



DATE: June 11, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D11-00008) FOR THE CONSTRUCTION OF A NEW ACCESS DRIVEWAY FOR AN EXISTING AGRICULTURE PACKING PLANT LOCATED NORTH OF MISSION AVENUE/ SR 76 AND EAST OF MELROSE DRIVE. – SINGH FARMS ACCESS REVISION – APPLICANT: SINGH PROPERTY MANAGEMENT CO.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

Adopt Planning Commission Resolution No. 2010-P28 approving a Development Plan (D11-00008) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The Singh Farms agricultural packing facility was originally constructed in 1964 and has been providing fresh produce to retail stores and consumers for almost 50 years. A Development Plan (D-8-99) was approved on June 28, 1999 to allow the construction of two refrigeration buildings, permit an existing packing line building, allowance of perimeter landscaping, and establishment of an employee and guest parking areas. On February 25, 2008, a Development Plan Revision (D-9-99REV07) was approved to allow construction of a 6,000-square foot maintenance building.

The project was previously conditioned to be consistent with the Bike Master Plan, a sub-element to the Circulation Element of the City's General Plan. This would allow the bicycle trail to continue through its property along the south bank of the San Luis Rey River. All the original conditions of approval are retained with this revision.

An application to restore wetlands in the San Luis Rey River to create a wetland mitigation bank is currently being processed north of the packing plant site. The applicant is Wildlands Inc.

Site Review: The subject site is currently being used as a produce packing plant on an approximately 22.5-acre site. The access driveway will be a minimum of 32 feet wide, approximately 425 feet in length and will connect the packing plant to the recent SR 76 improvements and new access road to the east of the facility.

The surrounding area consists of the San Luis Rey River to the north, a vacant residential Estate-B development and Vista Magnet School to the west and the Jefferies Ranch subdivision and State Route 76 (SR 76) 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. The underlying zoning designation for the site is Agricultural within an Equestrian overlay (A-EQ) and the property is within the Morro Hills Neighborhood.

Project Description: The project application is comprised of the following component; a Development Plan (D11-00008) as follows:

Development Plan (D11-00008) is a request for the following:

To allow a new entry improvement at the existing Singh Farms packing plant due to the Caltrans SR 76 Expressway project. The existing entrance is an un-signalized driveway entrance west of the packing plant with an eastbound left turn pocket and a westbound deceleration lane and right turn pocket. The SR 76 Expansion project will require that this entrance be temporarily closed in order to finish the Highway improvements at this location, and will ultimately convert the current entrance to a right-in, right-out only entrance.

In order to maintain appropriate access into the packing plant, a new cul-de-sac to the east of the plant (Singh Way) is being constructed by Caltrans as part of the SR76 Expansion project. The new access driveway will be constructed between the end of the new cul-de-sac and the existing packing plant improvements. It will be a minimum of 32feet wide. A new detention basin will be constructed north of the access driveway as part of the stormwater management plan for the project. This driveway and the cul-de-sac will connect to SR 76 at a new signalized intersection, allowing full turning movements at this location. The new entrance will provide a controlled access for trucks and others accessing the packing plant.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. 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 including setbacks and all development regulations.

The Equestrian Overlay District regulations apply generally to residential development and subdivisions of land. The proposed access driveway project is exempt from requirements of the EQ overlay as outlined in Section 2802 of the zoning ordinance.

Under the Agriculture (A) district, these packing facilities qualify as an Activity Hub within a perimeter site area, since they are located within 500 feet from the external property line of the agricultural uses, and an Alternate Agricultural Activity Permit review is required. This revision to the Development Plan incorporates the Alternate Agricultural Activity Permit review, and the project complies with the standards for agricultural activity areas associated with the Alternate Agricultural Activity Permit.

2. General Plan conformance

Land Use Element Commercial/Agricultural Development

Section 1.12 Land Use Compatibility

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

The new driveway improvements will meet all development regulations and will be compatible with the existing agricultural packing facility and will not conflict with the adjacent or related land uses in the surrounding neighborhood.

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

The proposed access driveway improvement is needed to provide adequate ingress and egress for a safe and sufficient work environment for the Singh Farms packing Facility. The proposed driveway improvements will not adversely impact the site or neighboring properties.

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 Packing Plant
North of Subject Property	A (Agriculture)	A (Agriculture)	San Luis Rey River and Singh Farms agriculture lands
East of Subject Property:	A (Agriculture)	A (Agriculture)	Vacant
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)	High School

The proposed new access driveway is consistent with the surrounding land uses and will allow the applicant to continue operations at the existing packing plant.

DISCUSSION

The proposed new access driveway is necessary for the widening of the SR 76 to provide adequate ingress and egress to the Singh packing plant. This improvement was anticipated by Caltrans in their evaluation of the SR 76 improvements.

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

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and/or organizations requesting notification, applicant and other interested parties. The project was submitted prior to the radius for notification changing from 1,500 to 300 feet. Copies of this agenda item have been mailed to the applicant and their representatives.

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 ingress and egress into the site, which is essential to their operation. The Commission's action should be:

- Move to approve the environmental exemption for existing facilities and Development Plan (D11-00008), and adopt Planning Commission Resolution No. 2012-P28 as attached.

PREPARED BY:



Scott Nightingale
Planner II

SUBMITTED BY:



Jerry Hittleman
City Planner

JH/SN/fil

Attachments:

