

# AGENDA NO. 3

*PLANNING COMMISSION*



*CITY OF OCEANSIDE*

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DATE: October 7, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF DEVELOPMENT PLAN (D12-00017) FOR THE ESTABLISHMENT OF 22 TEMPORARY SPORTS FIELDS AND ANCILLARY FACILITIES FOR PARKING AND MAINTENANCE AREAS WITHIN THE EL CORAZON SPECIFIC PLAN AREA. THE TEMPORARY SPORTS FIELDS WOULD BE LOCATED ON AN APPROXIMATELY 103 ACRES OF THE 465-ACRE EL CORAZON PROPERTY THAT IS CURRENTLY BEING RECLAIMED FROM ITS PREVIOUS USE AS A SILICA MINING OPERATION. – EL CORAZON TEMPORARY SPORTS FIELDS – APPLICANT: SUDBERRY DEVELOPMENT INC.**

## **RECOMMENDATION**

Staff recommends that the Planning Commission by motion;

- (1) Adopt Planning Commission Resolution No. 2013-P42 adopting a Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program, and associated finding's that in light of the whole record that the project will not have a significant effect on the environment; and,
- (2) Adopt Planning Commission Resolution No. 2013-P44 approving a Development Plan (D12-00017) with findings and conditions of approval attached herein.

## **PROJECT DESCRIPTION AND BACKGROUND**

**Site Review and Background:** The subject site is a 103- acre portion of a former silica mining operation that is currently being reclaimed per an approved reclamation plan to return the site to a safe and stable environment. The overall El Corazon Specific Plan Area is approximately 465 acres in size and is situated south of Mesa Drive, east of El Camino Real, north of Oceanside Boulevard, and west of Rancho del Oro Drive. The site

contains varied topography and has a General Plan and Zoning designation of El Corazon Specific Plan SP-1-09, which allows for a range of Residential, Industrial Commercial, Open Space, and Public and Semipublic Land Uses. Current uses on the site include a temporary green waste facility, Moody's temporary recycling facility, a Senior Facility, and on going Reclamation Activities over a large portion of the property.

The area north of the project, which slopes down to Garrison Creek, supports native upland habitats, non-native grassland, and non-native vegetation. Garrison Creek runs along the northern border of El Corazon, south of Mesa Drive. The creek supports wetland habitats and an extensive riparian corridor.

El Corazon overall is surrounded by a variety of land uses, including residential to the north (north of Mesa Drive), commercial and industrial uses to the east and south (Rancho del Oro Drive and Oceanside Boulevard), and a mix of commercial and residential to the west (El Camino Real).

The project site was mined for approximately 60 years by the Silica Sand Mining Company until operations closed in 1994. After the sand mining operation closed, title for the site was transferred to the City of Oceanside with some funds set aside to reclaim the former mine site. In 1995, the City Council directed staff to develop a long-range Vision Plan to guide development of the site. Three public workshops were conducted which resulted in the development of 11 principal project goals for the next level of Planning Efforts for El Corazon and included: 1) Providing active and passive recreational facilities and uses, 2) Providing educational/ cultural facilities and uses, 3) Developing fiscally balanced future uses, 4) Retaining City ownership of EL Corazon, 5) Retaining portions of El Corazon as open space and habitat, 6) Assuring compatibility of future uses with surrounding areas, 7) Allowing for compatible public facilities, 8) Emphasizing pedestrian or non-vehicular transportation on site, 9) Providing a variety of visitor-oriented land uses, 10) Phasing the development of the site over time, and 11) Ensuring that commercial uses complement other El Corazon uses.

The Specific Plan envisions the implementation and build-out of the various land uses to span a period of 15 to 20 years. The actual completion of each element will be based on the City's ability to coordinate funding of infrastructure and other improvements.

The proposed project to establish 22 temporary sports fields and ancillary facilities necessary to host small to large sporting events is an interim land use and would provide revenue generating potential required to develop El Corazon consistent with the approved Specific Plan.

**Project Description:** This project proposes the construction of a temporary Sports Fields Project on approximately 103 acres of the approximately 465-acre El Corazon property. The major components of the project are 22 grass fields, a parking area, a public trail, a reservoir for irrigation water, and a public park area which includes 2 of the 22 sports fields.

The property is presently being reclaimed in accordance with the approved Reclamation Plan. Since 1994, the City-owned portion of the mine has continued to undergo mine reclamation. The reclamation work consists of erosion control on the property, use of composted material, as well as stabilizing the former mining ponds. The major objective of the reclamation activities is to make the area safe and stable. The earth work necessary to implement the reclamation activities has resulted in appreciably all of the old mining area being disturbed.

At this time the economic climate is not conducive to development of permanent uses as detailed in the El Corazon Specific Plan. Until such time as conditions improve to allow the planned development, the City wishes to utilize a 103-acre portion of the property for temporary recreational facilities. Approximately 63 acres would be dedicated to the Field of Dreams facilities and would be enclosed by a chain link fence. The remaining 40 acres will consist of city recreational fields, parking area, and a public trail along the north portion of the project site for general access by the public.

This area will contain the following components:

- 22 Sports Fields. Each sports field is sized to contain a full-size soccer field (330 feet x 225 feet). The field layout proposes no permanent markings, as the proposed use at any given time will dictate field size and location. Flexibility of layout will allow for better care and maintenance of the grass. Another advantage of no permanent field markings is the opportunity to use the complex for a variety of events. It is anticipated the property will host a multitude of sporting events, which may include soccer, field hockey, lacrosse, football, rugby, Special Olympics, and other community events.
- Reservoir Area. The existing Reclamation Plan includes a basin located just north of the proposed fields to help control runoff volumes, and to maintain water quality in that runoff. The fields will be irrigated with water from this basin. The lined basin will be filled with the output of a well on El Corazon, located to the north of the basin and mixed with some potable water. Water will be delivered from the well to the basin in a below-ground six-inch-diameter pipeline. The pipeline will be installed using a directional drilling rig. As such, surface disturbance will occur only at the entry and exit points, one associated with the well and one with the basin. To ensure that adequate water supply is available to irrigate the temporary sports fields, a potable water line will be extended west from its existing terminus at the stub of the paved road north of the Senior Center.
- Maintenance Area. The project will include a maintenance area in the northwest corner. The area will be surfaced with Class II base (generally referred to as decomposed granite or DG). Class II base is an aggregate material of crushed rock, with particle diameters less than 0.75". A spur line will bring potable water to the Maintenance Area. The Class II base will be supplied from the Moody's facility, so no off-site truck traffic will be generated. A service road will circle the

site area, allowing access to the playing fields for maintenance vehicles, setup for athletic events (portable toilets, tables) and emergency medical vehicles. This service road will be surfaced with Class II base as well.

