Appendix D

Implementation Tools and Procedures

Initial Study Checklist

Standard Conditions of Approval

Treatment Control BMP Inspection Form

Urban Runoff Threat Assessment form

Construction Site Inspection Report

Municipal Inspection Form

Commercial Industrial Inspection Form

Restaurant Inspection Form

Grease Control Inspection Report

Complaint Form

INITIAL STUDY
City of Oceanside California

1. **PROJECT:**

2. **LEAD AGENCY:** City of Oceanside

3. **CONTACT PERSON & PHONE:**

4. **PROJECT LOCATION:**

5. **APPLICANT:**

6. **GENERAL PLAN DESIGNATION:**

7. **ZONING:**

8. **PROJECT DESCRIPTION:**

9. **SURROUNDING LAND USE(S) & PROJECT SETTING:**

10. **OTHER REQUIRED AGENCY APPROVALS:**

11. **PREVIOUS ENVIRONMENTAL DOCUMENTATION:**

12. **CONSULTATION:** *(INSERT ALL APPLICABLE PERSONS/AGENCIES CONSULTED IN THE DOCUMENTS PREPARATION)*

    A. Federal, State, and Other Local Agencies:
    United States Fish & Wildlife Service (USFWS)
    U.S. Army Corps of Engineers (ACOE)
    California Department of Fish & Game (DFG)
    California Department of Transportation (CALTRANS)

13. **SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The project would not affect any environmental factors resulting in a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated. A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated, include:

☐ Aesthetics	☐ Agricultural	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geological
☐ Hazards	☐ Water	☐ Land Use & Planning
☐ Mineral Resources	☐ Noise	☐ Population & Housing
☐ Public Services	☐ Recreation	☐ Transportation
☐ Utilities Systems		

14. ENVIRONMENTAL CHECKLIST

This section analyzes the potential environmental impacts which may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 2) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

1. *No Impact*. Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.

2. *Less Than Significant Impact*. The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.

3. *Potentially Significant Unless Mitigated*. The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.

4. *Potentially Significant Impact*. Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

	Potentially Significant	Potentially Significant Unless Mit.	Less than Significant	No Impact
14.1 AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	☐	☐	☐	☒
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

a) Have a substantial adverse effect on a scenic vista? ***No Impact.*** Short-term construction-related aesthetic impacts would consist primarily of grading activities, the presence of construction equipment, and additional signage and warning markers on roadways. No valuable aesthetic resources would be destroyed as a result of construction-related activities. These short-term impacts are temporary and would cease upon project completion.

Physical design attributes of the project will minimize aesthetic impacts. These design attributes include <cite attributes>. Additionally, the incorporation of landscape screening would substantially minimize visual impacts to surrounding areas. Landscape screening includes, but is not limited to, trees and natural vegetation, and the general enhancement of the site's aesthetics by using color selections (i.e., green) for

building materials that are compatible with the surrounding environment. Landscaping treatments are anticipated to include species similar to those surrounding the existing project site.

The proposed project design features and landscape screening would result in the project having no significant aesthetic impacts.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* ***No Impact.*** No scenic resources, including trees, rock outcroppings or historic buildings are situated on-site. In addition, the project site is not situated within a state scenic highway. Impacts are not anticipated in this regard.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?* ***No Impact.*** Refer to Responses 3.1a and 3.1b, above.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* ***No Impact.*** The proposed project would create no new significant source of lighting. OZO, requires that all lighting use shielded luminaries with glare control to prevent light spillover onto adjacent areas. The project would have no impact.

Table 1.1 Photometric Summary

	Maintained Illumination (fc)
Average (fc)	
Maximum (fc)	
Minimum (fc)	
Uniformity Ratio (avg./min.)	
Maximum/minimum ratio	

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.2 AGRICULTURAL RESOURCES. Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA. Resources Agency?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* ***No Impact.*** Designated land uses within the project area do not include agricultural uses and project implementation would not result in conversion of existing

farmland to non-agricultural uses. Therefore, the project does not affect an agricultural resource area and thus does not impact designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?* ***No Impact.*** The proposed project is located in an area zoned for low-density residential uses; agricultural designations do not occur within the project area and no Williamson Act contracts apply. Therefore, implementation of the project would not result in any conflicts with existing zoning for agricultural use or a Williamson Act Contract. No impacts are anticipated in this regard.

c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?* ***No Impact.*** As previously stated, the proposed project area is not located within an agricultural area. Thus, implementation of this project would not result in changes in the environment, which would result in the conversion of farmland to non-agricultural use. No impacts are anticipated in this regard.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.3 AIR QUALITY. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Violate an air quality standard or contribute to an existing or projected air quality violation?	☐	☐	☐	☒
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under the applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

a) *Conflict with or obstruct implementation of the applicable air quality plan?* ***No Impact.*** The project site is located within the San Diego Air Basin (SDAB), which is governed by the San Diego Air Pollution Control Board (SDAPCD). A consistency determination is important in local agency project review by comparing local planning projects to the Regional Air Quality Strategy (RAQS) in several ways. It fulfills the CEQA goal of fully informing local agency decision makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans and significantly unique projects need to go under a consistency review due to the RAQS being based on projections from local General Plans. Therefore, projects that are consistent with the local General Plan and do not create significant air quality impacts are considered consistent with the air quality-related regional plan. Because the proposed Project is consistent with the goals of the City of Oceanside General Plan, and would not produce long-term significant quantities of criteria pollutants or violate ambient air quality standards, the proposed Project is considered to be consistent with the RAQS and a more detailed consistency analysis is not warranted.

b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?* ***No Impact.*** The SCAQMD CEQA Air Quality Handbook contains screening tables to provide guidance to local governments regarding the various types/amounts of land uses which may exceed state or federal

air quality standards and would, therefore, result in potentially significant air quality impacts. Two different screening significance thresholds are provided and include: 1) Construction thresholds; and 2) operation thresholds. The construction and operations significance thresholds, as applicable to the proposed project, are discussed below. If the use proposes development in excess of the screening threshold, a significant air quality impact may occur and additional analysis is warranted to fully assess the significance of impacts.

CONSTRUCTION EMISSIONS

Short-term minor impacts associated with the demolition and construction phases may result in local nuisances associated with increased dust/particulate levels. Construction activities would result in criteria pollutant emissions from stationary and mobile equipment, including material delivery trucks and worker vehicles to and from the project site. This would be a temporary construction impact, which would exist on a short-term basis during construction and would cease upon completion of construction. Adherence to standard dust control procedures would reduce potential construction-related air quality impacts to less than significant levels. Temporary construction related air quality impacts would include:

- Particulate (fugitive dust and PM_{10}) emissions from clearing and grading activities on-site;
- Off-site air pollutant emissions at the power plant(s) serving the site, while temporary power lines are needed to operate construction equipment and provide lighting;
- Exhaust emissions and potential odors from the construction equipment used on-site as well as the vehicles used to transport materials to and from the site; and
- Exhaust emissions from the motor vehicles of the construction crew.

Construction emissions (PM_{10}, ROG, and NO_x) are estimated for the following types of emissions:

- Site grading equipment exhaust and fugitive dust;
- Demolition;
- Asphalt paving;
- Stationary equipment; and
- Mobile equipment

Due to the relatively limited scale of construction required for the proposed project, construction related emissions will not exceed SDAPCD threshold criteria for significant air quality impacts (refer to Table 1 & Table 2 below).

Table 3.1 SDAPCD Construction Emission Thresholds

Pollutant	Construction Emissions Threshold	
	Quarterly	Daily
Reactive Organic Compounds	2.5 tons	75 pounds
Nitrogen Oxides	2.5 tons	100 pounds
Carbon Monoxide	24.75 tons	550 pounds
Fine Particulate Matter	6.75 tons	150 pounds

Table 3.2 Daily Construction Emissions

Pollutant	Total Project Emissions	SCAQMD Thresholds (lbs/day)	Threshold Exceeded? Yes/No
Carbon Monoxide (CO)	0.0	550	No
Reactive Organic Gases (ROG)	0.0	75	No
Nitrogen Oxides (NO_x)	0.0	100	No
Fine Particulate Matter (PM_{10})	0.0	150	No

- Emissions calculated using the URBEMIS2002 Computer Model as recommended by the SDAPCD.
- Calculations include emissions from numerous sources including: site grading, construction worker trips, stationary equipment, diesel mobile equipment, truck trips, and asphalt off gassing.
- Refer to Appendix A, *AIR QUALITY DATA*, for assumptions used in this analysis, including quantified emissions reduction by mitigation measures.

Based on this analysis, project construction will not exceed RAQS thresholds and therefore, will not violate State or Federal air quality standards or contribute to an existing air quality violation in the air basin as only minor amounts of earth movement is proposed. However, in order to further reduce construction equipment operational emissions, all vehicles and construction equipment would be required to be equipped with state-mandated emission control devices. Therefore, project implementation would not result in locally elevated levels of regulated air emissions in close proximity to sensitive receptors.

LONG-TERM OPERATIONAL EMISSIONS

Long-term air quality impacts consist of mobile source emissions generated from project-related traffic and stationary source emissions (generated directly from on-site activities and from the electricity and natural gas consumed). Following construction, the proposed project would not generate any stationary emissions or vehicular trips, and would generate insignificant and infrequent mobile emissions associated with periodic maintenance and monitoring activities. Therefore, long-term emissions are not anticipated. Due to the nature of the project, project-generated emissions from both construction activities and operations would not result in significant air quality impacts on a local or regional basis since State or Federal air quality thresholds or standards would not be exceeded.

c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* ***No Impact.*** Refer to Responses a and b.

d) *Expose sensitive receptors to substantial pollutant concentrations?* ***No Impact.*** Sensitive populations (i.e., children, senior citizens and acutely or chronically ill people) are more susceptible to the effects of air pollution than are the general population. Land uses considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. There are no sensitive receptors in proximity to the project site. Although construction and operation of the project would increase vehicle trips on area roadways and result in associated air pollutants, these increases would not significantly contribute to pollution levels.

e) *Create objectionable odors affecting a substantial number of people?* ***No Impact.*** The proposed project would not create objectionable odors affecting a substantial number of people.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.4 BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS?* ***No Impact.*** The area of project impact will essentially be that area previously disturbed by previous site construction. Plant communities within the project area, as identified by the _____Habitat Classification System, consist of urban, parks, and ornamental plantings, and cleared or graded areas and there is no native vegetation or habitat existing within the project impact area. Therefore, the proposed project would not have an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service?* ***No Impact.*** According to the Biological Resources Report the site does not contain any federal or State jurisdictional areas. The proposed project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wild Service. The project site is void of riparian corridors and sensitive habitat. Thus, no impacts to riparian habitat or sensitive natural communities are anticipated.

c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* ***No Impact.*** No wetlands, as defined by Section 404 of the Clean Water Act, exist or have been identified on-site or immediately adjoining the site. Thus, the project would not result in impacts to wetlands

d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?* ***No Impact.*** Project implementation would not interfere with the movement of any native resident or migratory fish or wildlife species, with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, as none exist within the project area.

e. *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?* ***No Impact.*** The project site is surrounded by developed suburban or urban land uses and ornamental vegetation. Any vegetation removed during construction will be reestablished upon completion of construction.

f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?* ***No Impact.*** The project area is situated in the Multiple Habitat Conservation Plan (MHCP). *PROVIDE ADDITIONAL LANGUAGE*

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.5 CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5 of CEQA?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5 of CEQA?	☐	☐	☐	☒
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

a. *Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5 of CEQA?* ***No Impact.*** The existing project area has been completely disturbed. Based on Appendix G of the State CEQA Guidelines, and the policies and regulations of the City of Oceanside, the project site and surrounding area are not designated as archaeological or historically sensitive areas.

According to a records and literature search at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton, the project area has not been previously surveyed and no cultural resources have been documented within the project site. Additionally, a field survey conducted on <date> yielded no cultural resources. Due to the highly disturbed nature of the property, there is no potential for buried resources to be present. Therefore, no cultural resource impact will occur.

b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5 of CEQA?* ***No Impact.*** Refer to Response to a. above.

c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* ***No Impact***. Due to the project site's location and the extensive disturbance which has occurred on the property, there is no potential for sub-surface resources.

d. *Disturb any human remains, including those interred outside of formal cemeteries?* ***No Impact.*** There are no known grave sites within the project limits. Therefore, the disturbance of human remains is not anticipated. However, in the unlikely event that human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of any human remains find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and shall complete the inspection within 24 of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.6 GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving (i.) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)?; or, (ii) strong seismic ground shaking?; or, (iii) seismic-related ground failure, including liquefaction?; or, (iv) landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

1) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.* ***Less Than Significant Impact.*** The project site is located within the seismically active southern California region and would likely be subjected to groundshaking, thus exposing proposed water transmission and storage facilities to seismic hazards. No known active seismic faults traverse the City of Oceanside. Impacts are not anticipated to be significant.

2) *Strong seismic ground shaking?* ***Less Than Significant Impact.*** Southern California is a seismically active region likely to experience, on average, one earthquake of Magnitude 7.0, and ten (10) earthquakes of Magnitude 6.0 over a period of 10 years. Active faults are those faults that are considered likely to undergo renewed movement within a period of concern to humans. These include faults that are currently slipping, those that display earthquake activity, and those that have historical surface rupture. The California Geological Survey (CGS) defines active faults as those which have had surface displacement within Holocene times (about the last 11,000 years). Such displacement can be recognized by the existence of sharp cliffs in young alluvium, un-weathered terraces, and offset modern stream courses. Potentially active faults are those believed to have generated earthquakes during the Quaternary period, but prior to Holocene times.

   There are several active and potentially active fault zones that could affect the project site. The faults within these zones include the Newport-Inglewood, Whittier, San Andreas, San Jacinto, Malibu-Coast-Raymond, Palos Verdes, San Gabriel, and Sierra Madre-Santa Susana-Cucamonga faults. The proposed project would be required to be in conformance with the Uniform Building Code (UBC), the City's Seismic Hazard Mitigation Ordinance, and other applicable standards. Conformance with standard engineering practices and design criteria would reduce the effects of seismic groundshaking to less than significant levels.