1. Site plan, Conceptual landscape plan
2. Planning Commission Resolution No. 2012-P28

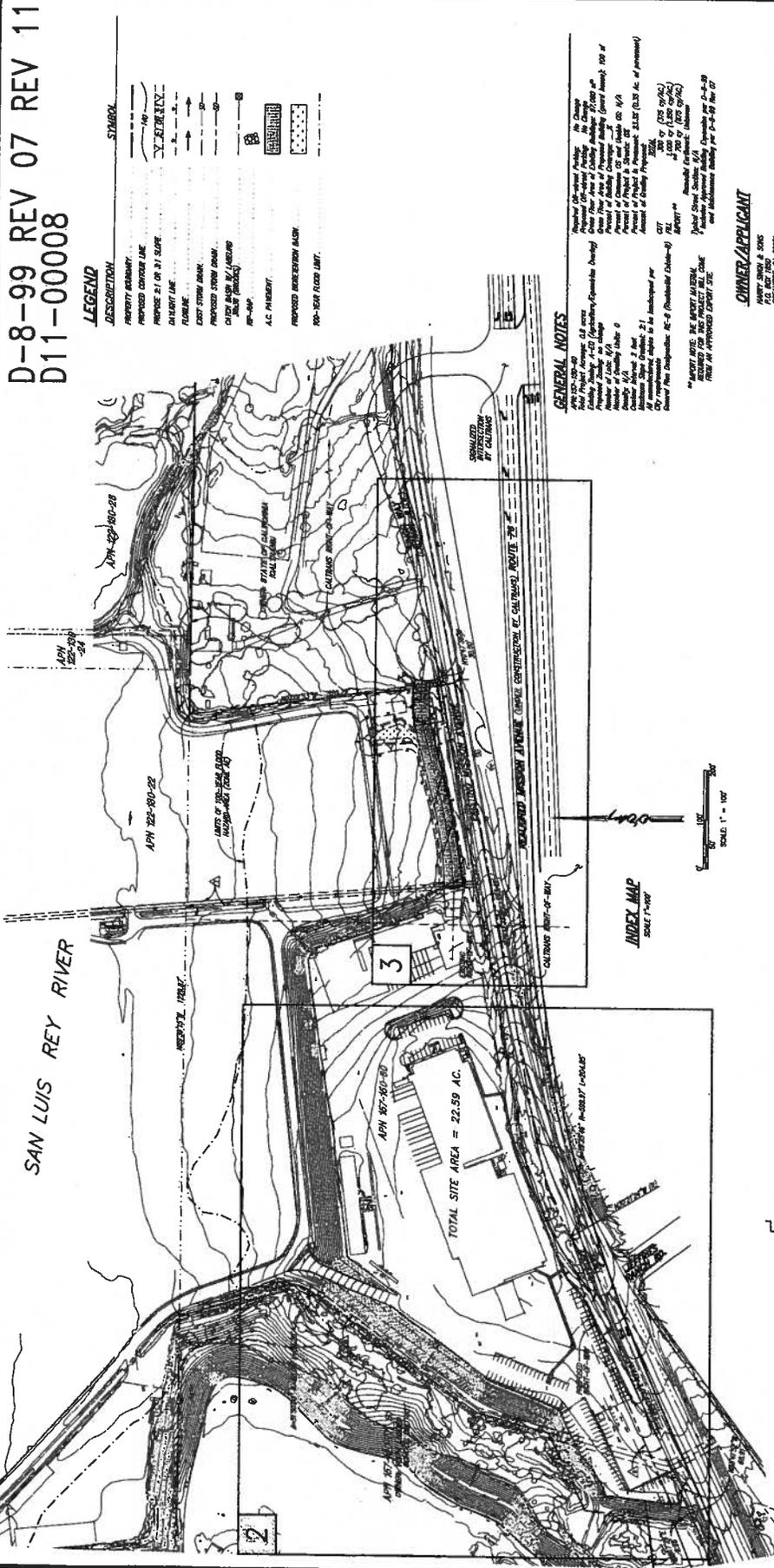
D-8-99 REV 07 REV 11
D11-00008

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN
ENVIRONMENTAL PLANNING
CITY PLANNING

Amended Development Plan
Singh Farms
5780 Mission Avenue, Oceanside California

Scale 1" = 100'
DATE: JUNE 2011
DRAWN BY: L.G.M.
CHECKED BY: S.J.S.
DATE: 11/25/11
DATE: 2/25/12
DATE: 2/25/12

Job # 11000
1



LEGEND

DESCRIPTION	SYMBOL
PROPERTY BOUNDARY	---
PROPOSED BOUNDARY	---
PROPOSED 2:1 OR 3:1 SLOPE	---
UTILITY LINE	---
PLUMBING	---
EXISTING STREAM	---
PROPOSED STREAM	---
PROPOSED STREAM CHANNEL	---
PROPOSED STREAM BANK	---
APN-APN	---
A.C. PARCEL	---
PROPOSED UNDERDRY ALIAS	---
100-YEAR FLOOD LIMIT	---

GENERAL NOTES

1. All Project work shall be in accordance with the City of Oceanside, California, Ordinance 110000, as amended, and the California Building Code, 2007 Edition, as amended.

2. The Project is located within the City of Oceanside, California, Planning Area 110000, as defined in the City of Oceanside, California, Ordinance 110000, as amended.

3. The Project is located within the City of Oceanside, California, Planning Area 110000, as defined in the City of Oceanside, California, Ordinance 110000, as amended.

4. The Project is located within the City of Oceanside, California, Planning Area 110000, as defined in the City of Oceanside, California, Ordinance 110000, as amended.

5. The Project is located within the City of Oceanside, California, Planning Area 110000, as defined in the City of Oceanside, California, Ordinance 110000, as amended.

OWNER/APPLICANT
HARRY SINGH & SONS
11500 S. 160th ST.
CLAYTON, CA 94520
CONTACT: DINA ZHANG
707-938-0009

REPRESENTATIVE
SINGH FARMS DEVELOPMENT
5780 MISSION AVENUE, SUITE 110
OCEANSIDE, CA 92053
CONTACT: ANN CHERRY

ENGINEER
CITY CONSULTANTS, INC.
11500 S. 160th ST.
CLAYTON, CA 94520
707-938-0009
4/24/12
BY: [Signature]
IN CHARGE, THE DRAWING

APR 30 2012
Planning Department

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11500 S. 160th ST.
CLAYTON, CA 94520
707-938-0009

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EASEMENTS / ENCUMBRANCES

EASEMENTS AND ENCUMBRANCES ARE SHOWN BY COLOR AND DATE. EASEMENTS ARE SHOWN BY THE DATE OF RECORD. ENCUMBRANCES ARE SHOWN BY THE DATE OF RECORD.

NO.	DATE	DESCRIPTION	TO REMAIN
1	1/11/04	1/11/04-04/04	TO REMAIN
2	1/11/04	1/11/04-04/04	TO REMAIN
3	1/11/04	1/11/04-04/04	TO REMAIN
4	1/11/04	1/11/04-04/04	TO REMAIN
5	1/11/04	1/11/04-04/04	TO REMAIN
6	1/11/04	1/11/04-04/04	TO REMAIN
7	1/11/04	1/11/04-04/04	TO REMAIN
8	1/11/04	1/11/04-04/04	TO REMAIN
9	1/11/04	1/11/04-04/04	TO REMAIN
10	1/11/04	1/11/04-04/04	TO REMAIN

REFERENCE REPORTS

1. CITY OF OCEANSIDE, CALIFORNIA, ORDINANCE 110000, AS AMENDED, DATED FEBRUARY 4, 2012.
2. CITY OF OCEANSIDE, CALIFORNIA, ORDINANCE 110000, AS AMENDED, DATED FEBRUARY 4, 2012.
3. CITY OF OCEANSIDE, CALIFORNIA, ORDINANCE 110000, AS AMENDED, DATED FEBRUARY 4, 2012.
4. CITY OF OCEANSIDE, CALIFORNIA, ORDINANCE 110000, AS AMENDED, DATED FEBRUARY 4, 2012.

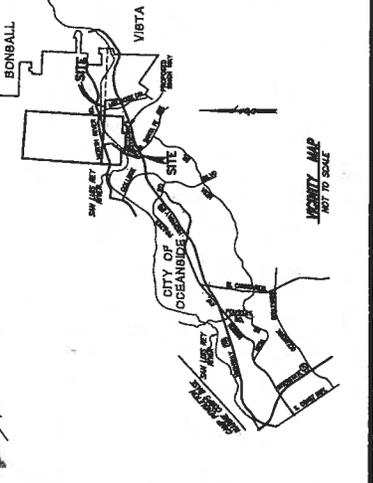
LEGAL DESCRIPTION
PARCELS OF LOTS 3 AND 4, SECTION 1, TOWNSHIP 11 NORTH, RANGE 4 WEST

TOPOGRAPHIC SOURCE
AERIAL PHOTOGRAPHIC SURVEY BY S&L-U AERIAL SURVEYS, FLOWN 7-10-2009

ASSESSOR'S PARCEL NUMBER
ASSESSOR'S PARCEL NO. 100-000-00

ADDRESS
5780 MISSION AVENUE
OCEANSIDE, CA 92053

REFERENCE DRAWINGS
PRELIMINARY DRAINAGE PLAN
PRELIMINARY FLOOD ZONE RESUBDIVISION



D-8-99 REV 07 REV 11
D11-00008

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE

5780 Mission Avenue, Oceanside California
Singh Farms
Amended Development Plan

Scale: 1" = 40'
Date: JUNE 2011
Drawn By: J.G. G.M.
Revisions: 6-30-11
11-15-11
1-25-12
3-23-12