- **Tournament Operation Parking Area.** A separate parking area, also surfaced with Class II base, will also be located in the northwest corner. The parking area will be accessed off the existing road leading southwest to Oceanside Boulevard. The proposed parking area will be connected to a service road and will provide a second access route for emergency vehicles, in addition to the main access off Rancho del Oro Drive.
- **The City Facilities/Fields are immediately adjacent to and east of the Field of Dreams Facilities/Fields, and will contain the following components, all with public access:**
  - **City Fields.** Two playing field areas. (Access may be limited during major tournaments.)
  - **Park Area.** This area and the two City Fields will have grass and will be irrigated.
  - **Parking Area.** This area will be surfaced with Class II base, and take access from Rancho del Oro Drive, along the eastern border of El Corazon. Access will be via the two existing stubbed-out paved streets located north and south of the Senior Center. A Class II base surface road will extend west from the northern paved road stub to the northeast corner of parking lot; a similar road will exit the parking lot at its southeast corner to connect to the southern paved road. Use of a Class II base will help control dust and will minimize sediment and runoff. The parking area will supply in excess of 2,500 standard parking spaces and 40 accessible parking spaces. Estimated peak parking demand is calculated at 2,300 spaces (LLG, 2013).
  - **Public Trail.** A Public Trail will run west from the northeast corner of the Parking Area for approximately one-half mile, along the high ground to a lookout point near the northwestern corner of the Reservoir. The trail will be fifteen feet wide, and constructed with a Class II base.

**Site Characteristics:** The Sports Fields would be used several times each year for sports tournaments such as soccer. The largest of these (Surf Cup) would use all of the fields and would be expected to be attended by 20,000 people the first day. It is projected that approximately three of these events would occur each year. Major events (using at least ten of the fields which include the Surf Cup Events) would occur no more than 28 times during the year. These would be expected to attract 12,500 people. Minor events would be expected to attract up to 5,000 people per day.

The project area has been contoured with the grading activities of the Reclamation Plan. The project will install a temporary irrigation system, and will set up the grass playing surface with a combination of seeding and sod. The Class II base for the parking area, maintenance area, and service road will be established on site, and will include a dust suppressant. No permanent improvements or impervious surface areas are proposed. As a temporary facility, the project site will not have any permanent lighting fixtures. Restroom facilities will be provided through establishment of portable toilets.

Access to the project would be from Rancho del Oro Drive, with incoming traffic moving onto the existing paved road running north of the Senior Center and then onto the Class II base road to the parking area. Traffic exiting the parking area would return to Rancho del Oro Drive via the Class II base road at the southeastern end of the parking area, onto the existing paved road running south of the Senior Center, and onto Rancho del Oro Drive south (right-turn) to Oceanside Boulevard.

## **BOARDS AND COMMISSIONS**

On August 9, 2011 the Economic Development Commission (EDC) unanimously approved the selection of Sudberry Properties/Field of Dreams as the developer for the temporary multi-use athletic fields at El Corazon followed by the City Council's August 31, 2011 unanimous approval. The EDC's El Corazon Standing Committee, at its October 1, 2013 meeting, again unanimously voted to recommend that the Planning Commission approve the use of the temporary multi-use fields at El Corazon. The EDC Standing Committee encouraged the developer to make an effort to provide some landscaping, such as boxed trees, at the project site.

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. GENERAL PLAN CONFORMANCE**

The project site is designated as El Corazon Plan (SP-1-09) on the City's Land Use Map. The proposed temporary sports field is consistent with the goals and objectives of the City's General Plan, as follows:

##### **A. Land Use Element II. Community Development**

**Goal:** The continual long term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.

## 2.74 Public Recreation Facilities

Objective: To enhance the well-being of City residents by providing opportunities for relaxation, rest, activity, and education through a well balanced system of private and public parks and recreational facilities distributed to serve the entire community.

Policy C: Provide adequate parkland acreage in both location and size to meet the recreation needs of existing and future residents and to preserve natural resources within the City.

The El Corazon Master Plan and Specific Plan include the following six general land use types: Parks and Recreation, Habitat, Civic Services, Hotel, Village Commercial, and Oceanside Boulevard Commercial. The Specific Plan envisions 212 acres to be dedicated to park space at ultimate build-out and although the project includes temporary uses, these uses are consistent with the overall intent of the General Plan and Specific Plan. Establishment of this interim use will be a critical component in obtaining the necessary funds to begin permanent development of the entire site as originally envisioned during the Specific Plan planning process. The proposed fields will provide a valuable amenity which will serve the entire community of Oceanside and the North County as a whole.

## **2. ZONING COMPLIANCE**

This project is located in the El Corazon Specific Plan Area (SP-1-09) Overlay Zone District and is regulated by the El Corazon Specific Plan that guides and regulates permanent development of land uses on-site, identifies infrastructure needs, and establishes design guidelines to ensure that any development will complement the significant natural resources on the property. While the Specific Plan guides future permanent development of the site and does not address interim uses, the proposal to establish 22 temporary sports fields within the Parks and Recreation (PR) district is in keeping with the overall intent and distribution of land uses on site.

Staff has reviewed the request to establish 22 temporary sports fields and ancillary facilities within the PR district of the El Corazon Specific Plan and the City Planner has made a land use determination that the proposed use within the existing PR district is similar and compatible with that district. Staff has further determined that the nature of development as a temporary land use, that does not propose any permanent structures or infrastructure in order to operate the use is the best and most suitable use at this time.

## **3. ENVIRONMENTAL ISSUES**

A Mitigated Negative Declaration (MND) was prepared to assess the potential environmental effects associated with development of the temporary sports fields and ancillary facilities. The MND process began with the preparation of a Notice of Intent (NOI) to adopt an MND. The proposed NOI and IS/Draft MND were circulated for a 30-day public review period from July 3, 2013 to August 2, 2013. During the public review period a total of seven comment letters were received and response to those comments prepared and

incorporated into the Final MND. A summary of environmental factors potentially affected and appropriate mitigation measures contained within the MMRP of the Final MND are noted below.

## AIR QUALITY

### *Construction Related Impacts*

Construction activities associated with the project would result in a short-term increase in motor vehicle emissions and fugitive dust from finish grading, placement of 10,000 cubic yards of Class II Base from Moody's, and trenching activities that are anticipated to be completed within 3 months. Construction mitigation measures and regulations for the control of fugitive dust from the San Diego Air Pollution Control District (SDAPCD) and City of Oceanside would reduce impacts from nuisance dust and particulate matter below a level of significance.

### *Operational Impacts*

A summary of the anticipated daily pollutant generation associated with the operational activities of the temporary sports fields include mainly emissions from vehicles traveling to and from the site. The temporary sports fields would generate air pollution from mobile sources which would come directly from vehicle exhaust emissions, but as analyzed by Ldn Consulting, the proposed project would not exceed SDAPCD significance thresholds. In addition emission reductions attributed to bike routes, pedestrian walkways, trails, and proximity to the Sprinter routes and Breeze routes would provide for further reduction in operational emissions.

## BIOLOGICAL RESOURCES/ NOISE/ RECREATION

### *Construction Related Impacts*

The ongoing activities of the Reclamation Plan have resulted in the entire temporary sports field's project site being fully graded and devoid of vegetation. Furthermore, the pipeline that would be connected to an existing well along Garrison creek and the proposed reservoir site for irrigation purposes of the temporary sports fields would be directionally drilled and connected in areas that have been previously disturbed. Therefore, no impacts to upland habitats (non-native grassland, coastal sage scrub) would occur.

The biological analysis prepared by Affinis determined that no direct impacts would occur with the development of the 103-acre site, but potentially significant indirect impacts to the California Gnatcatchers and Least Bell's Vireo could occur if construction generating noise is conducted within 300 feet of nest during the breeding season. Construction is anticipated to be completed within 3 months, and appropriate mitigation to eliminate any noise generating construction activities within 300 feet of nest locations

along with installation of temporary noise barriers have been made a condition of the project's approval.

