



DATE: October 4, 2006

TO: Honorable President and Members of the Board of Directors

FROM: Department of Harbor and Beaches and Community Development
Department/ Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D-2-06) AND REGULAR COASTAL PERMIT (RC-3-06) FOR THE CONSTRUCTION OF THE HARBOR AQUATICS CENTER ON "PARCEL F" SOUTH OF THE HARBOR BOAT LAUNCH RAMPS AND REPLACEMENT OF EXISTING PUBLIC RESTROOM FACILITIES ON "LOT 11B" AT THE NORTHERN END OF HARBOR BEACH WITHIN THE OCEANSIDE SMALL CRAFT HARBOR PRECISE PLAN AREA – APPLICANT: CITY OF OCEANSIDE**

SYNOPSIS

Staff recommends that the Harbor Board adopt Mitigated Negative Declaration and the resolution approving the Development Plan (D-2-06) and Regular Coastal Permit (RC-3-06) affecting "Parcel F" and "Lot 11B" in the Oceanside Small Craft Harbor Precise Plan area for the construction of the Harbor Aquatics Center and replacement of existing public restroom facilities.

BACKGROUND

The project involves development of two sites within the Oceanside Small Craft Harbor Precise Plan area. The sites are located on a peninsula surrounded by the Pacific Ocean, Oceanside Harbor and San Luis Rey River. More specifically, the Harbor Aquatics Center site "Parcel F" is bounded by the Oceanside Harbor to the east; a condominium complex to the south; North Pacific Street, beach and the Pacific Ocean to the west; and a boat launch ramp to the north. The public restroom facility site "Lot 11B" is bounded by parking lots to the north and east and beach to the south and west.

The Harbor Aquatics Center site encompasses approximately 46,887 sq. ft. of undeveloped land. The property is primarily used by the Oceanside Harbor Department for open storage of beach cleaning vehicles, trash dumpsters and bulk materials. A limited portion of the site is allocated to dry storage for outrigger canoes. A dilapidated restroom facility currently exists on "Lot 11B".

Land Use and Zoning: The project sites are located within Subdistrict 6 (D) of the "D"

Downtown District. The purpose of Subdistrict 6 (D) is to provide facilities for boating-oriented and park-oriented passive and active recreation, and appropriate ancillary commercial and residential uses consistent with the Harbor Precise plan. Parks and Recreation uses/facilities are permitted within the subject subdistrict. The two sites (Aquatics Center and Restroom) are also located within the Coastal Zone and development on the properties is predicated upon review and approval of a Regular Coastal Permit and Development Plan.

Project Description: The project involves development of the Harbor Aquatics Center on "Parcel F" and replacement of the "Lot 11B" restrooms. The Harbor Aquatics Center is comprised of a 6,564-square-foot, two-story community center structure, a separate freestanding 7,296-square-foot storage facility, on-site parking for 33 vehicles, and associated landscaping improvements. The community center structure incorporates 1,250 square feet of conference room/meeting and special event space, 260 square feet of office space, 2,513 square feet of outrigger canoe storage area (20 units min.) and a 1,750-square-foot balcony. Twenty-two percent of the site will be landscaped. The new restroom facility is contained within a 680-square-foot freestanding structure.

The Harbor Aquatics Center building architecture utilizes simple lines, high-quality details, articulated massing and materials that clearly convey a sense of design authenticity. Warm brown-gray (sandblasted concrete tilt-up building walls or plastered walls) in combination with cedar tongue-and-groove horizontal siding and glass block accents are proposed for the exterior building walls. The subject structure will be capped by angled rooflines with extensive overhangs which will create an elegant design statement and capture the essence of the coastal site context. The storage/maintenance structure and new 680-square-foot restroom facility incorporate similar concrete tilt-up wall treatment, colors and rooflines to complement the main community/aquatics structure.

Environmental Determination: A Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA) has been prepared for the project.

ANALYSIS

This project is located within the Coastal Zone. The Local Coastal Plan designates this area for Harbor (H) uses. The Harbor classification is a multiple-use category, primarily for boating and harbor-dependent uses, and secondarily for harbor-related and support services such as open space, recreation, public facilities and visitor serving commercial and residential/transient accommodations. The proposed Parks and Recreational facilities and uses are allowed and are a high priority in the Local Coastal Zone.

The project represents a high quality community recreation serving facility within the Small Craft Harbor Precise Plan. The basic intent of the Precise Plan is "to optimally protect and enhance primarily boating and water-dependent activities, and secondarily other public-oriented recreation uses in the Harbor". The subject community/aquatics center and

support storage and restroom facilities will serve harbor recreation needs of the community, improve existing facilities and will be compatible with surrounding open space, retail, recreation and residential land uses. The first floor of the community/aquatics center building will be primarily used for storage and rigging of outrigger canoes, a popular recreation activity in Oceanside which, due to lack of storage facilities and transporting difficulties associated with the outrigger canoes, is currently very limited at Oceanside Harbor. The second story will serve community room functions and will be accessible/available for use by the general public during special public events. In addition the community room may also be reserved by individuals and groups for private functions. Finally, existing storage areas adjacent to the boat launch ramp will be consolidated and screened within permanent building structures, improving the appearance of the site.

The footprint of the new restroom building on the north side "Lot 11B" will be limited to the pad area of the existing facility it will be replacing. Therefore there will be no net loss of beach sand area. The public restroom design will be consistent with and complementary to the Harbor Aquatics Center. The Harbor Aquatics Center project meets or exceeds applicable parking, setbacks, height, landscaping, and floor area ratio requirements. The proposed project is consistent with the City's Local Coastal program and the Small Craft Harbor Precise Plan.

COMMISSION OR COMMITTEE REPORTS

The Harbor and Beaches Advisory Committee will review the project at its September 28, 2006 meeting.

FISCAL IMPACT

The City of Oceanside owns the subject property; therefore no property tax will be generated by this project. However, it is anticipated that Harbor area businesses will benefit from the Harbor Aquatics Center improvements through increased patronage by persons attending special events, meetings, or by those utilizing the outrigger canoe storage facilities at the proposed aquatics/community center.

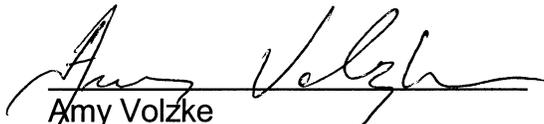
CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney. The resolution has been reviewed and approved as to form by the City Attorney.

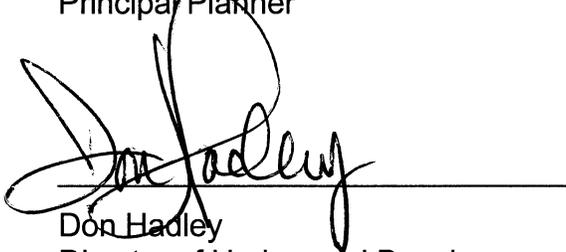
RECOMMENDATION

Staff recommends that the Harbor Board adopt the Mitigated Negative Declaration and the resolution approving the Development Plan (D-2-06) and Regular Coastal Permit (RC-3-06) affecting "Parcel F" and "Lot 11B" in the Oceanside Small Craft Harbor Precise Plan area for the construction of the Harbor Aquatics Center and replacement of existing public restroom facilities.

PREPARED BY:



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Don Hadley
Director of Harbor and Beaches

SUBMITTED BY:



Barry E. Martin
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REVIEWED BY:

Michelle Skaggs Lawrence, Assistant to the City Manager
Mike Blessing, Deputy City Manager/Community Development
Jerry Hittleman, Acting City Planner



ATTACHMENTS:

1. Harbor Board Resolution
2. Maps
3. Mitigated Negative Declaration

OCEANSIDE HARBOR BOARD OF DIRECTORS

RESOLUTION NO.

A RESOLUTION OF THE HARBOR BOARD OF DIRECTORS ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING A DEVELOPMENT PLAN (D-2-06) AND REGULAR COASTAL PERMIT (RC-3-06) FOR THE CONSTRUCTION OF THE HARBOR AQUATICS CENTER ON "PARCEL F" SOUTH OF THE HARBOR BOAT LAUNCH RAMPS AND REPLACEMENT OF EXISTING PUBLIC RESTROOM FACILITIES ON "LOT 11B" AT THE NORTHERN END OF HARBOR BEACH WITHIN THE OCEANSIDE SMALL CRAFT HARBOR PRECISE PLAN AREA – APPLICANT: CITY OF OCEANSIDE

WHEREAS, on October 4, 2006, the Harbor Board of Directors held a duly noticed public hearing to consider an application for a Development Plan (D-2-06) and Regular Coastal Permit (RC-3-06) for the construction of the Harbor Aquatics Center on "Parcel F" south of the harbor boat launch ramps and replacement of existing public restroom facilities on "Lot 11B" at the northern end of Harbor beach within the Oceanside Small Craft Harbor Precise Plan area;

WHEREAS, the applicant is the City of Oceanside;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto a Final Mitigated Negative Declaration has been prepared for this project and states that, with the implementation of certain project conditions as mitigation measures, the project would not have any major significant adverse effect upon the environment.

WHEREAS, studies and investigations made by the Harbor Board of Directors reveal the following facts:

FINDINGS:

For the Adoption of the Mitigated Negative Declaration:

1. The City Planner has revised the proposed project for compliance with the California Environmental Quality Act and has conducted an Initial Study, in accordance with the California Environmental Quality Act. Based upon the results of the Initial Study, the City Planner has determined that the project could result in significant effects on the environment. However, revisions to the project made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant

1 effects would occur; therefore, the City Planner has prepared a Mitigated Negative
2 Declaration.

- 3 2. The Oceanside Harbor of Board of Directors does hereby find that in the exercise of their
4 independent review and judgement, the Mitigated Negative Declaration and Mitigation
5 Monitoring and Reporting Program in the form presented has been prepared in
6 accordance with requirements of the California Environmental Quality Act (CEQA),
7 State CEQA Guidelines and the Environmental Review Procedures of the City of
8 Oceanside and hereby adopts the Mitigated Negative Declaration and Mitigation
9 Monitoring and Reporting Program.

10 **For the Regular Coastal Permit:**

- 11 1. The proposed project is consistent with the Land Use Plan objectives and policies of the
12 Local Coastal Program as implemented through the Harbor Precise Plan. The project
13 will facilitate and enhance the public's access and use of Oceanside Harbor and the
14 surrounding coastal waters and beach areas.
- 15 2. The proposed project will not obstruct any existing or planned public beach access;
16 therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act.
17 The project will create new pedestrian accessways and improve existing harbor-serving
18 facilities.

19 **For the Development Plan:**

- 20 1. The site plan and physical design of the project is consistent with the Zoning Ordinance and the
21 underlying Downtown (D) district and Oceanside Small Craft Harbor Precise Plan.
- 22 2. The Development Plan conforms to the General Plan of the City.
- 23 3. The project site can be adequately served by existing public facilities, services and utilities.
- 24 4. The project, as proposed, is compatible with the existing and potential development on adjoining
25 properties or in the surrounding neighborhood.
- 26 5. The site plan and parameters for the architecture and physical design of the project is consistent
27 with the policies contained within Sections 1.11, 1.12 and 1.23 of the Land Use Element of the
28 General Plan. Adequate setbacks, buffering and the proposed site design will ensure
compatibility between existing land uses and the proposed project.

