exceeds all of the zoning requirements. The improvements proposed by this action would allow expansion of the working facilities and the ability to gain permits for work done earlier.

Site additions requested, in addition to the easternmost refrigerator facility, are:

- a 384 square foot trucker's waiting facility which will be designed to match the existing building;
- the expansion of the packing line building which will blend with the existing structure;
- an addition to the packing line building, a new electrical room;
- a sun/rain shelter; a truck staging and parking area;
- a concrete pad for box storage; and
- the relocation of the security trailer.

The zoning ordinance's definition of "Crop Production" in the Agricultural Zone includes packing and processing and this site with its access directly onto Highway 76 is particularly well situated to operate efficiently.

IV. ENVIRONMENTAL DETERMINATION

The project has been deemed to be exempt from the requirements of environmental review, pursuant to the provisions of the California Environmental Quality Act (CEQA).

V. SUMMARY

Staff has recommended that the project be approved. The Planning Commission's action should be:

- Move to approve the Development Plan (D-8-99) and adopt Planning Commission Resolution No. 99-P40 as attached.

PREPARED BY:

SUBMITTED BY:

Elizabeth J. Graff
Senior Planner

Mike Blessing
Planning Director

MB/EJG/vnm

Attachment:

1. Draft Planning Commission Resolution No. 99-P40

1 PLANNING COMMISSION
2 RESOLUTION NO. 99- P40

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 DEVELOPMENT PLAN ON CERTAIN REAL PROPERTY IN
6 THE CITY OF OCEANSIDE

7 APPLICATION NO: D-8-99
8 APPLICANT: Harry Singh & Sons
9 LOCATION: 5780 Mission Avenue

10 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
11 RESOLVE AS FOLLOWS:

12 WHEREAS, there was filed with this Commission a verified petition on the
13 forms prescribed by the Commission requesting a Development Plan under the
14 provisions of Articles 11, 41 and 43 of the Zoning Ordinance of the City of
15 Oceanside to permit the following:

16 additional improvements and buildings foot on a 9 1/2-acre agriculture and
17 packing plant site;

18 on certain real property described in the project description.

19 WHEREAS, the Planning Commission, after giving the required notice, did on
20 the 28th day of June, 1999 conduct a duly advertised public hearing as prescribed
21 by law to consider said application.

22 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and
23 State Guidelines thereto; this project has been found to be exempt;

24 WHEREAS, there is hereby imposed on the subject development project
25 certain fees, dedications, reservations and other exactions pursuant to state law and
26 city ordinance. Pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN
27 that the project is subject to certain fees, dedications, reservations and other
28 exactions as provided below:

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
29 Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	\$65,654. (Zone 1A)

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	\$441 per thousand square feet for new or previously unpermitted buildings
4			
5			
6	School Facilities	Ordinance No. 91-34	\$.31 per square foot for all new and previously unpermitted structures
7	Mitigation Fee		
8			
9	Traffic Signal Fee	Ordinance No. 87-19	\$7.80 per vehicle trip (\$959.40)
10			
11	Thoroughfare and Bridge Fee (For commercial and industrial please note the .75 per cent discount)	Ordinance No. 83-01	\$177 per vehicle trip (\$5,442.75)
12			
13			
14	Water Connection Fees	Oceanside City Code §37.56.1 Resolution No. 87-96	For any new meters, Depending on size of meters
15			
16			
17	Sewer Connection Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97	\$8050
18			
19	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 97-1	For any new meters, based on size of meter
20			

21 WHEREAS, the current fees referenced above are merely fee amount
 22 estimates of the impact fees that would be required if due and payable under
 23 currently applicable ordinances and resolutions, presume the accuracy of relevant
 24 project information provided by the applicant, and are not necessarily the fee amount
 that will be owing when such fee becomes due and payable.

25 WHEREAS, unless otherwise provided by this resolution, all impact fees shall
 26 be calculated and collected at the time and in the manner provided in Chapter 32B
 27 of the Oceanside City Code and the City expressly reserves the right to amend the
 fees and fee calculations consistent with applicable law.

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

1 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER
2 GIVEN that the 90-day period to protest the imposition of any fee, dedication,
3 reservation, or other exaction described in this report begins on the effective date
4 of the final action and any such protest must be in a manner that complies with
Section 66020.