3) *Seismic-related ground failure, including liquefaction?* ***Less Than Significant Impact.*** Liquefaction is the loss of strength of cohesionless soils when the pore water pressure in the soil becomes equal to the confining pressure. Liquefaction generally occurs as a "quicksand" type of ground failure caused by strong groundshaking. The primary factors influencing liquefaction potential include groundwater, soil type, relative density of the sandy soils, confining pressure, and the intensity and duration of groundshaking. According to the *City of Oceanside General Plan,* dated *June 2002*, the project area is not susceptible to liquefaction hazards.

4) *Landslides?* ***Less Than Significant Impact.*** Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. However, according to the *City of Oceanside General Plan*, the project site is not located within a known or highly suspected landslide area. Further, site stabilization and soil compaction requirements required by project geotechnical investigation and design parameters established by the most recent UBC and the City's Seismic Hazard Mitigation Ordinance would reduce any potential impacts to less than significant levels.

b) *Result in substantial soil erosion or the loss of topsoil?* ***Less Than Significant Impact Unless Mitigated.*** Grading and trenching during the construction phase of the project would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. The contractor will be required to comply with standard engineering practices for erosion control and a qualified soils engineer will monitor soil compaction during construction. Implementation of the following mitigation measures would reduce potential soil erosion impacts to less than significant levels.

Mitigation Measures:

GEO 1. An erosion and sediment control plan shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline methods that shall be implemented to control erosion from graded or cleared portions of the site, including but not limited to straw bales, sandbags, soil binders, diversion fences, desilting basins, etc. The Plan shall be prepared in accordance with the City's grading ordinance, the City's water quality ordinance, the latest NPDES Permit and to the satisfaction of the City Water Quality Engineer.

c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or*

collapse? ***Less Than Significant Impact.*** No water extractions or similar practices are anticipated to be necessary that are typically associated with project-related subsidence effects. In addition, surface material which would be disrupted/displaced would be balanced and re-compacted on-site during project construction. Adherence to standard engineering practices would result in less than significant impacts related to subsidence of the land. Refer to Response 4.6a, above.

d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?* ***Less Than Significant Impact.*** The dominant soil association in the project area is the <name> soil association characterized as <description>. Further, adherence to standard engineering practices contained within the most recent UBC will reduce any potential impacts to less than significant levels.

e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* ***No Impact.*** The proposed project does not include the implementation of septic tanks or alternative wastewater disposal systems.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.7 HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?* ***No Impact.*** The proposed project would not involve the routine transport, use, or disposal of hazardous materials, and would not result in such impact.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?* ***No Impact.*** The proposed project is not anticipated to result in a release of hazardous materials into the environment. However, during the short-term period of project construction, there is the possibility of accidental release of hazardous substances such as spilling of hydraulic fluid or diesel fuel associated with construction equipment maintenance. The level of risk associated with the accidental release of these hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials. The contractor will be required to use standard construction controls and safety procedures which would avoid and minimize the potential for accidental release of such substances into the environment.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* ***No Impact.*** No existing or proposed school facilities are located within a one-quarter mile radius of the project site.

d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?* ***No Impact.*** According to the *Preliminary Hazardous Materials Assessment*, the proposed project site is not included on a list of sites containing hazardous materials, and would not result in a significant hazard to the public or to the environment.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?* ***No Impact.*** The proposed project site is not located within an airport land use plan or within two miles of a public airport and would not result in a safety hazard for people residing or working in the project area.

f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?* ***No Impact.*** The proposed project site is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area.

g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?* ***No Impact.*** The proposed project would have no impacts on emergency response plans or emergency evacuation plans. No revisions to adopted emergency plans would be would be required as a result of the proposed project.

h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?* ***No Impact.*** The project would not expose people or structures to a significant risk of wildland fires because the project site does not adjoin OFD-designated wildland areas.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.8 HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	☐	☐	☐	☒
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f. Otherwise substantially degrade water quality?	☐	☐	☐	☒
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
k. Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	☐	☐	☐	☒
l. Result in significant alternation of receiving water quality during or following construction?	☐	☐	☐	☒
m. Could the proposed project result in increased erosion downstream?	☐	☐	☐	☒
n. Result in increased impervious surfaces and associated increased runoff?	☐	☐	☐	☒
o. Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
p. Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	☐	☐	☐	☒
q. Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	☐	☐	☐	☒
r. Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?	☐	☐	☐	☒
s. Have a potentially significant adverse impact on groundwater quality?	☐	☐	☐	☒
t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	☐	☐	☐	☒
u. Impact aquatic, wetland, or riparian habitat?	☐	☐	☐	☒
v. Potentially impact stormwater runoff from construction or post construction?	☐	☐	☐	☒
w. Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	☐	☐	☐	☒
x. Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	☐	☐	☐	☒
y. Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	☐	☐	☐	☒
z. Create significant increases in erosion of the project site or surrounding areas?	☐	☐	☐	☒

a) *Violate any water quality standards or waste discharge requirements?* ***Less Than Significant Unless Mitigated.*** Construction of the proposed project may require temporary construction dewatering for flushing of the pipeline with water to clean the pipes prior to placing the facilities in service. If drainage is necessary, the contractor will be required to obtain and comply with the requirements of a groundwater dewatering discharge permit and/or wastewater permit as required by the Regional Water Quality Control Board (RWQCB). Compliance with applicable RWQCB permit requirements would result in less than significant impacts to water quality.

Additional impacts related to water quality would range over three different phases of project implementation: 1) during the earthwork and construction phase, when the potential for erosion, siltation and sedimentation into on-site drainages would be the greatest; 2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high; and 3) following completion of the project, when impacts related to sedimentation would decrease markedly, but those associated with site runoff would increase.

Compliance with the statewide National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity would prevent stormwater pollution from

impacting waters of the U.S. in the vicinity of the project site. Implementation of the mitigation measures identified below would reduce potential water quality impacts to less than significant levels.

Mitigation Measures:

WQ 1. Refer to Mitigation Measure GEO 1, above.

WQ 2. The Storm Water Mangement Plan (SWMP) shall emphasize structural and non-structural Best Management Practices (BMPs) in compliance with NPDES Program requirements. Specific measures shall include:

- Siltation of drainage devices shall be handled through a maintenance program to remove silt/dirt from channels and parking areas.
- Surplus or waste material from construction shall not be placed in drainage ways or within the 100-year floodplain of surface waters.
- All loose piles of soil, silt, clay, sand, debris, or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State.
- During construction, temporary gravel dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.
- Stabilizing agents such as straw, wood chips and/or soil sealant/dust palative shall be used during the interim period after grading in order to strengthen exposed soil until permanent solutions are implemented.
- Revegetated areas shall be continually maintained in order to assure adequate growth and root development.

b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?* ***Less Than Significant Impact.*** The project would not have the potential to substantially deplete groundwater supplies or interfere with groundwater recharge. Potential dewatering activities associated with construction would be short-term in nature, and would not substantially affect the groundwater table. The project would not have the capacity to increase the amount of water consumed regionally through increased withdrawals from groundwater sources. No significant impacts are anticipated to occur.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?* ***Less Than Significant Impact.*** Alteration of absorption rates is not considered significant, due to a less than significant replacement ratio of vacant land with impermeable surfaces. No significant changes in drainage patterns associated with the proposed project are anticipated to occur.

d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?* ***Less Than Significant Impact.*** Refer to Response (c), above.

e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?* ***Less Than Significant Impact.*** Construction of proposed improvements may result in minor changes in the amount of runoff due

to an increase in the amount of impermeable surface area within the project site. Surface runoff velocities, volumes and peak flow rates would have a minor increase due to impervious surfaces. However, due to limited area of open space which would be converted to impermeable surfaces, the proposed project would not have the capacity to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of water.

f) *Otherwise substantially degrade water quality?* ***Less Than Significant Impact.*** Discharge from the proposed project through stormwater facilities would consist of non-point sources. Stormwater quality is generally affected by the length of time since the last rainfall, rainfall intensity, urban uses of the area, and the quantity of transported sediment. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, and careless material storage and handling. Majority of pollutant loads are usually washed away during the first flush of the storm occurring after the dry-season period. However, due to the nature of the proposed project, as a water distribution/storage tank and associated pipeline, project impacts in this regard are not considered to be significant.

g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?* ***No Impact.*** The proposed project area is not located within a 100-year flood hazard area. Therefore, no flood related impacts would occur.

h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?* ***No Impact.*** The project site is not located within a 100-year flood hazard area. Refer to Response 4.8c and Response 4.8d, above, for additional discussion.

i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?* ***Less Than Significant Impact.*** As previously stated, the project does not propose any new housing or building structures within the 100-year flood plain. However, as previously mentioned above, under Section 4.6, *Geology and* Soils) the project area could be subject to ground shaking from various earthquakes due to its proximity to the various fault zones. Ground shaking during a major earthquake on any of the regionally active or potentially active faults may cause damage to the proposed reservoir, resulting in temporary loss of fire flow pressure, and/or nominal downstream flooding. However, the volume of water released during a rupture of the reservoir would be accommodated by the natural drainage swale which drains the project site and would not result in damage to residences in the vicinity. Adherence with the current UBC design criteria relative to seismic events would reduce impacts to less than significant levels.

j) *Inundation by seiche, tsunami, or mudflow?* ***No Impact.*** There are no anticipated impacts to the proposed project from seiche, tsunami or mudflow, as no topographical features or water bodies capable of producing such events occur within the project site vicinity.

k) *Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?* ***No Impact.***

l) *Result in significant alternation of receiving water quality during or following construction?* ***No Impact.*** During constriction, erosion control will be provided on-site to protect water quality. Operation is not anticipated to result in any water quality impacts.

m) *Could the proposed project result in increased erosion downstream?* ***No Impact.*** Given the project's limited size and limited impervious surface, the project would produce a relatively low volume of stormwater runoff that would not result in increased downstream erosion.

n) *Result in increased impervious surfaces and associated increased runoff?* ***No Impact.*** The increase in impervious surface and associated runoff is below the significance threshold established by the City for determining a significant impact.

o) *Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?* ***No Impact.*** The project does not include mass site grading or substantial changes in project site drainage that would alter drainage patterns, or increase runoff flow rates or volumes.

p) *Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?* ***No Impact.*** The project site does not adjoin or discharge directly into a Federally-listed water body.

q) *Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?* ***No Impact.*** See Response to p) above.

r) *Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?* ***No Impact.*** The project would discharge directly into surface waters nor involve operational characteristics that would result in pollutant discharges into such waters including pesticides, herbicides, fertilizers and similar chemicals.

s) *Have a potentially significant adverse impact on groundwater quality?* ***No Impact.*** The project site does not involve excavation, drilling, or cuts that could intercept or affect groundwater, and does not involve sub-surface fuel tanks or similar features that could affect groundwater.

t) *Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?* ***No Impact.*** The proposed project will not result in any violation of applicable water quality standards established by the Clean Water Act and implemented by the San Diego Regional Water Quality Control Board (RWQCB) through the regional National Pollution Discharge Elimination System (NPDES) permit.

u) *Impact aquatic, wetland, or riparian habitat?* ***No Impact.*** See Response to Section IV.b) of this document.

v) *Potentially impact stormwater runoff from construction or post construction?* ***No Impact.***

w) *Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?* ***No Impact.***

x) *Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?* ***No Impact.***

y) *Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?* ***No Impact.*** The project will neither increase the volume nor the velocity of stormwater flows, nor indirectly contribute to such impacts as a result of project implementation.

z) *Create significant increases in erosion of the project site or surrounding areas?* ***No Impact.*** See Response to Section IV. b) of this document.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.9 LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a) *Physically divide an established community?* ***No Impact.*** The proposed project will not have an impact on the physical arrangement of an established community. Therefore, no impacts are anticipated to occur.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?* ***No Impact.*** The proposed project is consistent with the General Plan Land Use Element's designation for the project site and with the Official Zoning Map designation of the property. Therefore, no impacts would occur in this regard.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?* ***No Impact.*** Refer to Response 4.4(f) above, which concludes the project would not conflict with any habitat conservation plan

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.10 MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?* ***No Impact.*** The City's General Plan and Zoning Ordinance would not permit any mineral extraction on or within the vicinity of the project site. Therefore, the project would have no impact.

b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?* ***No Impact.*** Refer to Response 14.10a, above.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.11 NOISE. Would the project:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* ***Less than Significant Impact.*** The proposed project would create a short-term impact in terms of construction noise. Noise generated by construction and demolition equipment, including trucks, backhoes and other equipment, may temporarily impact nearby sensitive receptors. Construction noise is estimated to be approximately 92 dBA at 50 feet from the source. Pursuant to the City's Noise Ordinance standards, construction activities would be limited to daytime hours for the duration of construction. Also, all vehicles and equipment will use available noise suppression devices and be equipped with mufflers during construction activities. Due to the restricted hours, equipment restrictions, and relatively short period of construction, noise resulting from construction and demolition related activities is not considered a significant impact.

Mitigation Measures:

N 1. Noise sources associated with construction, repairs, remodeling, or the grading of any real property, shall be exempt from the provisions of the City's noise code if conducted from 7:00 a.m. to 6:00 p.m. on Monday through Friday, or from 8:30 a.m. to 4:30 p.m. on Saturday. Construction is prohibited at any time on Sunday or a Federal holiday.

N.2 Equipment will use available noise suppression devices and properly maintained mufflers. Construction noise will be reduced by using quiet or "new technology", equipment, particularly the quieting of exhaust noises by use of improved mufflers where feasible. All internal combustion engines used at the Project site will be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment will be maintained in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components.

N.3 During all site preparation, grading and construction, contractors shall minimize the staging of

construction equipment and unnecessary idling of equipment in the vicinity of residential land uses.

N.4 The equipment staging area will be situated so as to provide the greatest distance separation between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.

N.5 Temporary walls/barriers/enclosures will be erected around stationary construction equipment when such equipment will be operated for an extended period of time and where there are noise sensitive receptors substantially affected. Noise barriers and enclosures will consist of absorptive material in order to prevent impacts upon other land uses due to noise reflection. In addition, complete enclosure structures will close or secure any openings where pipes, hoses or cables penetrate the enclosure structure.