1 NOW, THEREFORE, the Harbor Board of the City of Oceanside does resolve
2 that Development Plan (D-2-06) and Regular Coastal Permit (RC-3-06) is hereby approved in
3 accordance with the following conditions:

4 **Building:**

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

1 as allowed for emergency work under the provisions of the Oceanside City Code
2 Chapter 38 (Noise Ordinance).

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

8 9. Separate/unique addresses may be required to facilitate utility releases. Verification that the
9 addresses have been properly assigned by the City's Community Development
10 Department/Planning Division must accompany the building permit application.

11 10. A complete soils report, structural calculations and energy calculations/documentation
12 shall be required at time of plan submittal to the Community Development Department/
13 Building Division for plan check.

14 11. A private sewer system design shall be submitted to the Community Development
15 Department/Building Division and approved prior the construction of the sewer system. If
16 a gravity flow system is not used, an engineered mechanical system must be submitted and
17 approved by all City of Oceanside Departments.

18 12. The project shall comply with the requirements of the recent code changes; the 2002 NEC,
19 and 2005 Energy Standards.

20 13. The building design shall comply with the requirements of the Building Code for the
21 Occupancy type, fire resistive construction, occupancy load and occupancy separations.

22 **Planning:**

23 14. This Development Plan and Regular Coastal Permit approves only construction of the
24 Harbor Aquatics Center on "Parcel F" south of the harbor boat launch ramps and
25 replacement of existing public restroom facilities on "Lot 11B" at the northern end of
26 Harbor beach within the Oceanside Small Craft Harbor Precise Plan area. Any
27 substantial modification in the design or layout shall require a revision to the Regular
28 Coastal Permit and/or a new Regular Coastal Permit and a revision to the Development
Plan or a new Development Plan.

- 1 15. This Development Plan and Regular Coastal Permit shall expire on October 4, 2008,
2 unless implemented as required by the Zoning Ordinance or unless a time extension is
3 granted by the Harbor Board.
- 4 16. All site lighting including lighting showcasing building architecture shall be shown on the
5 building plans and shall comply with applicable City standards and Oceanside Harbor
6 Design Standards.
- 7 17. All mechanical rooftop and ground equipment shall be screened from public view as
8 required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,
9 mechanical equipment, screen and vents shall be painted with non-reflective paint to match
10 the roof. This information shall be shown on the building plans.
- 11 18. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water
12 Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall
13 be reviewed and approved by the City Engineer prior to the issuance of building permits.
- 14 19. A trash enclosure (or trash enclosures) must be provided as required by Chapter 13 of the
15 City Code and shall also include additional space for storage and collection of recyclable
16 materials per City standards. Recycling is required by City Ordinance. The enclosure (or
17 enclosures) must be built in a flat, accessible location as determined by the City Engineer.
18 The enclosure (or enclosures) shall meet City standards including being constructed of
19 concrete block, reinforced with Rebar and filled with cement. A concrete slab must be
20 poured with a berm on the inside of the enclosure to prevent the bin(s) from striking the
21 block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel
22 posts must be set in front of the enclosure with solid metal gates. All driveways and
23 service access areas must be designed to sustain the weight of a 50,000-pound service
24 vehicle. Trash enclosures and driveways and service access areas shall be shown on both
25 the improvement and landscape plans submitted to the City Engineer. The specifications
26 shall be reviewed and approved by the City Engineer. The City's waste disposal contractor
27 is required to access private property to service the trash enclosures, a service agreement
28 must be signed by the property owner and shall remain in effect for the life of the project.
All trash enclosures shall be designed to provide user access without the use and opening

1 of the service doors for the bins. Trash enclosures shall have design features such as
2 materials and trim similar to that of the rest of the project. This design shall be shown on
3 the landscape plans and shall be approved by the City Engineer.

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

9 21. An operations and management plan for any temporary construction staging area shall be
10 reviewed and approved by the Director of Harbor and Beaches prior to its occupancy and
11 use by the City's contractor.

12 22. The City's project manager shall ensure that the City's contractor is provided with copies
13 of the staff report, resolution(s) of approval, and environmental documentation for the
14 project. The contractor shall be responsible to implement and adhere to the requirements
15 of the project approval, in as much as the scope and agreement of his contract with the City
16 requires.

17 23. Failure to meet any conditions of approval for this development shall constitute a violation
18 of the Development Plan and Regular Coastal Permit.

19 24. Unless expressly waived, all current zoning standards and City ordinances and policies in
20 effect at the time of issuance of any construction permits are required to be met by this
21 project.

22 25. An erosion control plan shall be implemented in conformance with the City of Oceanside
23 erosion control ordinance.

24 26. Material and waste Best Management Practices (BMPs) during site grading and
25 construction such as solid, sanitary, hazardous, contaminated soil, concrete construction
26 and construction waste management, spill prevention, appropriate material delivery and
27 storage, employee training, dust control, and equipment cleaning, maintenance and fueling
28 shall be strictly enforced.

- 1 27. All mitigation measures identified in the approved Mitigated Negative Declaration shall
2 be complied with.
- 3 28. Harbor Facility Equipment operation hours shall be limited from 7:00a.m to 4:30p.m.
4 Equipment operations shall be conducted in an efficient and timely manner in order to
5 avoid unnecessary equipment movement and operation. Procedures and policies
6 requiring simple access to garages and keeping garage doors closed until operation of
7 equipment is required shall be established and implemented to minimize vehicle usage.
8 Said procedures and policies shall be reviewed and approval by the Director of Harbor
9 and Beaches prior to commencement of use of the storage facility.
- 10 29. The existing sound wall along the southern property line of the storage facility shall be
11 retained and a continuous eight foot high sound wall shall be constructed along the
12 southern property boundary if the wall is demolished or removed.
- 13 30. The final colors and materials palette shall be reviewed and approved by the City Planner
14 prior to issuance of building permits.

15 **Engineering:**

- 16 31. If the project involves demolition of an existing structure or surface improvements, the
17 grading plans shall be approved by the City Engineer prior to the issuance of a
18 demolition permit. No demolition shall be permitted without an approved erosion
19 control plan.
- 20 32. Design and construction of all improvements shall be in accordance with standard plans,
21 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 22 33. The developer shall monitor, supervise and control all construction and construction-
23 supportive activities, so as to prevent these activities from causing a public nuisance,
24 including but not limited to, insuring strict adherence to the following:
- 25 a) Dirt, debris and other construction material shall not be deposited on any public
26 street or within the City's storm water conveyance system.
 - 27 b) All grading and related site preparation and construction activities shall be limited
28 to the hours of 7 a.m. to 6 p.m. Monday through Friday. No engineering related
construction activities shall be conducted on Saturdays, Sundays or legal holidays

1 unless written permission is granted by the City Engineer with specific limitations
2 to the working hours and types of permitted operations. All on-site construction
3 staging areas shall be as far as possible (minimum 100 feet) from any existing
4 residential development. Because construction noise may still be intrusive in the
5 evening or on holidays, the City of Oceanside Noise Ordinance also prohibits
6 “any disturbing excessive or offensive noise which causes discomfort or
7 annoyance to reasonable persons of normal sensitivity.”

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

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

13 34. A traffic control plan shall be prepared according to the City traffic control guidelines
14 and submitted to and approved by the City Engineer prior to the start of work within
15 open City rights-of-way. Traffic control during construction of streets that have been
16 opened to public traffic shall be in accordance with construction signing, marking and
17 other protection as required by the Caltrans Traffic Manual and City Traffic Control
18 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
19 approved otherwise.

20 35. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon
21 approved soil tests and traffic indices. The pavement design is to be prepared by the
22 Project Proponent’s Soils Engineer and must be approved by the City Engineer, prior to
23 paving.

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

26 37. Grading and drainage facilities shall be designed and installed to adequately accommodate
27 the local storm water runoff and shall be in accordance with the City's Engineers Manual
28 and as directed by the City Engineer.

- 1 38. The applicant shall obtain any necessary permits and clearances from all public agencies
2 having jurisdiction over the project due to its type, size, or location, including but not
3 limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U.
4 S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
5 (including NPDES), San Diego County Health Department, prior to the issuance of
6 grading permits.
- 7 39. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic
8 investigation shall be conducted of the soils, slopes, and formations in the project. All
9 necessary measures shall be taken and implemented to assure slope stability, erosion
10 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
11 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by
12 the City Engineer.
- 13 40. An erosion control plan and precise grading and private improvement plan shall be
14 prepared, reviewed, secured and approved prior to the issuance of any building permits.
15 The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,
16 gutters, medians, striping, signage, footprints of all structures, walls, drainage devices and
17 utility services. Parking lot striping and any on site traffic calming devices shall be shown
18 on all Precise Grading and Private Improvement Plans.
- 19 41. A precise grading and private improvement plan shall be prepared, reviewed, secured and
20 approved prior to the issuance of any building permits. The plan shall reflect all pavement,
21 flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, signage,
22 footprints of all structures, walls, drainage devices and utility services. Parking lot striping
23 and any on site traffic calming devices shall be shown on all Precise Grading and Private
24 Improvement Plans.
- 25 42. Landscaping plans, including plans for the construction of walls, fences or other structures
26 at or near intersections, must conform to intersection sight distance requirements.
27 Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer
28 prior to the issuance of a preliminary grading permit and approved by the City Engineer
prior to the issuance of building permits. Any project fences, sound or privacy walls and

1 monument entry walls/signs shall be shown on, bonded for and built from the landscape
2 plans. These features shall also be shown on the precise grading plans for purposes of
3 location only. Plantable, segmental walls shall be designed, reviewed and constructed by
4 the grading plans and landscaped/irrigated through project landscape plans.

5 43. All plans must be approved by the City Engineer and a pre-construction meeting held,
6 prior to the start of any improvements.

7 44. The drainage design on the project is conceptual only. The final design shall be based upon
8 a hydrologic/hydraulic study to be approved by the City Engineer during final engineering.
9 All drainage picked up in an underground system shall remain underground until it is
10 discharged into an approved channel, or as otherwise approved by the City Engineer. All
11 public storm drains shall be shown on City standard plan and profile sheets. All storm
12 drain easements shall be dedicated where required. The applicant shall be responsible for
13 obtaining any off-site easements for storm drainage facilities.

14 45. Storm drain facilities shall be designed and located such that the inside travel lanes shall be
15 passable during conditions of a 100-year frequency storm.

16 46. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and
17 disposed of in accordance with all state and federal requirements, prior to stormwater
18 discharge either off-site or into the City drainage system.

19 47. The development shall comply with all applicable regulations established by the United
20 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
21 Discharge Elimination System (N.P.D.E.S.) permit requirements for urban runoff and
22 storm water discharge and any regulations adopted by the City pursuant to the
23 N.P.D.E.S. regulations or requirements. Further, the applicant may be required to file a
24 Notice of Intent with the State Water Resources Control Board to obtain coverage under
25 the N.P.D.E.S. General Permit for Storm Water Discharges Associated with
26 Construction Activity and may be required to implement a Storm Water Pollution
27 Prevention Plan (SWPPP) concurrent with the commencement of grading activities.
28 SWPPPs include both construction and post construction pollution prevention and
pollution control measures and identify funding mechanisms for post construction

1 control measures. The developer shall comply with all the provisions of the Clean Water
2 Program during and after all phases of the development process, including but not
3 limited to: mass grading, rough grading, construction of street and landscaping
4 improvements, and construction of dwelling units. The applicant shall design the
5 Project's storm drains and other drainage facilities to include Best Management Practices
6 to minimize non-point source pollution, satisfactory to the City Engineer.

7 48. The entire project shall be subject to prevailing wage requirements as specified by Labor Code
8 section 1720(b) (4).