Job # 3

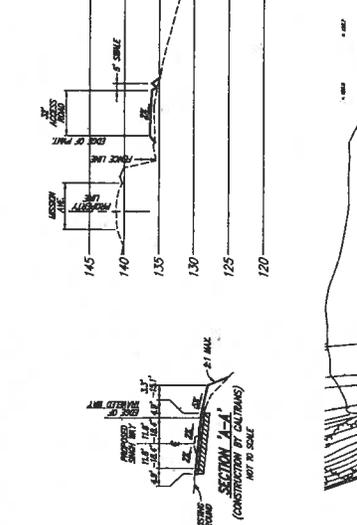
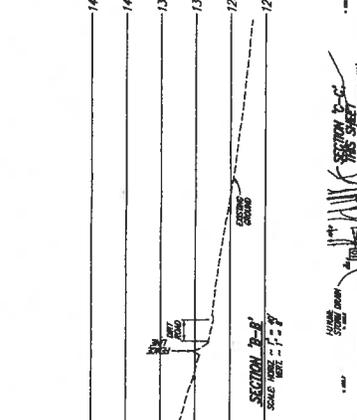
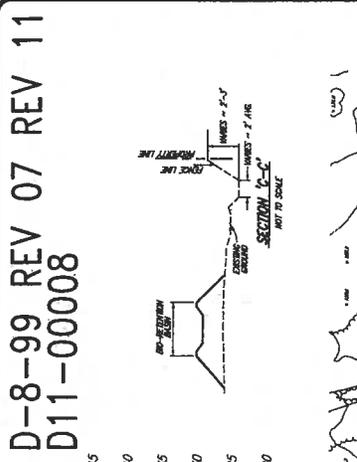
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REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA
No. 45881
Exp. 12/31/12

SINGH WAY NOTE
SINGH WAY IS BEING CONSIDERED BY CALTRANS AS PART OF THE IMPROVEMENT PROGRAM FOR THE STATE ROUTE 56 AND STATE ROUTE 56 BUSINESS. THE IMPROVEMENTS WILL BE COMPLETED IN PHASES. THIS SHEET IS NOT TO BE CONSIDERED AS PART OF THE CITY OF OCEANSIDE'S IMPROVEMENT PROGRAM.

NOTES
1. THIS SHEET IS BEING SUBMITTED FOR REVIEW AND APPROVAL BY CALTRANS. THE CITY OF OCEANSIDE IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS SHEET.
2. SEE SHEET 1 FOR LAYOUT NOTE.

NOTE
THIS DEVELOPMENT PLAN IS NOT FOR CONSTRUCTION.



DETAIL - CATCH BASIN
NOT TO SCALE
FLOOR CONTROL GORGE

DETAIL - RETENTION BASIN
NOT TO SCALE
NEEDS FOR IMPROVEMENTS: SEE SHEET 1.
1. SEE SHEET 1 FOR LAYOUT NOTE.
2. SEE SHEET 1 FOR LAYOUT NOTE.

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NEEDS FOR IMPROVEMENTS: SEE SHEET 1.
1. SEE SHEET 1 FOR LAYOUT NOTE.
2. SEE SHEET 1 FOR LAYOUT NOTE.

REVISIONS

NO.	DATE	DESCRIPTION
1	6-30-11	ISSUED FOR PERMITS
2	11-15-11	REVISED PER COMMENTS
3	1-25-12	REVISED PER COMMENTS
4	3-23-12	REVISED PER COMMENTS

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2	11-15-11	REVISED PER COMMENTS
3	1-25-12	REVISED PER COMMENTS
4	3-23-12	REVISED PER COMMENTS

1 PLANNING COMMISSION
2 RESOLUTION NO. 2012-P28

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

6 APPLICATION NO: D11-00008
7 APPLICANT: Singh Property
8 LOCATION: North of Mission Avenue / SR 76 and east of Melrose Drive

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Development Plan under the provisions of Articles 10,
13 30, 40, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 to allow the construction of a new access road for an existing agriculture packing plant;
15 on certain real property described in the project description;

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 11th day
17 of June, 2012 conduct a duly advertised public hearing as prescribed by law to consider said
18 application.

19 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
20 Guidelines thereto; this project has no substantial changes or evidence that would impact the
21 approved Final Mitigated Negative Declaration (MND) for the site as per Article 11, Section
22 15162, Subsequent EIRs and Negative Declarations;

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

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

28 //////////////

29 //////////////

//////////

//////////

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
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	\$0.713 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 (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is \$37,205 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 \$50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$23,358 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 City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

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

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

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

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

11 FINDINGS:

12 For the Development Plan:

- 13 1. The site plan and physical design of the project are consistent with the Zoning
14 Ordinance because the project, as designed, meets or exceeds the development standards
15 established in the Zoning Ordinance set forth in Section 1450 for the agricultural district.
16 Improving the access onsite will allow the packing plant operations to function with the
17 new point of access that is being relocated by Caltrans Highway 76 improvements. This
18 project is also consistent with the purposes of the Agricultural District in providing for
19 the continuation of this agricultural packing facility.
- 20 2. The Development Plan is consistent with the General Plan of the City because the
21 proposed project is for improvements to an existing agricultural use to meet the access
22 configuration changes necessitated by the Highway 76 project, allowing this long-
23 standing use to continue operations.
- 24 3. The project site can be adequately served by existing public facilities, services and
25 utilities because the site has been previously developed and the necessary infrastructure
26 to serve the use is already in place.
- 27 4. The project, as proposed, is compatible with the existing and potential development on
28 adjoining properties and in the surrounding neighborhood because the use and the intent
29 is permitted in the Zone. The project design is a direct result of changes imposed by the
Highway 76 project, and will allow for a safe access into the packing plant. The

1 relocation of the access driveway is not creating an intensification of activities at the site,
2 but is designed to accommodate access relocation to the opposite site of the packing plant.

- 3 5. The site plan and physical design of the project is consistent with section 1.24 and 1.25 of
4 the Land Use Element of the General Plan because the project site is currently approved
5 for agricultural use and contains no significant natural topographic features or
6 undevelopable lands; and will not lead to slope instability, flooding, or erosion hazards to
7 life or property because those threats have been designed out of the project; there are no
8 significant natural resources on site to preserve; there are no natural hazards in proximity
9 to the site and the project has minimized grading quantities; the project is not subject to
10 the Development Guidelines for Hillside or Section 3039 of the Ordinance because the
11 site contains no qualifying slopes.

12 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
13 approve Development Plan (D11-00008), subject to the following conditions:

14 **Building:**

- 15 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
16 Building Division plan check.
17 2. The granting of approval under this action shall in no way relieve the applicant/project
18 from compliance with all State and Local building codes.

19 **Engineering:**

- 20 3. For the demolition of any existing structure (if any) or surface improvements; grading
21 plans shall be submitted and erosion control plans be approved by the City Engineer
22 prior to the issuance of a demolition permit. No demolition shall be permitted without
23 an approved erosion control plan.
24 4. Design and construction of all improvements shall be in accordance with the City of
25 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard
26 engineering and specifications of the City of Oceanside and subject to approval by the
27 City Engineer.
28 5. Where proposed off-site improvements, including but not limited to slopes, public utility
29 facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his
own expense, obtain all necessary easements or other interests in real property and shall
dedicate the same to the City of Oceanside as required. The owner/developer shall provide

1 documentary proof satisfactory to the City of Oceanside that such easements or other
2 interest in real property have been obtained prior to issuance of any grading, building or
3 improvement permit for the development/project. Additionally, the City of Oceanside,
4 may at its sole discretion, require that the owner/developer obtain at his sole expense a title
5 policy insuring the necessary title for the easement or other interest in real property to have
6 vested with the City of Oceanside or the owner/developer, as applicable.

7 6. A precise grading plan shall be prepared, reviewed, secured and approved to the
8 satisfaction of the City Engineer prior to any construction activities. The plan shall reflect
9 all pavement, flatwork, landscaped areas, and special surfaces, footprints of all structures,
10 walls, drainage devices and utility services.

11 7. Prior to any construction work within Caltrans right-of-way, the owner/developer shall
12 obtain permit from California Department of Transportation (Caltrans).

13 8. Prior to the issuance of a grading permit, the owner/developer shall notify and host a
14 neighborhood meeting with all of the area residents located within 300 feet of the project
15 site, to inform them of the grading and construction schedule, and to answer questions.

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

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

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

- 1 c) The construction site shall accommodate the parking of all motor vehicles used by
2 persons working at or providing deliveries to the site. An alternate parking site can
3 be considered by the City Engineer in the event that the lot size is too small and
4 cannot accommodate parking of all motor vehicles.
- 5 d) The owner/developer shall complete a haul route permit application (if required
6 for import/export of dirt) and submit to the City of Oceanside Engineering
7 Department 48 hours in advance of beginning of work. Hauling operations (if
8 required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.
- 9 10. It is the responsibility of the owner/developer to evaluate and determine that all soil
10 imported as part of this development is free of hazardous and/or contaminated material
11 as defined by the City and the County of San Diego Department of Environmental
12 Health. Exported or imported soils shall be properly screened, tested, and documented
13 regarding hazardous contamination.
- 14 11. A traffic control plan shall be prepared according to the City traffic control guidelines
15 and approved to the satisfaction of California Department of Transportation (Caltrans)
16 and the City Engineer prior to the start of any work within the public right-of-way.
17 Traffic control during construction of streets that have been opened to public traffic shall
18 be in accordance with construction signing, marking and other protection as required by
19 the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic control plans
20 shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.
- 21 12. Pavement sections for all driveways and parking areas shall be based upon approved soil
22 tests and traffic indices. The pavement design is to be prepared by the owner/developer's
23 soil engineer and must be in compliance with the City of Oceanside Engineers Design and
24 Processing Manual and be approved by the City Engineer, prior to paving.
- 25 13. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian
26 ramps and sidewalk within the project, or adjacent to the project boundary that are
27 damaged during construction of the project, shall be repaired or replaced as directed by the
28 City Engineer.
- 29 14. Prior to any grading of any part of this 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

1 control, and soil integrity. No grading shall occur until a detailed grading plan and an
2 erosion control plan, to be prepared in accordance with the Grading Ordinance and Zoning
3 Ordinance is approved by the City Engineer.

4 15. All proposed landscape improvements shown on the conceptual landscape plan shall be
5 installed per the Conceptual Landscape Plan and verified from the Conceptual Landscape
6 Plan prior to the issuance of any certificates of occupancy to the satisfaction of the City
7 Engineer.

8 16. A drainage report and drainage design shall be based required concurrent with the
9 submittal of grading plan. The drainage design shall be based upon a hydrologic/hydraulic
10 study that is in compliance with the latest San Diego County Hydrology and Drainage
11 Manual to be approved by the City Engineer during final engineering. All drainage picked
12 up in an underground system shall remain underground until it is discharged into an
13 approved channel, or as otherwise approved by the City Engineer. All storm drains shall
14 be shown on the grading plan.

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

18 18. The owner/developer shall comply with the provisions of National Pollution Discharge
19 Elimination System (NPDES) General Permit for Storm Water Discharges Associated
20 with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ.
21 The General Permit continues in force and effect until a new General Permit is issued or
22 the SWRCB rescinds this General Permit. Only those owner/developers authorized to
23 discharge under the expiring General Permit are covered by the continued General
24 Permit. Construction activity subject to the General Permit includes clearing, grading,
25 and disturbances to the ground such as stockpiling, or excavation that results in land
26 disturbances of equal to or greater than one acre. The owner/developer shall obtain
27 coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining
28 a Waste Discharge Identification Number (WDID#) from the State Water Resources
29 Control Board (SWRCB). In addition, coverage under the General Permit shall not
occur until an adequate SWPPP is developed for the project as outlined in Section A of
the General Permit. The site specific SWPPP shall be maintained on the project site at

1 all times. The SWPPP shall be provided, upon request, to the United States
2 Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control
3 Board (RWQCB), City of Oceanside, and other applicable governing regulatory
4 agencies. The SWPPP is considered a report that shall be available to the public by the
5 RWQCB under section 308(b) of the Clean Water Act. The provisions of the General
6 Permit and the site specific SWPPP shall be continuously implemented and enforced
7 until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The
8 owner/developer is required to retain records of all monitoring information, copies of all
9 reports required by this General Permit, and records of all data used to complete the NOI
10 for all construction activities to be covered by the General Permit for a period of at least
11 three years from the date generated. This period may be extended by request of the
12 SWRCB and/or RWQCB.

- 13 19. Following approval of the Storm Water Mitigation Plan (SWMP) by the City Engineer
14 and prior to issuance of grading permits, the owner/developer shall submit and obtain
15 approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of
16 the City Engineer. The O&M Plan shall include an approved and executed Maintenance
17 Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan
18 (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to
19 Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated
20 responsible party to manage the storm water BMP(s), employee training program and
21 duties, operating schedule, maintenance frequency, routine service schedule, specific
22 maintenance activities, copies of resource agency permits, cost estimate for
23 implementation of the O&M Plan, a non-refundable cash (or certificate of deposit
24 payable to the City), or an irrevocable, City-Standard Letter of Credit security to provide
25 maintenance funding in the event of noncompliance to the O&M Plan, and any other
26 necessary elements. The owner/developer shall provide the City with access to site for
27 the purpose of BMP inspection and maintenance by entering into an Access Rights
28 Agreement with the City. The owner/developer shall complete and maintain O&M
29 forms to document all operation, inspection, and maintenance activities. The
owner/developer shall retain records for a minimum of 5 years. The records shall be
made available to the City upon request.

- 1 20. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance
2 Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair
3 and replace the Storm Water Best Management Practices (BMPs) identified in the
4 project's approved SWMP, as detailed in the O&M Plan into perpetuity. The
5 Agreement shall be approved by the City Attorney prior to issuance of any precise
6 grading permit and shall be recorded at the County Recorder's Office prior to issuance
7 of any building permit. A non-refundable Security in the form of cash (or certificate of
8 deposit payable to the City) or an irrevocable, City Standard Letter of Credit shall be
9 required prior to issuance of a precise grading permit. The amount of the non-
10 refundable security shall be equal to 10 years of maintenance costs, as identified by the
11 O&M Plan, but not to exceed a total of \$25,000. The owner/developer's civil engineer
12 shall prepare the O&M cost estimate.
- 13 21. At a minimum, maintenance agreements shall require the staff training, inspection and
14 maintenance of all BMPs on an annual basis. The owner/developer shall complete and
15 maintain O&M forms to document all maintenance activities. Parties responsible for the
16 O&M plan shall retain records at the subject property for at least 5 years. These
17 documents shall be made available to the City for inspection upon request at any time.
- 18 22. The Agreement shall include a copy of executed on-site and off-site access easement
19 and or access rights necessary for the operation and maintenance of BMPs that shall be
20 binding on the land throughout the life of the project to the benefit of the party
21 responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement
22 shall also include a copy of the O&M Plan approved by the City Engineer.
- 23 23. The BMPs described in the project's approved SWMP shall not be altered in any way,
24 unless reviewed and approved to the satisfaction of the City Engineer. The determination
25 of whatever action is required for changes to a project's approved SWMP shall be made
26 by the City Engineer.
- 27 24. The owner/developer shall provide a copy of the title/cover page of an approved SWMP
28 with the first engineering submittal package. If the project triggers the City's Stormwater
29 requirements but no approved Stormwater document (SWMP) exists, the appropriate
document shall be submitted for review and approval by the City Engineer. The SWMP

1 shall be prepared by the owner/developer's Civil Engineer. All Stormwater documents
2 shall be in compliance with the latest edition of submission requirements.

3 25. Approval of this development project is conditioned upon payment of all applicable impact
4 fees and connection fees in the manner provided in chapter 32B of the Oceanside City
5 Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees,
6 reimbursements, and other applicable charges, fees and deposits shall be paid prior to
7 issuance of any permits, in accordance with City Ordinances and policies. Approval of this
8 project shall constitute the owner/developer's approval of such payments, and his
9 agreement to pay for any other similar assessments or charges in effect when any increment
10 is submitted for permit approval, and to join, contribute, and/or participate in such districts.

