



DATE: June 9, 2008

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF APPROVAL OF A GENERAL PLAN  
CONSISTENCY DETERMINATION FOR FISCAL YEAR 2008-09  
CAPITAL IMPROVEMENT PROJECTS**

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the proposed Capital Improvement Program for FY 2006-07 for the City of Oceanside as consistent with the General Plan and adopt Planning Commission Resolution No. 2005-P30 as attached.

**BACKGROUND**

In meeting the needs of a community, municipalities establish a program of construction of public works projects. This program is referred to as a "Capital Improvement Program" (CIP). The CIP is distinct from a city's operating budget, which provides direct services in contrast to infrastructure improvements. The City of Oceanside's CIP budget is divided into these major programs:

- Regional Thoroughfares
- Local Streets
- Bicycle Routes
- Drainage
- Parks
- Water Supply and Distribution
- Sewers and Waste Treatment
- Municipal Buildings
- Harbor Improvements

Capital projects funded through the City's Community Development Block Grant Program (CDGB), the Redevelopment Bond Program, and underground utility conversion projects are adopted separately from the CIP program and are not included in this report.

In assuring continued compliance with the General Plan, the City desires its own infrastructure spending be consistent with its guidelines. For this reason, staff requests that the Planning Commission consider the proposed list of CIP projects for FY 2008-09 and issue a finding that the program is consistent with the General Plan.

## **ANALYSIS**

### **KEY PLANNING ISSUE**

1. Is the FY 2008-09 Capital Improvement Program consistent with the City's General Plan?

### **GENERAL ISSUES**

All projects within the Coastal Zone will be submitted for a Coastal Development Permit, whether through the Planning Commission, the City Council in their capacity as the Harbor Board of Directors, or the State Coastal Commission, depending upon which agency has jurisdiction.

All projects will be reviewed prior to construction by the Planning Division for the appropriate findings required by the California Environmental Quality Act (CEQA).

The construction of all projects will be in compliance with all applicable City ordinances. This includes requirements for shielded outdoor lighting, the Noise Ordinance, the Grading Ordinance, and construction Best Management Practices, and the Standard Urban Storm Water Mitigation Plan.

### **REGIONAL THOROUGHFARES**

Last year's CIP budget includes funds for the preliminary design and environmental study for a future extension of Pala Road from Foussat Road to Los Arbolitos Boulevard. Pala Road is identified as a secondary arterial on the City's Circulation Plan.

Last year's CIP budget also included funding for an update of the Circulation Element of the City's General Plan. The work and community outreach for this study are underway.

The Pacific Street Bridge over the San Luis Rey River will provide a permanent access to the Oceanside Harbor, and is expected to open next month.

The new Thoroughfare project for this year is construction of a landscaped median in El Camino Real between Mesa Drive and Mission Avenue. The first phase of the project, including intersection improvements at Mesa Drive, is starting construction this month.

The Transportation Commission reviewed and approved the new thoroughfare project, the widening of Mission Avenue west of Valley Heights Drive, (as well as street improvements, traffic signals, and the bikeway projects) on February 13.

### LOCAL STREETS

The CIP budget includes funds necessary for the on-going upkeep and maintenance of the City's street system. The local streets portion of the CIP budget provides for enhancements that meet existing policy goals, improve safety, or bring the City's street system closer the design standards in the Circulation Plan. Examples of these enhancements include ADA access ramps, gateway landscaping, sidewalks, repairing slopes, traffic signals, roadway storm drains, and median improvements.

### BICYCLE ROUTES

The CIP budget includes funds for future segments of a previously approved bicycle project: the Coastal Rail Trail from Oceanside Boulevard to Wisconsin Street along the west side of the railroad right-of-way. This is a regional project to eventually provide a continuous bicycle and pedestrian route along the railroad corridor from Oceanside to San Diego.

### DRAINAGE

An example of a drainage project is the underground storm drain across the newly completed Mance Buchanan Park along the San Luis Rey River. The storm drain pipe is a drainage facility identified in the City's Master Plan of Drainage.

The new drainage project for this year provides initial funding for trash collection traps in street curb inlets.

The CIP budget includes funds to update the City's Master Plan of Drainage, and to study acquisition of property adjacent to streams as habitat mitigation.

The cost of controlling pollution through constriction Best Management Practices (BMP) is built into the cost of the City's individual public works projects. Maintenance of permanent BMP's is included in City's operations budget.

## PARKS

On April 10, the Parks and Recreation Commission reviewed the parks CIP projects, including the Municipal Golf Course improvement program, for conformance with the City of Oceanside Parks Master Plan. Last year's CIP budget included funding for completion of Mance Buchanon, which is located along the south side of the San Luis Rey River levee and west of College Boulevard. The City also completed major improvements to Buddy Todd Park and installed lighting at other existing parks. This year, the new projects are improvements to the Municipal Golf Course, construction of two new skate parks at Bishop and Martin Luther King Park, and a study for the replacement or remodel of the snack shop and restroom at Buccaneer Park.