9 49. The Project Proponent shall prepare and submit an Operations & Maintenance (O&M) Plan to
10 the Engineering Division with the first submittal of engineering plans. The O&M Plan shall be
11 prepared by the applicant's Civil Engineer. It shall be directly based on the project's Storm
12 Water Mitigation Plan (SWMP) previously approved by the Planning Commission. The O&M
13 Plan shall be approved by the City Engineer prior to approval of any plans by the Engineering
14 Division. At a minimum the O&M Plan shall include the designated responsible parties to
15 manage the storm water BMP(s), employee's training program and duties, operating schedule,
16 maintenance frequency, routine service schedule, specific maintenance activities, copies of
17 resource agency permits, cost estimate for implementation of the O&M Plan and any other
18 necessary elements.

19 50. At a minimum, maintenance agreements shall require the staff training, inspection and
20 maintenance of all BMPs on an annual basis. The project proponent shall complete and maintain
21 O&M forms to document all maintenance activities. Parties responsible for the O&M plan shall
22 retain records at the subject property for at least 5 years. These documents shall be made
23 available to the City for inspection upon request at any time.

24 51. The Agreement shall include a copy of executed onsite and offsite access easements necessary
25 for the operation and maintenance of BMPs that shall be binding on the land throughout the life
26 of the project to the benefit of the party responsible for the O&M of BMPs, until such time that
27 the storm water BMP requiring access is replaced, satisfactory to the City Engineer. The
28 agreement shall also include a copy of the O&M Plan approved by the City Engineer.

- 1 52. The BMPs described in the project's approved Storm Water Mitigation Plan (SWMP) shall not
2 be altered in any way, shape or form without formal approval by either an Administrative
3 Substantial Conformance issued by the Community Development Department/Planning
4 Division or the project's final approving authority at a public hearing. The determination of
5 whatever action is required for changes to a project's approved SWMP shall be made by the
6 Community Development Department/Planning Division.
- 7 53. The following trees shall be omitted from the plant pallet: Erythrina, Callistemon and
8 Melaleuca.
- 9 54. The following 36 inch box size trees shall be included in the plant palette: Myoporum
10 laetum, Querus Ilex, Arbutus "Marina".
- 11 55. Root barriers shall be provided for all trees.
- 12 56. Four inches decomposed granite shall be provided in DG areas.

13 **Fire:**

- 14 57. Fire Department requirements shall be placed on plans in the notes section.
- 15 58. A minimum fire flow of 3,000 gallons per minute shall be provided. The existing
16 hydrant will not provide the required fire flow. Additional hydrants will be required to
17 meet the fire flow. A reduction in flow is allowed when the buildings are provided with
18 an approved automatic sprinkler system.
- 19 59. The size of fire hydrant outlets shall be 2 ½ "X 2 ½ "X 4".
- 20 60. The fire hydrants shall be installed and tested prior to placing any combustible materials
21 on the job site.
- 22 61. Provide on-site hydrants(s) and mains capable of supplying the required fire flow.
- 23 62. Detailed plans of underground fire service mains shall be submitted to the Oceanside
24 Fire Department for approval prior to installation.
- 25 63. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design
26 and Processing Manual Standard Drawing No. M-13.
- 27 64. A "Knox" key storage box shall be provided for ALL new construction. For buildings,
28 other than high-rise, a minimum of 3 complete sets of keys shall be provided. Keys shall
be provided for all exterior entry doors, fire protection equipment control rooms,

1 mechanical and electrical rooms, elevator controls and equipment spaces, etc. For high-
2 rise buildings, 6 complete sets are required.

3 65. All security gates shall have a Knox-box override and as required have strobe activation
4 capability.

5 66. Fire extinguishers are required and shall be included on the plans submitted for plan
6 check.

7 67. In accordance with the California Fire Code Sec. 901.4.4, approved address for
8 commercial, industrial, and residential occupancies shall be placed on the structure in
9 such a position as to be plainly visible and legible from the street or roadway fronting the
10 property. Numbers shall be contrast with their background.

11 68. Buildings require 6-inch address numbers.

12 69. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
13 approval prior to the issuance of building permits.

14 70. Buildings shall meet Oceanside Fire Department's current codes at the time of building
15 permit application.

16 **Water Utilities:**

17 71. No trees, structures or building overhang shall be located within any water or wastewater
18 utility easement.

19 72. All lots with a finish pad elevation located below the elevation of the next upstream
20 manhole cover of the public sewer shall be protected from backflow of sewage by
21 installing and maintaining an approved type backwater valve, per the Uniform Plumbing
22 Code (U.P.C.)

23 73. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to
24 be paid to the City and collected by the Water Utilities department at the time of Building
25 Permit issuance.

26 ///

27 ///

28

1 74. All Water and Wastewater construction shall conform to the most recent edition of the
2 Water, Sewer, and Reclaimed Water Design and Construction Manual, or as approved by
3 the Water Utilities Director.

4 PASSED AND ADOPTED by the Oceanside Harbor Board of the City of Oceanside this
5 _____ day of _____, 2006 by the following vote:

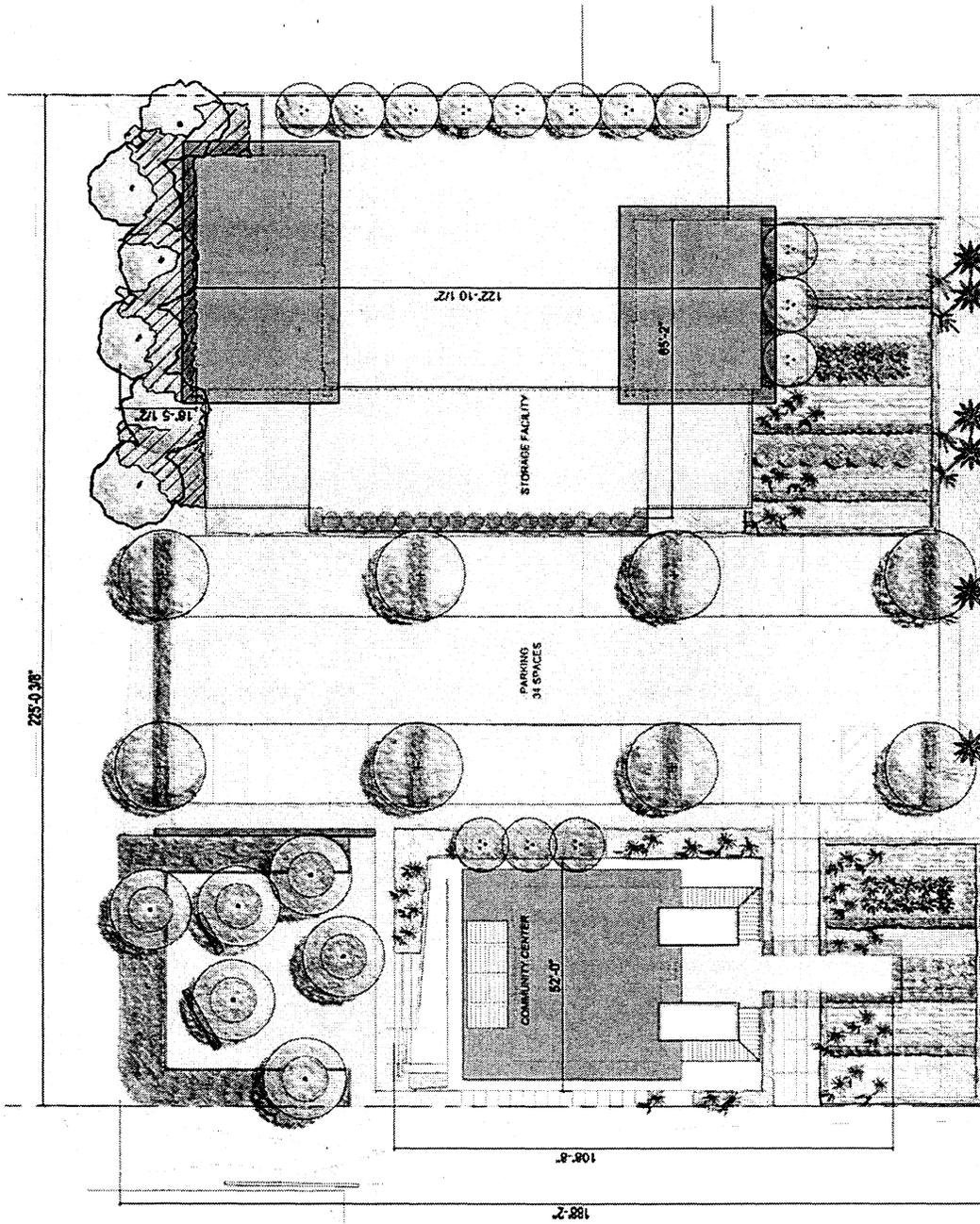
- 6 AYES:
- 7 NAYS:
- 8 ABSENT:
- 9 ABSTAIN:

10 _____
11 President

12 ATTEST:
13 _____
14 _____
15 Secretary

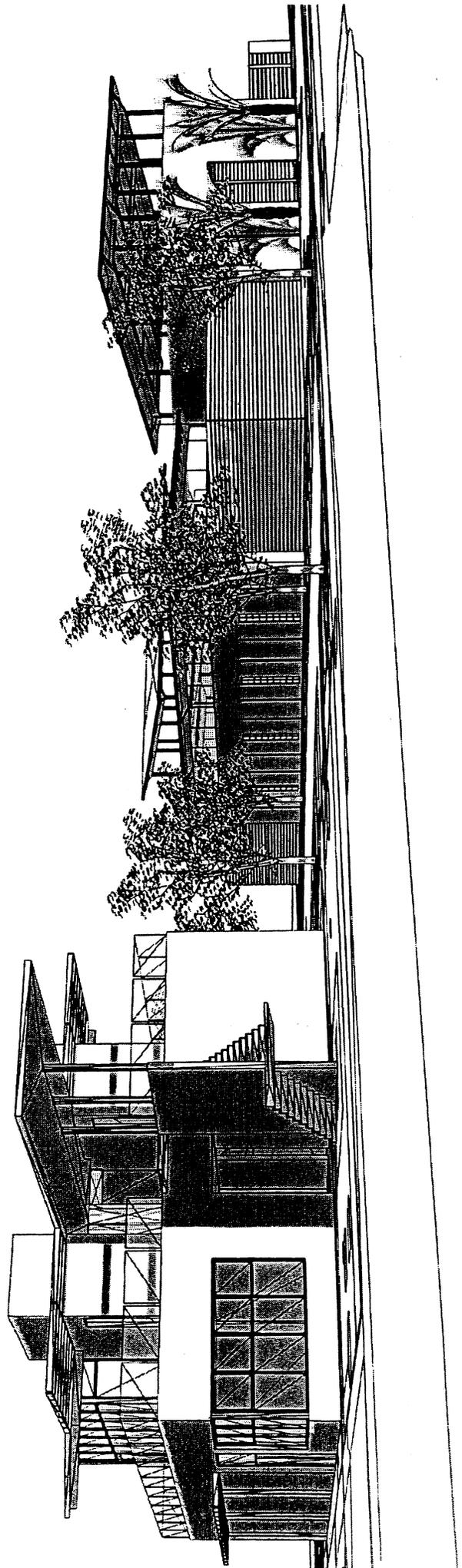
16 APPROVED AS TO FORM:
17 OFFICE OF THE CITY ATTORNEY