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

15 27. In the event that the conceptual plan does not match the conditions of approval, the
16 resolution of approval shall govern.

17 28. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
18 and Specifications for Landscape Development (latest revision), Water Efficient
19 Landscape Ordinance #10-OR0412-1 and Water Conservation Ordinance No. 91-15,
20 Engineering criteria, City code and ordinances, including the maintenance of such
21 landscaping, shall be reviewed and approved by the City Engineer. Landscaping shall
22 not be installed until bonds have been posted, fees paid, and plans signed for final
23 approval. A pre-construction meeting shall be conducted with city inspection staff prior
24 to the commencement of landscape improvements. The following landscaping
25 requirements shall be completed prior to plan approval:

- 26 a) Final landscape plans shall accurately show placement of all plant material such
27 as but not limited to trees, shrubs, and groundcovers.
- 28 b) Landscape Architect shall be aware of all utility, sewer, storm drain easement
29 and place planting locations accordingly to meet City of Oceanside requirements.
- c) All required landscape areas shall be maintained by owner. The landscape areas
shall be maintained per City of Oceanside requirements.

- 1 d) Proposed landscape species shall be native or naturalized to fit the site and meet
2 climate changes indicative to their planting location. The selection of plant
3 material shall also be based on cultural, aesthetic, and maintenance
4 considerations. In addition proposed landscape species shall be low water users
5 as well as meet all fire department requirements.
- 6 e) All planting areas shall be prepared with appropriate soil amendments, fertilizers,
7 and appropriate supplements based upon a soils report from an agricultural
8 suitability soil sample taken from the site.
- 9 f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
10 from the sun, evapotranspiration and run-off. All the flower and shrub beds
11 shall be mulched to a 3" depth to help conserve water, lower the soil temperature
12 and reduce weed growth.
- 13 g) The shrubs shall be allowed to grow in their natural forms. All landscape
14 improvements shall follow the City of Oceanside Guidelines.
- 15 h) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
16 obtain planning department approval for these items in the conditions or
17 application stage prior to 1st submittal of working drawings.
- 18 i) An automatic irrigation system shall be installed/amended to provide coverage
19 for all planting areas shown on the plan. Low volume equipment shall provide
20 sufficient water for plant growth with a minimum water loss due to water run-
21 off.
- 22 j) Irrigation systems shall use high quality, automatic control valves, controllers
23 and other necessary irrigation equipment. All components shall be of non-
24 corrosive material. All drip systems shall be adequately filtered and regulated
25 per the manufacturer's recommended design parameters.
- 26 k) All irrigation improvements shall follow the City of Oceanside Guidelines and
27 Water Conservation Ordinance.
- 28 l) The landscape plans shall match all plans affiliated with the project.
- 29 m) Landscape plans shall comply with Biological and/or Geotechnical reports, as
required, shall match the grading and improvement plans, comply with SWMP
Best Management Practices and meet the satisfaction of the City Engineer.

1 n) Existing landscaping on and adjacent to the site shall be protected in place and
2 supplemented or replaced to meet the satisfaction of the City Engineer.

3 29. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way
4 and within any adjoining public parkways shall be permanently maintained by the
5 owner, his assigns or any successors-in-interest in the property. The maintenance
6 program shall include: a) normal care and irrigation of the landscaping b) repair and
7 replacement of plant materials c) irrigation systems as necessary d) general cleanup of
8 the landscaped and open areas e) parking lots and walkways, walls, fences, etc. Failure
9 to maintain landscaping shall result in the City taking all appropriate enforcement
10 actions including but not limited to citations. This maintenance program condition shall
11 be recorded with a covenant as required by this resolution.

12 30. In the event that the conceptual landscape plan (CLP) does not match the conditions of
13 approval, the resolution of approval shall govern.

14 **Planning:**

15 31. The Development Plan shall expire on June 11, 2014, unless implemented in accordance
16 with the City of Oceanside Zoning Ordinance or unless a time extension is granted by the
17 Planning Commission.

18 32. This development plan is subject to all conditions of approval listed in Resolution No.
19 2008-P10, unless modified by this resolution.

20 33. This Development Plan (D11-00008) only approves the new entry improvement road at
21 the existing Singh Farms packing plant due to the Caltrans Highway 76 project as
22 depicted on the plans and exhibits presented to the Planning Commission for review and
23 approval. No deviation from these approved plans and exhibits shall occur without the City
24 Planner or Planning Commission approval. Substantial deviations shall require a revision
25 to the Development Plan and Conditional Use Permit, or a new Development Plan and
26 Conditional Use Permit, as determined by the City Planner.

27 34. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
28 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
29 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
annul an approval of the City, concerning Development Plan (D11-00008). The City will
promptly notify the applicant of any such claim, action or proceeding against the City

1 and will cooperate fully in the defense. If the City fails to promptly notify the applicant
2 of any such claim action or proceeding or fails to cooperate fully in the defense, the
3 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the
4 City.

5 35. A covenant or other recordable document approved by the City Attorney shall be prepared
6 by the developer and recorded prior to issuance of building permits. The covenant shall
7 provide that the property is subject to this resolution, and shall generally list the conditions
8 of approval.

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

11 37. Prior to the issuance of building permits, compliance with the applicable provisions of the
12 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
13 and approved by the Planning Division. These requirements, including the obligation to
14 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
15 Landscape Plan and shall be recorded in the form of a covenant affecting the subject
16 property.

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

21 39. Failure to meet any conditions of approval for this development shall constitute a violation
22 of the Development Plan.

23 40. Unless expressly waived, all current zoning standards and City ordinances and policies in
24 effect at the time building permits are issued are required to be met by this project. The
25 approval of this project constitutes the applicant's agreement with all statements in the
26 Description and Justification Plan and other materials and information submitted with this
27 application, unless specifically waived by an adopted condition of approval.

28 41. The applicant, tenants, or successors in interest shall comply with the City's business
29 license requirements as necessary.

1 **Water Utilities:**

2 42. The developer will be responsible for developing all water and sewer utilities necessary to
3 develop the property. Any relocation of water and/or sewer utilities is the responsibility of
4 the developer and shall be done by an approved licensed contractor at the developer's
5 expense.

6 43. The property owner shall maintain private water and wastewater utilities located on private
7 property.

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

10 45. All Water and Wastewater construction shall conform to the most recent edition of the
11 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
12 the Water Utilities Director.

13 46. Since additional landscape is proposed for this access road, the existing irrigation meter
14 may need to be upsized depending on the total landscaping demand. Please verify the
15 existing irrigation meter and approved backflow prevention device is sized appropriately
16 and is displayed on the plans.