### *Operational Impacts*

Noise generated during the use of the temporary sports fields has been determined to have less than significant effects on the adjacent habitat areas supporting listed or sensitive species. Factors that concluded this determination included horizontal separation, vertical separation, and containment of sound attenuating sources through earthen berms and fencing, and rotation of fields.

As part of the operational activities of the temporary sports fields, irrigation of the fields would be accomplished through the use of a well located along Garrison Creek for water supply needs. Analysis of water drawdown revealed that potentially adverse effects on the health of the riparian habitat of Garrison Creek downstream of the well could occur if pumping of the well results in sufficient drawdown of groundwater. In order to mitigate this potential adverse effect, the project has provided appropriate mitigation in the form of water level monitoring to ensure that water drawdown does not exceed 80% of the existing recharge rate. Monitoring of groundwater drawdown would occur monthly for the first year of the project and quarterly thereafter.

### TRANSPORTATION/TRAFFIC

Operation of the Temporary Sports Fields within the El Corazon Specific Plan Area is anticipated to generate various levels of attendance based upon the type and magnitude of any given event. For purposes of analyzing potential traffic impacts associated with operational characteristic of the temporary sports fields, actual traffic counts associated with the San Diego Surf Cup operations at the Polo Club Fields were used and were based upon a maximum attendance of 20,000 persons during the most intense special event tournament. The LL&G traffic analysis revealed that the addition of special event traffic could significantly reduce the Level of Service (to LOS E on a weekend) at the Rancho Del Oro Drive/ Senior Center Drive Intersection. In order to properly mitigate the potentially significant impacts, two mitigation measures to modify the Signal Timing Plan for the intersections of Rancho Del Oro Drive/ Senior Center Drive and Rancho Del Oro Drive/ Oceanside Boulevard have been identified and would be implemented during the largest of the special events on an as needed basis. In addition, a Transportation Management Plan has been developed and includes several traffic management measures to ensure that impacts to transportation in the area are mitigated a level below significance.

### PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, legal notice was published in the North County Times and notices were sent to property owners of record/and occupants within a 300-foot radius of the subject property, to individuals/organizations

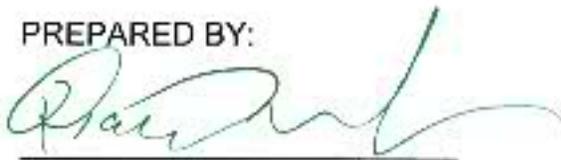
requesting notification, to all persons and agencies that provided written comments, and to the applicant.

## **SUMMARY**

In summary, staff finds that the El Corazon Temporary Sports Fields is consistent with surrounding commercial, residential and open space uses. The proposed project has been comprehensively reviewed and all potential environmental effects will be mitigated to a level below significance. As such, staff recommends that the Planning Commission approve the proposed project. Staff recommends that the Planning Commission by motion;

- (1) Adopt Planning Commission Resolution No. 2013-P42 adopting a Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program, and associated findings that in light of the whole record that the project will not have a significant effect on the environment; and,
- (2) Adopt Planning Commission Resolution No. 2013-P43 approving a Development Plan (D12-00017) with findings and conditions of approval attached herein.

PREPARED BY:



Richard Greenbauer  
Senior Planner

SUBMITTED BY:



Marisa Lundstedt  
City Planner

RG/ML/vm

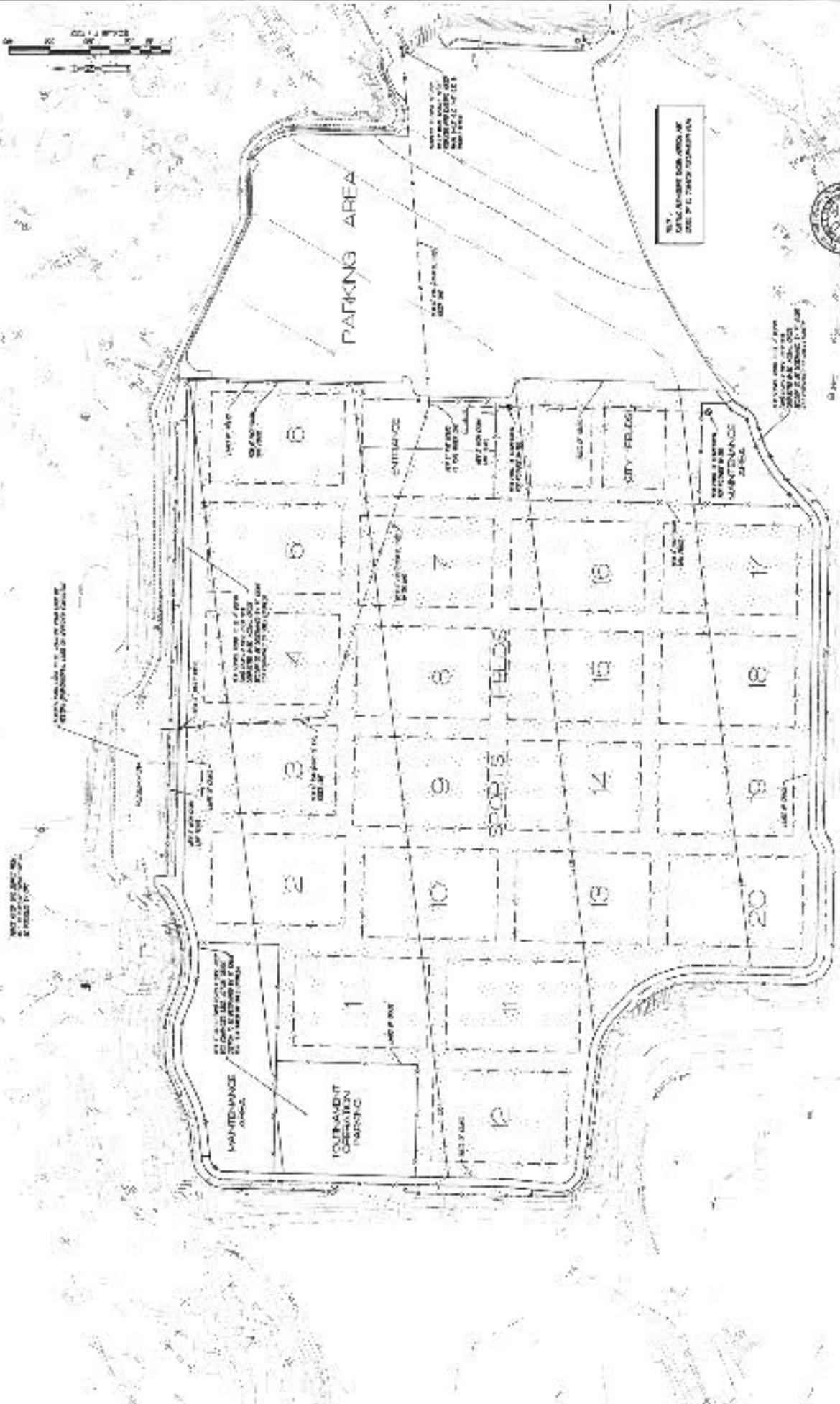
### Attachments:

1. Development Plans
2. Illustrative Site Plan for the Proposed Temporary Sports Fields
3. Planning Commission Resolution No. 2013-P42 approving Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program
4. Planning Commission Resolution No. 2013-P44 approving Development Plan D12-00017
5. Other Attachments (Application page and Project Description and Justification)

E. COBAZON DEVELOPMENT PLAN - EXHIBIT



28 N. 000' 400'



WATER MAIN  
SEWER MAIN  
ELECTRIC MAIN

MAINTENANCE AREA

TOILET BUILDING

RESTROOM

DRINKING FOUNTAIN

ENTRANCE

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B. CORAZON DEVELOPMENT PLAN EXHIBIT



1 PLANNING COMMISSION  
2 RESOLUTION NO. 2013-P42

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
4 CITY OF OCEANSIDE, CALIFORNIA ADOPTING A  
5 MITIGATED NEGATIVE DECLARATION AND  
6 ASSOCIATED MITIGATION MONITORING AND  
7 REPORTING PROGRAM FOR 22 TEMPORARY SPORTS  
8 FIELDS AND ANCILLARY FACILITIES ON CERTAIN REAL  
9 PROPERTY IN THE CITY OF OCEANSIDE

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8 APPLICATION NO: D12-00017  
9 APPLICANT: Sudberry Properties  
10 LOCATION: El Corazon Specific Plan Area  
North of Oceanside Boulevard and west of Rancho del Oro Drive

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

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

16 the construction of 22 temporary Sports Fields and ancillary facilities to support the fields  
17 on approximately 103 acres of the approximately 465-acre El Corazon property. The  
18 ancillary facilities to be implemented in order to support the 22 temporary sports fields  
19 include a parking area, a public trail, a reservoir for irrigation water, and a park area;  
20 all on certain real property described in the project description.

21 WHEREAS, the Planning Commission, after giving the required notice, did on the 7<sup>th</sup> day  
22 of October, 2013 conduct a duly advertised public hearing as prescribed by law to consider said  
23 application.

24 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
25 Guidelines thereto; an Initial Study and Mitigated Negative Declaration have been prepared  
26 stating that if the mitigation measures identified within the Initial Study are implemented there will  
27 not be an adverse impact upon the environment;

28 WHEREAS, the Mitigated Negative Declaration together with any comments received,  
29 and Mitigation and Monitoring and Reporting Program (MMRP) incorporated into the  
conditions of approval for the project, were presented to the Planning Commission, and the

1 Planning Commission reviewed and considered the information contained in these documents  
2 prior to making a decision on the project.

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

5 FINDINGS:

6 1. The Mitigated Negative Declaration together with all comments received, and  
7 Mitigation and Monitoring and Reporting Program (MMRP) incorporated into the  
8 conditions of approval for the project, were presented to the Planning Commission, and  
9 the Planning Commission reviewed and considered the information contained in these  
10 documents prior to making a decision on the project.

11 2. The Mitigated Negative Declaration and Mitigation and Monitoring and Reporting  
12 Program (MMRP) have been determined to be accurate and adequate documents,  
13 which reflect the independent judgment and analysis of the Planning Commission. On  
14 the basis of the entire record before it, the Planning Commission finds that there is no  
15 substantial evidence that the project, with implementation of the mitigation measures  
16 proposed, will have a significant impact on the environment.

17 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
18 adopt the Mitigated Negative Declaration and the mitigation measures provided therein and  
19 incorporated as conditions of approval, as follows:

20 Environmental:

21 1. **M-BIO-1** No noise-generating construction shall be conducted within 300 feet of  
22 nest locations during the breeding seasons as noted above, unless it is determined by  
23 surveys conducted within 14 days of proposed construction that no active nests are  
24 present. If nests are present, a temporary noise barrier shall be used to reduce noise  
25 levels to below 65 dbA. There are no restrictions on construction outside the breeding  
26 season.

27 2. **M-BIO-2** The City will monitor water levels through water table measurements at  
28 an existing downstream well located approximately 500 feet to the northwest on the  
29 south east corner of the intersection of El Camino Real and Mesa Drive. The  
monitoring will ensure that the drawdown does not exceed 80% of the existing recharge



1  
2 5. M-T-2. Intersection of Rancho Del Oro Drive / Oceanside Boulevard. Increase the  
3 maximum green time for the eastbound left-turn lane to 40 seconds. Increase the  
4 maximum green time for the northbound through lane to 40 seconds.

5 PASSED AND ADOPTED Resolution No. 2013-P42 on October 7, 2013 by the  
6 following vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11 \_\_\_\_\_  
12 Robert Neal, Chairperson  
13 Oceanside Planning Commission

14 ATTEST:

15 \_\_\_\_\_  
16 Marisa Lundstedt, Secretary

17 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify  
18 that this is a true and correct copy of Resolution No. 2013-P42.

19 Dated: October 7, 2013

20  
21 Applicant accepts and agrees with all conditions of approval as stated herein:

22  
23 \_\_\_\_\_  
24 Applicant/Representative

25 \_\_\_\_\_  
26 Date

PLANNING COMMISSION  
RESOLUTION NO. 2013-P44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN FOR 22 TEMPORARY SPORTS FIELDS AND ANCILLARY FACILITIES TO SUPPORT THE RECREATIONAL USE ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D12-00017  
APPLICANT: Sudberry Properties  
LOCATION: El Corazon Specific Plan Area  
North of Occanside Boulevard, west of Rancho Del Oro Drive

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 a Development Plan under the provisions of Articles 40 and 43 of the Zoning Ordinance of the City of Occanside to permit the following:

the construction of 22 temporary Sports Fields and ancillary facilities to support the recreational use of the site on approximately 103 acres of the approximately 465-acre El Corazon Specific Plan Area property. The ancillary facilities to be implemented in order to support the 22 temporary sports fields include a parking area, a public trail, a reservoir for irrigation water, a 5'-0" chain-link perimeter fence, new waterlines for irrigation purposes, and a public fields/park area;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 7<sup>th</sup> day of October, 2013 conduct a duly advertised public hearing as prescribed by law to consider the content of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting program; and

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

1           WHEREAS, the documents or other material which constitutes the record of proceedings  
2 upon which the decision is based will be maintained by the City of Oceanside Planning Division,  
3 300 North Coast Highway, Oceanside, California 92054.

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

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

8 FINDINGS:

9 For the Development Plan:

- 10 1.       The proposed location of the use is in accord with the objectives of this ordinance and the  
11 purposes of the district in which the site is located because the development plan proposal  
12 for the installation of 22 temporary sports fields and ancillary uses to support activities on  
13 the site is consistent with the intent of the General Plan El Corazon Plan (SP-1-09) Land  
14 Use Designation and the corresponding of El Corazon Specific Plan (SP-1-09) zoning  
15 designation in that all proposed temporary improvements and on-site development will  
16 assist by providing a economic catalyst necessary to implement the El Corazon Specific  
17 Plan Vision into a permanent type development for the Citizens of the City of Oceanside  
18 and surrounding communities to enjoy.
- 19 2.       The installation of temporary sports fields and the ancillary facilities to support the  
20 recreational uses on site is consistent with the El Corazon Specific Plan, Zoning  
21 Ordinance and the General Plan Land Use Element, because the proposed site  
22 development with temporary facilities has been designed in a manner that consistent  
23 with the existing reclamation activities to return the site to a safe and stable condition  
24 and that will be compatible with adjacent senior center use and other temporary  
25 facilities such as Moody's Recycling and the Green Waste Facility located within the El  
26 Corazon Specific Plan Area.
- 27 3.       The project design as a temporary sports field and its physical aspects pertaining to  
28 landscaping, site planning and ancillary facilities location have incorporated site layout  
29 designs which are sensitive to the adjacent land uses and City's Subarea Plan (SAP)  
requirements.