18 _____
19 by _____
20 General Counsel

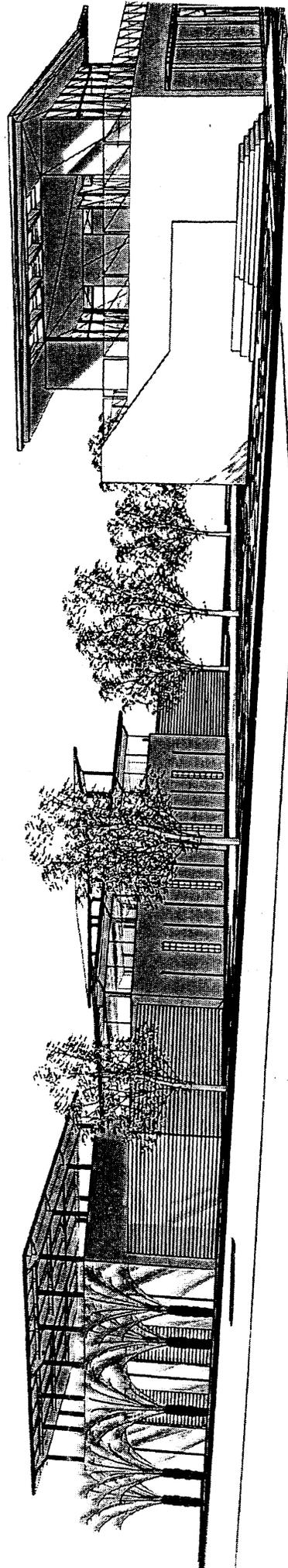


NORTH PACIFIC STREET

Community Center and Storage Facility Site Plan
 Harbor Aquatics Center
 Oceanside, Ca



NORTH PACIFIC STREET VIEW



HARBOR VIEW

Harbor Aquatics Center

Oceanside, CA

Architect
Stidde Habina Architects
 1101 Washington Place
 San Diego, California 92103
 ph. 619.297.6153
 fx. 619.299.6072

Geotech
Soiland Geotechnical
 1229 Diamond Drive, Suite A
 Escondido, CA 92021

Civil
W.A. & M.W.
 3434 8th Avenue
 San Diego, CA 92103

Landscaping
Marcel Turrent Landscaping Design
 4411 Van Breda
 San Diego, CA 92116

Noise Analysis
Acoustic Services
 1711 Shawmut Street
 Santa Monica, CA 90404

Traffic
Kimley-Horn and Associates
 517 Fourth Street
 San Diego, CA 92101

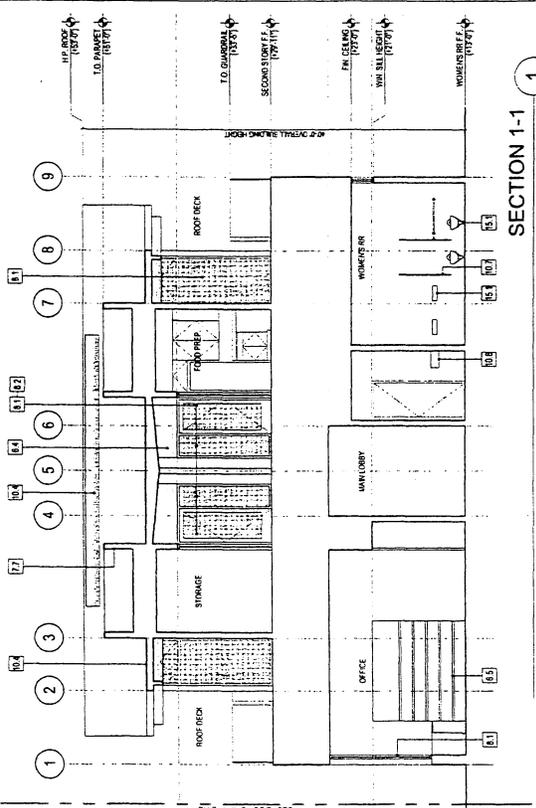
Cost Estimator
Harbor Aquatics Center
 4665 MacArthur Court, Suite 250
 Newport Beach, CA 92660

GENERAL NOTES

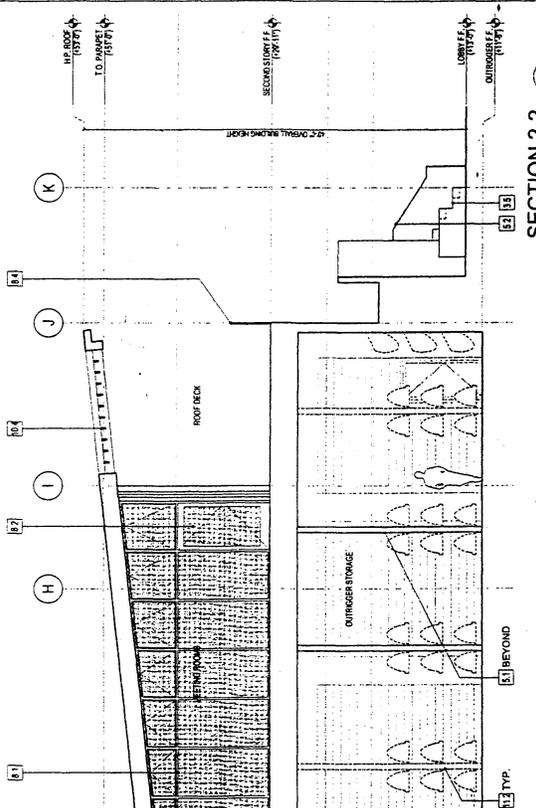
- A. NOTES ON THIS SHEET ARE AN ACCUMULATION OF NOTES ON THE PLANS, ELEVATIONS AND SECTION DRAWINGS, AND ALL NOTES AND COMMENTS ARE TO BE COMPLIED WITH FROM THE DATE OF THIS SHEET.
- B. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION OF BUILDINGS AND STRUCTURES, AND ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND HIGHWAYS.
- C. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION OF SEWER AND WATER MAINS.

KEYED NOTES

- 1.1 COMMUNITY CENTER PARKING LOT FINISH
- 1.2 STORAGE FACILITY FINISH
- 2.1 CONCRETE ON GRADE
- 2.2 DECONCRETE GRADE SURFACE
- 2.3 CONCRETE ON GRADE
- 2.4 EXISTING ELECTRIC WIRING TO REMAIN
- 2.5 PERIMETER FINISH
- 3.1 CONCRETE 5/8" W/ ARCH. FINISH
- 3.2 CONCRETE 5/8" W/ ARCH. FINISH
- 3.3 CONCRETE 5/8" W/ ARCH. FINISH
- 3.4 CONCRETE 5/8" W/ ARCH. FINISH
- 3.5 CAST-IN-PLACE CONCRETE WALL
- 3.6 CONCRETE WALL TO BE FINISHED
- 3.7 CONCRETE WALL TO BE FINISHED
- 3.8 CONCRETE WALL TO BE FINISHED
- 3.9 TILT-UP CONCRETE PANELS W/ ARCH. FINISH
- 4.1 GRADE SURFACE OF CLASS BRICK
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SECTION 1-1
 SCALE: 3/16"=1'-0"
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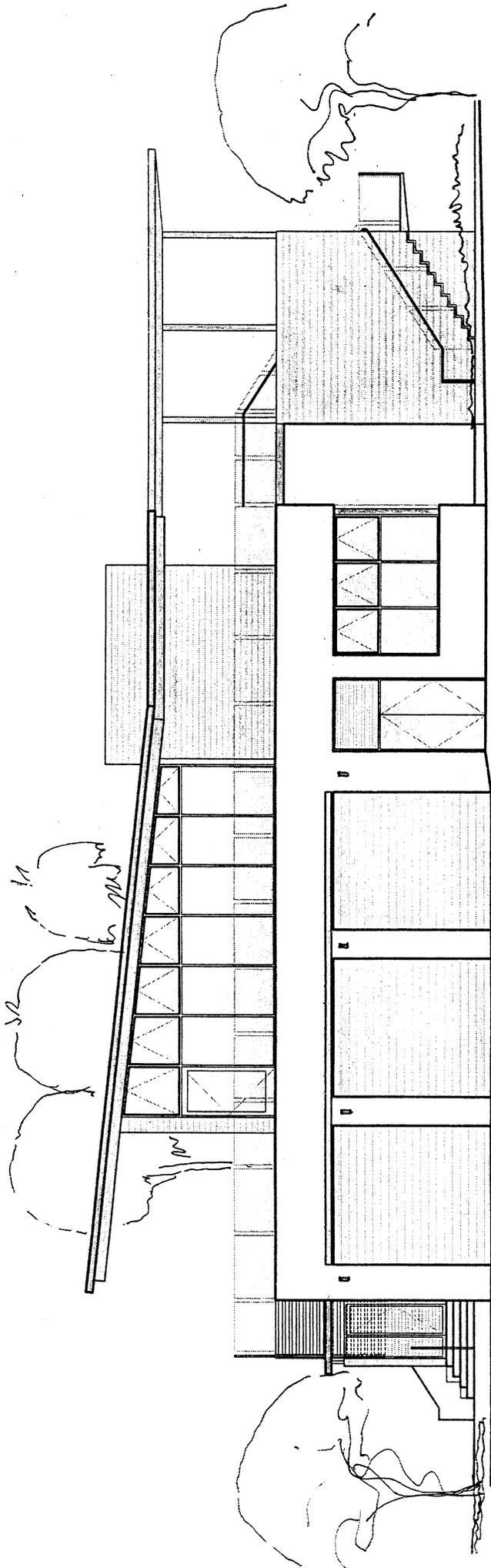


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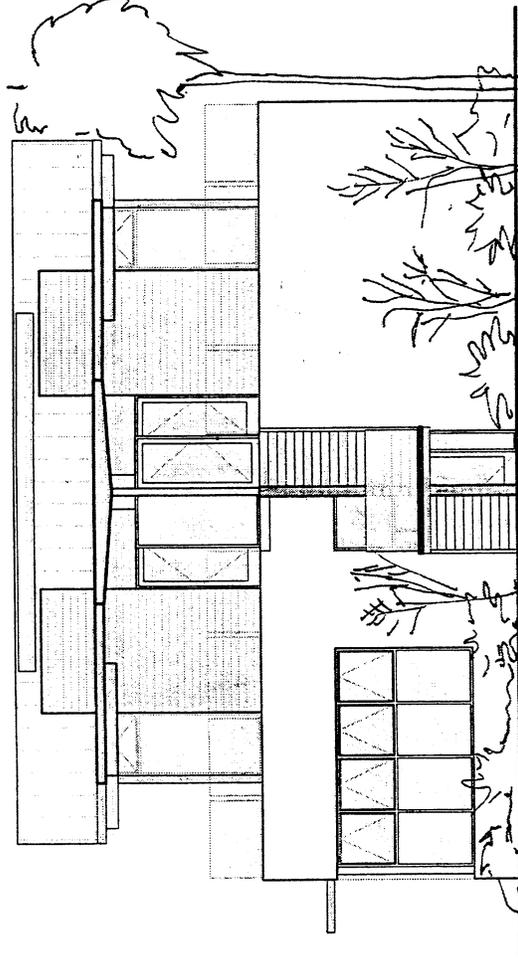
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2	STEEL	1000	TON
3	WOOD	1000	CU YD
4	PAINT	1000	GA
5	GLASS	1000	SQ FT
6	MECHANICAL	1000	CU YD
7	ELECTRICAL	1000	CU YD
8	LANDSCAPING	1000	CU YD
9	TRAFFIC	1000	CU YD
10	NOISE ANALYSIS	1000	CU YD
11	COST ESTIMATOR	1000	CU YD