## WATER AND SEWER PROJECTS

On May 20, the Utilities Commission will review the water and sewer infrastructure projects for conformance with the Utilities Master Plan and consider their approval. New projects include upgrades to the pump stations, a review of the City's reservoir, and a new sewer line on Myers/Oceanside Blvd/Tait Street. Major projects now underway include work on the sewer land outfall along Oceanside Boulevard and upgrades to the La Salina Treatment Plant.

## MUNICIPAL BUILDINGS AND COMMUNITY FACILITIES

This program constructs City facilities for delivery of services such as police, fire protection, library, fleet maintenance, and general municipal services such as street median landscaping. Fire Station #7 is the major new facility completed this year, and the City is planning the next phase of the facilities expansion for fire protection services. Another municipal building project that will be underway in FY 2008-09 is remodeling the old police headquarter at 1617 Mission Avenue. It will be brought up to code for use by the Veterans Association of North County under a lease agreement with some space also available for use as City office.

## HARBOR IMPROVEMENTS

Last year's CIP budget included funding for a multi-use building for Harbor maintenance operations and community use in accordance with Harbor Master Plan. This project will be rebid for construction in FY 2008-09. No new Harbor projects are proposed.

The Harbor and Beaches Advisory Committee reviewed the Harbor projects on May 22.

## ENVIRONMENTAL REVIEW

Environmental reviews will be conducted on individual CIP projects; and therefore, no environmental determination is required at this time for purposes of general plan compliance.

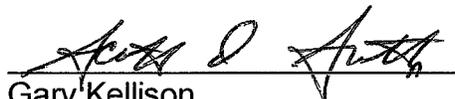
**SUMMARY**

The Land Use Element of the General Plan has objectives and policies relating to the management and delivery of services and facilities for capital improvements. These policies have been used in formulating the findings of General Plan consistency for the FY 2008-09 Capital Improvement Program.

As such, staff recommends that the Planning Commission approve the consistency determination with the General Plan. The Planning Commission action should be:

- Move to approve the proposed Capital Improvement Program for FY 2008-2009 for the City of Oceanside as consistent with the General Plan and adopt Planning Commission Resolution No. 2008-P36 as attached.

PREPARED BY:

*for*   
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Gary Kellison  
Senior Civil Engineer

SUBMITTED BY:

  
\_\_\_\_\_  
Jerry Hittleman  
City Planner

REVIEWED BY:   
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Scott Smith, City Engineer

JH/GK/fil

Attachments:

1. Planning Commission Resolution No. 2008-P36
2. FY 2008-09 CIP Budget (separately distributed)

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2008-P36

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A  
5 GENERAL PLAN CONSISTENCY DETERMINATION ON  
6 CERTAIN PROJECTS BY THE CITY OF OCEANSIDE

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7 APPLICATION NO.: CIP FY 2008-2009

8 APPLICANT: City of Oceanside

9 LOCATION: Various

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

12 WHEREAS, the City of Oceanside has established a program of construction of public  
13 works projects hereinafter referred to as the Capital Improvement Program; and

14 WHEREAS, elements of the Capital Improvement Program include the transportation  
15 system, the storm drainage system, parks, the water supply and distribution system, the sewage and  
16 waste treatment system, and improvements to the Oceanside Harbor; and

17 WHEREAS, that each program has been, or will be, approved by the committees or  
18 commissions assigned to provide advice within their respective area of responsibility; and

19 WHEREAS, the Transportation Commission reviewed and approved the thoroughfare,  
20 streets, traffic signal, and bicycle trail projects on February 13; the Parks and Recreation  
21 Commission will review the park and golf course projects on April 10, the Harbor and Beaches  
22 Advisory Committee reviewed the Oceanside Harbor projects on May 22, the budget committee of  
23 the Utilities Commission reviewed the water supply and sewer projects on May 7; the Drainage  
24 committee of the Utilities Commission reviewed the storm drain projects on April 8, and the full  
25 Utilities Commission approved the overall utilities program on May 20; and

26 WHEREAS, the program of construction of public works projects was reviewed for its  
27 consistency in carrying out the objectives and policies of the general plan; and

28 WHEREAS, the Planning Commission, after giving the required notice, did on the 9<sup>th</sup> day  
29 of June, 2008 conduct a duly advertised public hearing as prescribed by law to consider said  
application.

1           WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
2 Guidelines thereto; environmental determinations shall be made for individual Capital  
3 Improvement Projects; and

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

6 FINDINGS:

- 7 1.       The Capital Improvement Program utilizes development impact fees and other funding  
8 sources to accomplish the expansion and replacement infrastructure needs for new  
9 development and replacement of Citywide facilities.
- 10 2.       The Capital Improvement Program for FY 2008-2009 is established to provide a consistent  
11 level of quality and affordable public services and facilities to effectively manage the  
12 service needs of the community and is therefore consistent with the City's General Plan.

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1 3. The Capital Improvement Program for FY 2008-2009 is consistent with the City of  
2 Oceanside General Plan.

3 PASSED AND ADOPTED Resolution No. 2008-P36 on June 9, 2008 by the following  
4 vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

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11 Dennis Martinek, Chairman  
12 Oceanside Planning Commission

13 ATTEST:

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15 Jerry Hittleman, Secretary

16 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
17 this is a true and correct copy of Resolution No. 2008-P36.

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19 Dated: \_\_\_\_\_ June 9, 2008