N.6 Notification will be given to residences within 91 meters (300 feet) of planned construction activities thirty (30) days prior to commencement of demolition activity, and will include a brief description of the project, the overall duration of the various construction stages, noise abatement measures that will taken, and the name and phone number of the construction site supervisor or his designee to report any violation of a noise or mitigation standard.

b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?* ***Less Than Significant Impact.*** The amounts of construction and demolition required for the proposed facility is not anticipated to generate excessive groundborne vibrations or noise levels. Additionally, this Project is not anticipated to include pile driving activities, therefore, ground borne vibration is not expected to occur. Due to the temporary nature of construction activities, impacts in this regard are considered to be less than significant. Also, refer to discussion 4.11a, above.

c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?* ***No Impact.*** Due to the nature and scope of the proposed project a permanent increase in the ambient noise level in the project vicinity would not occur.

d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?* ***Less Than Significant Unless Mitigated.*** As noted above, the implementation of the proposed project may result in short-term increased noise levels within the project vicinity due to construction activities. This temporary condition would cease upon project completion and is subject to the City's noise mitigation guidelines.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?* ***No Impact.*** As previously stated, the proposed project is not located within two miles of a public airport or public use airport. The nearest airport, John Wayne-Santa Ana, is located about 20 miles northwest and given the project's distance from that airport, no impacts are anticipated.

f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?* ***No Impact.*** The proposed project site is not located within the vicinity of a private airstrip and would not expose people residing or working in the project area to excessive noise levels.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.12 POPULATION & HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ***Less Than Significant Impact.*** The proposed project would not induce growth through the extension or expansion of major capital infrastructure. No impacts to population and housing beyond those identified within the *City's General Plan* would occur.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ***No Impact.*** The proposed project would not require the removal existing housing, and therefore would not necessitate the construction of replacement housing elsewhere.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ***No Impact.*** Refer to Response 4.12a and 4.12b, above.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.13 PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	☐	☐	☐	☒
Police Protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

1) *Fire protection?* ***No Impact.*** Proposed project implementation would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities.

2) *Police protection?* ***No Impact.*** There are no significant impacts related to police protection or service anticipated with implementation of the proposed project.

3) *Schools?* ***No Impact.*** Implementation of the proposed project would not result in the need for the construction of additional school facilities. Therefore, no impacts in this regard will occur.

4) *Parks?* ***No Impact.*** Implementation of the proposed project will not affect any existing park facilities nor increase the demand for additional recreational facilities. Therefore, no impacts to parks are anticipated as a result of this project.

5) *Other public facilities?* ***No Impact.*** No significant impacts to other public facilities are anticipated to occur with project implementation.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.14 RECREATION. Would the project:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* ***No Impact.*** Implementation of the proposed project will not generate an increase in demand on existing public or private parks or other recreational facilities that would either result in or increase physical deterioration of the facility.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?* ***No Impact.*** Implementation of the proposed project does not include recreational facilities.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.14 TRANSPORTATION/TRAFFIC. Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?	☐	☐	☐	☒
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Result in inadequate parking capacity?	☐	☐	☐	☒
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

a) *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?* ***No Impact.*** Staff calculated the project trip generation as follows based on Institute of Transportation Engineers (ITE) surveys.

Project Trip Generation Analysis							
Land Use	**Number of dwelling units; or, 1000 GSF of floor area; or, number of employees;**						
<ITE use class & name>	0						
ITE Trip Generation Factors							
	AM Peak Hour			**PM Peak Hour**			
	In	**Out**	**Tot**	**In**	**Out**	**Tot**	**ADT**
ITE Trip Factors	0	0	0	0	0	0	8.01
Project Peak Hour and ADT Trip Generation							
	AM Peak Hour			PM Peak Hour			
	In	Out	Tot	In	Out	Tot	**ADT**
Project Trip Generation	0	0	0	0	0	0	0

Based on the estimated trip generation, the traffic report evaluated service levels at potentially affected intersections including the following:

<list all study area intersections>

All project study area intersections were evaluated under three scenarios including existing condition, existing plus project, and existing plus project plus cumulative. The level of service analysis was

conducted using both intersection capacity utilization (ICU) and the highway capacity manual (HCM) delay method.

Table 14.2 Intersection Capacity Utilization (ICU) Methodology

Intersection		*(1) Existing*	*(2) Existing + Project*	*(3) Existing + Project + Cumulative*	*(4) Project Impact*	*(5) Signif. Project Impact Y/N*	*(6) Sig. Cum. Impact Y/N*
<intersection #, name>	**ICU**	0.000	0.000	0.000	0.000	Y/N	Y/N
	LOS	A	A	A			
<intersection #, name>	**ICU**	0.000	0.000	0.000	0.000	Y/N	Y/N
	LOS	A	A	A			
<intersection #, name>	**ICU**	0.000	0.000	0.000	0.000	Y/N	Y/N
	LOS	A	A	A			

(4) Project Impact = Column (2) less Column (1).
(5) Significant Project Impact occurs if A(1) Existing@ is LOS AE@ or AF@ and A(4) Project Impact@ is 0.001 or greater; or, A(2) Existing plus Project@ is LOS AE@ or AF@ and A(4) Project Impact@ is 0.010 or greater.
(6) Significant Cumulative Impact occurs if A(3) Existing plus Project plus Cum.@ is LOS AE@ or AF@, and, A(4) Project Impact@ is 0.010 or greater.

Table 14.3 Highway Capacity Manual (HCM) Methodology

Intersection		*(1) Existing*	*(2) Existing plus Project*	*(3) Existing plus Project plus Cum.*	*(4) Project Impact*	*(5) Signif. Project Impact Y/N*	*(6) Sig. Cum. Impact Y/N*
<intersection #, name>	**ICU**	.00	0.00	0.00	0.00	Y/N	Y/N
	LOS	A	A	A			
<intersection #, name>	**ICU**	0.00	0.00	0.00	0.00	Y/N	Y/N
	LOS	A	A	A			
<intersection #, name>	**ICU**	0.00	0.00	0.00	0.00	Y/N	Y/N
	LOS	A	A	A			

(4) Project Impact = Column (2) less Column (1).
(5) Significant Project Impact occurs if A(1) Existing@ is LOS AE@ or AF@ and A(4) Project Impact@ is 0.1 seconds delay/vehicle or greater; or, A(2) Existing plus Project@ is LOS AE@ or AF@ and A(4) Project Impact@ is 1.0 seconds delay/vehicle or greater.
(6) Significant Cumulative Impact occurs if A(3) Existing plus Project plus Cum.@ is LOS AE@ or AF@, and, A(4) Project Impact@ is 1.0 seconds delay/vehicle or greater.

Less Than Significant Impact. The project would result in a minor increase in vehicular trips as a result of the construction activity for the proposed project. Anticipated traffic impacts would be minor and short-term project construction. Therefore, less the significant impacts are anticipated. In addition, as the project area is currently not experiencing level-of-service (LOS) deficiencies, no impacts to traffic capacity or volume would occur with implementation of the proposed project.

b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?* ***No Impact.*** Refer to Response 4.15a, above.

c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?* ***No Impact.*** Due to the nature and scope of the proposed project, project implementation would not have the capacity to result in a change in air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ***No Impact.*** No public roadways are proposed as part of the project, therefore, no impacts regarding design features or incompatible uses would occur. The proposed project would use the same access point as the existing project.

e) *Result in inadequate emergency access?* ***No Impact.*** Adequate emergency access shall be provided during both short-term construction and long-term operation of the proposed project. Impacts are not anticipated to be significant.

f) *Result in inadequate parking capacity?* ***No Impact.*** Due to the location and nature of the proposed project, no impacts in regards to parking would occur. An adequate staging area will be provided for short-term construction equipment. No impacts are anticipated in this regard.

Proposed Use	Total SF	Exempt Area	Gross SF	Standard (# of spaces per 1000 SF)	Required parking
			0	0.00	0
			0	0.00	0

g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?* ***No Impact.*** Project implementation would not conflict with adopted policies, plans, or programs supporting alternative transportation. Impacts are not anticipated in this regard.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.15 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
f. Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?	☐	☐	☐	☒
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?* ***No Impact.*** Improvements associated with the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB).

b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?* ***No Impact.*** The nature and scope of the proposed project would not require or result in the construction of wastewater treatment facilities (refer to Response 4.16a, above).

c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?* ***No Impact.*** The nature and scope of the proposed project would not require or result in the expansion of existing storm water drainage facilities.

d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?* ***No Impact.*** No new or expanded entitlements would be required with implementation of the proposed project. No impacts are anticipated.

e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* ***No Impact.*** Refer to Response 4.16a, above.

f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?* ***No Impact.*** The demolition and removal of existing improvements would generate a minor increase in solid waste. This increase would not be significant in the context of the _____Landfill's operating permit of _____tons per day. Operational activities will result in only a nominal amount of solid waste.

g) Comply with federal, state, and local statutes and regulations related to solid waste? ***No Impact.*** Refer to Response 14.16f, above.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.16 MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory?	☐	☐	☐	☒
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☐	☐	☒
c. Does the project have impacts which are individually limited, but cumulatively considerable (ACumulatively considerable@ means the project=s incremental effects are considerable when compared to the past, present, and future effects of other projects)?	☐	☐	☐	☒
d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	☐	☐	☐	☒

16. PREPARATION. The initial study for the subject project was prepared by:

_____
<staffperson, title>

17. DETERMINATION. (To be completed by lead agency) Based on this initial evaluation:

[ ] I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

[ ] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been included in this project. A MITIGATED NEGATIVE DECLARATION will be prepared.

[ ] I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

18. DE MINIMIS FEE DETERMINATION (Chapter 1706, Statutes of 1990-AB 3158)

[ ] It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.

[ ] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

19. **ENVIRONMENTAL DETERMINATION**: The initial study for this project has been reviewed and the environmental determination, contained in Section V. preceding, is hereby approved:

_____
Richard Greenbauer, Environmental Coordinator

20. **PROPERTY OWNER/APPLICANT CONCURRENCE:** : Section 15070(b)(1) of the California Environmental Quality Act (CEQA) Guidelines provides that Lead Agencies may issue a Mitigated Negative Declaration where *the initial study identifies potentially significant effects, but, revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur*. The property owner/applicant signifies by their signature below their concurrence with all mitigation measures contained within this environmental document. However, the applicants concurrence with the Draft Mitigated Negative Declaration is not intended to restrict the legal rights of the applicant to seek potential revisions to the mitigation measures during the public review process.

_____
<name of property owner/applicant/authorized representative>

PLANNING COMMISSION
RESOLUTION NO. 2001- P**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A ***** ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: *****
APPLICANT: *****
LOCATION: *****

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting ***** under the provisions of Articles *** of the Zoning Ordinance of the City of Oceanside to permit the following:

*****;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the **** day of ****, 2001 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; ******

<u>(Choose one)</u>

this project has been found to be categorically exempt per Article 19 from environmental review;

this project is not subject to CEQA per the General Rule, Section 15061 (B)(3)

this project is statutorily exempt from CEQA per Article 18

a Mitigated Negative Declaration has been prepared stating that if the mitigation measures are met there will not be an adverse impact upon the environment

an Environmental Impact Report (EIR) was prepared and circulated for this project;

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

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

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. R91-38	$2,200 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	Depends on area (range is $1,705-$9,575 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	$.441 per square foot or $441 per thousand square feet for non-residential uses and $1,301 per unit for residential

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
School Facilities Mitigation Fee	Ordinance No. 91-34	$.33 per square foot non-residential $2.05 per square foot residential ($2.98 for Vista)
Traffic Signal Fee	Ordinance No. 87-19	$7.80 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the .75 per cent discount)	Ordinance No. 83-01	$177 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. 99-21	Fee based on water meter size
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 99-20	Based on capacity or water meter size
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2000-3	Based on meter size. Residential is typically $2,004 per unit; Non-residential is $10,421 for a 2" meter.
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code	$1,000 per development project + $100 per unit plus $7,875 per unit

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;

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

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

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

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

FINDINGS:

1. *****

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby (if applicable) APPROVE the Mitigated Negative Declaration (certify the Environmental Impact Report) and adopt the mitigation measures provided therein, and APPROVE ***** subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Department plan check.

2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.

3. Site development, parking, access into buildings and building interiors shall comply with Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).

4. Site development, common use areas, access and adaptability of apartments and condominiums shall comply with Part 2, Title 24, and C.C.R. (Disabled Access & Adaptability - HCD).

5. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).

6. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.

7. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans.

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

   a) Building construction work hours shall be limited to between 7 a.m. And 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6

p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing 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 as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

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

Engineering:

9. Vehicular access rights to _____ **(NAME OF STREET)** shall be relinquished to the City from all abutting lots

10. All right-of-way alignments, street dedications, exact geometrics and widths shall be dedicated and improved as required by the City Engineer.

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

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

13. Prior to issuance of a building permit a phasing plan for the construction of public and private improvements the City Engineer landscaping, shall approve including.

14. Legal access shall be provided to _____ prior to the filing of the final map.

15. The developer shall provide public street dedication as required to serve the property.

16. Prior to approval of the final/parcel map or any increment, all improvement requirements, within such increment or outside of it if required by the City Engineer, shall be covered by a subdivision agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

17. Prior to approval of the first final map (or engineering drawing for a site Development Plan) a phasing plan for the construction of public and private improvements including landscaping, streets and arterials) shall be approved by the City Engineer. All improvements shall be construction prior to the issuance of any building permits.