FOR REVIEW ONLY
 - MECHANICAL CONSTRUCTION

Community Center
 Building
 Sections
Aa2.0



Community Center North Elevation
Harbor Aquatics Center
Oceanside, Ca



Community Center West Elevation
Harbor Aquatics Center
Oceanside, Ca

**Harbor
Aquatics
Center**
Oceanside, CA

Architect
Seddie Rabines Architects
1101 Washington Place
San Diego, California 92103
ph. 619.297.6153
fx. 619.299.6072

Contract
Bentland Graphics
1238 Greenfield Drive, Suite A
Escondido, CA 92021

Client
Wing
3444 La Jolla Village Drive
San Diego, CA 92103

Landscaping
Merica Turram Landscape Design
441 Park Blvd.
San Diego, CA 92116

Noise Analysis
S&B
1711 Somerset Street
Santa Monica, CA 90404

Traffic
Kinley-Horn and Associates
517 Fourth Avenue
San Diego, CA 92101

Cost Estimator
4855 Marjorie Court, Suite 250
Newport Beach, CA 92660

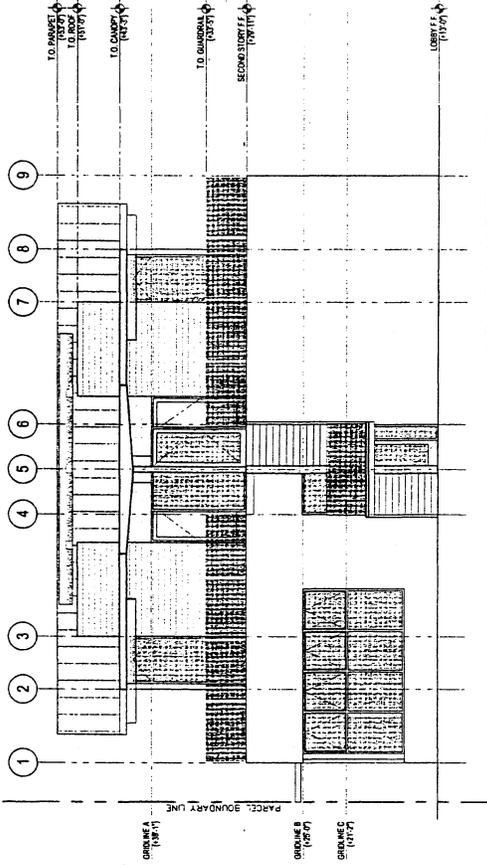
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Item	Description	Draw
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2	SECTION ELEVATIONS	000202
Date: 02/08/06		
Scale: 3/16"=1'-0"		
WIA Project: 0407		

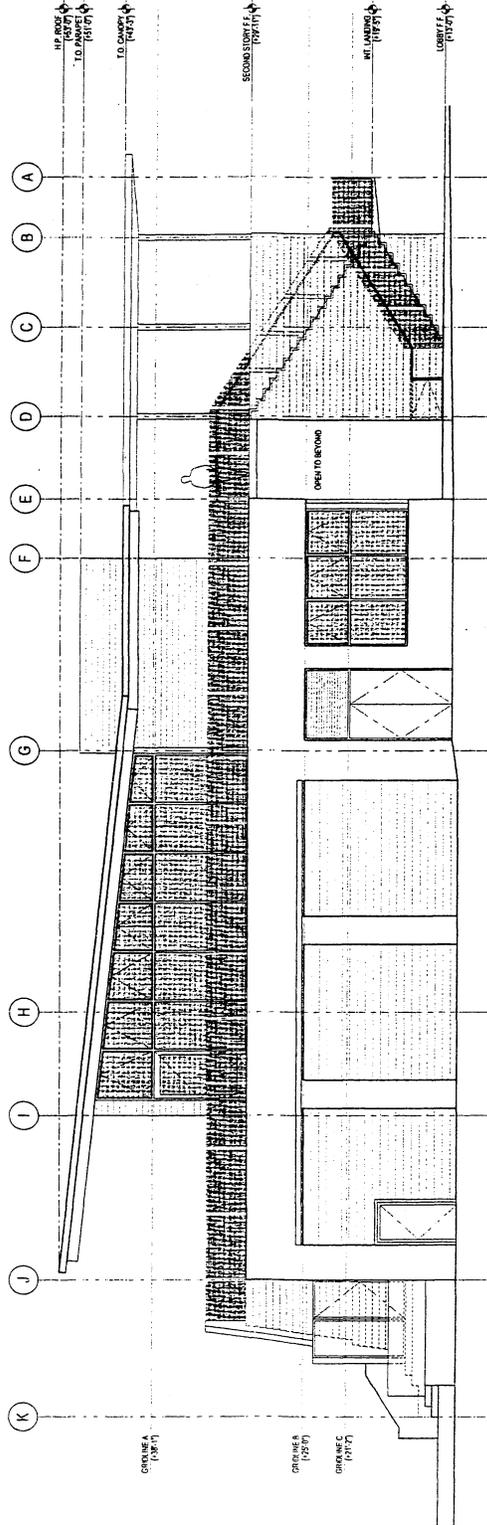
Community Center
Building

Exterior Elevations

Aa3.0

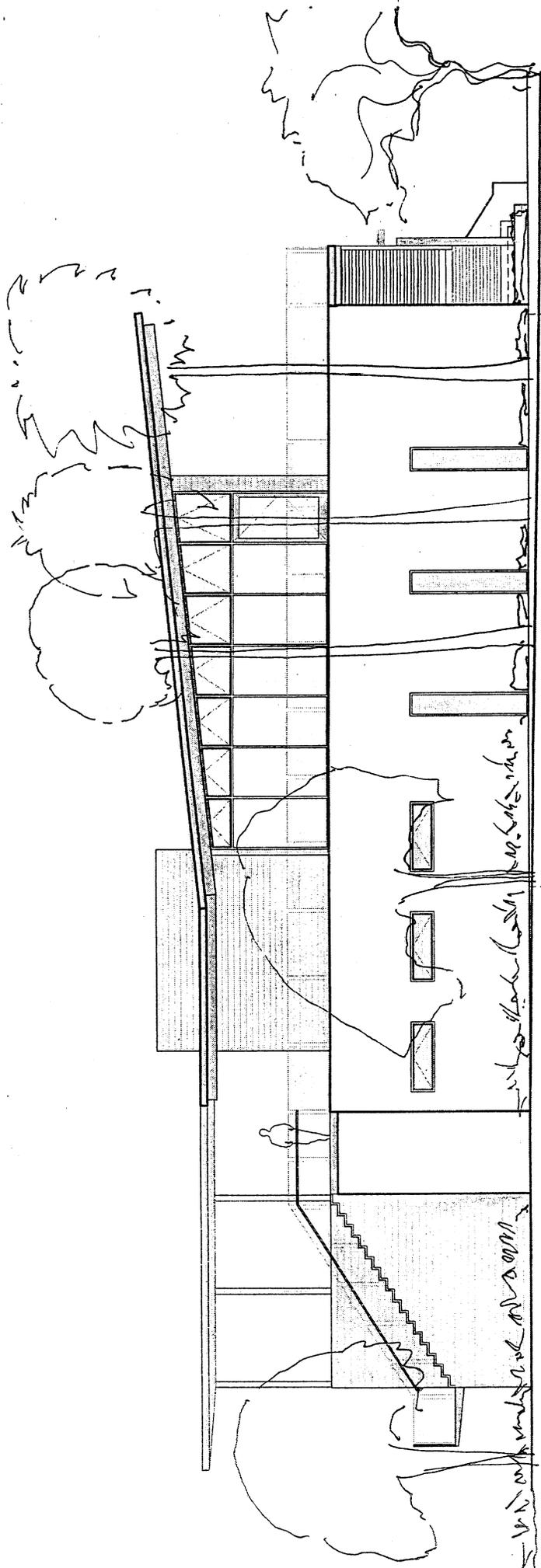


SOUTHWEST ELEVATION
SCALE: 3/16"=1'-0"
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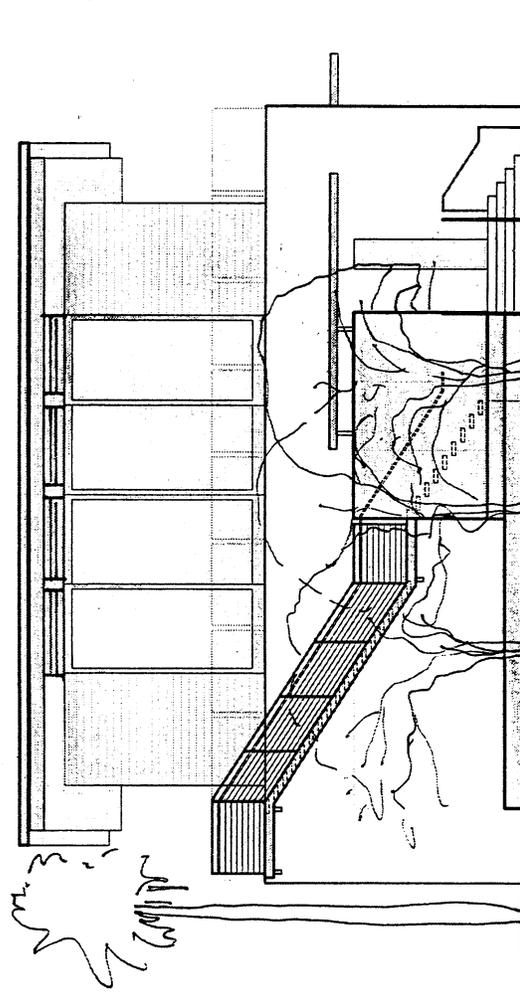


NORTHWEST ELEVATION
SCALE: 3/16"=1'-0"
2

SCALE NUMBER ARCHITECTS



Community Center South Elevation
Harbor Aquatics Center
Oceanside, Ca



Community Center East Elevation
Harbor Aquatics Center
Oceanside, Ca

**Harbor
Aquatics
Center**
Oceanside, CA

Architect
Sadie Rablins Architects
1101 Washington Place
San Diego, California 92103
PH: 619.297.6153
FX: 619.299.6072

Contractor
Gronich
12000 La Jolla Village Square A
Escondido, CA 92021

Civil
Brennan & Wong
3434 4th Avenue
San Diego, CA 92103

Landscaping
Merck Turner Landscapes Design
10000 La Jolla Village Square
San Diego, CA 92118

Neighborhood Analysis
Vandewater Associates
1711 Shiloh Street
Santa Monica, CA 90404

Traffic
Vandewater Associates
1711 Shiloh Street
Santa Monica, CA 90404

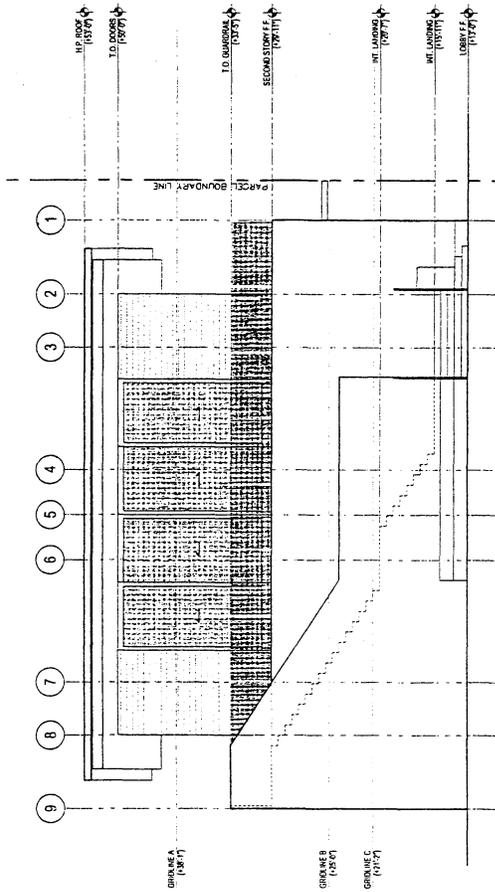
Cost Estimator
Hesskamp
4665 MacArthur Court, Suite 256
Newport Beach, CA 92660