1 4. That the area covered by the Development Plan can be adequately, reasonably and  
2 conveniently served by existing and planned public services, utilities, and public facilities.  
3 The project will connect new water piping through lateral boring methods to an existing  
4 well site adjacent to Garrison Creek, and will obtain water for irrigation purposes from  
5 said well and from the existing water main located to the east near the Senior Center.  
6 Furthermore, upon installation of reclaimed water lines along Occanside Boulevard the  
7 proposed site could convert over to use of reclaimed water and would not require any  
8 additional services or utilities beyond what exist as part of the overall development.

9 5. That the site plan and physical design of the project is consistent with the policies  
10 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the  
11 Development Guidelines for Hillside, and Section 3039 of the Occanside Zoning  
12 ordinance, because the site has been graded as part of the Silica Mining operations  
13 reclamation plan which has restored the site to safe and stable condition. The project site  
14 is relatively flat and Hillside guidelines are not applicable to this site. The proposed  
15 temporary development of the site with sports fields would be compatible with the  
16 adjacent land uses and would provide a more sustainable and environmentally sensitive  
17 interim land use while the City works toward obtaining revenue necessary to implement  
18 the El Corazon Specific Plan vision for permanent build-out of the plan area.

19 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
20 approve Development Plan (D12-00017) subject to the following conditions:

21 **Building:**

22 1. Shall comply with the 2010 edition of the California Code of Regulations (CCR); Title  
23 24, (which is composed of 12 parts) referred to as the California Building Standards  
24 Code, and adopts the following model codes only with California Amendments:

- 25 a) The 2009 International Building Code (IBC);
- 26 b) The 2009 International Fire Code (IFC);
- 27 c) The 2008 Building Energy Efficiency Standards; (effective date 01/01/2010 for  
28 submittals);
- 29 d) The 2009 Uniform Mechanical Code (UMC);

- e) The 2009 Uniform Plumbing Code (UPC); and,
- f) The 2008 National Electrical Code (NEC).

For your information the California Building Standards Code is the name that refers to the building standards (12 parts) located in Title 24 of the California Code of Regulations as published by the California Building Standards Commission. The California Building Code is the name that refers to Part 2 of California Building Standards Code in Title 24 of the California Code of Regulations; the California Building Code should not be confused with the California Building Standards Code.

**PLEASE NOTE** Jan. 1, 2014 the State of California will be under the 2013 CBC based on the 2012 IBC.

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. 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.
4. Site development, parking, access into buildings and building interiors shall comply WITH ALL CURRENT State of California Accessibility Code. **Please note that Section 11B of the 2013 California Building Code has been completely re-written. Please see Sections 11b-206.2.1, 206.2.2, 206.2.18, 221.2.1.4 and 240.1. These code references should help you with understanding some of the site connectivity required for this project.**
5. 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

1 nature. No work shall be permitted on Sundays and Federal Holidays (New  
2 Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas  
3 Day) except as allowed for emergency work under the provisions of the  
4 Oceanside City Code Chapter 38 (Noise Ordinance).

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

11 **Fire:**

- 12 6. All security gates shall have a Knox-box override and as required have strobe activation  
13 capability in accordance with City Policy.

14 **Planning:**

- 15 7. This Development Plan approves only the following: construction of a 22 Temporary  
16 Sports Fields and ancillary facilities on approximately 103 acres of the approximately  
17 465-acre El Corazon Specific Plan Area property. The interim use includes 22 grass  
18 fields, a parking area, a public trail, a reservoir for irrigation water, and a public park  
19 area. Any substantial modification to the Development Plan in the design, layout, or  
20 intensification of the use shall require a revision to the Development Plan, and/or a new  
21 Development Plan.
- 22 8. Development Plan (D12-00017) shall expire on October 7, 2015, unless implemented in  
23 accordance with the City of Oceanside Zoning Ordinance or unless a time extension is  
24 granted by the Planning Commission.
- 25 9. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold  
26 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
27 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
28 annul an approval of the City, concerning Development Plan (D12-00017). The City will  
29 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

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

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

8 11. All mitigation measures identified in the approved Mitigated Negative Declaration shall  
9 be complied with as stated in that document and associated Mitigation Monitoring and  
10 Reporting Program.

11 12. The applicant will work with Development Services Department staff to identify a  
12 potential landscape design that represents the envisioned "Grand Pedestrian Promenade"  
13 for future implementation at the entry points located along the east and west portions of  
14 the temporary sports fields, subject to review and approval by the City Planner. The  
15 design should incorporate some form of informational resources that will educate persons  
16 utilizing the fields on the overall El Corazon Specific Plan Area vision.

17 13. Failure to meet any conditions of approval for this development shall constitute a  
18 violation of the Development Plan.

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

24 15. In the unlikely event that human remains are encountered, California Health and Safety  
25 Code Section 7050.5 require that no further disturbance shall occur until the County  
26 Coroner has made a determination of origin and disposition pursuant to Public  
27 Resources Code Section 5097.98. The County Coroner shall be notified of any human  
28 remains found immediately. If the remains are determined to be prehistoric, the  
29 Coroner will notify the Native American Heritage Commission (NAHC) which will  
determine and notify a most likely descendant. With the permission of the landowner

1 or his/her authorized representative; the most likely descendant may inspect the site of  
2 the discovery. The most likely descendant may recommend scientific removal and  
3 nondestructive analysis of human remains and items associated with Native American  
4 burials.

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

10 17. This Development Plan shall be called for review by the Planning Commission if  
11 complaints are filed and verified as valid by the Code Enforcement Office concerning  
12 the violation of any of the approved conditions or assumptions made by the application.

13 18. The adjacent natural open space areas/ priority restoration areas north and west of the  
14 project site shall be posted with signage containing information regarding habitat  
15 sensitivity and citing dumping, vehicular activity, or disturbance of habitat are  
16 prohibited.

17 19. Consistent with standard TDM principles, mass transit and carpooling information shall  
18 be made available and marketed to persons utilizing the temporary sports fields.

19 **Engineering:**

20 20. For the demolition of any existing structure or surface improvements; grading plans  
21 shall be submitted and erosion control plans be approved by the City Engineer prior to  
22 the issuance of a demolition permit. No demolition shall be permitted without an  
23 approved erosion control plan.

24 21. Design and construction of all improvements shall be in accordance with the City of  
25 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard  
26 engineering and specifications of the City of Oceanside and subject to approval by the  
27 City Engineer.