5 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution
6 becomes effective 10 days from its adoption in the absence of the filing of an appeal
7 or call for review;

8 WHEREAS, studies and investigations made by this Commission and in its
9 behalf reveal the following facts:

10 FINDINGS:

11 For the Development Plan:

12 1. That the site plan and physical design of the project as proposed is consistent
13 with the purposes of the Zoning Ordinance.

14 -- The Agricultural Zone allows processing and packing as a proposed
15 use. The project meets all of the appropriate development standards

16 2. That the Development Plan as proposed conforms to the General Plan of the
17 City.

18 -- The General Plan Land Use Designation is Agriculture which is
19 consistent with the zoning and the underlying standards expressed in
20 the Development Plan

21 3. That the area covered by the Development Plan can be adequately, reasonably
22 and conveniently served by existing and planned public services, utilities and
public facilities.

23 -- Adequate public facilities, services and utilities exist on the site.

24 4. That the project as proposed is compatible with existing and potential
25 development on adjoining properties and in the surrounding neighborhood.

26 -- The project is consistent with other development in the area.

27 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does
28 hereby approve Development Plan (D-8-99) subject to the following conditions:
29

1 Building:

- 2
- 3 1. Applicable Building Codes and Ordinances shall be based on the date of
- 4 submittal for Building Department plan check.
- 5
- 6 2. The granting of approval under this action shall require the applicant/project to
- 7 comply with all State and local building codes.
- 8
- 9 3. Site development, parking, access into buildings and building interiors shall
- 10 comply with C.C.R. Title 24, Part 2 (Disabled Access - Nonresidential
- 11 buildings - D.S.A.).
- 12
- 13 4. Application for Building Permit will not be accepted for this project until plans
- 14 indicate that they have been prepared by a licensed design professional
- 15 (Architect or Engineer). The design professional's name, address, phone
- 16 number, State license number and expiration date shall be printed in the title
- 17 block of the plans.
- 18
- 19 5. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution
- 20 Ordinance) and shall be shielded appropriately. Where color rendition is
- 21 important high-pressure sodium, metal halide or other such lights may be
- 22 utilized and shall be shown on final building and electrical plans. In addition,
- 23 all lighting showcasing building architecture shall be shown on the above
- 24 noted plans.
- 25
- 26 6. All issues arising from construction without proper permits shall be resolved
- 27 as a part of this project.
- 28
- 29

19 Engineering:

- 20
- 21 7. Vehicular access rights to Mission Avenue shall be relinquished to the City
- 22 from all abutting lots as required by the City Engineer.
- 23
- 24 8. All right-of-way alignments and widths shall be dedicated and improved as
- 25 required by the City Engineer.
- 26
- 27 9. Where proposed off-site improvements, including but not limited to slopes,
- 28 public utility facilities, and drainage facilities, are to be constructed, the
- 29 applicant shall, at his own expense, obtain all necessary easements or other
- interests in real property and shall dedicate the same to the City as required.
- The applicant shall provide documentary proof satisfactory to the City that
- such easements or other interest in real property have been obtained prior to
- the approval of the final map. Additionally, the City, may at its sole
- discretion, require that the applicant obtain at his sole expense a title policy

1 insuring the necessary title for the easement or other interest in real property
2 to have vested with the City of Oceanside or the applicant, as applicable.

3 10. The developer shall provide public street dedication as required to serve the
4 property.

5 11. Open space areas and downsloped areas visible from a collector-level or above
6 roadway, shall either be maintained by the property owner, a homeowners'
7 association or other method that will insure installation and maintenance of
8 landscaping in perpetuity.

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

- 13 a) Removal of dirt, debris and other construction material deposited on
14 any public street no later than the end of each working day.
- 15 b) All building and construction operations, activities and deliveries shall
16 be restricted to Monday through Friday, from 7:00 A.M. to 6:00 P.M.,
17 unless otherwise extended by the City.
- 18 c) The construction site shall accommodate the parking of all motor
19 vehicles used by persons working at or providing deliveries to the site.

20 Violation of any condition, restriction or prohibition set forth in this resolution
21 shall subject the development plan to further review by the Planning
22 Commission. This review may include revocation of the development plan,
23 imposition of additional conditions and any other remedial action authorized by
24 law.

25 13. All traffic signal contributions, highway thoroughfare fees, park fees,
26 reimbursements, and other applicable charges, fees and deposits shall be paid
27 prior to the issuing of any grading or building permits, in accordance with City
28 Ordinances and policies. The developer shall also be required to join into,
29 contribute, or participate in any improvement, lighting, or other special district
affecting or affected by this project. Approval of the project shall constitute
the developer's approval of such payments, and his agreement to pay for any
other similar assessments or charges in effect when any increment is
submitted for final map or building permit approval, and to join, contribute,
and/or participate in such districts.

14. The developer shall pay traffic signal fees as required by the City's Traffic
Signal Fee Ordinance, thoroughfare fees as required by the City's

1 Thoroughfare Fee Ordinance, and drainage fees as required by the City's
2 Drainage Fee Ordinance.

3 15. Design and construction of all improvements shall be in accordance with
4 standard plans, specifications of the City of Oceanside and subject to
5 approval by the City Engineer.

6 16. Prior to issuance of any grading or building permits, a phasing plan for the
7 construction of public and private improvements shall be reviewed and
8 approved by the City Engineer.

9 17. All street dedications, alignments, widths, and exact geometrics shall be as
10 approved by the City Engineer. The exact alignment, width and design of all
11 median islands, turning lanes, travel lanes, driveways, striping, and all other
12 traffic control devices and measures, including turnouts, bike lanes, and
13 width/length transitions, shall be approved by the City Engineer at the time of
14 final design.

15 18. Mission Avenue shall be dedicated and improved as required by the City
16 Engineer. Improvements may include, but are not limited to, construction of
17 drainage facilities, curbs, gutters, pavement, signage, and other utilities.

18 19. Pavement sections for all streets, alleys, driveways and parking areas shall be
19 based upon approved soil tests and traffic indices. The pavement design is
20 to be prepared by the developers soil engineer and must be approved by the
21 City Engineer, prior to paving.

22 20. All streets shall be improved with street name signs and traffic control
23 devices, as directed by the City Engineer. Sight distance requirements at all
24 street intersections shall conform to the intersection sight distance criteria as
25 provided by the California Department of Transportation Highway Design
26 Manual.

27 21. Traffic control during the construction of streets which have been opened to
28 public travel shall be in accordance with construction signing, marking and
29 other protection as required by the CalTrans Traffic Manual. Traffic control
during construction adjacent to or within all public streets must also meet
CalTrans standards.

22. A traffic control plan shall be submitted to and approved by the City Engineer
prior to the start of work within open City rights-of-way.

23. Any broken pavement, concrete curb, gutter or sidewalk or any damaged
during construction of the project, shall be repaired or replaced as directed by
the City Engineer.

- 1
- 2 24. The entire project shall be served with a complete water system adequate
3 enough for fire protection (including hydrants), domestic supply and
4 landscaping. The main lines shall be City-owned and appropriate easements
5 shall be provided. The sewer system to serve the tract shall be designed and
6 constructed to City standards. All other utilities to serve the project, including
7 electrical, telephone, and cable T.V., shall be constructed underground.
- 8 25. All connections to existing City water mains are to be made with new
9 materials. New materials include the replacement and/or upgrade of all
10 existing fittings with new tees or new crosses, as applicable, and the
11 installation of a new valve on each branch.
- 12 26. All existing overhead utility lines either transversing the project or immediately
13 adjacent thereto, and all new extension services for the development of the
14 project, including but not limited to, electrical, cable and telephone, shall be
15 constructed underground.
- 16 27. Streetlights shall be installed on all streets adjacent to the project. The
17 system shall be designed and secured prior to issuance of grading or building
18 permits. The developer shall pay all applicable fees, energy charges, and/or
19 assessments associated with City-owned (LS-2 rate schedule) street lights
20 and shall also agree to be included in the Citywide street lighting district.
- 21 28. On-site grading design and construction shall be in accordance with the City's
22 current Grading Ordinance.
- 23 29. Grading and drainage facilities shall be designed to adequately accommodate
24 the local storm water runoff and shall be in accordance with the City's
25 Engineers Manual and as directed by the City Engineer.
- 26 30. The applicant shall obtain any necessary permits and clearances from the U.
27 S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish
28 and Wildlife Service and/or San Diego Regional Water Quality Control Board
29 (including NPDES), San Diego County Health Department, prior to the
issuance of grading permits.
31. Prior to any grading of any part of the tract or project, a comprehensive soils
and geologic investigation shall be conducted of the soils, slopes, and
formations in the project. All necessary measures shall be taken and
implemented to assure slope stability, erosion control, and soil integrity. No
grading shall occur until a detailed grading plan, to be prepared in accordance
with the Grading Ordinance and Zoning Ordinance, is approved by the City
Engineer.

- 1 32. The applicant shall implement adequate erosion control measures for the site
2 at the completion of each phase of grading. This shall include, at a minimum,
3 either jute matting, an organic soil binder with non-irrigable hydroseed mix or
4 final landscaping with irrigation on all disturbed areas, as directed by the City
5 Engineer.
- 6 33. This project shall provide year-round erosion control. Prior to the issuance of
7 grading permit, an erosion control plan, designed for all proposed stages of
8 construction, shall be reviewed, secured by the applicant with cash securities
9 and approved by the City Engineer.
- 10 34. Precise Grading and Private Improvement Plans shall be prepared, reviewed,
11 secured and approved prior to the issuance of any building permits. The plan
12 shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,
13 gutters, medians, striping, signage, footprints of all structures, walls, drainage
14 devices and utility services. Parking lot striping shall be shown on all Precise
15 Grading and Private Improvement Plans.
- 16 35. Landscaping plans, including plans for the construction of walls, fences or
17 other structures at or near intersections, must conform to intersection sight
18 distance requirements. Landscape and irrigation plans for disturbed areas
19 must be submitted to the City Engineer prior to the issuance of a preliminary
20 grading permit and approved by the City Engineer prior to the issuance of
21 building permits. Project fences, sound or privacy walls and monument entry
22 walls/signs shall be designed, reviewed and constructed by the landscape
23 plans and shown for location only on grading plans. Plantable, segmental
24 walls shall be designed, reviewed and constructed by the grading plans and
25 landscaped/irrigated through project landscape plans. All plans must be
26 approved by the City Engineer and a pre-construction meeting held, prior to
27 the start of any improvements.
- 28 36. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-
29 site and disposed of in accordance with all state and federal requirements,
prior to stormwater discharge either off-site or into the City drainage system.
37. Development shall be in accordance with City Floodplain Management
Regulations, City Stormwater Management and Discharge Regulations.
38. All storm drain systems shall be designed and installed to the satisfaction of
the City Engineer. All public storm drains shall be shown on City standard
plan and profile sheets. All storm drain easements shall be dedicated where
required. The applicant shall be responsible for obtaining any off-site
easements for storm drainage facilities.

1 39. Storm drain facilities shall be designed and located such that the inside travel
2 lanes on Mission Avenue shall be passable during conditions of a 100-year
3 frequency storm.

4 40. The drainage design on the development plan is conceptual only. The final
5 design shall be based upon a hydrologic/hydraulic study to be approved by the
6 City Engineer during final engineering plan review.

7 41. A minimum forty-two-inch high chain link fence or equivalent barrier,
8 approved by the City Engineer, shall be provided a the top of all slopes whose
9 height exceeds twenty feet or where the slope exceeds four feet and is
10 adjacent to a major street or state highway.

11 42. Vehicular access rights to Mission Avenue shall be relinquished to the City
12 from all abutting lots as required by the City Engineer.

13 43. All right-of-way alignments and widths shall be dedicated and improved as
14 required by the City Engineer.

15 Fire:

16 44. Provide a fire hydrant of eastern end of property.

17 45. Plans shall be submitted to and approved by the Fire Prevention Bureau prior
18 to the issuance of building permits.

19 Planning:

20 46. This Development Plan shall expire on June 28, 2001 unless implemented as
21 required by the Zoning Ordinance.

22 47. A letter of clearance from the affected school district in which the property is
23 located shall be provided as required by City policy at the time building
24 permits are issued.

25 48. A public facilities fee shall be paid as required by City policy at the time
26 building permits are issued for any new or previously unpermitted
27 construction.

28 49. Landscape plans, meeting the criteria of the City's Landscape Guidelines and
29 Water Conservation Ordinance No. 91-15, including the maintenance of such
landscaping, shall be reviewed and approved by the City Engineer and
Planning Director prior to the issuance of building permits. Landscaping shall
not be installed until bonds have been posted, fees paid, and plans signed for
final approval. The following special landscaping requirements shall be met:

- 1
- 2 a) Wherever feasible, Crimson Lake Bougainvillea, the official City Flower,
- 3 shall be used on this site. If not available, the San Diego Red
- 4 Bougainvillea is an acceptable alternate.
- 5 b) Existing non-native and invasive species shall be removed and
- 6 landscaping along the northwest slope shall be done with native plant
- 7 species including the planting of suitable native trees to provide
- 8 screenage of this storage area from the properties to the north and
- 9 west.