(Choose as applicable:)

a) The tract shall be recorded and developed as one. The City Engineer shall require the dedication and construction of necessary utilities, streets and other improvements outside the area of any particular final map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development. The boundaries of any multiple final map increment shall be subject to the approval of the City Engineer.

b) The tract shall be recorded as one. The tract may be developed in phases. A construction-phasing plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer prior to the recordation of the final map. Prior to the issuance of any building permits all offsite improvements including landscaping, landscaped medians, frontage improvements shall be constructed to the satisfaction of the City Engineer. The City Engineer shall require the dedication and construction of necessary utilities, arterials and streets and other improvements outside the area of any particular final map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development. The boundaries of any multiple final map increment shall be subject to the approval of the City Engineer.

c) Multiple final maps may be filed prior to the expiration of the tentative map. *(Specific conditions related to improvement requirements and timing for the multiple maps to be included)*. The City Engineer shall require the dedication and construction of necessary utilities, streets and other improvements outside the area

of any particular final map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development. The boundaries of any multiple final map increment shall be subject to the approval of the City Engineer.

d) Prior to City Council's approval of the first final map, a phasing plan for the construction of public and private improvements shall be reviewed and approved by the City Engineer.

e) (For projects without a tentative tract or tentative parcel map) A construction-phasing plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer prior to the issuance of any grading or improvement permits. Prior to the issuance of any building permits all offsite or frontage improvements including landscaping and any required streets or arterials shall be constructed to the satisfaction of the City Engineer.

f) (For residential projects which might have a model complex) Prior to the issuance of any grading, improvement or building permits for a model complex, a construction-phasing plan for the entire project shall be reviewed and approved by the Planning Director, City Engineer and Building Director. All public and private improvements including landscaping and offsite streets or arterials that are found to be required to serve the model complex shall be completed prior to the issuance of any building permit.

18. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City as required. The applicant shall provide documentary proof satisfactory to the City that such easements or other interest in real property have been obtained prior to the approval of the final map. Additionally, the City, may at its sole discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.

19. Pursuant to the State Map Act, improvements shall be required at the time of development. A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to these improvement conditions and a certificate setting forth the recordation shall be placed on the map.

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

a) Removal of dirt, debris and other construction material deposited on any public street no later than the end of each working day.

c) All grading and related site preparation and construction activities shall be limited to the hours of 7 AM to 6 PM, Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not inherently noise-producing unless otherwise extended by the City

and all work should utilize the latest technology for quiet equipment. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

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

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

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

23. All streets shall be improved with concrete curbs and gutters, streetlights, 5-foot wide sidewalks and pavement, providing a parkway width of at least 10 feet, except where turnouts are provided and unless altered by the City Engineer. All streets shall be improved with street name signs and traffic calming and traffic control devices as directed by the City Engineer.

24. Curb return radii shall be 35 feet at the intersections. All other curb return radii in the project shall be a minimum of 25 feet.

25. Curb radii at cul-de-sac turnarounds shall be at least 40 feet with minimum 50-foot radii at right-of-way lines.

CHOSE ONE OF THE BELOW

26. **(NAME OF STREET)** shall be dedicated and improved ____ feet wide with a foot wide curb-to-curb street section and a traffic index of__The improvements are to be full-width/half-width plus 12 feet

27. The following streets shall be dedicated and improved as noted:

- 6-Lane Prime arterial: 124-foot right-of-way improved as a divided highway with a raised, landscaped median of 16 feet separating two 44 foot wide, curb-to-curb street sections and a traffic index of 10.0. The improvements are to be full-width/half-width plus 12 feet.

- 6-Lane Major arterial: 124-foot right-of-way improved as a divided highway with a raised, landscaped median of 16 feet separating two 44 foot wide, curb-to-curb

street sections and a traffic index of 10.0. The improvements are to be full-width/half-width plus 12 feet.

- 4-Lane Major Arterial: 100-foot right-of-way improved as a divided highway with a raised, landscaped median of 16 feet separating two 32 foot wide, curb to curb street sections and a traffic index of 9.0. The improvements are to be full-width/half-width plus 12 feet.

- Secondary arterial: 84-foot right-of-way improved with a 64-foot wide curb-to-curb street section with a traffic index of 8.0. The improvements are to be full-width/half-width plus 12 feet.

- Industrial Street: 72-foot right-of-way improved with a - 50-foot wide curb-to-curb street section with a traffic index of 7.0. The improvements are to be full-width/half-width plus 12 feet.

- Collector: 60-foot right-of-way improved with a 40-foot wide curb-to-curb street section with a traffic index of 7.0. The improvements are to be full-width/half-width plus 12 feet.

- Local Collector: 60-foot right-of-way improved with a 40-foot wide curb-to-curb section with a traffic index of 6.0. The improvements are to be full-width/half-width plus 12 feet.

- Local Street: 60-foot right-of-way improved with a 40-foot wide curb-to-curb section with a traffic index of 5.0. The improvements are to be full-width/half-width plus 12 feet.

- Cul-de-Sac Street: 56-foot right-of-way with a 36-foot wide curb-to-curb section with a traffic index of 5.0.

28. This project's streets shall remain private and shall be maintained by an association. The pavement sections, traffic indices, alignments, and all geometrics shall meet public street standards.

29. Gates have not been designed or approved for this project. Gates proposed to be added after the fact are subject to the approval of the Planning Director and City Engineer and shall not be approved without adequate stacking, parking or turning capacity.

30. Any stub street or streets shall be improved as required the City Engineer.

31. The exact alignment, width and design of all median islands, turning lanes, travel lanes, driveways, striping, and all other traffic calming and control devices and measures, including turnouts, bike lanes, and width/length transitions and other measures shall be approved by the City Engineer at the time of final design.

32. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the subdivider's soil engineer and must be approved by the City Engineer, prior to paving.

33. Parking shall be prohibited on both sides of all interior streets less than 32 feet in curb-to-curb width, and on one side of all streets less than 36 feet in width.

34. All streets shall be improved with street name signs and traffic calming and traffic control devices, as directed by the City Engineer.

35. Traffic signals shall be constructed at the intersection(s) of _____. The design, construction and operation shall be as required by the City Engineer. The timing of construction of these signals shall depend upon the map recordation phasing and upon development of the tract increments, as determined by the City Engineer.

36. Sight distance requirements at all street intersections shall conform to the intersection sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

37. A traffic control plan shall be submitted to and approved by the City Engineer prior to the start of work within open City rights-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the CalTrans Traffic Manual. Traffic control during construction adjacent to or within all public streets must also meet CalTrans standards.

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

39. A left-turn pocket shall be designed and constructed with appropriate transitions which meet CalTrans standards at the intersection(s) of.

40. Full width (half-width) alley improvements including the installation of a longitudinal concrete alley gutter shall be constructed in accordance with the standard plans and specifications of the City of Oceanside and as approved by the City Engineer.

41. At the time of development, if required by the City of Oceanside, a bus turnout and bus shelter shall be constructed adjacent to the site. Additional right of way dedication may be required. The design of the shelter shall be consistent with the design themes of the project and shall be maintained in good repair and cleanliness at all times.

42. A bus turnout shall be constructed on _____ . Additional right-of-way may be required.

43. Utilities shall be undergrounded as required by the City Engineer and City policy as follows:

a) All existing overhead utility lines either transversing the project or immediately adjacent thereto, and all new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be constructed underground.

b) The undergrounding of the existing overhead utilities may be deferred. The developer shall pay an in-lieu fee, based upon the length of utilities to be placed underground, and at the rate in effect at building permit issuance or as established by the City Engineer.

44. Streetlights shall be installed on all streets in the project. The system shall be designed and secured prior to the recordation of map or building permit issuance, if

a map is not recorded. The subdivider shall pay all applicable fees, energy charges, and/or assessments associated with City-owned (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or the annexation to, any appropriate street lighting district.

45. The developer shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the City Engineer.

46. The developer shall install 2 inch PVC conduit, together with 1/4-inch pull- rope and pull-boxes at 400 feet intervals for future signal interconnect cable on all arterial-level or above, streets.

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

48. The applicant shall obtain any necessary permits and clearances from the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego County Health Department, prior to the issuance of grading permits.

49. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.

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

51. An erosion control plan and precise grading and private improvement plan shall be prepared, reviewed, secured and approved prior to the issuance of any building permits. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, signage, and footprints of all structures, walls, drainage devices and utility services. Parking lot striping and any on site traffic calming devices shall be shown on all Precise Grading and Private Improvement Plans

52. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer prior to the issuance of a preliminary grading permit and approved by the City Engineer prior to the issuance of building permits. Frontage and median landscaping shall be installed prior to the issuance of any building permits. Project fences, sound or privacy walls and monument entry walls/signs shall be designed, reviewed and constructed by the landscape plans and shown for location only on grading plans. Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated through project landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting held, prior to the start of any improvements.

53. Open space areas and downsloped areas visible from a collector-level or above roadway and not readily maintained by the property owner, shall be maintained by either a homeowners' association or other method that will insure installation and maintenance of landscaping in perpetuity. These areas shall be indicated on the final map and either reserved for an association or other means, as applicable. In either case, future buyers shall be made aware of any estimated monthly costs. The disclosure, together with the CC&R's, shall be submitted to the City Engineer for review prior to the recordation of final map. In the event the slope (open space) areas adjacent to this property are removed from the existing landscape maintenance district, the individual property shall be responsible for irrigating and maintaining the slopes (open space areas).

54. All storm drain systems shall be designed and installed to the satisfaction of the City Engineer.

55. The drainage design on the project/Development Plan/tentative map **(CHOOSE ONE) is** conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The applicant shall be responsible for obtaining any off-site easements for storm drainage facilities.

56. Storm drain facilities shall be designed and located such that the inside travel lanes on <u>shall</u> be passable during conditions of a 100-year frequency storm.

57. Development shall be in accordance with City Floodplain Management Regulations and Urban Runoff Management and Discharge Regulations.

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

59. Unless and appropriate barrier is approved on a landscape plan, a minimum 42-inch high barrier, approved by the City Engineer, shall be provided at the top of all slopes whose height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to an arterial street or state highway.

60. The applicant shall construct desiltation/detention basins and erosion control devices of a type and size and at locations as approved by the City Engineer. Devices shall be installed and maintained in working condition during the rainy season (November 1 through April 1). Each such basin shall be provided with an all-weather access/maintenance road.

61. The applicant shall ensure that the grading and other construction activities meet the provisions specified in the California RWQCB, San Diego Region, Order 2001-01, NPDES No. CAS0108758 – Section F.2.

62. The applicant shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.

63. The applicant shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans and in the SWPPP.

64. The applicant shall minimize exposure time of disturbed soil areas.

65. The applicant shall submit for City review and approval, plans showing source control BMPs in place and a certified letter noting the implementation plans for said BMPs.

66. The applicant shall provide a buffer zone for natural water bodies (as shown on approved plans). The buffer zone (as approved) shall be inspected and approved for compliance by the City.

67. The industrial applicant shall provide evidence of coverage under the State of California's statewide General NPDES Permit for Storm Water Discharges Associated With Industrial Activities at all times.

68. The applicant shall submit, for City review and approval, a mechanism which will ensure ongoing long-term maintenance of all structural post-construction Best Management Practices (BMPs).

69. All post construction structural BMPs shall be shown in detail on the construction plans and submitted to the City for review and approval.

70. The applicant shall stabilize all slopes per a City approved method.

71. The applicant shall provide evidence of coverage under the State of California's statewide General NPDES Permit for Storm Water Discharges Associated With Construction Activities at all times.

72. The applicant shall submit to the City for review and approval, a report that identifies affected receiving water bodies, applicable water-quality objectives (Regional Water Quality Control Board (RWQCB) and San Diego Association of Governments) and pollutants of concern, and estimates post-construction discharge rates (with all BMPs in place) and explains why the projected pollutant loads will not cause a violation of the water quality objectives.

73. The applicant shall submit to the City for review and approval a plan that includes a combination of source control and structural treatment BMPs that at a minimum will:

a) Control the post-development peak storm water runoff discharge rates and velocities to maintain or reduce pre-development downstream erosion;
b) Conserve natural areas;
c) Minimize pollutants of concern from urban runoff through implementation of source control BMPs;
d) Remove pollutants of concern from urban runoff through implementation of structural treatment BMPs;
e) Minimize directly connected impervious areas;
f) Protect slopes and channels from eroding;
g) Include storm drain stenciling and signage;
h) Include properly designed outdoor material storage areas;
i) Be implemented close to pollutant sources and prior to discharging into receiving waters;
j) Include properly designed trash storage areas; and

k) Ensure that post-development runoff does not contain pollutant loads which have not been reduced to the maximum extent practicable.

74. Structural BMPs shall be designed so as to filter or treat the volume or flow outlined in the following number sizing criteria:

a) Volume based BMPs shall be designed to filter or treat the volume of runoff produced from a 24-hour 85th percentile storm event, as determined from the local historical rainfall record.

b) Flow based BMPs shall be designed to filter or treat the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour.

Fire:

75. A minimum fire flow of _____ gallons per minute shall be provided.

76. Fire flow shall be determined at the time of building permit application.

77. The size of Fire hydrant outlets shall be 2 1/2" X ___.

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

79. Fire hydrants shall be located as indicated on a map filed in the Fire Prevention Bureau.

80. All-weather access roads shall be installed and made serviceable prior to and during time of construction. Sec. 901.3 Uniform Fire Code.

81. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per City Vehicle Code Section 22500.1.

82. All security gates shall have a Knox-box override and as required have strobe activation capability, unless otherwise approved by the Fire Marshall.

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

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

85. All existing fire hydrants within 400 feet of the project shall be shown on the plot plan.

86. Fire lanes shall be shown on the site plan with a 28-foot minimum width or sprinkler the entire project.

87. Cul-de-sacs shall be shown on the site plan with a 40- foot radius minimum.

88. Fire hydrants on the plot plan are conceptual only. The final number and location shall be as approved by the Fire Marshall.

89. All buildings shall be sprinklered and monitored by an approved Central Station prior to building final.

90. Fire alarm system plans shall be submitted for approval prior to installation.

91. Buildings shall meet Oceanside Sprinkler Ordinance in effect at the time of building permit application.

92. All open areas that are not needed for biological resources shall be landscaped with approved fire retardant/anti-erosion type plants with an approved permanent irrigation system and maintenance program.