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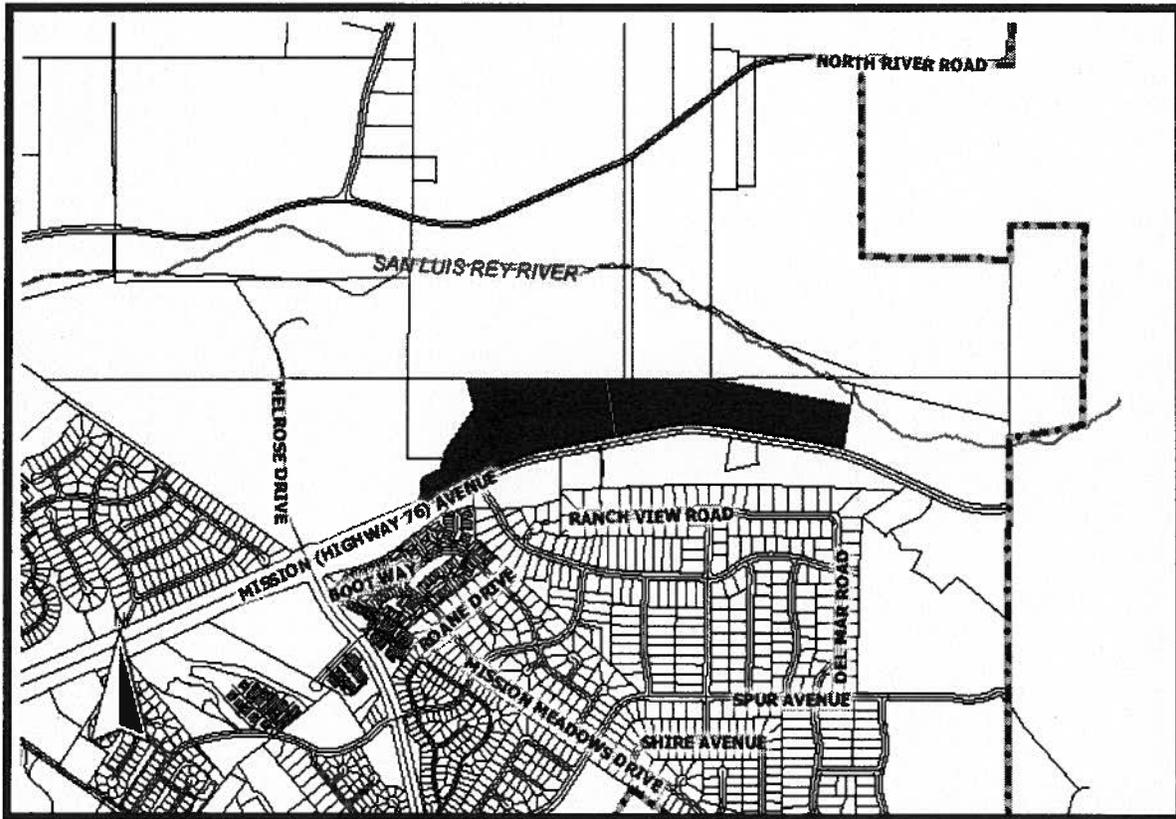
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File Number: D11-00008

Applicant: Singh Property Management Co.

Description:

DEVELOPMENT PLAN (D11-00008) to permit the construction of a new access road for an existing agriculture packing plant located north of Mission Ave/SR76 and east of Melrose Drive. The project site has a General Plan Land Use Designation of Estate B Residential (EB-R), is zoned Agriculture (A), and is located within the Guajome Neighborhood Planning Area. – **SINGH FARMS ACCESS REVISION**

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 Discretionary Permit

Development Services Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

RECEIVED
JUL 07 2011
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

STAFF USE ONLY

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	DW

7/7/11

Please Print Or Type All Information

PART I - APPLICANT INFORMATION

1. APPLICANT Singh Property Management Co.		2. STATUS Owner/Applicant		HEARING	
3. ADDRESS P.O. Box 1850 Oceanside, CA 92051		4. PHONE / FAX / E-mail (760) 758-9299		GPA	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group attn: Ann Gunter		6. ADDRESS 5750 Fleet Street, Suite 250 Carlsbad, CA 92008		MASTER/SP.PLAN	
7. PHONE / FAX / E-mail (760) 692-1924 phone ann@lightfootpg.com		8. LOCATION North of Mission Avenue/ SR 76 and east of Melrose Drive		ZONE CH.	
9. SIZE 22.59 acres		10. GENERAL PLAN Estate B Residential		TENT. MAP	
11. ZONING Agriculture (A-EQ)		12. LAND USE Agriculture Packing Plant		PAR. MAP	
13. ASSESSOR'S PARCEL NUMBER 157-150-60		14. LATITUDE 33.255		DEV. PL D11-00008	
15. LONGITUDE -117.257		16. GENERAL PROJECT DESCRIPTION Agricultural Packing Plant - Amended Development Plan. Modification to the approved development plan for a new access and truck staging area needed due to Caltrans Highway 76 widening project that will change primary site access to the eastern end of the property.		C.U.P.	
17. PROPOSED ZONING No change		18. PROPOSED LAND USE No change		VARIANCE	
19. PROPOSED ZONING No change		20. NO. UNITS NA		COASTAL	
21. DENSITY NA		22. BUILDING SIZE 100 sq. ft.guard house 97,060 sf existing		O.H.P.A.C.	
23. PARKING SPACES No change		24. % LANDSCAPE 13%			
25. % LOT COVERAGE or FAR existing 9.9% no change proposed		26. DESCRIPTION/JUSTIFICATION			

PART II - PROPERTY DESCRIPTION

10. GENERAL PLAN Estate B Residential		11. ZONING Agriculture (A-EQ)		12. LAND USE Agriculture Packing Plant		13. ASSESSOR'S PARCEL NUMBER 157-150-60	
14. LATITUDE 33.255		15. LONGITUDE -117.257		17. PROPOSED ZONING No change		18. PROPOSED LAND USE No change	
19. PROPOSED ZONING No change		20. NO. UNITS NA		21. DENSITY NA		22. BUILDING SIZE 100 sq. ft.guard house 97,060 sf existing	
23. PARKING SPACES No change		24. % LANDSCAPE 13%		25. % LOT COVERAGE or FAR existing 9.9% no change proposed		26. DESCRIPTION/JUSTIFICATION	

PART III - PROJECT DESCRIPTION

26. DESCRIPTION/JUSTIFICATION		27. LEGAL DESCRIPTION		28. TITLE REPORT	
29. NOTIFICATION MAP & LABELS		30. ENVIRONMENTAL INFO FORM		31. PLOT PLANS	
32. FLOOR PLANS AND ELEVATIONS		33. CERTIFICATION OF POSTING		34. OTHER (See attachment for required reports)	

PART IV - ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION		27. LEGAL DESCRIPTION		28. TITLE REPORT	
29. NOTIFICATION MAP & LABELS		30. ENVIRONMENTAL INFO FORM		31. PLOT PLANS	
32. FLOOR PLANS AND ELEVATIONS		33. CERTIFICATION OF POSTING		34. OTHER (See attachment for required reports)	

PART V - SIGNATURES

SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIP CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print): Singh Property Management Co.		36. DATE 7/6/11		37. OWNER (Print): Singh Property Management Co.		38.	
Sign: 		Sign: 					

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTAND TO SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND PROCEEDINGS.

- I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

Singh Farms
Packing Plant
New Access Road

RECEIVED

FEB 17 2012

Revision to Development Plan D-8-99 REV 07 (2011)
CITY OF OCEANSIDE
DEVELOPMENT SERVICES
Alternate Agricultural Activity Permit

February, 2012

This application is to provide new entry improvements at the existing Singh packing plant due to the Caltrans Highway 76 project. The project site is 22.59 acres located on the north side of State Route 76, at 5780 Mission Avenue (APN 157-150-60). The design of the packing plant is governed by Development Plan D-8-99, which was previously revised in 2007. The current General Plan designation for this property and others on the north side of the Highway is Estate B Residential, and site zoning is Agriculture with an Equestrian Overlay.

Under more recent changes in the Oceanside zoning regulations for the Agriculture (A) district, these packing facilities now qualify as an Activity Hub within a perimeter site area (within 500 feet from the external property line of the agricultural uses), and an Alternate Agricultural Activity Permit review is to be considered at a public hearing by the Planning Commission. Because this use has an existing Development Plan approval, this application is being processed as a revision to the Development Plan, and incorporates the Alternate Agricultural Activity Permit review.

The Singh family has owned this site since 1964. The site has historically been used for farming and agricultural purposes. The existing packing facility was originally constructed in 1964-65 and the surrounding lands have been utilized for agricultural purposes for over 70 years. The access changes needed to respond to the Highway 76 widening improvements will allow for continued safe and efficient use of the Singh's packing plant.