28 22. The developer/contractor shall monitor, supervise and control all construction and  
29 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:

- 1 a) Dirt, debris and other construction material shall not be deposited on any public  
2 street or within the City's storm water conveyance system.
- 3 b) All grading and related site preparation and construction activities shall be  
4 limited to the hours of 7 AM to 6 PM, Monday through Friday. No engineering  
5 related construction activities shall be conducted on Saturdays, Sundays or legal  
6 holidays unless written permission is granted by the City Engineer with specific  
7 limitations to the working hours and types of permitted operations. All on-site  
8 construction staging areas shall be as far as possible (minimum 100 feet) from  
9 any existing residential development. Because construction noise may still be  
10 intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance  
11 also prohibits "any disturbing excessive or offensive noise which causes  
12 discomfort or annoyance to reasonable persons of normal sensitivity."
- 13 c) The construction site shall accommodate the parking of all motor vehicles used  
14 by persons working at or providing deliveries to the site. An alternate parking  
15 site can be considered by the City Engineer in the event that the lot size is too  
16 small and cannot accommodate parking of all motor vehicles.
- 17 d) The owner/developer shall complete a haul route permit application (if required  
18 for import/export of dirt) and submit to the City of Oceanside Engineering  
19 Department forty eight hours (48) in advance of beginning of work. Hauling  
20 operations (if required) shall be 8:00 A.M. to 3:30 P.M. unless approved  
21 otherwise.

22 23. It is the responsibility of the owner/developer to evaluate and determine that all soil  
23 imported as part of this development is free of hazardous and/or contaminated material  
24 as defined by the City and the County of San Diego Department of Environmental  
25 Health. Exported or imported soils shall be properly screened, tested, and documented  
26 regarding hazardous contamination.

27 24. The project driveways shall remain private and shall be maintained. The pavement  
28 sections, traffic indices shall be based on approved geotechnical report and in  
29 compliance with the City of Oceanside Engineers Design and Processing Manual. The  
private project street and driveway alignments and geometric layouts shall meet the

1 City of Oceanside Engineers Design and Processing Manual.

- 2 25. This project shall provide year-round erosion control including measures for the site  
3 required for the phasing of grading. Prior to the issuance of grading permit, an erosion  
4 control plan, designed for all proposed stages of construction, shall be reviewed,  
5 secured by the owner/developer with cash securities and approved by the City Engineer.
- 6 26. Open space areas and down-sloped areas visible from a collector-level or above  
7 roadway and not readily maintained by the property owner/developer, shall be  
8 maintained.
- 9 27. The drainage design shown on the site plan or preliminary grading plan, and the  
10 drainage report for this development plan is conceptual only. The final drainage report  
11 and drainage design shall be based upon a hydrologic/hydraulic study that is in  
12 compliance with the latest San Diego County Hydrology and Drainage Manual to be  
13 approved by the City Engineer during final engineering. All drainage picked up in an  
14 underground system shall remain underground until it is discharged into an approved  
15 channel, or as otherwise approved by the City Engineer. All public storm drains shall  
16 be shown on City standard plan and profile sheets. All storm drain easements shall be  
17 dedicated where required. The owner/developer shall be responsible for obtaining any  
18 off-site easements for storm drainage facilities.
- 19 28. Drainage facilities shall be designed and installed to adequately accommodate the local  
20 storm water runoff and shall be in accordance with the San Diego County Hydrology  
21 and Design Manual and in compliance with the City of Oceanside Engineers Design  
22 and Processing Manual to the satisfaction of the City Engineer.
- 23 29. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and  
24 disposed of in accordance with all state and federal requirements, prior to storm water  
25 discharge either off-site or into the City drainage system.
- 26 30. The owner/developer shall comply with the provisions of National Pollution Discharge  
27 Elimination System (NPDES) General Permit for Storm Water Discharges Associated  
28 with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ.  
29 The General Permit continues in force and effect until a new General Permit is issued or  
the SWRCB rescinds this General Permit. Only those owner/developers authorized to

1 discharge under the expiring General Permit are covered by the continued General  
2 Permit. Construction activity subject to the General Permit includes clearing, grading,  
3 and disturbances to the ground such as stockpiling, or excavation that results in land  
4 disturbances of equal to or greater than one acre. The owner/developer shall obtain  
5 coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining  
6 a Waste Discharge Identification Number (WDID#) from the State Water Resources  
7 Control Board (SWRCB). In addition, coverage under the General Permit shall not  
8 occur until an adequate SWPPP is developed for the project as outlined in Section A of  
9 the General Permit. The site specific SWPPP shall be maintained on the project site at  
10 all times. The SWPPP shall be provided, upon request, to the United States  
11 Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control  
12 Board (RWQCB), City of Oceanside, and other applicable governing regulatory  
13 agencies. The SWPPP is considered a report that shall be available to the public by the  
14 RWQCB under section 308(b) of the Clean Water Act. The provisions of the General  
15 Permit and the site specific SWPPP shall be continuously implemented and enforced  
16 until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The  
17 owner/developer is required to retain records of all monitoring information, copies of  
18 all reports required by this General Permit, and records of all data used to complete the  
19 NOI for all construction activities to be covered by the General Permit for a period of at  
20 least three years from the date generated. This period may be extended by request of the  
21 SWRCB and/or RWQCB.

- 22 31. Following the Storm Water Mitigation Plan (SWMP) being deemed complete by the  
23 City Engineer, and prior to issuance of grading permits, the owner/developer shall  
24 submit and obtain approval of an Operation & Maintenance (O&M) Plan, prepared to  
25 the satisfaction of the City Engineer. The O&M Plan shall include an approved and  
26 executed Maintenance Mechanism pursuant to Section 5 of the Standard Urban Storm  
27 Water Mitigation Plan (SUSMP). The O&M shall satisfy the minimum Maintenance  
28 Requirements pursuant to Section 5 of the SUSMP. At a minimum the O&M Plan shall  
29 include the designated responsible party to manage the storm water BMP(s), employee  
training program and duties, operating schedule, maintenance frequency, routine service

1 schedule, specific maintenance activities, copies of resource agency permits, cost  
2 estimate for implementation of the O&M Plan, a non-refundable cash security (or  
3 equivalent, as approved by the City Engineer) to provide maintenance funding in the  
4 event of noncompliance to the O&M Plan, and any other necessary elements. The  
5 owner/developer shall provide the City with access to site for the purpose of BMP  
6 inspection and maintenance by entering into an Access Rights Agreement with the City.  
7 The owner/developer shall complete and maintain O&M forms to document all  
8 operation, inspection, and maintenance activities. The owner/developer shall retain  
9 records for a minimum of 5 years. The records shall be made available to the City upon  
10 request.

11 32. The owner/developer shall enter into a City-Standard Storm water Facilities  
12 Maintenance Agreement (SWFMA) with the City obliging the owner/developer to  
13 maintain, repair and replace the Storm Water Best Management Practices (BMPs)  
14 identified in the project's deemed complete SWMP, as detailed in the O&M Plan into  
15 perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of  
16 any precise grading permit and shall be recorded at the County Recorder's Office prior  
17 to grading permit. A non-refundable Security in the form of cash (or equivalent, as  
18 approved by the City Engineer) shall be required prior to issuance of a precise grading  
19 permit. The amount of the non-refundable security shall be equal to 10 years of  
20 maintenance costs, as identified by the O&M Plan, but not to exceed a total of \$25,000.  
21 The owner/developer's civil engineer shall prepare the O&M cost estimate.

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

27 34. The Agreement shall include a copy of executed onsite and offsite access easement and  
28 or access rights necessary for the operation and maintenance of BMPs that shall be  
29 binding on the land throughout the life of the project to the benefit of the party  
responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement

1 shall also include a copy of the deemed complete O&M Plan.

2 35. The BMPs described in the project's deemed SWMP shall not be altered in any way,  
3 unless reviewed and approved to the satisfaction of the City Engineer. The  
4 determination of whatever action is required for changes to a project's deemed  
5 complete SWMP shall be made by the City Engineer.

6 36. The Owner/developer shall provide a copy of the title/cover page of a deemed complete  
7 SWMP with the first engineering submittal package. If the project triggers the City's  
8 Storm water requirements but no deemed complete Storm water document (SWMP)  
9 exists, the appropriate document shall be submitted to the City Engineer for review.  
10 The SWMP shall be prepared by the owner/developer's Civil Engineer. All Storm water  
11 documents shall be in compliance with the latest edition of submission requirements.

12 37. The owner/developer shall obtain any necessary permits and clearances from all public  
13 agencies having jurisdiction over the project due to its type, size, or location, including  
14 but not limited to the U. S. Army Corps of Engineers, California Department of Fish &  
15 Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality  
16 Control Board (including NPDES), San Diego County Health Department, prior to the  
17 issuance of grading permits.

18 **Transportation:**

19 38. A project representative shall contact the City Traffic Engineer to coordinate traffic  
20 signal timing adjustments at the intersections of Rancho Del Oro Drive at Oceanside  
21 Boulevard and Rancho Del Oro Drive at Senior Center Drive as described in Traffic  
22 Management Plan (Chapter 10). The coordinated adjustments to traffic signal timing  
23 shall be completed prior to the issuance of Certificate of Occupancy.

24 39. The project shall be responsible for the temporary hiring and placement of Oceanside  
25 Police Officers and/or qualified traffic control personnel during peak events to manage  
26 event traffic as shown in Figure 10-1 of the Traffic Management Plan (Chapter 10).  
27 Oceanside Police Officers and/or qualified traffic control personnel shall be placed at  
28 the intersections of Rancho Del Oro Drive at Oceanside Boulevard and on Rancho Del  
29 Oro Drive at Senior Center Drive.

- 1 40. The project shall be responsible for the placement of qualified traffic control personnel  
2 at a minimum of four locations on site to facilitate internal traffic circulation and  
3 parking during peak events as shown in Figure 10-1 of the Traffic Management Plan  
4 (Chapter 10) and as described in Appendix E, Event Personnel Guidelines.
- 5 41. The project shall be responsible for the placement of additional Event Wayfinding  
6 Signs on Rancho Del Oro Drive and Oceanside Boulevard during both peak and  
7 weekday events as shown in Figure 10-1 and 10-2 of the Traffic Management Plan  
8 (Chapter 10). A project representative is required to submit an Event Wayfinding Signs  
9 plan for review and approval by the City Traffic Engineer prior to the issuance of  
10 Certificate of Occupancy.
- 11 42. The project shall be responsible for the placement of traffic control cones, signs, gate  
12 closures, 1-way circulation, pedestrian circulation, parking and barricades during both  
13 peak and weekday events as shown in Figures 10-1 and 10-2 of the Traffic Management  
14 Plan (Chapter 10). A project representative is required to submit a peak event and  
15 weekday traffic control plan for review and approval by the City Traffic Engineering  
16 prior to the issuance of Certificate of Occupancy. Any future deviation from the  
17 approved traffic control plan/s shall be reviewed and approved by the City Traffic  
18 Engineer.
- 19 43. The applicant shall contact the City annually in order to identify peak events that will  
20 occur throughout the year. The applicant will then work with the City on coordinating  
21 event traffic circulation on-site, while maintaining access to the Senior Center during  
22 events. The Eastern access, as depicted in Figure 10-1 of the Traffic Management Plan,  
23 to the Senior Center shall be remain open at all times. The Northern access, as depicted  
24 in Figure 10-2 in the Traffic Management Plan, shall remain open during weekdays and  
25 weekend non-peak events.

26 **Water Utilities:**

- 27 44. The developer will be responsible for developing all water necessary to develop the  
28 property. Any relocation of water and/or sewer utilities is the responsibility of the  
29 developer and shall be done by an approved licensed contractor at the developer's  
expense.

1 45. Water services constructed in existing right-of-way locations are to be constructed by  
2 approved and licensed contractors at developer's expense.

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

6 **The following conditions shall be met prior to the approval of engineering design plans:**

7 47. No trees, structures or building overhang shall be located within any water or  
8 wastewater utility easement.

9 48. A separate irrigation meter and approved reduced pressure-detector check assembly is  
10 required since this site has an auxiliary water source and shall be displayed on the plans.

11 49. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are  
12 to be paid to the City and collected by the Water Utilities Department at the time of  
13 Building Permit issuance.

14 50. All Water Utilities Fees are due at the time of building permit issuance per City Code  
15 Section 32B.7, unless the developer/applicant applies and is approved for a deferral of  
16 all fees per City of Oceanside Ordinance No. 09-OR0676-1.

17 **Landscaping:**

18 51. Landscape conditions for the following project are crafted under the assumption that  
19 this is a proposed temporary facility with no permanent structures for permitting. Any  
20 changes to the temporary facility or the installation of permanent structures shall require  
21 another review of the landscape plan and additional or modified language to the  
22 landscape conditions.

23 52. Landscape conditions are being provided without an approved Conceptual Landscape  
24 Plan (CLP) to check if proposed landscape items/ features meet or exceed the City of  
25 Oceanside's landscape regulations, codes, and ordinances.

26 //////////////

27 //////////////

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

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

1 53. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines  
2 and Specifications for Landscape Development (latest revision), Water Conservation  
3 Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and  
4 ordinances, including the maintenance of such landscaping, shall be reviewed and  
5 approved by the City Engineer. Landscaping shall not be installed until a landscape pre-  
6 construction meeting shall be conducted by the landscape architect of record, Public  
7 Works Inspector, and landscape contractor prior to commencement of the landscape and  
8 irrigation installation.

9 PASSED AND ADOPTED Resolution No. 2013-P44 on October 7, 2013 by the  
10 following vote, to wit:

11 AYES:

12 NAYS:

13 ABSENT:

14 ABSTAIN:

15 \_\_\_\_\_  
16 Robert Neal, Chairperson  
17 Planning Commission

18 ATTEST:

19 \_\_\_\_\_  
20 Marisa Lundstedt, Secretary

21 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify  
22 that this is a true and correct copy of Resolution No. 2013-P44.

23 Dated: October 7, 2013

24 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees  
25 may be required as stated herein:

26 \_\_\_\_\_  
27 Applicant/Representative

28 \_\_\_\_\_  
29 Date



**Application for Discretionary Permit**

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

Developer Deposit Account

**STAFF USE ONLY**

ACCEPTED	BY
7/31/12	SN + TH

Please Print or Type All Information

HEARING

**PART I - APPLICANT INFORMATION**

1. APPLICANT SUDBERRY PROPERTIES		2. STATUS DEVELOPER	
3. ADDRESS 5465 MOREHOUSE DR STE 260 SAN DIEGO CA 92121		4. PHONE/FAX/E-mail 858-546-3000	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) RANDY R. BROWN, SOWARDS AND BROWN ENGINEERING INC.			
6. ADDRESS 2187 NEWCASTLE AVE STE 103 CARDIFF CA 92007		7. PHONE/FAX/E-mail 760-436-8500x202	

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL. <span style="float: right;">D12-00017</span>
C.U.P.
VARIANCE
COASTAL
O.H.P.A.C.