93. In accordance with the Uniform Fire Code Sec.901.4.4, Approved addresses, for Commercial, Industrial and Residential Occupancies, shall be placed on the structure in such a position as to be plainly visible and legible from the street or roadway fronting the property. Numbers shall contrast with their background.

94. Multi-Building complexes require address directory boards that are visible from the main entrance.

95. Multi-Tenant Buildings require identification on the rear exit doors with individual suite numbers or letters.

96. Single Family dwellings require 4" address numbers (with a ¼-inch wide stroke). Commercial buildings and Multi-family dwellings require 6" address numbers (with a ¼-inch wide stroke) and Industrial buildings require 12" address numbers (with a 1-inch wide stroke).

97. The developer shall supply the Fire Department with updated map and hydrant location information in a digital format compatible with the Fire Department's mapping program upon approval of final improvement plans.

98. Blue hydrant identification markers shall be placed in the center of the street, adjacent to the street hydrants.

Planning Environmental:

99. All lighting showcasing building architecture shall be shown on the building plans.

100. This Tentative Map (Tentative Parcel Map) shall expire on _____, unless a time extension is granted by the Planning Commission.

101. This Tentative Map (Tentative Parcel Map) shall expire two years from the effective date of the City Council Ordinance approving Zone Change No.__.

102. This Development Plan (Conditional Use Permit) shall expire on unless implemented as required by the Zoning Ordinance.

103. This Development Plan, Tentative Map, Variance and/or Conditional Use Permit shall not become effective until the effective date of the Zoning Ordinance Amendment for Z-_-_ is effective. The effective date of the Zoning Ordinance shall be used for determining expiration dates for the attached Development Plan, Tentative Map, Variance and/or Conditional Use Permit.

104. This Development Plan approves only a _____ as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department Approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

105. This Conditional Use Permit approves only a _____ as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department Approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

106. This Regular Coastal Permit approves only a _____ as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department Approval. Substantial deviations shall require a revision to the Regular Coastal Permit or a new Coastal Permit.

107. The Conditional Use Permit is valid for (Time period, if applicable) beginning on the date of approval and is subject to possible extension pursuant to the provisions of the Zoning Ordinance. The Conditional Use Permit is subject to (Time period, if applicable) review by the Planning Commission from the date of commencement of operations to determine the project's compatibility with surrounding land uses. The Commission may add new conditions and/or delete and/or modify existing conditions, as it deems necessary to protect the general health, safety and welfare of residents in the area or surrounding land uses.

108. The applicant, permittee or any successor-in-interest shall defend, indemnify and old harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Tentative Map T-*-01 Development Plan D-*-01, Conditional Use Permits C-*-01, Variance V-*-01, and Parcel Map P-*-01. The City will promptly notify the applicant of any such claim, action or proceeding against the city and will cooperate fully in the

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

109. A Comprehensive Sign Program shall be submitted to the Planning Department and approved prior to the issuance of sign permits. This CMP may be more restrictive than the standards outlined in the Sign Ordinance.

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

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

a. Median and parkway tree plantings along collector and arterial roads shall be a minimum of two-inch diameter trees so as to ensure a mature landscape theme is achieved in a reasonable amount of time.

b. A recreation facility-phasing plan so that amenities are provided through each phase of development shall be part of the landscape plan approval.

c. Median landscaping shall be shown on the plan for _____ Street and shall meet the criteria of the City of Oceanside and/or CalTrans Landscape Median Guidelines.

a. The developer shall be responsible for irrigating and landscaping all embankments within the project, and all slopes along major streets.

b. Street/parkway trees (minimum 15 gallon) shall be planted at a minimum of one tree per unit or lot and two trees per corner lot. Approved root barriers shall be incorporated.

c. Arterial street trees in parkways shall be planted at a minimum of 30 feet on center, each side of street, as a solitary planting. Approved root barriers shall be incorporated.

d. Local street trees in parkways shall be planted at a minimum of 30 feet on center, each side of street, as a solitary planting. Approved root barriers shall be incorporated.

e. To mitigate the loss of landmark and/or mature existing trees on site the determination of replacement shall be based on tree number, type, and caliper (caliper measured 2 1/2 feet from the base of the tree at existing grade). The total number of tree caliper lost shall be equal to the total number of caliper replaced. Replacement trees shall be a minimum of 15-gallon container stock. A field survey shall be performed under the supervision of the City Landscaping Section to evaluate the existing tree population and the replacement requirements. The existing trees to remain or proposed for removal shall be identified on the Preliminary Grading Plan,

Precise Grading Plan and Landscape Plan. The existing tree type, location, and caliper shall be shown on the above plans. Replacement trees shall be identified and shown on the Landscape Plan and shall be subject to review and approval by the City Engineer and Planning Director.

f. The shrubbery and vines in the area of _____ shall be composed of species that possess thorns, spines, etc. to deter pedestrian movement in the landscaped area.

g. Crimson Lake Bougainvillea, the official City Flower, shall be used on this site. San Diego Red Bougainvillea is an acceptable alternate.

h. Landscape areas adjacent to the San Luis Rey River shall utilize plant materials which are found to be appropriate as a riparian buffer to provide compliance with the Regional Growth Management Strategy. Plant type is subject to the review and approval of the Planning Director and City Engineer.

112. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions by all acceptable means including but not limited to citations and/or actual work with costs charged to or recorded against the owner. This condition shall be recorded with the covenant required by this Resolution.

113. Model Landscape plans and Front Yard Landscape plans, designed in compliance with Water Conservation Ordinance No. 91-15 shall be submitted as schematic drawings and shall be approved and signed by the Engineering Department and the Planning Department prior to the issuance of building permits. No bonding shall be required. Precise Grading Plans for model homes shall be prepared by a Civil Engineer and shall be approved by the City Engineer prior to the issuance of building permits. Prior to the issuance of occupancy permits, the City's Landscape Technician/Inspector shall review each unit requested for occupancy to ensure that the installation of planting and irrigation has occurred in conformance with the approved schematic drawings. The irrigation system will also be tested to ensure adequate operation and coverage.

114. Front yard landscaping with a complete irrigation system, in compliance with Water Conservation Ordinance No. 91-15, shall be required.

115. A trash enclosure (or trash enclosures) must be provided as required by Chapter 13 of the City Code and shall also include additional space for storage and collection of recyclable materials per City standards. Recycling is required by City Ordinance. The enclosure (or enclosures) must be built in a flat, accessible location as determined by the City Engineer. The enclosure (or enclosures) shall meet City standards including being constructed of concrete block, reinforced with Rebar and filled with cement. A concrete slab must be poured with a berm on the inside of the enclosure to prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000-pound service vehicle. Trash enclosures and driveways and service access areas shall be shown on both the

improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer. The City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement 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 of the service doors for the bins. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the project. This design shall be shown on the landscape plans and shall be approved by the Planning Director.

116. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant (developer, subdivider) and recorded prior to the approval of the final map (or prior to issuance of building permits where no final map is required). The covenant shall provide that the property is subject to this Resolution, and shall generally list the conditions of approval.

117. The center (or project) shall prepare a Management Plan. The Management Plan is subject to the review and approval of the Planning Director and the Police Chief prior to the occupancy of the project, and shall be recorded as CC&R's against the property. The Management Plan shall cover the following:

a) Security - The Management Plan, at a minimum, shall address on-site management, hours-of-operation and measures for providing appropriate security for the project site.

b) Maintenance - The Management Plan shall cover, but not be limited to anti-graffiti and site and exterior building, landscaping, parking lots,

sidewalks, walkways and overall site maintenance measures and shall ensure that a high standard of maintenance at this site exists at all times. The maintenance portion of the management plan shall include a commitment for the sweeping and cleaning of parking lots, sidewalks and other concrete surfaces at sufficient intervals to maintain a "like new" appearance. Wastewater, sediment, trash or other pollutants shall be collected on site and properly disposed of and shall not be discharged off the property or into the City's storm drain system.

c) Any graffiti within the center shall be removed by the center management or its designated representative within 24 hours of occurrence. Any new paint used to cover graffiti shall match the existing color scheme.

d) An acknowledgement that the City of Oceanside does not have a view preservation ordinance and that views may be subject to change with maturing off-site landscape and the potential for future off-site building.

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

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

120. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permit and Development Plan.

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

122. This Conditional Use Permit shall be called for review by the Planning Commission if complaints are filed and verified as valid by the Code Enforcement Office concerning the violation of any of the approved conditions or assumptions made by the application.

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

124. A six-foot high decorative masonry wall shall be constructed on the property lines. The wall shall be shown on the landscape and improvement or grading plans.

125. A 6-foot (5-foot, 4-foot) high wrought iron or tubular steel (5/8-inch minimum) fence shall be placed along the top of all slopes. The fence shall be shown on the landscape plan and improvement or grading plans.

126. Pedestrian entry gates shall be provided at both project entry points. These gates shall be separate and independent form the vehicular entry gates and shall be unlocked and accessible at all times. The final location and type shall be included on the landscape plan and is subject to the review and approval of the Planning Director and City Engineer.

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

If any aspect of the project fencing and walls is not covered by an approved Development Plan, the construction of fencing and walls shall conform to the development standards of the City Zoning Ordinance. In no case, shall the construction of fences and walls (including combinations thereof) exceed the limitations of the zoning code, unless expressly granted by a Variance or other development approval.

128. A decorative uniform masonry wall 6 feet in height shall be constructed across the rear of all double frontage lots.

129. All rear wood fences adjacent to public right of way and/or visible from the public right of way will be stained or otherwise finished with a waterproof material.

130. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's) shall provide for the maintenance of all common open space, medians and commonly owned fences and walls and adjacent parkways. The maintenance shall include normal care and irrigation of landscaping, repair and replacement of plant material and irrigation systems as necessary; and general cleanup of the landscaped and open area, parking lots and walkways. The C.C. & R's shall be subject to the review and approval of the City Attorney prior to the approval of the final map. The C.C. & R's are required to be recorded prior to or concurrently with the final map. Any amendments to the C.C. & R's in which the association relinquishes responsibility for the maintenance of any common open space shall not be permitted without the specific approval of the City of Oceanside. Such a clause shall be a part of the C.C. & R's. The C.C. & R's shall also contain provisions for the following:

a) Prohibition of parking or storage of recreational vehicles, trailers or boats.

b) Provisions regulating individual patio covers, room additions and other appurtenances.

c) Maintenance of median landscaping by the Association.

USE BELOW AS APPLICABLE

d) Provisions for the maintenance of all common open space and open space easements on private lots, including provisions establishing mechanisms to ensure adequate and continued monetary funding for such maintenance by the homeowners' association.

e) Provisions that restrict any private use of open space easement areas. Restrictions shall include, but are not limited to, removing retaining walls, installing structures such as trellises, decks, retaining walls and other hardscape and any individual landscape improvements.

f) Provisions prohibiting the homeowners association from relinquishing its obligation to maintain the common open space and open space easement areas without prior consent of the City of Oceanside.

g) An acknowledgement that the City of Oceanside does not have a view preservation ordinance and that views may be subject to change with maturing off-site landscape and the potential for future off-site building.

131. All street names shall be approved by the Planning Department prior to the approval of the final map for each phase of development. (For residential projects)

132. Any project entrance signs shall meet the requirements of the Sign Ordinance and be approved by the Planning Director.

133. The new panhandle access driveway shall have a minimum of __ feet of pavement.

134. Panhandle access ways shall have recorded joint maintenance agreements and cross easements for use. The developer is prohibited from entering into any agreement with a cable television franchisee of the City which gives such franchisee exclusive

rights to install, operate, and/or maintain its cable television system in the development.

135. This subdivision map is for sale or financing purposes only. No development rights (except any attached to an approved Development Plan) are attached to these parcels. A note to this effect shall be recorded with, and referenced on the final map.

136. The following unit type and floor plan mix is conceptual in nature. Final architectural plans are subject to review and approval by the Planning Director (or Planning Commission): OR The following unit type and floor plan mix, as approved by the Planning Commission, shall be indicated on plans submitted to the Building Department and Planning Department for building permit:

Sq.Ft.	# Bedrms.	# Baths	# Stories	# Units	%

137. Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the Planning Department prior to the issuance of building permits.

138. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Department and Planning Department

139. This project is subject to the provisions of Chapter 14C of the City Code regarding Inclusionary Housing.

140. This project shall comply with all provisions of the City's Affirmative Fair Housing Marketing Agreement policy. Such agreement shall be submitted to and approved by the Housing and Neighborhood Services Director prior to the recordation of a final map or the issuance of a building permit for the project, whichever comes first.

FOR CONDO CONVERSIONS

141. (For condo conversions only): Prior to the approval of the first final map for any portion of property included within this, Covenants, Conditions and Restrictions (C.C. & R's) for a Homeowner Association shall be prepared by the subdivider or other developer and shall be recorded prior to and/or concurrently with the recordation of such first final map. All property covered by this shall be included in this Homeowners Association; each portion of the property covered by the Tentative Map shall be annexed into the Homeowners Association prior to the approval of the Final Map for each such portion. The other portions of the property covered by this shall be annexed into the Association as such property is finaled, and appropriate maintenance provisions shall be added to the C.C. & R's at that time. The C.C. & R's shall contain at a minimum the following provisions:

142. Provisions for the maintenance of all common open space, including provisions establishing mechanisms to ensure adequate and continued monetary funding for such maintenance by the Homeowners Association.

143. Provisions establishing a management plan and management association to carry out 24-hour on-site maintenance of rental units during any period of time when non-owner occupied units exceed 20%. The management association shall be responsible for the management of the rental units, and shall be governed by the Homeowners Association and shall be paid for at a minimum by the owners of the

non-owner occupied units. The C.C. & R's shall include mechanisms to ensure continued funding of the management of the non-owner occupied units, and shall include the designation, for projects with 16 units or more, by deed restriction or other legally binding document as may be acceptable to the City Attorney, of a manager's unit, office or other on-site area to ensure 24-hour management. For projects with 15 units or less, provision of 24-hour management by an off-site management agency shall be required. This off-site management requirement shall be identified in the management plan and recorded as a condition of approval for the project.