The Caltrans project to extend State Route 76 improvements east of Melrose Drive is changing the configuration of the access to the existing Singh packing plant. The current plant entrance allows full turning movements at an un-signalized driveway intersection with an eastbound left turn pocket and a westbound deceleration lane and right turn pocket. This is the only plant entrance from Highway 76, and serves visitors, employees, farm trucks and tractor-trailer distribution trucks. On site, the distribution trucks stage along the south boundary of the plant, adjacent to Highway 76, facing east, awaiting their turn to approach the loading docks.

The Highway expansion will ultimately convert the current entrance to a right-in, right-out only entrance, with a temporary period during construction when the existing entry will be completely closed in order to finish the Highway improvements at that location.

In order to maintain appropriate access into the packing plant, and as part of the Caltrans work, they will be constructing a new cul-de sac to the east of the plant known as Singh Way. This new street will be a signalized intersection with Highway 76, allowing full turning movements. Upon completion, the new entrance will serve as the primary entrance to the packing plant and the existing west entrance will serve only employees entering the adjacent employee parking lot.

As part of the Highway access modifications, Caltrans will also be constructing a new plant entrance and driveway on the Singh property from the end of Singh Way westerly to connect at the existing site improvements, and is shown on the proposed project plans. Other improvements associated with the new entrance include security fencing and lighting, a gate, guard house, stormwater runoff improvements, and landscaping of slope areas. The existing landscape buffer along the property slope adjacent to Highway 76 will remain, with an additional row of screening plantings added along the southern side of the new driveway, maintaining a visual buffer from the Highway.

The area of the new improvements is currently disturbed, with a portion previously used for crop production. To the north are agricultural fields and the San Luis Rey River, to the east is vacant land and habitat areas of the San Luis Rey River that are now owned by Caltrans. Portions of this former cattle ranch are currently being used for construction staging and will ultimately be restored as part of habitat mitigation for the Highway project. To the south is active construction associated with the Highway expansion, with single family residential in Jefferies Ranch beyond. A VUSD high school is located on property between Melrose Drive and the western boundary of the packing plant.

As noted above, Caltrans will complete the grading and construction of this new access road between the end of Singh Way and the existing site improvements. The fill for this project will come from material that Caltrans has stockpiled nearby for this purpose.

Conclusion

The implementation of the proposed improvements will allow for a continued safe and efficient working environment for the existing produce packing facility by creating adequate access for the trucks, essential to the plant operation. The improvements will not result in an increase in intensity of use or increase in traffic, but only re-routing to the new entry point. Findings for the Development Plan and a discussion of compliance with the standards for agricultural activity areas associated with the Alternate Agricultural Activity Permit are provided on the following pages.

REQUIRED FINDINGS - DEVELOPMENT PLAN

The City of Oceanside Zoning Ordinance stipulates that five specific findings must be made before a Development Plan can be approved. This proposal meets them as follows:

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

The layout and design of the access improvements meet the objectives of the ordinance and purposes of the agricultural district in which the site is located based on the conditions set forth in Section 1450, including the provision of adequate site access and suitable truck routing to serve onsite operations. Improving the access onsite will allow the packing plant operations to function with the new point of access that is being relocated by the Caltrans Highway 76 improvements. This project is also consistent with the purposes of the Agricultural District in providing for the continuation of this agricultural packing facility.

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

The proposed project is for improvements to an existing agricultural use to meet the access configuration changes necessitated by the Highway 76 project, allowing this long-standing use to continue operations.

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

These improvements are being made to allow continued access to the agricultural facilities at this site resulting from Caltrans changing the access point into the property. The new location will provide for a safer, controlled access point onto Highway 76 for the large trucks associated with this packing plant operation. Adequate utilities and services currently serve this existing agricultural use on the site and will not be affected by the proposed improvements.

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

The project design is a direct result of changes imposed by the Highway 76 project, and will allow for safe access into the packing plant. The relocated access driveway is not creating an intensification of activities at the site, but is designed to accommodate access relocation to the opposite site of the packing plant. The existing landscape adjacent to the highway will remain with an additional row of plants added to help visually buffer potential views into this activity area from the highway.

5. That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside, and Section 3039 of this ordinance.

The subject site does not contain undevelopable land or qualifying slopes, and is not subject to provisions of the Land Use Element or the Development Guidelines for Hillside in Section 3039 of the Zoning Ordinance.

DEVELOPMENT STANDARDS FOR AGRICULTURAL ACTIVITIES

The zoning ordinance provides that agricultural uses shall be permitted within the A District if the following standards are met. Each of these is addressed for the proposed project, in order to provide information needed to evaluate compliance with the provisions for an Agricultural Activity Permit at this existing Packing Facility, classified as an Activity Hub.

1. All activity shall take place on the premises, including but not limited to staging, parking of all vehicles for employees, customers, vendors, suppliers and visitors, the breaking down of trucks, and truck turn-around areas; no parking or idling or breaking down or other aspects of the Activity shall be permitted on the public streets.

The proposed new driveway is designed to accommodate the change in primary access due to the Caltrans Highway 76 construction, and will provide a safe entry to accommodate the trucks needed to serve the packing plant.

2. All parking, access driveways and staging areas must be surfaced and maintained with either asphalt, concrete, DG, gravel or rock and no mud shall be tracked onto the public roads.

The new access driveway will be surfaced as required.

3. Sufficient parking spaces for employees, clients and guests must be provided onsite to meet the needs of the agricultural operation and activities.

Existing parking for employees, clients and guests exists on the site and will not be altered. The new driveway does not create any additional demand for employee, client or guest parking.

4. Truck parking shall be provided on site that is sufficient in size and number to meet the needs of the agricultural operation and activities.

The new driveway does not change the onsite operation and activities at the packing plant, therefore does not create any additional truck parking demand.

5. Adequate site access must be provided for all vehicles. See Section 3114 regarding driveway widths and clearances.

The proposed project meets or exceeds driveway widths and clearances to provide appropriate circulation for the trucks and site operations.

6. A truck turnaround area or other suitable truck route through the property shall be provided to accommodate trucks serving onsite operations.

The new entry driveway is designed to facilitate safe access from the new primary access off Highway 76, onto and through the site. The design will allow for trucks to make a loop around the existing packing plant and loading docks, and then return to the Highway via the new controlled intersection.

7. Trucks serving the property, including but not limited to packing and greenhouse operations, cannot park and/or idle on public streets. Onsite parking must be available 24-hours per day.

There is adequate area onsite for trucks serving the packing plant operations, and the new entry drive will not eliminate any onsite parking.

8. Outdoor area lighting shall not employ a light source higher than 25 feet. Building plans submitted for building permit shall include provisions indicating the lighting is properly shielded and directed so as to prevent glare on surrounding properties or onto an adjacent street. Lighting shall comply with all City codes and ordinances in effect at the time of building permit issuance including any light pollution control measures.

The new driveway will add minimal lights for safety in conformance with these design standards.

9. Agricultural operations shall use Best Management Practices for dust and emissions control and erosion control and must comply with the City's Erosion Control ordinance.

All graded areas associated with the project will be landscaped to provide long-term erosion control.

10. The use and storage of chemicals and pesticides shall comply with the regulations set forth by the California State Department of Pesticide Regulation, as enforced by the San Diego County Agriculture Weights and Measures Department.

The new entry does not include areas for the use or storage of chemicals or pesticides. No change in the existing practices of the agricultural operation would be associated with the new entry.

11. Agricultural operations shall meet all federal, state, regional and City requirements for discharge and drainage including, but not limited to requirements of Regional Water Quality Control Board (RWQCB) and National Pollution Discharge Elimination System (NPDES).

The new driveway involves the installation of pavement areas that requires compliance with the most recent stormwater management regulations. A bio-retention basin is included as part of the project design so that runoff from the new pavement areas is properly treated prior to discharge.

12. Owner/operator/tenant will be responsible for maintaining property and the street area directly adjacent to the property. All trash found within this area will be collected and disposed of properly. In addition, owner/operator/tenant will be responsible for collecting any other trash directly identifiable with the operation, and will dispose of it properly.

The onsite areas will be monitored for trash, and to the extent necessary, additional collection will be provided to comply with this requirement.

13. The agricultural operation shall be in compliance with all local, state and federal environmental protection laws.

The new entry has been designed in accordance with applicable laws and will be constructed in accordance with environmental conditions of approval.

14. Outdoor storage areas shall conform with the requirements of Section 3020.

The proposed entry relocation project does not include any outdoor storage areas.

15. Other Agricultural Activity areas shall not be located in any required setback or yard area, required landscape area, required drive aisle, or driveway.

The proposed project will not locate any improvements in required setback or yard areas.

16. Other Agricultural Activity areas and any associated screening or landscaping shall be maintained in good repair. Any dilapidated or dangerous conditions shall be repaired or removed. Graffiti shall be removed in accordance with the City's Graffiti Ordinance.

There is a large, existing landscape area adjacent to the existing Mission Avenue that will remain. Some new manufactured slopes will be located adjacent to this area, and will also be planted with screening vegetation.

17. Any grading shall be done in compliance with the City's Grading Ordinance.

The grading design is shown on the proposed plans and all work will comply with the City's Grading Ordinance.

18. The maximum height of a fence or wall, including retaining walls, shall be 8 feet and shall be maintained. In addition, all fences and walls shall be subject to the driveway visibility requirements of Section 3115 and all retaining walls over 4 feet in height shall be a planted and irrigated crib-type wall.

New fencing will be a continuation of existing security fencing at the site, and will be 6 feet in height. The proposed project does not include any new retaining walls.

19. Signs shall conform with the requirements of Article 33.

No signage is proposed as part of this application.

20. The screening of mechanical equipment shall conform with the requirements of Section 3021.

The proposed project does not include any mechanical equipment.

21. Agricultural activities shall conform with the Performance Standards in Section 3024.

The proposed project will conform with the Performance Standards, including, but not limited to, noise provisions of the City Code, vibration, dust and odor control, and lighting provisions of the City Code including shielding.

22. The keeping of animals shall conform with the requirements of Section 3034.

The proposed project does not include the keeping of animals.

**Singh Farms
Packing Plant
New Access and Truck Staging
Revision to Development Plan D-8-99 REV 07 (2011)**

Legal Description

(APN 157-150-60)

ALL THAT PORTION OF LOTS 3 AND 4, SECTION 1, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 3, SAID POINT BEING NORTH 89° 38'25" WEST 891.32 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; THENCE ALONG THE NORTHERLY LINES OF SAID LOTS 3 AND 4 NORTH 89° 38' 25" WEST 1229.87 FEET TO A POINT THAT BEARS SOUTH 89° 38' 25" EAST 502.59 FEET FROM THE NORTHWEST CORNER OF SAID SECTION SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF A PARCEL DESCRIBED IN GRANT DEED TO HARRY SINGH, TRUSTEE OF THE SINGH FAMILY TRUST RECORDED OCTOBER 8, 1981 AS FILE/PAGE NO. 81-320639 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN FILE/PAGE NO. 81-320639 SOUTH 16° 38' 25" EAST 225.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 60.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 50' AN ARC DISTANCE OF 54.28 FEET; THENCE CONTINUING ALONG SAID BOUNDARY TANGENT TO SAID CURVE, SOUTH 35° 11' 35" WEST 420.75 FEET; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 15° 01' 35" WEST 61.85 FEET; TO A POINT IN THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, SAID POINT BEING DISTANT ALONG SAID SOUTHERLY LINE SOUTH 89° 45' 12" EAST 304.31 FEET FROM THE WESTERN EXTREMITY OF SAID SOUTHERLY LINES; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 15° 01' 35" WEST 92.58 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED APRIL 4, 1997 AS DOCUMENT NO. 1997-0156794 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 1997-0156794 SOUTH 64°28' 08" WEST 175.14 FEET; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 6° 18' 58" WEST 182.30 FEET TO THE NORTHERLY LINE OF PARCEL 1 (30036-1) AS DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED APRIL 4, 1997 AS DOCUMENT NO. 1997-0156795 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID DOCUMENT NO. 1997-0156794 SOUTH 6° 18' 58" WEST 10.03 FEET; THENCE LEAVING SAID SOUTHERLY PROLONGATION SOUTH 83° 41' 02" EAST 68.91 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE

NORTHWESTERLY LINE OF CALTRANS' PARCEL NO. 30037-1 AS SHOWN ON CALTRANS' RIGHT-OF-WAY MAP NO. 25501.31 ON FILE WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, DISTRICT 11, RIGHT OF WAY ENGINEERING DEPARTMENT; THENCE ALONG SAID NORTHWESTERLY LINE AND THE SOUTHWESTERLY PROLONGATION THEREOF NORTH 64° 16' 20" EAST 422.27 FEET; THENCE CONTINUING ALONG SAID BOUNDARY OF PARCEL NO. 30037-1 NORTH 69° 41' 13" EAST 136.89 FEET MORE OR LESS TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY WHOSE RADIUS BEARS SOUTH 30° 20' 34" EAST 599.97 FEET SAID POINT ALSO BEING ON THE CENTERLINE OF THE COUNTY ROAD KNOWN AS SAN LUIS REY ROAD NO. 2, AS SAID ROAD IS SHOWN ON MAP FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID SAN DIEGO COUNTY, AS SAID ROAD WAS LOCATED ON MAY 6, 1947; THENCE ALONG SAID CENTERLINE AS FOLLOWS: EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 33' 46" AN ARC LENGTH OF 204.85 FEET; THENCE ALONG SAID CENTERLINE TANGENT TO SAID CURVE NORTH 79° 13' 12" EAST 953.42 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL AS DESCRIBED IN DOCUMENT NO. 81-320639; THENCE CONTINUING ALONG THE EASTERLY LINE THEREOF NORTH 10° 46' 48" WEST 30.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 7° 01' 03" WEST 520.79 FEET TO THE POINT OF BEGINNING. THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTIONS ARE ON THE CALIFORNIA COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, ZONE 6, MULTIPLY ALL DISTANCES USED IN THE ABOVE DESCRIPTIONS BY 1.00005220 TO OBTAIN GROUND LEVEL DISTANCES.



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 6/11/12
Removal Date:

1. **APPLICANT:** Singh Property Management LLC
2. **ADDRESS:** P.O Box 1850 Oceanside, CA. 92051
3. **PHONE NUMBER:** (760) 758-9299
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner
6. **PROJECT TITLE:** Singh Farm Access Road (D11-00008)
7. **DESCRIPTION:** In order to maintain appropriate access into the packing plant, a new 34-foot wide cul-de-sac to the east of the plan will be developed and be named Singh Way. This new street/access road will connect to SR 76 at a new signalized intersection, allowing full turning movements at this location. The new entrance is intended to serve only employees and trucks entering the site. The new entry improvement at the existing Singh Farms packing plant is required due to the Caltrans SR 76 Expressway project. The SR 76 Expansion project will ultimately convert the current entrance to a right-in, right-out only entrance and the entrance will be temporarily closed.

ADMINISTRATIVE DETERMINATION: Planning Department staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project constitutes an in-fill development project as defined by CEQA. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section _____, <name> (Sections 15260-15277); or,
- The project is categorically exempt, Class 1, "Existing Facilities" (Section 15301); or,**
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Scott Nightingale, Planner

Date: 6/11/12