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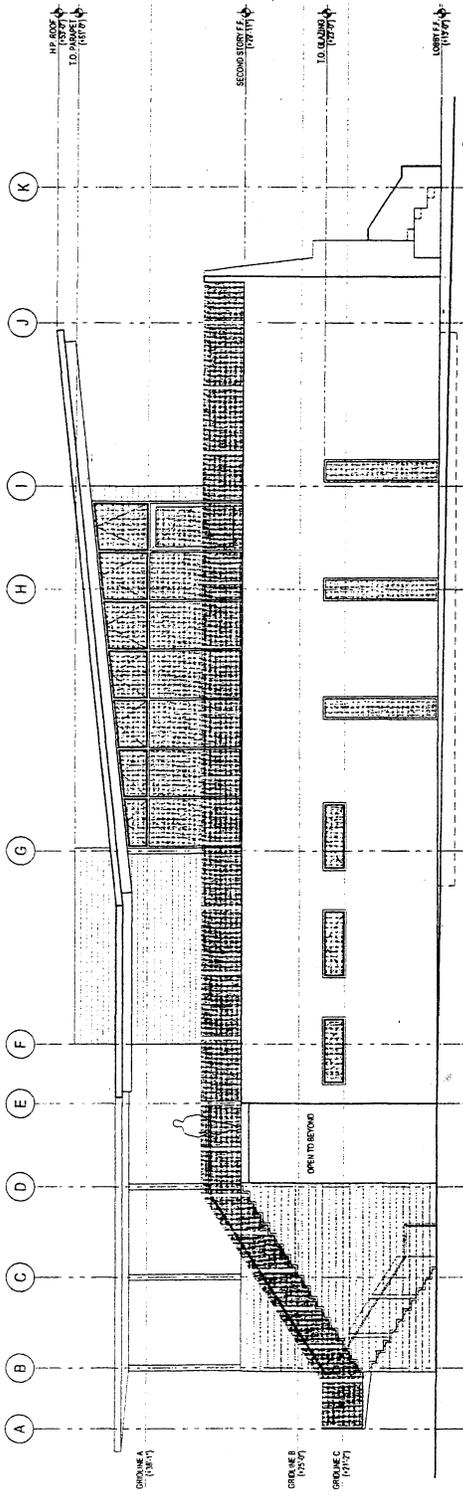
Rev.	Description	Date
1	Final Construction	08/27/08
2	Construction Documents	08/08/08

Date: 02/08/08
Scale: 3/16"=1'-0"
Sheet: Aa3.1 of 3
Title: Harbor Aquatics Center

**Community Center
Building**
Exterior Elevations
Aa3.1



NORTHEAST ELEVATION
SCALE: 3/16"=1'-0"
1



SOUTHEAST ELEVATION
SCALE: 3/16"=1'-0"
2

Harbor Aquatics Center

Architect
Shirley Rablins Architects
 1101 Washington Place
 San Diego, California 92103
 ph. 619.237.8153
 fx. 619.239.6072

Geotech
 Reinhold Brunschwig
 1600 Camino del Rio South
 San Diego, CA 92108
 Civil
 Burnett & Wang
 3434 4th Avenue
 San Diego, CA 92103
 Landscape
 Arca Urban Landscape Design
 1771 Scripps Street
 San Diego, CA 92109
 Noise Analysis
 Venable Associates
 1771 Scripps Street
 San Diego, CA 92109
 Traffic Signs and Signals
 Coss Estimator
 4685 MacArthur Court, Suite 250
 Newport Beach, CA 92660

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

Item	Description	Date
1	Final Design	02/20/08
2	General Permit Application	03/05/08

Date	Scale
02/20/08	1/8" = 1'-0"
03/05/08	1/8" = 1'-0"

Storage Facility

Floor Plan

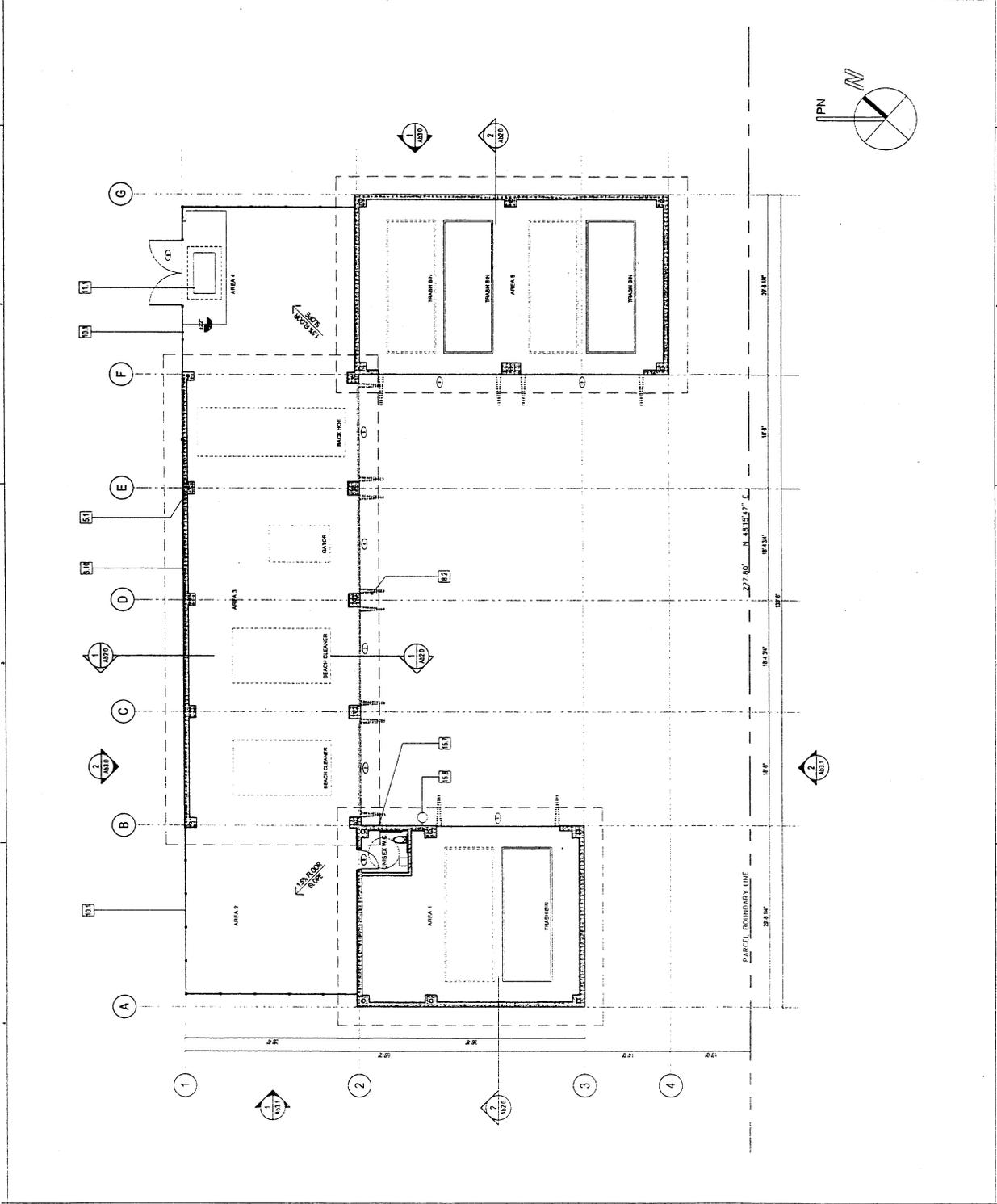
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GENERAL NOTES

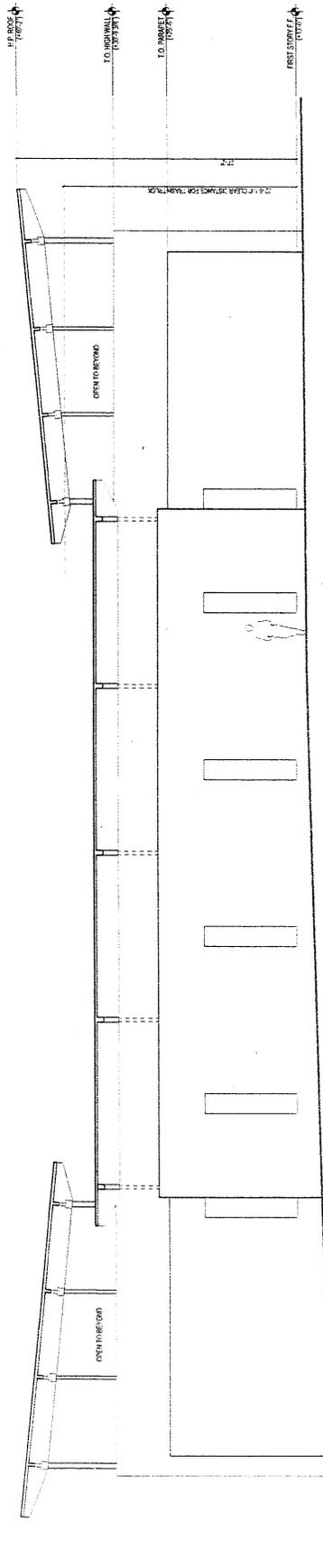
- A. ALL NOTES APPLY TO ALL CONSTRUCTION OF THIS AND THE PLANS, ELEVATIONS AND SECTION PLAN SHEETS, NOT ALL ITEMS ARE SHOWN ON EACH SHEET FROM EXTERIOR EDGE OR CENTER OF STRUCTURE (ELEVATION CALL-OUTS ARE BASED OFF OF 0'-0" AND).
- B. SEE FOUNDATION DRAWING FOR EXTERIOR FINISH.
- C. SEE FOUNDATION DRAWING FOR EXTERIOR FINISH.

KEYED NOTES

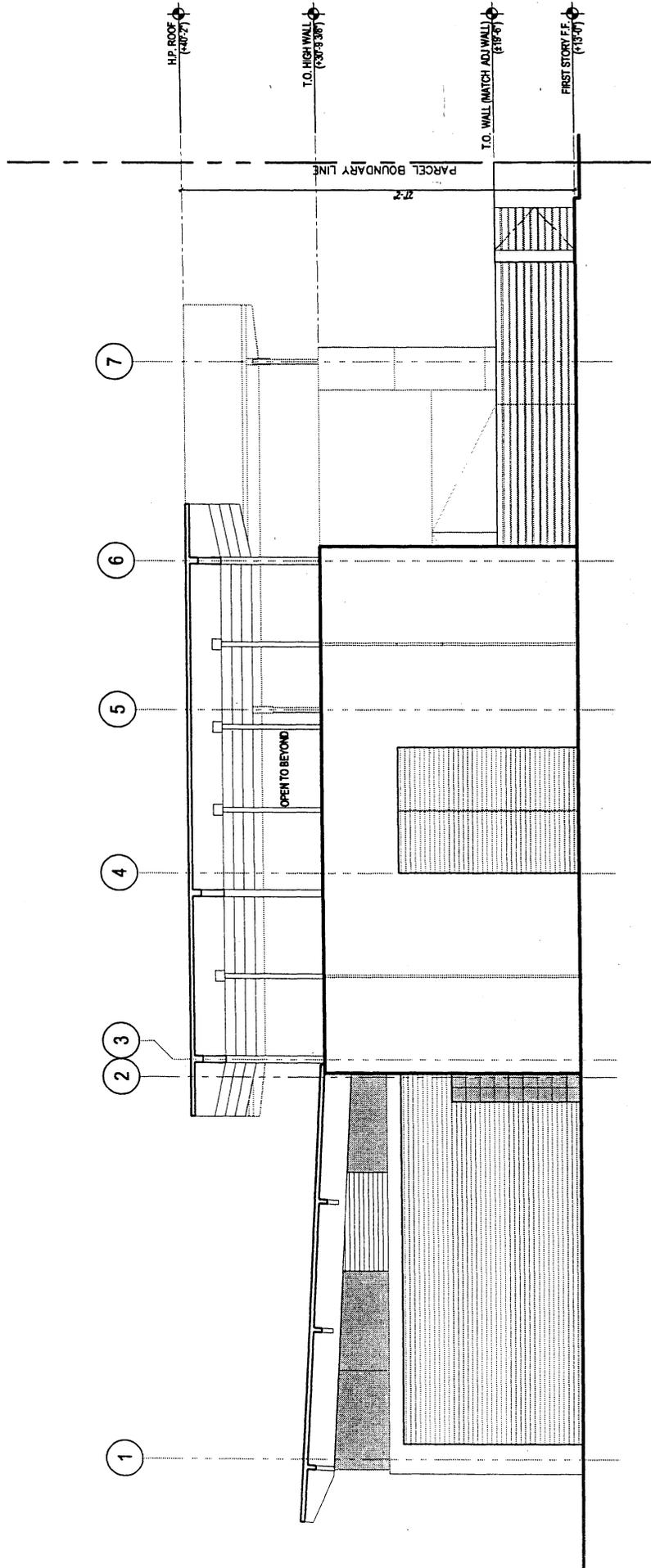
11. COMMUNITY CENTER PARKING LOT ENTRANCE
12. STORAGE FACILITY PARKING ENTRANCE
13. EXISTING CONCRETE DRIVEWAY
14. RETROFITTED DRIVEWAY SURFACE - SEE LANDSCAPE
15. EXISTING CONCRETE DRIVEWAY
16. EXISTING ELECTRIC TRANSFORMER TO REMAIN
17. EXISTING CONCRETE DRIVEWAY
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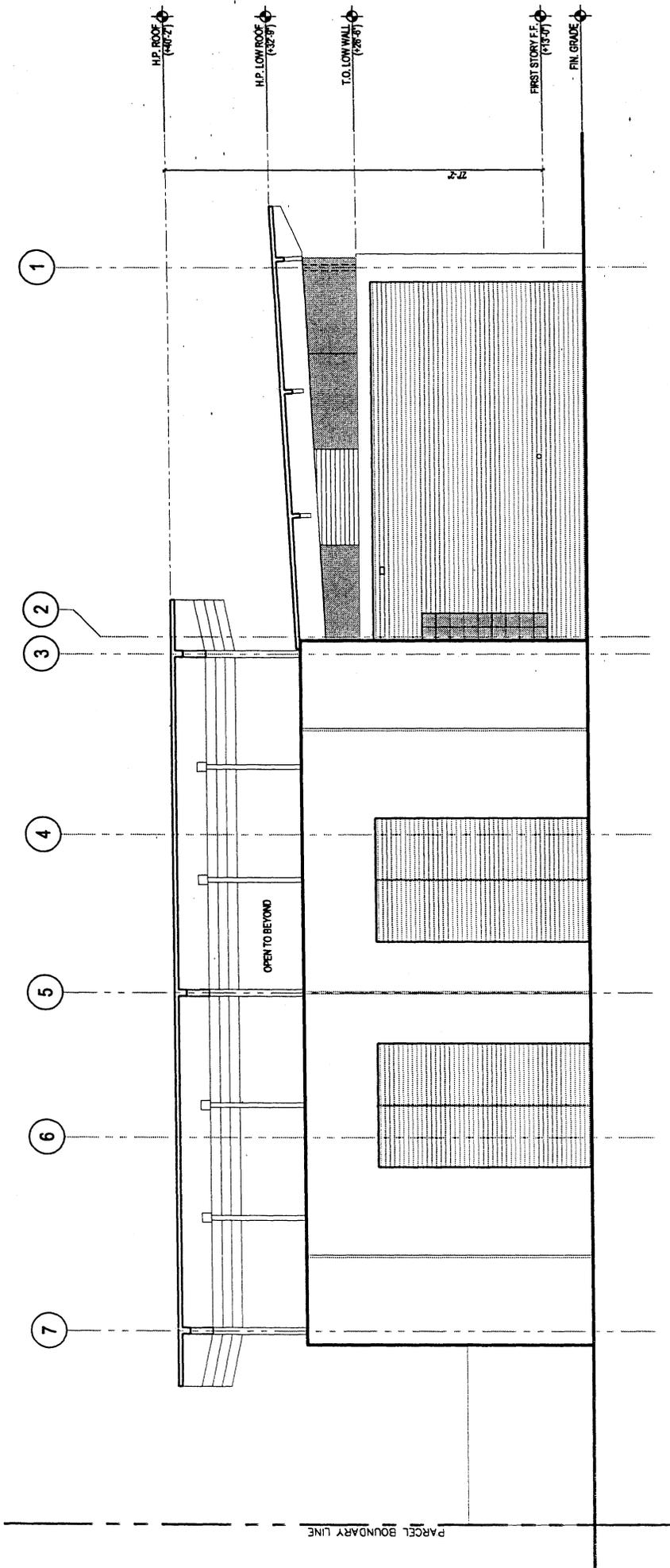
SHIRLEY RABLINS ARCHITECTS



STORAGE FACILITY – NORTH ELEVATION



STORAGE FACILITY - WEST ELEVATION



STORAGE FACILITY – EAST ELEVATION

Harbor Aquatics Center

CONVENEY, CA

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Noise Analysts
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FOR INQUIRY ONLY

NOT FOR CONSTRUCTION

Item	Description	Date
1	Contract Change	06/20/06
2	Contract Change	02/20/06
3	Contract Change	02/20/06
4	Contract Change	02/20/06
5	Contract Change	02/20/06
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Restroom Building

Floor Plan

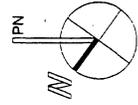
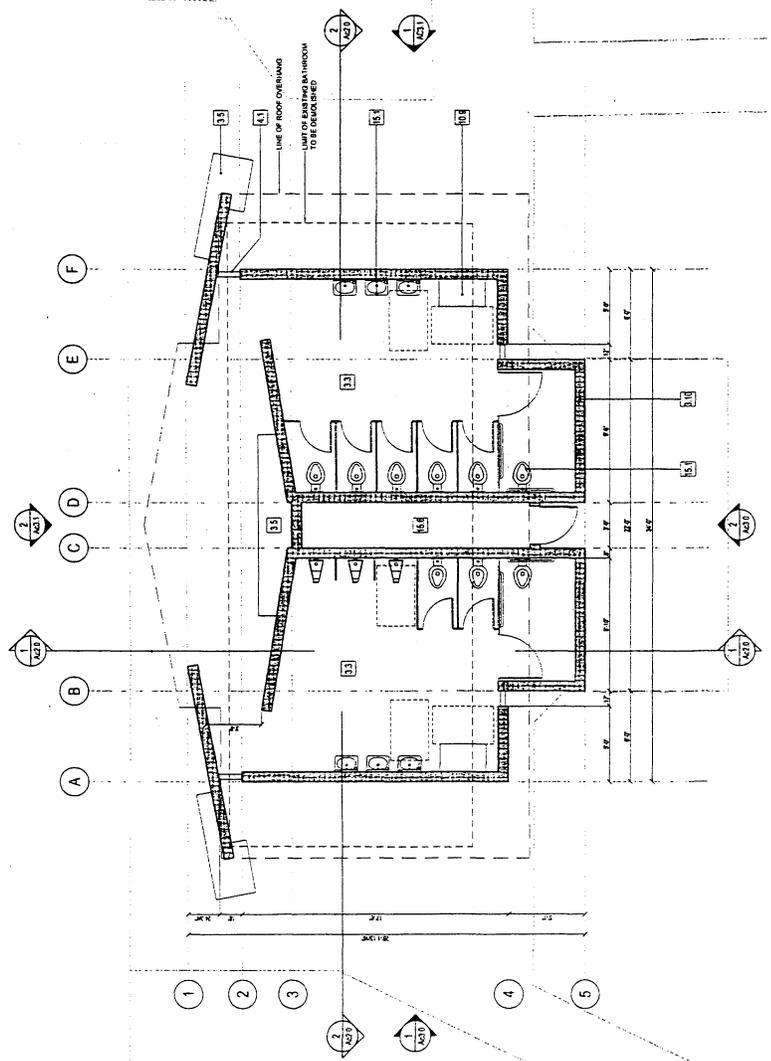
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GENERAL NOTES

- A. NOTES ON THIS SHEET ARE AN ACCUMULATION OF ITEMS ON THE PLANS, ELEVATIONS AND SECTION PLAN SHEETS. NOT ALL ITEMS CAN BE LISTED HERE. REFER TO THE APPROPRIATE SHEETS FOR DETAILS AND DIMENSIONS. DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
- B. FINISHED FLOOR ELEVATIONS CALL-OUTS ARE BASED OFF OF 0'-0" MSL.