144. Provisions to ensure the annexation into said Homeowners Association of each portion of the area covered by it, as it is finaled.

145. Provisions specifying that neither the C.C. & R's nor any contract of sale, lease, or other written document or any means or method shall be established or shall attempt to establish any requirement, restriction, or limitation on this developer or any person, individual or entity which would operate, directly or indirectly, to prevent or preclude any other developers of this land or any person, individual, or entity in complying with all applicable provisions of the Tentative Map and other City ordinances, rules, policies or regulations.

146. Provisions prohibiting the Homeowners Association from relinquishing its obligation to maintain the common open space as required in Subsection (a) above without the prior consent of the Oceanside Planning Commission or City Council.

147. Provisions prohibiting the Homeowners Association and management association from ceasing to ensure 24-hour on-site management, 24-hour off-site management

or eliminating the management plan or management association, without the prior consent of the Oceanside Planning Commission or City Council.

148. Provisions stating that none of the above provisions of the C.C. & R's shall be deleted or modified without the consent of the City Attorney, that the City shall have the right, but not the obligation, to enforce any of the above provisions and that in the event the City pursues legal action to enforce any of its rights, the City shall be entitled to reasonable attorney's fees.

149. The City Attorney may require such additional provisions to be inserted into the C.C. & R's as he or she deems may be reasonably necessary to accomplish the purpose and intent of this Resolution.

150. (For Condo Conversions) The tenant assistance plan, as proposed in the Notice of Intent to Convert, shall be implemented. Other requirements of Article 32 pertaining to tenants' rights and privileges shall apply.

151. (For Condo conversions)Two percent (2%) of the purchase price shall be paid, through escrow for each unit, to the City Housing Assistance Fund.

152. (For condo conversions) A fee of $200 per unit shall be required as a start-up for the implementation of the Homeowners' Association prior to the recording of the Final Map.

FOR APARTMENTS OR CONDOS ONLY

153. (for apartments and condominiums) The design of the carports and landscaping shall be planned so as not to allow automobile headlights to disturb any units.

154. A management plan shall be prepared by the apartment developer and approved by the Planning Director prior to the issuance of building permits. The management plan shall describe the provisions for 24-hour on site management and security

155. (For apartment projects and condominium projects with collective parking) Garages shall be kept available and useable for the parking of tenant's automobiles at all times.

156. (For apartment projects and condominium projects with collective parking) Lease and rental agreements shall be for the dwelling unit with the garage. He garage shall be used for the purpose of vehicular parking and the owner or tenant shall not lease or rent the garage separately from the dwelling unit.

FOR BEACH FRONT (OR COASTAL) PROJECTS

157. (Residential Projects in Coastal Zone) This project is subject to the provisions of the Local Coastal Plan for Coastal Housing. The developer shall obtain a Coastal Affordable Housing Permit from the Director of Housing and Neighborhood Services prior to issuance of building permits or recordation of a final map, whichever occurs first.

158. (Beach Front Projects) Prior to the approval of the final map (or issuance of building permits) the developer, owner or subdivider shall make an irrevocable offer of dedication to the City of Oceanside an easement for lateral public access and passive recreational use along the shoreline adjacent to this property. The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of

public access acquired through a use which may exist on the property. The easement shall be located along the entire width of the property line to the toe of the bluff (toe of the seawall, a line 25 feet inland of the daily high water line, which is understood to be ambulatory from day to day). The easement shall be recorded free of prior liens and free of any other encumbrances which may affect said interest. The easement shall run with the land in favor of the City of Oceanside, and is binding to all successors and assignees.

159. (Beach Front Projects) Prior to the approval of a final map or issuance of a building permit, the applicant and landowner, shall execute and record a covenant, in a form and content acceptable to the City Attorney, which shall provide:

a. That the applicant understands that the site may be subject to extraordinary hazard from waves during storms and from erosion, and the applicants assume the liability from those hazards.

b. That the applicant unconditionally waives any claim of liability on the part of the City and agrees to indemnify and hold harmless the City and its advisors relative to the City's approval of the project for any damage due to natural hazards.

160. (For beach front projects) This project does not propose any modifications to the existing sea wall.

161. (Railroad frontage projects) The applicant shall pursue the acquisition of a landscape easement over the North County Transit District (NCTD) railroad right-of-way for the purposes of providing additional landscape buffering. Should this easement be obtained the applicant shall be responsible for landscaping and

permanently maintaining the easement. Proof of contact with NCTD shall be provided prior to the issuance of landscaping and building permits.

FOR RESOLUTIONS ON RESIDENTIAL PARCEL MAPS (tailor height and materials to the circumstance)

162. Each of the homes created by this parcel map shall meet the following development standards: Lot size, 10,000 square feet; minimum unit size, 2500 square feet; stories, single; garage, three cars (minimum); front yard, 25 feet; side yard 7.5 feet; rear yard 20 feet; corner yard, 15 feet; maximum height 36 feet; lot coverage, 35% (maximum); fencing, 6-foot high wood privacy; roofing, fire resistant concrete tile; siding, stucco, with ship lap, wood accents, decorative trims and wood shutters. An Administrative Development Plan shall be processed and approved for each lot prior to the issuance of a building permit.

163. Front yard landscaping is required to be provided by the developer of each lot and shall be shown on the Administrative Development Plan.

ENVIRONMENTAL MITIGATION MEASURES (CHOOSE AS APPROPRIATE)

164. All mitigation measures identified in the approved Mitigated Negative Declaration shall be complied with as stated in that document.

165. All mitigation measures identified in the approved Environmental Impact Report shall be complied with as stated in that document

166. Prior to the issuance of Building Permits, the developer shall contact the City of Oceanside Library Board for a determination of the need for a Bookmobile stop

within the project boundaries. If such a stop is required, the developer shall include the necessary facilities at an appropriate location in the common recreation area.

167. In the event any subsurface archaeological resources are encountered during grading or construction activities, such activities in the locality of the find shall be halted immediately. An archaeologist, certified by the Society of Professional Archaeologists (SOPA), shall be brought in to determine the significance of the archaeological resources and implement appropriate mitigations prior to recommending earthwork.

168. Prior to the issuance of a grading permit or issuance of a landscape plan for a residential development, the developer shall hire a qualified acoustical analyst to determine any measures that may be necessary to protect residents from significant noise impacts, and those measures shall be implemented. Any walls constructed for noise mitigation shall be uniform in height and appearance and shall be shown on the Landscape Plan and if required, on the Grading Plan. Walls are subject to the approval of the Planning Director.

169. Construction of the proposed project should comply with the California Administrative Code. The building must be for a minimum exterior-to-interior noise reduction resulting in interior noise levels, due to exterior sources, of 45 dBA CNEL or less. This noise reduction could be achieved using standard construction methods, including but not limited to mechanical ventilation, double-paned windows and acoustically insulated doors where they face roadways.

170. Prior to the issuance of grading permits, the applicant shall establish a program with a qualified paleontologist to monitor grading activities. The applicant shall provide

the Planning Department with a copy of the paleontological resource-monitoring program.

171. Prior to recordation of any final map or issuance of a grading permit for any portion of the project site, proof of an incidental take permit under Section 7 or Section 10a of the Endangered Species Act relative to the California Gnatcatcher shall be provided to the Planning Department. If such permit is not required, written verification to that effect from the U.S. Fish and Wildlife Service shall be provided. Any project redesign in obtaining a Section 7 or Section 10a permit will require reconsideration by the appropriate City decision-making body. (FOR USE WITH ALL PROJECTS WHICH HAVE COASTAL SAGE SCRUB ON-SITE.)

172. To protect water quality in the area the following mitigation measures shall be implemented (choose as appropriate):

a) The applicant shall provide a detailed site/erosion control plan or drainage report prepared by a registered engineer that includes pre-development drainage patterns and discharge rates for the project site. The plan or report shall be reviewed and approved by the City.

b) The applicant shall be responsible for mitigating impacts created by changes in drainage runoff course, concentration, or quantity to the satisfaction of the City Engineer for both on-site and off-site drainage. This may require the subdivider to provide all necessary easements and improvements to accommodate drainage structures extending beyond the boundaries of the project.

c) The applicant shall submit plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm runoff, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides. Said landscaping plan shall be approved by the City prior to issuance of grading permits.

d) The applicant shall submit for City review and approval for the implementation of a Storm Water Pollution Prevention Plan (SWPPP), per the latest Caltrans SWPPP Preparation Manual, to manage storm water and non-storm water discharges from the site at all times. The SWPPP shall describe all BMPs to be implemented year round. Specific BMP implementation may be dependent upon wet or dry season operations. The SWPPP shall also emphasize that erosion prevention is the most important measure for keeping sediment on site during construction.

e) All construction and grading related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.

f) The applicant shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent revegetation and landscaping as early as feasible, temporary stabilization and reseeding of disturbed soil areas as early as feasible.

173. Prior to the issuance of building permits, a landscaping plan shall be approved the City Engineer indicating native plants adjacent to the waterway that are compatible with the habitat in the creek.

Water Utilities:

174. All public water and/or sewer facilities not located within the public right-of-way, shall be provided with easements sized according to the Engineers Manual Roadways shall be constructed for an all weather access.

175. No trees or structures shall be located within any public utility easement.

176. Water facilities located on private property, will be "private lines," and maintained by the property owner.

177. Sewer facilities located on private property will be "private lines" and maintained by the property owner.

178. A separate irrigation meter is required.

179. The developer shall construct a public reclamation water system that will serve each lot and or parcels that are located in the proposed project in accordance with the City of Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be located in the public streets or in a public utility easement.

180. If a property goes through a zone change and an increase in density occurs, a water and sewer study must be prepared by the developer at the developer's expense, and checked by the Water Utilities Department.

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

182. The developer will be responsible for developing all water and sewer facilities necessary to develop the property. Any relocation of water and/or sewer lines is the responsibility of the developer.

183. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing an approved type backwater valve, per Section 710 of the Uniform Plumbing Code.

184. An Inspection Manhole, described by the City's Engineering Manual, shall be installed in each building sewer lateral and the location shall be called out on the approved Building Plans.

185. A Grease, Oil, and Sand Interceptor described by U.P.C., Section 1010, relating to garages and wash racks shall be installed in each building sewer in an appropriate location, and the location shall be called out on the approved Building Plans.

186. Grease, Oil, and Sand Interceptor, described by U.P.C., Section 1011 relating to restaurants, shall be installed in each building sewer in an appropriate location, and the location shall be called out on the approved Building Plans.

187. Subterranean parking spaces shall be drained to the City's Storm Drain System.

188. The "New" Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit issuance.

189. All Water Works construction shall conform to the most recent edition of the City of Oceanside Engineer's Manual.

190. All Water Works construction shall conform to the recently adopted Water and Wastewater Master Plan, and the Demands and the Flow values set forth in the design manual.

PASSED AND ADOPTED Resolution No. 2001-P** on ******, 2001 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

George Barrante, Chairman
Oceanside Planning Commission

ATTEST:

_____
Gerald Gilbert, Secretary

I, GERALD GILBERT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2001-P**.

Dated:_____

CITY OF OCEANSIDE
STORM WATER TREATMENT CONTROL BMP INSPECTION

Inspector Name:_____ Date:_____ Time:_____

Site Representative Present:_____

Inspection Type: ☐ Routine ☐ Follow-Up ☐ Complaint ☐ Other:_____

A. PROJECT INFORMATION

Project Name: _____ Project Type: ☐ Private ☐ Public

Street Address: _____ ZIP _____

Responsible Party for Maintenance:_____ Responsible Party Phone:_____

Assigned Threat to Water Quality Priority: ☐ High ☐ Medium ☐ Low

Priority Project Category (check all that apply): ☐ Residential ☐ Commercial ☐ Industrial ☐ Auto Repair ☐ Restaurants ☐ Hillside ☐ ESA ☐ Parking lot ☐ Streets/Roads/Highways ☐ Retail Gas Outlet ☐ None

Anticipated and Potential Pollutants: ☐ Sediments ☐ Nutrients ☐ Heavy Metals ☐ Organic Compounds ☐ Trash & Debris ☐ Oxygen Demanding ☐ Oil & Grease ☐ Bacteria & Viruses ☐ Pesticides

Maintenance Documentation: ☐ Reviewed, date of last maintenance:_____ ☐ Not Reviewed ☐ Not Available ☐ Other_____

Monitoring Data Available? ☐ Yes ☐ No If yes, please copy and attach to inspection form

B. TREATMENT CONTROL BMP ASSESSMENT

Indicate the number of each treatment control BMP committed to in the project's SUSMP report in the "Number Proposed" box. Indicate what action(s) is/are required for each treatment control on the right.

Treatment Control BMP	Number Proposed	Regional or Site Only?	Number Present	% Properly Maintained	Action(s) Required: Maintenance	Repair	Replacement	None
TC-10 (Infiltration Trench)								
TC-11 (Infiltration Basin)								
TC-12 (Retention/Irrigation)								
TC-20 (Wet Ponds)								
TC-21 (Constructed Wetlands)								
TC-22 (Extended Detention Basin)								
TC-30 (Vegetated Swale)								
TC-31 (Vegetated Buffer Strip)								
TC-32 (Bioretention)								
TC-40 (Media Filter)								
TC-50 (Water Quality Inlet)								
MP-20 (Wetland)								
MP-40 (Media Filter)								
MP-50 (Wet Vault)								
MP-51 (Vortex Separator)								
MP-52 (Drain Insert)								
Other:								
Other:								

C. ADDITIONAL NOTES/OBSERVATIONS: _____

_____

_____

D. FOLLOW-UP AND ENFORCEMENT ACTIONS

☐ **No Corrective Actions Needed**

☐ **Corrective Actions Required as Indicated in Section B**

☐ **Additional Correction Actions Required**:_____

_____

_____

☐ **Educational Materials Distributed**:_____

Follow Up Required? ☐ Yes ☐ No

City Of Oceanside

National Pollutant Discharge Elimination System (NPDES) Urban Runoff Threat Assessment Form

No project will be accepted by the City without this form completed in its entirety

Project Name: _____ Project Area: _____ acres/sq ft

Project Address: _____

APN: _____ Proposed Impervious Area:_____ acres/sq ft

Description of Project: _____

Description of Location: _____

Section 1 – Permanent Storm Water BMP Requirements:

PART A: Determine Subjectivity to SUSMP Requirements

Is the project new development? □ *Yes* □ *No*

Is the project redevelopment that adds/replaces/creates 5,000 ft^2 of impervious surface[1]? □ *Yes* □ *No*

If both of the above answers are "no", go to Part B. If either of the above answers is "yes," answer the questions below (check all that apply).