10 50. A trash enclosure if applicable (or trash enclosures) must be provided as

11 required by Chapter 13 of the City Code and shall also include additional

12 space for storage and collection of recyclable materials per City standards.

13 The enclosure (or enclosures) must be built in a flat, accessible location as

14 determined by the City Engineer. The enclosure (or enclosures) shall meet

15 City standards including being constructed of concrete block, reinforced with

16 Rebar and filled with cement. A concrete slab must be poured with a berm on

17 the inside of the enclosure to prevent the bin(s) from striking the block walls.

18 The slab must extend out of the enclosure for the bin(s) to roll out onto.

19 Steel posts must be set in front of the enclosure with solid metal gates. All

20 driveways and service access areas must be designed to sustain the weight of

21 a 50,000-pound service vehicle. Trash enclosures and driveways and service

22 access areas shall be shown on both the improvement and landscape plans

23 submitted to the City Engineer. The specifications shall be reviewed and

24 approved by the City Engineer. The City's waste disposal contractor is

25 required to access private property to service the trash enclosures, a service

26 agreement must be signed by the property owner and shall remain in effect

27 for the life of the project. All trash enclosures shall be designed to provide

28 user access without the use and opening of the service doors for the bins.

29 This design shall be shown on the landscape plans and shall be approved by

the Planning Director.

30 51. Prior to the transfer of ownership and/or operation of the site the owner shall

31 provide a written copy of the applications, staff report and resolutions for the

32 project to the new owner and or operator. This notification's provision shall

33 run with the life of the project.

34 52. Failure to meet any conditions of approval for this development shall

35 constitute a violation of the Development Plan.

36 53. Unless expressly waived, all current zoning standards and City ordinances and

37 policies in effect at the time building permits are issued are required to be met

38 by this project. The approval of this project constitutes the applicant's

39 agreement with all statements in the Description and Justification,

1 Management Plan and other materials and information submitted with this
2 application, unless specifically waived by an adopted condition of approval.

3 54. The applicant shall be responsible for trash abatement on the site, and shall
4 keep the site free of litter, trash and other nuisances.

5
6 55. Elevations, siding materials, colors and roofing materials shall be
7 substantially the same as those approved by the Planning Commission.
8 These shall be shown on plans submitted to the Building Department and
9 Planning Department.

10 56. This Development Plan approves only the following: a new development as
11 shown on the plans for buildings as part of a processing and packing plant.

12 57. Any substantial modification in the design or layout shall require a revision to
13 the Development Plan or a new Development Plan.

14 58. All mechanical rooftop and ground equipment shall be screened from public
15 view as required by the Zoning Ordinance. That is, on all four sides and top.
16 The roof jacks, mechanical equipment, screen and vents shall be painted with
17 non-reflective paint to match the roof. This information shall be shown on the
18 building plans.

19 59. The hours of operation are not limited, but shall be reviewed and may be
20 limited by the Planning Commission when valid issues or complaints
21 pertaining to the hours of operation arise.

22 60. Prior to the issuance of building permits, compliance with the applicable
23 provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of
24 the City Code) shall be reviewed and approved by the Planning Department.
25 These requirements, including the obligation to remove all graffiti within 24
26 hours, shall be noted on the Landscape Plan and shall be recorded in the form
27 of a covenant affecting the subject property.

28 61. Any additional signs shall meet the criteria of the City's Sign Ordinance,
29 Article 33 of the Zoning Ordinance.

62. The employee eating and rest area shall include picnic tables in numbers
consistent with the City's Zoning Ordinance standards. In addition, the shade
structure shall be made of long lasting material such as fiberglass or metal to
ensure its appearance.

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Water Utilities:

- 63. Sewer capacity fees will be calculated on the additional building space being permitted.
- 64. The developer will be responsible for developing all water and sewer facilities necessary to this property. Any relocation of water and/or sewer lines is the responsibility of the developer.
- 65. The developer shall construct a public reclamation water system that will serve each parcel that is located in the proposed project, in accordance with City of Oceanside Ordinance No. 91-P15. The proposed reclamation water system shall be located in the public streets or in a public utility easement.
- 66. A separate water meter for irrigation purposes shall be installed.
- 67. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing an approved type backwater valve, per Section 710 of the Uniform Plumbing Code.