KEYED NOTES

1. CONCRETE CENTER FINISHING FOR FINISH
2. CONCRETE CENTER FINISHING FOR FINISH
3. CONCRETE CENTER FINISHING FOR FINISH
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100. CONCRETE CENTER FINISHING FOR FINISH



SCALE: 1/8" = 1'-0"

Harbor Aquatics Center

Oceanside, CA

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 Fx. 619.239.6072

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 San Diego, CA 92118

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 San Marcos, CA 93040

Traffic
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 517 Fourth Street
 San Diego, CA 92101

Cost Estimator
 Harsanyi
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 Newport Beach, CA 92660

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

Rev **Description** **Date**
 1. **Revised** **08/25/09**
 2. **Original** **08/25/09**

Drawn **Scale**
 J. J. **1/4"=1'-0"**
 5/07

Restroom Building

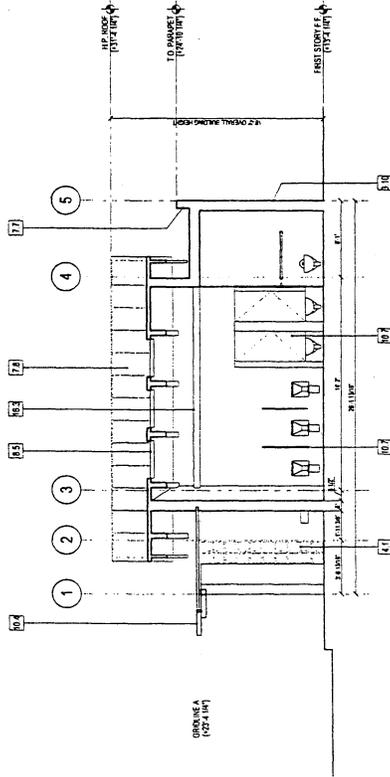
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GENERAL NOTES

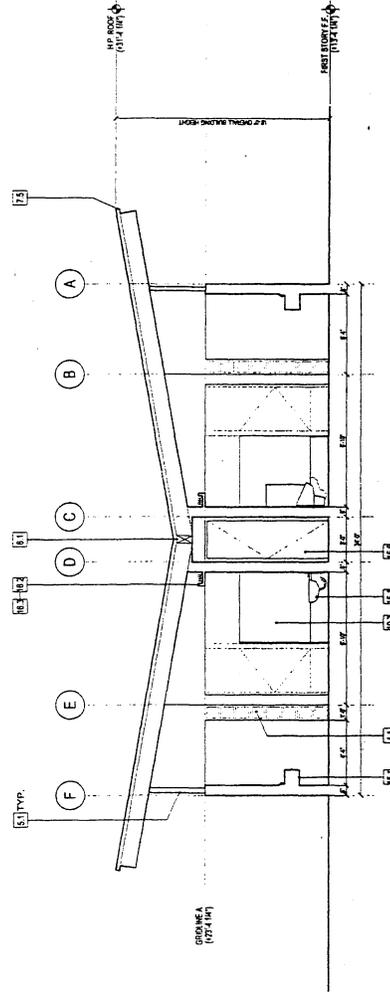
- A. NOTES ON THIS SHEET ARE AN ACCUMULATION OF NOTES ON THE PLANS, ELEVATIONS AND SECTION PLAN SHEETS. NOT ALL NOTES ON THIS SHEET ARE CALLED OUT ON THE PLANS, ELEVATIONS AND SECTION PLAN SHEETS. ALL NOTES ARE MEASURED FROM EXTERIOR EDGE OR CENTER UNLESS NOTED OTHERWISE.
- B. FINISH ELEVATIONS ARE MEASURED FROM EXTERIOR EDGE OR CENTER UNLESS NOTED OTHERWISE.
- C. FINISH FLOOR ELEVATION CALL-OUTS ARE BASED OFF OF 0'-0" MSL.

KEYED NOTES

- 1.1 CONCRETE CENTER FINISHING LOT FINISH
- 1.2 CONCRETE FINISHING LOT FINISH
- 2.1 CONCRETE FINISHING LOT FINISH
- 2.2 CONCRETE FINISHING LOT FINISH
- 2.3 CONCRETE FINISHING LOT FINISH
- 2.4 FINISH ELEVATION TRANSFER TO REBAR
- 3.1 FINISHING LOT FINISH
- 3.2 FINISHING LOT FINISH
- 3.3 CONCRETE SLAB W/ FINISH
- 3.4 CONCRETE FLOOR OVER FLOWERS W/ ARCH FINISH
- 3.5 CONCRETE FLOOR OVER FLOWERS W/ ARCH FINISH
- 3.6 CONCRETE FLOOR OVER FLOWERS W/ ARCH FINISH
- 3.7 CONCRETE FLOOR OVER FLOWERS W/ ARCH FINISH
- 3.8 CONCRETE FLOOR OVER FLOWERS W/ ARCH FINISH
- 3.9 FINISHING LOT FINISH
- 3.10 FINISHING LOT FINISH
- 3.11 PRECAST CONCRETE FINISH
- 4.1 FINISHING LOT FINISH
- 4.2 FINISHING LOT FINISH
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SECTION 1-1
 SCALE: 1/4"=1'-0"
 1



SECTION 2-2
 SCALE: 1/4"=1'-0"
 2

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517 Fourth Avenue
San Diego, CA 92101

Cost Estimator
4885 Macomber Court, Suite 250
Newport Beach, CA 92660

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Num	Description	Date
1	Issue for Review	02/08/08
2	Revised	02/11/08
3	Final	02/11/08
4	Final	02/11/08
5	Final	02/11/08
6	Final	02/11/08
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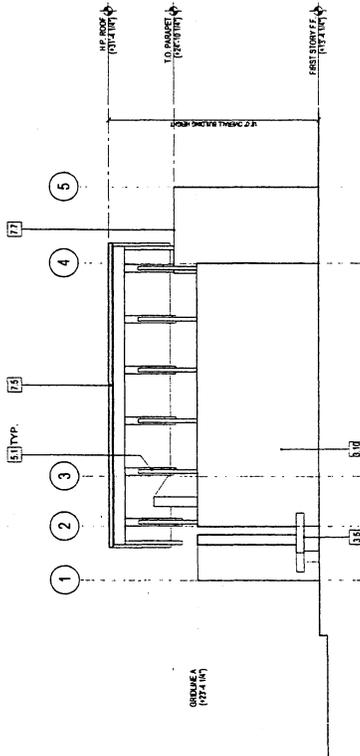
Restroom Building
Exterior Elevations
AC3.0

GENERAL NOTES

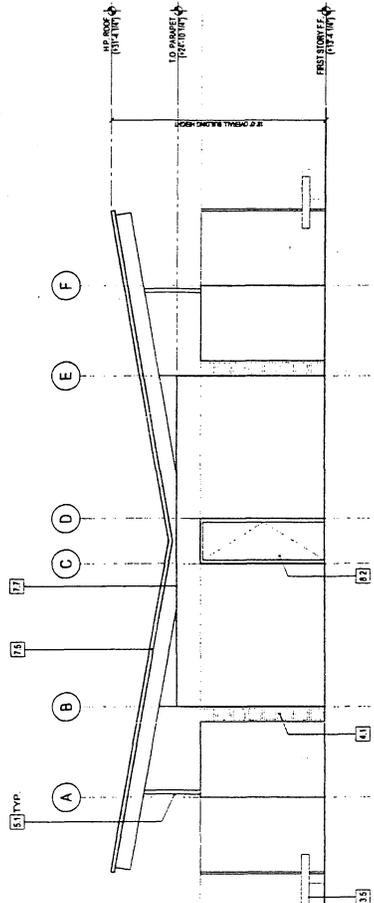
- A. NOTES ON THIS SHEET ARE AN ACCUMULATION OF NOTES ON THE PREVIOUS SHEETS. ALL NOTES ARE FROM THIS SHEET UNLESS NOTED OTHERWISE.
- B. DIMENSIONS ARE SHOWN FROM FACE UNLESS NOTED OTHERWISE.
- C. FINISHED FLOOR ELEVATION DATA POINTS ARE BASED OFF OF 0'-0" BENCH.

KEYED NOTES

- 1.1 CONCRETE CENTER FINISHING LOT ENTRANCE
- 1.2 STORMWATER FACILITY FINISHING ENTRANCE
- 2.1 CONCRETE CENTER FINISHING LOT ENTRANCE
- 2.2 CONCRETE CENTER FINISHING LOT ENTRANCE
- 2.3 STORMWATER FACILITY FINISHING ENTRANCE
- 2.4 CONCRETE CENTER FINISHING LOT ENTRANCE
- 2.5 FINISHING LOT ENTRANCE
- 3.1 CONCRETE SUB W/ ARCH FINISH
- 3.2 CONCRETE SUB W/ ARCH FINISH
- 3.3 CONCRETE SUB W/ ARCH FINISH
- 3.4 CONCRETE SUB W/ ARCH FINISH
- 3.5 CONCRETE SUB W/ ARCH FINISH
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- 3.9 CONCRETE SUB W/ ARCH FINISH
- 3.10 CONCRETE SUB W/ ARCH FINISH
- 3.11 CONCRETE SUB W/ ARCH FINISH
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- 4.99 BRIDGE CLAS. OR GLASS BRICK
- 5.00 BRIDGE CLAS. OR GLASS BRICK



NORTHWEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTHWEST ELEVATION
SCALE: 1/4"=1'-0"

Form A

Notice of Completion & Environmental Document Transmittal

SCH #

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613

FILE D Gregory J. Smith, Recorder/County Clerk

Project Title: HARBOR AQUATICS CENTER AND LOT 11B RESTROOM REPLACEMENT PROJECT

Lead Agency: City of Oceanside
Mailing Address: 300 North Coast Highway
City: Oceanside Zip: 92054

Contact Person: Jerry Hittleman
Phone: 760-435-3535
County: San Diego
MAY 18 2006

BY [Signature] DEPUTY

Project Location:

County: San Diego City/Nearest Community: Oceanside
Cross Streets: Harbor Drive and Pacific Street Zip Code: 92054 Total Acres: 1.4
Assessor's Parcel No. Section: Twp. Range: Base:
Within 2 Miles: State Hwy #: 76 Waterways: Pacific Ocean, Oceanside Harbor and San Luis Rey River
Airports: Railways: San Diego Northern Schools:

Document Type:

CEQA: [] NOP [] Supplement/Subsequent EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons (Prior SCH No.) [] EA [] Final Document
[x] Neg Dec [] Other [] Draft EIS [] Other
[] Draft EIR [] FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [x] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational
[] Recreational
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type Watts
[] Waste Treatment: Type
[] Hazardous Waste: Type
[x] Other: Public - Aquatics Center and Restroom

Funding (approx.): Federal \$ State \$ Total \$

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Flood Plain/Flooding [] Schools/Universities [x] Water Quality
[] Agricultural Land [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Air Quality [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Archeological/Historical [] Minerals [] Soil Erosion/Compaction/Grading [] Wildlife
[x] Coastal Zone [x] Noise [] Solid Waste [] Growth Inducing
[x] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [x] Landuse
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Cumulative Effects
[] Fiscal [x] Recreation/Parks [] Vegetation [] Other

Present Land Use/Zoning/General Plan Designation:

Storage yard/Subdistrict 6A/Harbor Precise Plan

Project Description:

Construction of the Harbor Aquatics Center and replacement of Harbor Lot 11 B restrooms at the northern end of Harbor Beach.

January 2004

RECEIVED JUN 21 2006 Planning Department [Signature]

Reviewing Agencies Checklist

Form A, continued

KEY

- S** = Document sent by lead agency
- X** = Document sent by SCH
- ✓ = Suggested distribution

Resources Agency

- ✓ Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry & Fire Protection
- Office of Historic Preservation
- ✓ Parks & Recreation
- Reclamation Board
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # _____
- Department of Transportation Planning (headquarters)
- Housing & Community Development

Food & Agriculture

Health & Welfare

Health Services _____

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- ✓ Regional WQCB # _____ (_____)

Youth & Adult Corrections

Corrections

Independent Commissions & Offices

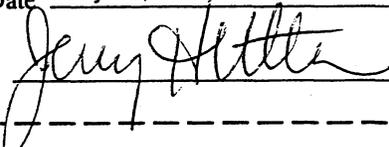
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

Other _____

Public Review Period (to be filled in by lead agency)

Starting Date May 22, 2006

Ending Date June 23, 2006

Signature 

Date May 15, 2006

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: (____) _____

For SCH Use Only:

Date Received at SCH _____
Date Review Starts _____
Date to Agencies _____
Date to SCH _____
Clearance Date _____

Notes:

Applicant:

Address: _____
City/State/Zip: _____
Phone: (____) _____

MEMORANDUM

DATE: October 4, 2006

TO: Honorable Mayor and Councilmembers

FROM: Patricia Allison, City Manager's Office

SUBJECT: AVAILABILITY OF DOCUMENTS FOR REVIEW

Due to its size, the Mitigated Negative Declaration related to this item has not been included in the packet, but is available for review in both the City Manager's Office and the City Clerk's Office.