Is the Project…

1. *Detached or attached residential development of 10 or more units?* □ *Yes* □ *No*
2. *Commercial development greater than one acre?* □ *Yes* □ *No*
3. *Industrial development greater than one acre?* □ *Yes* □ *No*
4. *Automotive repair shop?* □ *Yes* □ *No*
5. *Restaurant?* □ *Yes* □ *No*
6. *Steep (slope of 25% or more) hillside development that will create greater than 5,000 square feet of impervious surface?* □ *Yes* □ *No*
7. *Project located within or directly adjacent to (within 200 feet) or directly discharges to Environmentally Sensitive Area (ESA) and creates at least 2,500 square feet of impervious area or increases impervious area to 10% or more of its naturally occurring condition?* □ *Yes* □ *No*
8. *Parking lot greater than or equal to 5,000 square feet of impervious surface OR with at least 15 parking spaces and potentially exposed to urban runoff?* □ *Yes* □ *No*
9. *Streets, roads, highways, and freeways which would create a new paved surface that is 5,000 square feet or greater?* □ *Yes* □ *No*
10. *Retail gasoline outlets 5,000 square feet or more or with a project Average Daily Traffic (ADT of 100 or more vehicles per day* □ *Yes* □ *No*

[1] See the City's SUSMP Ordinance for more detail on the definition of "significant redevelopment."

[2] Limited exclusion: trenching and resurfacing work associated with utility projects are not considered Priority Projects. Parking lots, buildings and other structures associated with utility projects are Priority Projects if one or more of the criteria in Part A is met.

If any of the answers to Part A is "Yes", your project is a "Priority Project" and must meet the requirements of the City's Standard Urban Storm Water Mitigation Plan (SUSMP) Ordinance.[2]

Is this a PRIORITY PROJECT that requires a SUSMP report? □ **Yes** □ **No**

If all answers to Part A are "No", continue to PART B.

If any of the answers to Part A is "Yes", skip PART B and go to Section 2.

PART B: Determine Non-SUSMP Standard Permanent Storm Water BMP Requirements

Does the project require any of the following permits or approvals? □ ***Yes*** □ ***No***

- *Discretionary: Conditional use permit (including modification or extension); Coastal development permit; Parcel map (and modifications); Reclamation plan; Planned development permits; Planned unit development permits; Planning commission approval of plans; Site plan review; Tentative map (and amendments to conditions of approval or time extension); Tentative parcel map; or Variance OR*
- *Ministerial: Administrative clearing permit; Lot line adjustment; Final map modification; Grading plan (including modification or renewal); Improvement plan (including modification); Landscape plan; Building permit; Construction right-of-way permit; Encroachment permit; Excavation permit; On-site wastewater system permit; Underground tank permit; or Well permit*

Will the project include exterior construction beyond signs, façade work, or other incidental construction to an existing structure? □ ***Yes*** □ ***No***

If all answers to Part A are "No" and any answer to Part B is "Yes", your project is subject to the City's Standard Permanent Storm Water Best Management Practice (BMP) requirements.

If every question in both Parts A and B is answered "No", your project is exempt from permanent storm water requirements.

Is this project subject to the Standard Permanent Storm Water BMP requirements? □ **Yes** □ **No**

Section 2 – Construction Requirements

General Construction Permit

If your project disturbs at least one acre of land, you are subject to the State General Construction Permit. A Notice of Intent (NOI) must be filed with the State Water Resources Control Board (SWRCB) and a Storm Water Pollution Prevention Plan (SWPPP) must be prepared for your project.

Is this project subject to the General Construction Permit? □ **Yes** □ **No**

Construction Threat to Water Quality Prioritization

See the attached prioritization matrix for guidance on determining the construction prioritization.

This project is □ **HIGH** □ **MEDIUM** □ **LOW** **priority threat to water quality.**

Section 3 – Operating Requirements

After your project is complete, certain water quality protection requirements may apply to the facility. The facility owner and operator should be made aware of these requirements.

All municipal, industrial, commercial, and residential sites in the City of Oceanside are required to implement storm water BMPs to reduce the amount of pollution discharged to the Maximum Extent Practicable (MEP). See Appendix C of the City's Jurisdictional Urban Runoff Management Plan (JURMP) for further details.

Some industrial facilities are also subject to the State General Industrial Permit for Storm Water Discharges (Industrial Permit). To find out if your project may be required to obtain coverage under the Industrial Permit after it begins operations, visit the State Water Resources Control Board web sites at http://www.waterboards.ca.gov/stormwtr/industrial.html.

Section 4 – Certification

Name & Title of Person completing form: _____ _____

Telephone number: (_____)_____-_____ Fax number: (_____)_____-_____

Email Address: _____ (optional)

I understand that as a condition of my permit, I am required to prevent construction generated or related pollutants from discharging from the project site. All construction projects within the City of Oceanside are required to implement Best Management Practices (BMPs). I have received a copy of the Construction Site BMP handout.

Signature of responsible party: _____ Date: _____

For City of Oceanside Use Only

Engineering Department
The information provided is consistent with the proposed plans □ **Yes** □ **No**

Information/documentation disseminated for SUSMP
□ Standard Permanent Storm Water BMPs □ Non-SUSMP Standard Permanent Storm Water BMPs
□ General Construction Permit □ Erosion & Sediment Control □ General Industrial Permit
□ N/A (No required documentation) □ Other _____

_____ _____
Signature Date

☐ **Planning Department** **OR** ☐ **Community Development Commission** _____
Initial

Building Department _____ Initial ☐ BMP information distributed

Prioritization of Regulated Construction Projects

Should a project involve disturbance of soil or have the potential to pose a significant threat to Urban Runoff, the project will be subject to additional requirements to prevent pollutants from being discharged from the site. Every non-Exempt Regulated Construction Projects must be assigned one of three priorities (High, Medium, or Low) with respect to the threat the site poses to Urban Runoff water quality. Based on the assigned priority, the City will be able to determine the necessary storm water inspection frequency for the subject project

In order to determine the prioritization of a project, it is necessary to characterize the site with regards to size, planned period of grading, vicinity to environmentally sensitive water bodies, project type, erosion potential, and potential to produce non-storm water or polluted discharges. To guide the project proponent through this process, and to assist the City in reviewing the project, a Project Urban Runoff Threat Assessment Form must be completed and submitted with the project's permit application. This form is available at the Engineering and Building counters at City Hall, 300 North Coast Highway, Oceanside, CA 92054, (760) 435-5097. A short explanation and directions for completing each section of the form are presented below.

Project Urban Runoff Threat Assessment Form Section Discussion

Item 1—Project Size

The total amount of disturbed area of a Regulated Construction Project site is important in determining what threat a site poses to Urban Runoff quality. As the size of the project is increased, so is the area of disturbed soil exposed to storm water runoff. In addition, the larger the site, the more time will be necessary to deploy necessary BMPs in the case of a predicted storm event.

All projects that are 50 acres or more must be considered a High Priority if grading activities will occur during the wet season (October 1 to April 30). Project sites greater than one acre and directly adjacent to or discharging to environmentally sensitive water bodies must also be considered High Priority.

For Item 1, the proponent reports the estimated total disturbed acreage of the Regulated Construction Project.

Item 2—Planned Period of Grading

The time of the year that a project is to be graded has a direct effect on its potential to discharge pollutants. The State Water Resources Control Board has set the dates between October 1 and April 30 as the "wet season." Between these dates, the probability that a significant rainfall event will take place is high enough to warrant the requirement that additional physical BMPs be installed on a project in order to ensure that pollutants from the site entering the storm drain system are reduced to the MEP.

For Item 2, "Yes" means grading activities will take place on the project during the wet season, and "No" means grading activities will not be performed during the wet season.

Grading activities are defined as any land disturbance activities such as clearing, digging, soil movement, and excavation. The duration of a grading activity is defined as the period of time beginning from the first occurrence of land disturbance until all land disturbed has been permanently protected from transport through pavement, other construction, landscaping, vegetation, or other methods, and all spoils and stockpiles have been permanently protected from transport or properly recycled or discarded. Therefore, in some cases, the actual land disturbance activities may not be occurring during the wet season, but if the soils have not been permanently secured, the grading activity is still considered as occurring.

Item 3—Vicinity of the Project to Environ-mentally Sensitive Areas

Regulated Construction Project sites that are five acres or more, and directly adjacent to (within 200 feet), or tributary to an environmentally sensitive area (ESA) must be considered High Priority. Due to the sensitive nature of these water bodies, however, any site five acres and less and meeting this criteria must be considered to be of Medium Priority. Nine ESAs within the watersheds of the City have been identified. They are as follows:

- Pacific Ocean (at Buena Vista Creek, Loma Alta Creek, and San Luis Rey River Mouth)
- Buena Vista Lagoon
- San Luis Rey River
- Loma Alta Slough
- Buena Vista Creek
- Pilgrim Creek
- Guajome Lake

Maps depicting these ESAs within the City, and the adjacent and tributary areas surrounding each are available at the Engineering counter at City Hall. In order to determine if a site is adjacent to or tributary to an environmentally sensitive water body, the project proponent will need to reference these maps and locate the project on the maps. If any portion of the Regulated Construction Project site falls within one of the areas delineated on the maps, the project must be considered adjacent to or tributary to an ESA within the City.

For Item 3, the proponent is to report "Yes" or "No" as to whether the Regulated Construction Project was found to be adjacent to or tributary to an ESA.

Item 4—Presence of Significant Erodible Slopes

The presence of significant slopes on a project site affects the project's potential to introduce sediment to the City's Storm Water Conveyance System. Runoff on the face of the slopes has the potential to obtain sufficient velocity to cause significant erosion and carry large amounts of sediment into the Storm Water Conveyance System. Through the use of Table 1, the project proponent is to determine whether slopes considered to be significantly erodible are present on the site.

For Item 4, the proponent is to indicate either "Yes" or "No" as to the presence of significant erodible slopes on the project site.

Item 5—Potential to Produce Significant Non-Storm Water Discharges or Pollutants

In evaluating the priority that a site should have during construction activities, it is important to consider the types of non-storm water discharges or pollutants that have the potential to be discharged during construction activities. Examples of activities that may produce significant non-storm water discharges, or materials that pose a significant threat to introduce pollutants to Urban Runoff that are commonly found on construction sites are as follows:

- Soil amendments
- Fertilizers
- Concrete Wastes
- Wastewater as a result of Dewatering Activities
- Construction Materials and Compounds
- Types of Machinery Onsite
- Equipment Maintenance and Fueling
- Sanitary and Septic Waste Facilities.

For Item 5, the project proponent should evaluate the project with regards to the items presented above, and any other activity or item, which may produce non-storm water runoff or significant pollutants on the project. The project proponent is instructed to record "Yes" or "No" in the space provided as to whether the project has the potential to produce significant non-storm water runoff or pollutants. If an answer of "Yes" is recorded, then the proponent is to provide a brief description of those activities that may produce non-storm water runoff or pollutants. If an answer of "No" is recorded, then the proponent is to provide a brief statement stating that no construction activity will take place that will produce significant non-storm water runoff, and/or that no materials used or stored onsite will pose a significant threat to pollute storm water being discharged from the site.

Table 1. Presence of Significant Erodible Slopes

Anticipated Period of Grading	Slope 1:20 to 1:4 (V:H)		Slope Steeper Than 1:4 (V:H)		Overall Project Profile Steeper Than 1:20
	Height Greater Than 6 ft and Less than 12 ft	Height Greater or Equal to 12 ft	Height Greater Than 4 ft and Less Than 6 ft	Height Greater Than or Equal to 6 ft	
Wet Season October 1 to April 30	Yes	Yes	Yes	Yes	Yes
Dry Season May 1 to September 30	No	Yes	No	Yes	Yes

Note: This table was adapted from Table 30-1 of the Caltrans Storm Water Quality Handbooks, Construction Contractor's Guide and Specifications, April 1997.

Item 6—Project Type

It is not necessarily the type of project that has a bearing on the potential to degrade water quality during construction, but the impact of the construction activities and the increase in impervious surfaces that is the real factor. Large areas of planned impervious surface generally create large areas of exposed soil, which will need to be drained during storm events. The drainage from storms will generally travel across these areas at increased velocities, and have the potential to cause significant erosion and sediment travel. For the purposes of prioritization of a proposed project, any project creating more than 5,000 square feet of impervious surface is considered to have a significant threat to Urban Runoff quality.

For Item 6, the project proponent is instructed to record the amount of impervious surface to be created, and answer "Yes" or "No" as to whether the project will create more than 5,000 square feet of impervious surface.

Item 7—Project Specific Prioritization

Using the information from Items 1 through 6 the project proponent must evaluate the project's overall threat to Urban Runoff quality using Table 2. Based on the size of the project, the proponent enters Table 2 at the left-hand side, on the appropriate row. The next step is to evaluate the project by proceeding to the next column containing a priority. If an answer of "Yes" was determined for the corresponding item, then the project is considered to be of the priority listed in that space. If an answer of "No" was recorded in the corresponding item of the form, then the proponent moves to the next column and repeats the process. If an answer of "No" was determined for all items on the form, pertaining to columns 2 through 5 of the table, then the proponent records the project as the default priority listed in the final column.

In the space provided in Item 7, the project proponent is to indicate the assigned priority for the project.

The proponent is required to submit the signed and completed Project Urban Runoff Threat Assessment Form with the SWPPP. The City Engineering Department will review the completed Project Urban Runoff Threat Assessment Form and the assigned prioritization. Should the City find that the prioritization assigned by the project proponent is erroneous, the proponent will be notified and the project SWPPP may need to be revised accordingly.