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1 Community Services:

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3 68. The City shall not, at the present or at any future time, assume the
4 responsibility for the maintenance of any medians, landscaping, slopes, open
space or common grounds for this project.

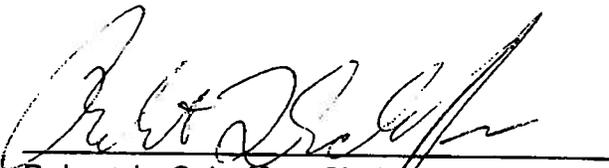
5 PASSED AND ADOPTED Resolution No. 99-P40 on June 28, 1999 by the
6 following vote, to wit:

7 AYES: Schaffer, Barrante, Miller, Akin, Staehr, Bockman and Hartley

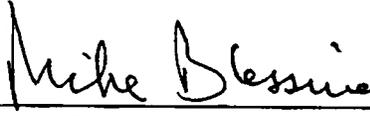
8 NAYS: None

9 ABSENT: None

10 ABSTAIN: None

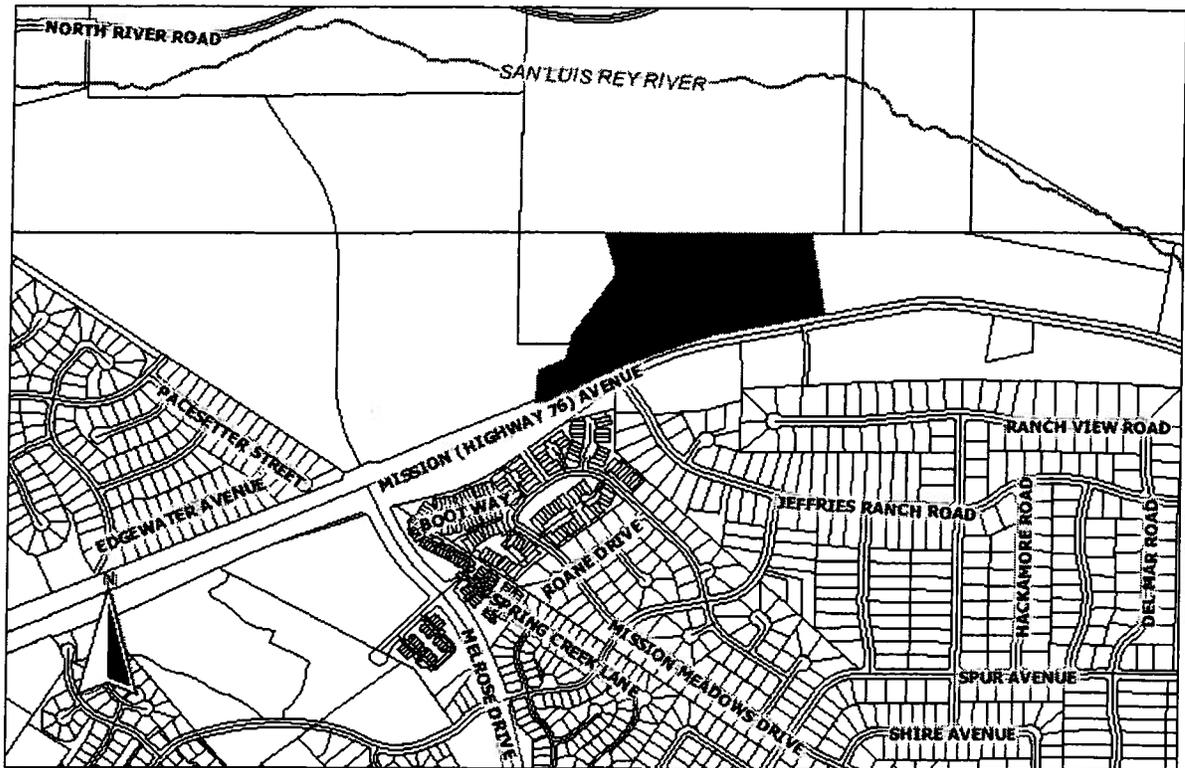
11
12
13 
14 Robert L. Schaffer, Chairman
Oceanside Planning Commission

15 ATTEST:

16
17 
18 _____
19 Mike Blessing, Secretary

20 I, MIKE BLESSING, Secretary of the Oceanside Planning Commission, hereby
21 certify that this is a true and correct copy of Resolution No. 99-P40.

22 Dated: June 28, 1999



File Number: D-8-99REV07

Applicant: Harry Singh & Sons

Description:

DEVELOPMENT PLAN (D-8-99REV07) to amend an existing development plan to allow the construction of a building on an existing concrete pad located at 5780 Mission Avenue. The project site is zoned A-EQ (Agricultural Equestrian Overlay) and is situated within the Guajome Neighborhood. – **SINGH FARMS AMENDMENT**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Application For Planning Commission Hearing Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885	STAFF USE ONLY ACCEPTED <div style="font-size: 2em; font-family: cursive;">5/25/07</div>
	BY <div style="font-size: 2em; font-family: cursive;">SN.</div>

Please Print Or Type All Information

PART I - APPLICANT INFORMATION		HEARING	
1. APPLICANT Harry Singh & Sons	2. STATUS	GPA	
		MASTER/SP.PLAN	
		ZONE CH.	
3. ADDRESS P.O. Box 1850 Oceanside, CA 92051	4. PHONE / FAX (760) 758-9299	TENT. MAP	
		PAR. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group		DEV. PL	D-5-99FEU07
		C.U.P.	
6. ADDRESS 5750 Fleet Street, Suite 250 Carlsbad, CA 92008	7. PHONE (760) 692-1924 phone (760) 692-1935 fax	VARIANCE	
		COASTAL	

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PART II - PROPERTY DESCRIPTION			
8. LOCATION 5780 Mission Avenue Oceanside, CA 92054		9. SIZE 9 Ac.	
10. GENERAL PLAN EB-R	11. ZONING A-EQ	12. LAND USE Agricultural	13. ASSESSOR'S PARCEL NUMBER 157-150-60

PART III - PROJECT DESCRIPTION				
14. GENERAL PROJECT DESCRIPTION Agricultural Packing Plant - Amended Development Plan. Modification to the approved development plan for site improvements necessary for safe and efficient operation of the produce packing facility.				
<i>REV - 8/9/07, 9/14/07</i>				
15. PROPOSED GENERAL PLAN N/A	16. PROPOSED ZONING N/A	17. PROPOSED LAND USE N/A	18. NO. UNITS N/A	19. DENSITY N/A
20. BUILDING SIZE 90,916 sq. ft.	21. PARKING SPACES 76 vehicle, 18 truck	22. % LANDSCAPE 6.80%	23. % LOT COVERAGE 22%	

PART IV - ATTACHMENTS				
ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS	
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 30. FLOOR PLANS & ELEVATIONS		
<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST	<input checked="" type="checkbox"/> 31. CONSTRUCTION SCHEDULE		
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/> 29. PLOT PLANS	<input checked="" type="checkbox"/> 32. OTHER		

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.		SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).		
33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE	37. OWNER (Print)		38. DATE
		RECEIVED MAY 25 2007 Planning Department		
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign:		
35. APPLICANT (Print): Harry Singh & Sons	36. DATE 5/24/07	39. OWNER (Print): Harry Singh, JR	40. DATE 5-24-07	
Sign: <i>Harry Singh</i>		Sign: <i>Harry Singh</i>		

**SINGH & SONS FARMS
AMENDED DEVELOPMENT PLAN**

**Description and Justification
May 25, 2007**

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Planning Department

Introduction

This application is a request to amend the previously approved Development Plan (D-8-99) for the Singh & Sons Farms Oceanside Produce Facility located at 5780 Mission Avenue. The project site is zoned A-EQ and has a Land Use designation of EB-R. Mission Avenue borders the site to the South, the future Vista Unified School District magnet high schools to the west, and agriculturally zone properties to the east and north. The proposed amendment to the previously approved Development Plan includes the following:

- Additions to the existing concrete pad on the west and in the rear of the existing packing plant facility .
- Improvements to an existing driveway along the north-northwest of the facility.
- The relocation of an existing maintenance building within the site.

The Singhs have owned this site since 1964. The site has historically been used for farming and agricultural purposes. The existing packing facility was originally constructed sometime in 1964-65 and the surrounding land have been utilized for agricultural purposes for the past 70 years. The modification subject to this application, as well as the implementation of all the improvements and building expansion per the originally approved Development Plan (D-8-99), will allow for a more efficient and safe use of space for the Singh's Oceanside Produce Facility.

Approved Development Plan

The Development Plan was originally approved on June 28, 1999, through Planning Commission Resolution No.99-P40, to allow for additional improvements and building expansion within the existing packing facility on the 9.5-acre site. The approval included:

1. A new 384 square foot Trucker's Waiting facility to be added to the north side of the Administrative Building (planned future improvement).
2. Addition of 5,711 square feet to the north side of the existing Packing Line Building (planned future improvement).
3. Addition of a 10,140 square foot New Building Addition to the west end of the existing Packing Line Building (planned future improvement).
4. Addition of a 1,070 square foot Electrical Room to the existing Packing Line Building (planned future improvement).
5. A new 957 square foot Sun/Rain Shelter to be added to the Employee Waiting area (planned future improvement).
6. A new 16,017 square foot concrete pad area for Truck Staging and Parking to be added north of the New Refrigeration Building (planned future improvement).
7. Approval of an existing 7,200 square foot Refrigeration Building located on the eastern edge of the project boundary (constructed).

8. Approximately 15,000 square feet of pad area to be developed north and west of the Packing Line Building (proposed within the Amended Development Plan).
9. 76 off-street vehicle and 18 truck parking spaces (improved).

This facility serves as the hub of activities for packing, cleaning, storing and distribution of produce for the Singh's farming operations. One of the key operation is the trucking of produce and goods for distribution. Over the years, the trucking industry standards introduced changes to include an increase in the allowable operating length of cargo trailers by approximately 10 feet in length, from 45 feet to 55 feet. The amount of space for trucks to maneuver in the rear of the packing facility has become a safety concern as more and more of the newer longer trucks begun to operate. The concrete pad by the loading docks is bordered by a slope to the north and made it challenging for truck drivers to back in and pull out of the loading docks without going over the edge. In some cases, trucks have rolled passed the edge of the concrete pad and have gotten stranded (see Attachment B).

Modification to the Development Plan

As previously stated, the facility was originally constructed in 1964-65. At that time and prior to the introduction of longer trucks, the packing facility adequately and safely served its trucking fleet. The Singh Farms is requesting a modification to the previously approved Development Plan to rectify a potential hazardous situation posed by the limited space that is currently provided for truck drivers to maneuver in and out of the loading docks. The proposal includes the expansion of the existing concrete pad to the north by extending the edge of the existing paved area throughout the rear of the packing facility. This northern expansion will create a relatively level concrete pad and will provide additional area for trucks to safely maneuver at the rear area of the packing facility. A maintenance building will be built at the northern edge of the proposed northern pad expansion as a replacement for the existing maintenance building, which will be removed prior to grading for the concrete pad expansion.

Additionally, improvements to extend the concrete pad on the western side of the packing facility is also proposed. This western concrete pad expansion implements one of the components of the previously approved Development Plan where approximately 14,000 sq. ft. of concrete pad was approved for Box Storage. The driveway running along the north-northwest edge of the facility will also be improved to a 24-foot wide paved concrete driveway.

Conclusion

The implementation of the proposed improvements will allow the Singh Farms to provide a continued safe and efficient working environment for their Oceanside Produce Packing facility by creating adequate working space for trucks and other equipment essential to their operation. The improvements will not result in an increase in traffic. Additionally, the improvement will not result in an increase in intensity or use and therefore, no increase in parking requirements is anticipated.

LEGAL DESCRIPTION

**Parcel L of Parcel Map No. 9167 and a portion of Lot 4, Section 6, T11S, R3W
and a portion of Lot 4, Section 31, T10S, R3W**

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7 6

SINGH DEVELOPMENT PLAN

LEGAL DESCRIPTION

That portion of lots 1 and 2 in Section 1, Township 11 South, Range 4 West, San Bernardino Base and Meridian, in the City of Oceanside, County of San Diego, State of California, according to the official plat thereof, more particularly identified as:

Assessor's Parcel Number: 158-440-11



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:
SINGH PROPERTY (D-9-99)

PROJECT LOCATION - SPECIFIC:
5780 Mission Avenue

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
The project includes additions to existing packing plant facilities and extension of a concrete pad.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Harry Singh and Sons

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(S) 15301

REASONS WHY PROJECT IS EXEMPT:

The project involves interior improvements and minor exterior improvements to an existing packing plant that will not have a significant adverse effect on the environment.

Contact Person: Jerry Hittleman, Senior Planner

SIGNATURE

For: Michael J. Blessing, Planning Director

June 22, 1999

DATE