**PART II - PROPERTY DESCRIPTION**

8. LOCATION PORTION OF EL CORAZON SPECIFIC PLAN		
10. GENERAL PLAN EL CORAZON	11. ZONING FD-1	12. LAND USE
14. LATITUDE		15. LONGITUDE

9. SIZE
13. ASSESSOR'S PARCEL NUMBER PORTION OF 162-082-51

**PART III - PROJECT DESCRIPTION**

16. GENERAL PROJECT DESCRIPTION DEVELOP SPORTS FIELDS IN ACCORDANCE WITH EL CORAZON SPECIFIC PLAN				
17. PROPOSED GENERAL PLAN NA	18. PROPOSED ZONING NA	19. PROPOSED LAND USE NA	20. NO. UNITS NA	21. DENSITY NA
22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR	

**PART IV - ATTACHMENTS**

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

**PART V - SIGNATURES**

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

35. APPLICANT OR REPRESENTATIVE (Print): RANDY R. BROWN SOWARDS AND BROWN ENGINEERING	36. DATE 7/18/12	37. OWNER (Print) SUDBERRY PROPERTIES	38. DATE 7-18-12
Sign:		Sign:	

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.  
 I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

September 6, 2013

ADDENDUM

Project Revisions  
to  
'Project Description and Justification' dated July 30, 2012

El Corazon Sports Fields

Project Revisions are as follows:

1. The road to Moody's (northernmost component of the project) has been realigned to meet the required buffers.
2. The Maintenance Area formerly in the northeast corner has been split, with a portion moved to the southeast corner, and a portion to the northwest corner for more efficient maintenance of the site.
3. The potable water line is now extended south to serve the new southeast Maintenance Area.
4. Tournament Operation Parking has been moved north.
5. The project has been adjusted slightly to the south in the area of Field 20.
6. Playing Fields 1, 2, 11, and 12 have been realigned to adjust for Items 2 and 4 above.



12001.ltr

July 30, 2012

Project Description and Justification  
for  
El Corazon Sports Fields

This application is for a Development Plan for the El Corazon temporary "Sports Fields" to be developed in accordance with the El Corazon Specific Plan over a portion of Assessor Parcel Number (APN) 162-082-51. El Corazon is an approximate 465-acre property located in the geographical center of the City of Oceanside. It is bounded by Mesa Drive on the north, Rancho del Oro Drive on the east, Oceanside Boulevard on the south, and El Camino Real on the west. The property was formerly owned and mined by the U.S. Silica Mining Company. The property is presently being reclaimed per its Reclamation Plan and Amendments. A Negative Declaration on the Plan was certified in 1992 and an updated Mitigated Negative Declaration is anticipated with the current application.

Following its acquisition of the property, the City of Oceanside has planned the development of El Corazon with a Land Use Master Plan and a subsequent El Corazon Specific Plan, as evaluated in the El Corazon Specific Plan Environmental Impact Report in 2009. The Specific Plan calls for development of six general uses as follows:

- Parks and Recreation
- Habitat
- Civic Services
- Hotel
- Village Commercial
- Oceanside Boulevard Commercial

The site conditions currently include completion of the Senior Center and associated parking lot. The Senior Center is in the eastern portion of the El Corazon Specific Plan with access from Rancho del Oro Drive. The green waste facility, Agri Service, is being relocated southwest of the proposed Development Plan area with access from the current driveway at Oceanside Boulevard. The existing site operation of recycling waste material to an aggregate product by Moodys will continue. The operation will be maintained northeast of the proposed Development Plan area. Access currently exists from Oceanside Boulevard through the area of the proposed "Sports Fields." The same access point from Oceanside Boulevard will be maintained in conjunction with the proposed road re-alignment as shown on the Development Plan along the westerly and northerly limits of the project.

At this time, the economic climate is not conducive to the further development of the El Corazon Specific Plan as set out in the noted planning documents. Until such time as conditions improve to allow the planned development, the City wishes to utilize at least some of the property. As such, this project proposes the temporary "Sports Fields."

The Development Plan is consistent with the General Plan and designed in accordance with the approved El Corazon Specific Plan. Specifically, the existing soil conditions are not suitable for building structures and as such are designated for recreational use as reflected on the Development Plan. The Development Plan area is approximately 103 acres with approximately 63 acres of exclusive use and 40 acres of non-exclusive use. The exclusive use areas include:

- Sports Fields Area
- Tournament Operation Parking Area
- Maintenance Area
- Reservoir Area

The non-exclusive use areas include:

- Parking Area
- City Fields Area
- Pathway Area
- Drainage Area
- Road Re-Alignment
- Slope Outside of Top of Berm

The temporary "Sports Fields" shown on the Development Plan reflect 20 full sized soccer fields with fencing around the perimeter. The "Sports Fields" will include a grass berm approximately five feet high at the south end of the fields with a fence at the top of the berm to help contain the activity. In addition, a "Maintenance Area" and "Tournament Operation Parking Area" will be provided to facilitate the tournament operation and consist of a decomposed granite (DG) surface material.

The field layout as shown on the Development Plan proposes no permanent markings as the proposed use at any given time will dictate field size and location. Flexibility of field layout will allow for better care and maintenance of the grass. Another advantage of no permanent field markings is the opportunity to use the complex for a variety of events. It is anticipated, the property will host a multitude of sporting events which may include soccer, field hockey, lacrosse, football, rugby, Special Olympics, and other community events.

The development includes the use of two existing wells on the property along Garrison Creek. The wells will be pumped to a lined water storage "Reservoir" to be used for irrigation purposes and supplemented as necessary with potable water. The wells will be pumped using electric motors. Both wells have existing electrical power lines running to them. Water will then be pumped from the "Reservoir" into the irrigation system with an electrical pump. Electrical service will be extended from its existing terminus at the end of the existing paved road north of the Senior Center.

No permanent improvements or impervious surface areas are proposed with the Development Plan. As a temporary facility, the project site will not be lighted. Restroom facilities will be portable toilets. The "Parking Area" will be decomposed granite (DG) and take access from the public right-of-way of Rancho Del Oro Drive. The circulation flow of traffic for events will be one-way as shown on the Development Plan. Access will be via the two existing stubbed-out paved streets north and south of the Senior Center. A decomposed granite (DG) surfaced road will extend west from the northern paved road stub to the DG parking lot, and then loop through the "Parking Area" to connect with the southern paved road stub. A Traffic Control Program will be developed for all major events. A generalized traffic program would bring incoming traffic into El Corazon from Rancho del Oro Drive, and move it to the parking lot on the one-way northern DG road. Traffic exiting the parking lot would return to Rancho del Oro Drive by using the one-way southern DG road, moving onto the paved road, and then being directed onto southbound Rancho del Oro Drive (right-turn) to Oceanside Boulevard. The area covered by the Development Plan can be adequately, reasonably, and conveniently served by existing and planned public services, utilities, and public facilities as determined by the El Corazon Specific Plan.

The public will benefit from the Development Plan with opportunities for recreational amenities. A public trail of approximately one mile round trip walking distance is included from the "Parking Area" to a lookout point at the western portion of the development. In addition, two "City Fields" and a passive recreational area adjacent and south of the "City Fields" are available to the public. The "Parking Area" will service these uses.