Table 2. Project Prioritization Matrix

Project Size	Item 2	Item 3	Item 4	Item 5	Item 6	Default Priority
Greater than 50 acres	High	High	High	High	High	Medium
5–50 acres	—	High	High	High	High	Medium
1–5 acres	—	High	Medium	Medium	Medium	Medium
Less than 1 acre	—	Medium	Medium	Medium	Medium	Low

CITY OF OCEANSIDE
URBAN RUNOFF CONSTRUCTION SITE INSPECTION REPORT

Project: _____ Inspector: _____
Permit #: _____ Project Address: _____
Permit Holder: _____ 24 Hr. Contact: _____

Season: (check one): ☐ Wet (October 1-April 30) ☐ Dry (May 1-September 30)
Construction Phase: (check one): ☐ Engineering ☐ Building

Date/Time of Inspection: _____ Current Weather Conditions: _____

SECTION 2 REVIEW OF BMPs

Yes	*No	N/A	
☐	☐	☐	Is the site in compliance with City stormwater ordinances?
☐	☐	☐	Are BMPs installed properly and in accordance with the SWPPP?
☐	☐	☐	Are BMPs adequately maintained and in functional order?
☐	☐	☐	Does the SWPPP (including Wall Map Exhibit) accurately reflect current site conditions?

*If any boxes in this section have been marked No, describe in writing, corrective actions that must be taken in order to provide for an affirmative response to each review.

SECTION 3 INSPECTION OBSERVATIONS (Use back of sheet if additional space is needed)

SECTION 4 REQUIRED CORRECTIVE ACTIONS (Use back of sheet if additional space is needed)

SECTION 5 ENFORCEMENT ACTIONS TAKEN (Use back of sheet if additional space is needed)

SECTION 6 CERTIFICATION

Inspected by (print): _____ Signature: _____
Date: _____

Water Pollution Control Manager (print) _____ Signature _____
Date _____

City of Oceanside Clean Water Program

Municipal Inspection Form

Municipal Permit Order No. 2007-0001

FACILITY INSPECTION FORM

INSPECTION DATE:_____ TIME:_____ WDID:_____

FACILITY NAME:_____

STREET:_____ SQ FT._____

FACILITY REPRESENTATIVE PRESENT DURING INSPECTION: _____

POTENTIAL POLLUTANTS ON SITE:_____

INSPECTION TYPE

_____ Annual Inspection

_____ Noncompliance follow-up – Inspection made to verify conditions of a previously identified violation.

_____Enforcement follow-up – Inspection made to verify that conditions of an enforcement action are being met.

_____Complaint – Inspection made in response to a complaint

_____ Monitoring Program (Yes/No)

INSPECTION FINDINGS

_____ Were violations noted during this inspection ? (Yes/No/Pending Sample Results)

_____ Were samples taken? (N=no) If YES then, G=grab or C=Composite and attach a copy of the sample results/chain of custody form

I. FINDINGS

II. RECOMMENDATIONS AND ADDITIONAL COMMENTS, ITEMS TO FOLLOW-UP FOR FUTURE INSPECTIONS, NOTES, ETC.

==========

III. SIGNATURE SECTION

Inspection Report received by:_____ Date:_____

Staff Inspector:_____ Date:_____

Reviewed by Supervisor:_____ Date:_____

CITY OF OCEANSIDE
STORM WATER QUALITY INSPECTION FORM FOR
COMMERICAL AND INDUSTRIAL BUSINESSES

BUSINESS NAME: _____ CONTACT PERSON: _____

ADDRESS: _____ PHONE NO.: _____ DATE: _____

REASON FOR INSPECTION: _____ ❒ OTHER: _____

APPROXIMATE DISTANCE TO WATER BODIES: ❒ <200 ft. ❒ 200-1000 ft. ❒>1000 ft. ❒SENSITIVE ❒NON-SENSITIVE

BMP IMPLEMENTATION

TRAINING	N/A	COMPLIANT	NOT COMPLIANT	COMMENTS
ANNUAL EMPLOYEE TRAINING				
CONNECTIONS				
STORM DRAIN INLET LABELING				
INSPECT FOR ILLICIT CONNECTIONS AND ILLEGAL DISCHARGES				
STORM DRAIN CONVEYANCE SYSTEM/STRUCTURES MAINTAINED				
SPILL CLEANUP SOPS: MATERIALS AT HAND & EMPLOYEES TRAINED				
TRASH STORAGE/DISPOSAL AREAS				
TRASH STORAGE/DISPOSAL AREA CLEAN & REGULARLY INSPECTED				
TRASH RECEPTACLES IN GOOD CONDITION AND CLOSED				
MATERIALS AT HAND FOR TRASH CLEANUP				
LOADING/UNLOADING AREAS				
PROTECTION OF STORM DRAIN INLETS DOWNHILL OF LOADING/UNLOADING AREAS				
PERIODIC INSPECTION/CLEANING OF LOADING/UNLOADING AREAS				
OUTDOOR AREAS				
DRAIN WASH AREAS TO SANITARY SEWER				
CONTAINMENT AND PROPER DISPOSAL OF WASH WATER				
PROPER OUTDOOR STORAGE OF MATERIALS, EQUIPMENT AND HAZ. MAT.				
ROOF DOWNSPOUTS ROUTED TO PERVIOUS AREAS & AWAY FROM WORK AREAS				
PARKING LOTS				
TRASH CONTAINERS LOCATED IN CONVENIENT LOCATIONS				
NO STORAGE OF OTHER MATERIALS/EQUIPMENT IN PARKING AREA				
ROUTINE CLEANING OF PARKING AND OUTSIDE AREAS USING DRY METHODS				
LANDSCAPING				
PREVENT SPILLS, LEAKS, OVER-APPLICATION OF CHEMICAL LANDSCAPING PRODUCTS				
PREVENT OVER-IRRIGATION				
IMPLEMENT NON-CHEMICAL PEST CONTROL METHODS				
PROPER USE/DISPOSAL OF CHEMICAL LANDSCAPING PRODUCTS				
PERIODIC INSPECTION/CLEANING OF GROUNDS AND LANDSCAPED AREAS				

OTHER BEST MANAGEMENT PRACTICES

REPORT SIGNIFICANT SPILLS TO CITY AND/OR OTHER AGENCIES				

EFFECTIVENESS ASSESSMENT

LEVEL OF KNOWLEDGE REGARDING STORM WATER ISSUES	1 2 3 4 5
LEVEL OF CLEANLINESS, BPM IMPLEMENTATION, ORDERLINESS OF SITE	1 2 3 4 5

CORRECTIVE ACTIONS AND ADDITIONAL COMMENTS

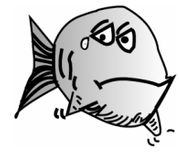
MANAGER'S AND/OR OWNER'S SIGNATURE: _____ DATE: _____

INSPECTOR'S SIGNATURE: _____ DATE: _____ TIME: _____

WHITE – BUSINESS COPY

CANARY – CITY COPY

CITY OF OCEANSIDE
STORM WATER QUALITY
INSPECTION FORM FOR RESTAURANTS



BUSINESS NAME: _____ CONTACT PERSON: _____

ADDRESS: _____ PHONE NO.: _____ SIZE: _____ SQ FT

REASON FOR INSPECTION: ❒ ANNUAL: (DATE) _____ ❒ FOLLOW-UP: (DATE) _____

❒ OTHER: _____

APPROXIMATE DISTANCE TO WATER BODIES: ❒ <200 ft. ❒ 200-1000 ft. ❒>1000 ft. ❒SENSITIVE ❒NON-SENSITIVE

BMP IMPLEMENTATION

TRAINING	N/A	ADEQUATE	NOT ADEQUATE	COMMENTS
ANNUAL EMPLOYEE TRAINING				
DOCUMENTATION OF TRAINING				
ADEQUATE TRAINING PROVIDED				
CONNECTIONS				
STORM DRAIN INLET LABELING				
REVIEW FACILITIES FOR ILLICIT CONNECTIONS AND ILLEGAL DISCHARGES				
STORM DRAIN CONVEYANCE SYSTEM/STRUCTURES MAINTAINED				
MATERIALS AT HAND AND EMPLOYEES TRAINED IN SPILL CLEANUP SOPs				
TRASH STORAGE/DISPOSAL AREAS				
TRASH STORAGE/DISPOSAL AREAS KEPT CLEAN AND REGULARLY INSPECTED				
TRASH RECEPTACLES IN GOOD CONDITION AND CLOSED				
MATERIALS AT HAND FOR TRASH CLEANUP				
GREASE CONTROL/COLLECTIVE DEVICES MAINTAINED				
LOADING/UNLOADING AREAS				
WASHING OF MATS IN PROPER AREAS				
PROTECTION OF STORM DRAIN INLETS DOWNHILL OF LOADING/UNLOADING AREAS				
PERIODIC INSPECTION/CLEANING OF LOADING/UNLOADING AREAS				
OUTDOOR AREAS				
DRAIN WASH AREAS TO SANITARY SEWER				
CONTAINMENT AND PROPER DISPOSAL OF WASH WATER				
BERM AND COVER EQUIPMENT STORAGE				
INSPECT AND MAINTAIN EQUIPMENT ON ROOFTOP				
INSPECT AND CLEAN ROOFTOP OF MATERIALS AND SUBSTANCES				
ROUTE ROOF DOWNSPOUTS TO PERVIOUS AREAS AND AWAY FROM WORK AREAS				
PARKING LOTS				
LOCATE TRASH CONTAINERS IN CONVENIENT LOCATIONS				
NO STORAGE OF OTHER MATERIALS/EQUIPMENT IN PARKING AREA				
ROUTINE CLEANING OF PARKING AND OUTSIDE AREAS USING DRY METHODS				
LANDSCAPING				
PREVENT SPILLS, LEAKS, OVER-APPLICATION OF CHEMICAL LANDSCAPING PRODUCTS				
PREVENT OVER-IRRIGATION				
IMPLEMENT NON-CHEMICAL PEST CONTROL METHODS				
PROPER USE/DISPOSAL OF CHEMICAL LANDSCAPING PRODUCTS				
PERIODIC INSPECTION/CLEANING OF GROUNDS AND LANDSCAPED AREAS				
OTHER BEST MANAGEMENT PRACTICES				
REPORT SIGNIFICANT SPILLS TO CITY AND/OR OTHER AGENCIES				

EFFECTIVENESS ASSESSMENT

LEVEL OF KNOWLEDGE REGARDING STORM WATER ISSUES	1 2 3 4 5
LEVEL OF CLEANLINESS, BPM IMPLEMENTATION, ORDERLINESS OF SITE	1 2 3 4 5

ADDITIONAL COMMENTS

_____

_____

_____

MANAGER'S AND/OR OWNER'S SIGNATURE: _____ DATE: _____

INSPECTOR'S SIGNATURE: _____ DATE: _____ TIME: _____

WHITE – RESTAURANT COPY CANARY – CITY COPY

City of Oceanside
300 North Coast Highway · Oceanside, CA 92054 · (760) 435-5800

GREASE CONTROL BEST MANAGEMENT PRACTICES INSPECTION REPORT

Name of Facility: _____ **Address:** _____

Name/Title of Facility Contact: _____ **Phone #:** _____

Facility / BMP Inspection:

1.	Removal of Food Grinder	Installation/usage prohibited per city ordinance
2.	Grease Collection Maintenance Log	Must be kept current and accessible at all times
3.	Exhaust Hood Maintenance Log	Must be kept current and accessible at all times
4.	Employee Training Log	Must be kept current and accessible at all times
5.	Drain Screens Installed/Maintained	Must be present and in good working condition
6.	Food Waste Practices	Food Waste to be placed in plastic bags or trash, not in sink(s)
7.	Dry Wiping Practices	Pots, Pans, Plates to be Dry Wiped of food debris before washing
8.	Emergency Spill Response Materials	Grease Absorbent Materials present/accessible in event of spill
9.	BMP Poster(s) in approved areas	BMP Poster visible in all food preparation and dishwashing areas

Remarks: _____

_____

_____

( ) **Facility is in COMPLIANCE. No corrective action is required at this time (note any remarks)**

( ) **NOTICE OF NON-COMPLIANCE**
Facility is not in compliance for the items checked below. Corrective action is required.

( ) Food Grinder installed or in usage
( ) Grease Collection Maintenance Log missing/not current
( ) Exhaust Hood Maintenance Log missing/not current
( ) Employee Training Log missing/not current
( ) Drain Screens missing/damaged/clogged
( ) Food Waste in sink(s) and not in enclosed plastic bag or garbage
( ) Employee(s) observed not following Dry Wiping practices
( ) Missing/inadequate or inaccessible Grease Absorbing Material(s)
( ) BMP Poster(s) missing/obscured/damaged etc.
( ) Other: _____

Required corrective action includes any or all of the following:

( ) Remove Food Grinder(s)
( ) Make available/accessible/update Maintenance or Training Log(s)
( ) Install/repair/clean drain screen(s)
( ) Instruct/train employee(s) to observe all listed BMP's
( ) Make available/accessible Grease Absorbent Material(s) for use in event of spill
( ) Post/repair/replace BMP Poster(s) in all food preparation and dishwashing areas
( ) Other: _____

The items checked above must be corrected within ____ days from date of this notice.

_____ _____
Signature of Facility Contact **Date**

_____ _____
Inspector **Date**

WATER UTILITIES COMPLAINT FORM

TO: Code/Storm water

FROM:

SUBJECT: over watering & going down drains, mosquitoes, grass is so wet she sinks when she steps in it

DATE/TIME:

REPORTING PARTY NAME:

REPORTING PARTY ADDRESS:

REPORTING PARTY PHONE NUMBER:

REPORTING PARTY PHONE NUMBER 2:

SITE OF COMPLAINT ADDRESS:

REFERRED TO: Code/Storm water

DISPATCHED VIA: email
(NEXTEL, 800MGH, PHONE)

CONCERN/COMPLAINT: