

AGENDA NO. 4

PLANNING COMMISSION



STAFF REPORT

DATE: October 20, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF DEVELOPMENT PLAN (D14-00001) AND CONDITIONAL USE PERMIT (CUP14-00002) TO ALLOW THE EXPANSION OF AN EXISTING WAREHOUSE AND DISTRIBUTION FACILITY ON 25.1 ACRES WITHIN THE OCEAN RANCH CORPORATE CENTER, ADDRESSED AT 3900 OCEAN RANCH BOULEVARD. – COCA-COLA EXPANSION – APPLICANT: TARA PAYTON/COCA-COLA**

RECOMMENDATION

Staff recommends that the Planning Commission by motion;

- (1) Confirm that the proposed project is exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3), as the findings of an initial study demonstrate that the proposal has no potential for causing a significant effect on the environment; and
- (2) Approve Development Plan (D14-00001), and Conditional Use Permit (C14-00002) by adopting Planning Commission Resolution No. 2014-P27 with findings and conditions of approval attached herein.

BACKGROUND

In October of 1980, the City of Oceanside adopted the Rancho del Oro Specific Plan, which placed industrial land use and zoning designations on approximately 700 acres of land generally situated north of Oceanside Boulevard, south of Mesa Drive, east of El Camino Real, and west of College Boulevard. Portions of this acreage to the east of Rancho del Oro Road have since developed as the Rancho del Oro Business and Technology Park, while portions to the west have since been incorporated into the El Corazon Specific Plan.

In September of 1999, the Planning Commission approved a Master Tentative Map (T-1-99) and Master Development Plan (D-7-99) for a 393-acre site located north of Avenida de la Plata, south of Mesa Drive, east of Rancho del Oro Road, and west of Old Grove Road. These entitlements established the Ocean Ranch Corporate Center, a 22-lot industrial subdivision governed by the Ocean Ranch Community Plan. The lots within the Ocean

Ranch Corporate Center range in size from 3.8 acres to 36.0 acres. Straddling Ocean Ranch Boulevard and Corporate Centre Drive, all developable portions of the subdivision have undergone rough grading to create building pads. Approximately 36 acres immediately south of Mesa Drive have been reserved as open space.

At present, roughly two-thirds of Ocean Ranch is developed with light industrial, commercial, and residential uses. Light industrial land uses now operating in Ocean Ranch include Genentech, Hydranautics, Coca-Cola, and Magnaflow. At the western edge of Ocean Ranch, adjacent to Rancho del Oro Road, approximately 14 acres are developed with a hotel, medical office building, and an assortment of food service businesses. In 2005, the land use and zoning designations of Lot 21 of the subdivision were amended to allow residential development. Comprising 34.9 acres at the southwest corner of Mesa Drive and Old Grove Road, Lot 21 has since been entitled for a 349-unit condominium project known as St. Cloud. At build-out, the Ocean Ranch subdivision is expected to accommodate as much as 4,700,000 square feet of light industrial and commercial development.

To ensure that actual traffic volumes generated by Ocean Ranch remain consistent with projected traffic generation as outlined in the Mitigated Negative Declaration for the Ocean Ranch Master Development Plan, each lot within the subdivision has been allocated a maximum number of daily trips (ADTs) based on trip generation rates for anticipated uses. The entire subdivision has an allocation of 35,653 ADTs. Existing and planned land uses within Ocean Ranch (including Ocean Ranch Plaza, St. Cloud, and Calvary Church) currently account for 19,675 ADT, leaving a residual of 15,811 ADT to accommodate the full build-out of the subdivision. Assuming that future development in Ocean Ranch will primarily accommodate light industrial land uses, it is anticipated that a surplus of ADT will remain upon build-out.

In September of 2004, the Planning Commission approved a Development Plan (D-15-04) and Conditional Use Permit (C-23-04) for the construction and operation of a warehouse and distribution facility for Coca-Cola on an 11.4-acre lot addressed as 3900 Ocean Ranch Boulevard. Identified as Lot 17, the subject property lies roughly at the geographical center of the Ocean Ranch Corporate Center, north of Ocean Ranch Boulevard, south of Mesa Drive, east of a vacant 13.7-acre lot, and west of a 9.8-acre lot originally

Implemented in 2006, the Coca-Cola facility includes a 73,265-square-foot warehouse, 9,786 square feet of office space, a 6,946-square-foot fleet maintenance building, 115,500 square feet of landscape area, 71 surface parking spaces for employees and customers, and 47 surface parking spaces for fleet vehicles. The existing facility operates 24 hours a day, Monday through Saturday. On a typical day, approximately 50 delivery trucks arrive at and depart from the project site. These trucks deliver product to the site from Coca-Cola's regional production facility in Downey and then transport product to customers throughout southern California. The trucks are typically parked on-site between 6:00 p.m. and 4:00 a.m. Most of the trucks depart the site for deliveries between 4:00 a.m. and 6:30 a.m. Daily warehousing and distribution activities take place on three eight-hour work shifts, with roughly 30 employees assigned to each shift. Office operations occur on two work shifts, with roughly 16 employees on the early shift and six employees on the late shift.

ANALYSIS

KEY PLANNING ISSUES

1. GENERAL PLAN CONFORMANCE

The General Plan Land Use Map designation of the subject property is Light Industrial (LI), which encourages a range of moderate to low-intensity industrial uses that provide a stable tax base and a balance of employment opportunities. Such uses must be capable of operating in proximity to residential uses with minimal buffering and attenuation measures. Light industrial sites are expected to have access to a secondary collector or higher rated street either directly or through non-residential areas.

Staff has determined that the proposed project is consistent with the goals and objectives of the Land Use Element of the City's General Plan, as follows:

Section 1.11: Balanced Land Use

Objective: To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

Policy B: The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

The proposed expansion of the existing Coca-Cola facility would allow the applicant to provide more local employment opportunities, thereby contributing to the City's jobs-to-housing balance. The expanded facility is expected to add roughly 110 jobs to the City's employment base. These additional employees would enhance local commerce by patronizing the eateries, retail establishments, and service businesses located in Ocean Ranch Plaza and other nearby commercial areas. New employees would have a range of local housing options available to them, with both for-sale and rental housing located in Ivey Ranch, Rancho del Oro, and other nearby residential neighborhoods.

Section 2.12: Light Industrial

Objective: To provide and protect industrial lands that can accommodate a wide range of moderate to low intensity industrial uses capable of being located adjacent to residential areas with minimal buffering and attenuation measures.

Policy B: Light industrial uses shall be restricted to uses generally engaged in the manufacturing, assembly, packaging, fabrication and processing of components into finished products rather than the conversion of raw materials. Industrial activity shall be conducted primarily within structures, and outside storage areas and assembly areas shall be limited.

Warehousing and distribution are common uses in the City's light industrial zoning districts. Many such uses operate in proximity to residential areas with no adverse impacts. While the expanded facility would occasion additional truck traffic on the project site, associated noise would be buffered from residential areas by grade separation and the open space that intervenes between the project site and Mesa Drive. Acoustical analysis demonstrates that noise generated by truck traffic would continue to fall well below permissible levels, both during the day and at night. The loading and unloading of product, as well as the repair of delivery trucks and other company vehicles, would occur within enclosed buildings.

Policy D: Light industrial developments shall place [sic] emphasis on presenting an efficient, clean and visually appealing industrial environment. Architectural, landscape, signage and development standards shall be coordinated to provide for unified site design.

The architecture of the proposed expansion is consistent with the architectural criteria outlined in the Ocean Ranch Master Development Plan, which calls for reducing the large-scale visual impact of buildings through the clustering of small-scale elements and the use of appropriate colors, materials, and finishes. As previously noted, the new warehouse space would be recessed 50 feet from the front building line of the existing warehouse/office building, reducing the bulk of the expanded facility as viewed from Ocean Ranch Boulevard and allow for the interplay of light and shadow. The front and side elevations of the new warehouse space would be articulated with tower elements every 70 to 80 feet. The upper portions of these towers would be finished with corrugated metal, which would coincide with corrugated metal roof elements on the existing warehouse/office building. The towers most visible from Ocean Ranch Boulevard would also include green spandrel glass windows, providing a sense of transparency and adding both color and texture to the concrete tilt-up walls. Additional articulation and architectural interest would be provided by patterned score lines and hanger-rod metal canopies.

Mechanical equipment and other appurtenant features have been incorporated into the overall building design and will be entirely screened from view.

Landscape at the front of the project site and along the western edge of the developed area would substantially screen and soften the appearance of the expanded warehouse facilities.

Policy E: Each industrial use shall provide attenuating structures, devices and procedures to insure that noise, vibration, glare, odors, heat and other emissions are not perceptible outside its boundaries by the natural senses.

As noted above, noise generated by increased truck traffic would be attenuated by the extent to which the project site is both vertically and laterally separated from residential neighborhoods and other sensitive receptors to the north (e.g., Martin Luther King Jr. Middle School).

As demonstrated by a series of photographs appended to this staff report as Attachment 3, the project site has minimal visibility from residential neighborhoods to the north, due to topography, landscape, and the concentration of development near the southern edge of project site. A photometric study indicates that glare from exterior lighting in parking and landscape areas would extend no more than 50 feet beyond the northern boundary of the project site.

Warehousing and distribution activities on the project site would not generate any odors, heat, or other discernible emissions.

Section 2.0: Subdivision of Land or Real Property

Objective: To create legal divisions of land or real property that shall provide long-term enhancement for the community.

Policy D: A subdivision of land or real property must include provisions for off-site improvements or the payment of fees for off-site improvements consistent with the General Plan, including temporary and permanent school facilities, road and bridge improvements, parks and sewers.

All roadway improvements required to mitigate the traffic impacts of the Ocean Ranch subdivision have been implemented, including the completion of new roadways within the subdivision boundaries. Consequently, the roadway network has ample capacity to accommodate increased traffic associated with the proposed expansion of the Coca-Cola facility. The proposed expansion would be easily accommodated by the number of average daily trips (ADTs) allocated to Lots 16 and 17 of the subdivision. The combined ADT allocation for Lots 16 and 17 is 1,039 daily vehicle trips. Based on the established trip generation rate for large industrial uses within Ocean Ranch, the proposed project is expected to generate only 687 ADT, leaving a balance of 352 ADT for either further expansion of the Coca-Cola facility or the development of other permitted uses on the remaining six acres of vacant land, should Coca-Cola ultimately decide to divest itself of this property.

2. ZONING COMPLIANCE

The project site bears a zoning designation of Limited Industrial (IL). As established in Zoning Ordinance Section 1310, the appearance and effects of industrial uses should be compatible with the character of the areas in which they are located. Such uses should minimize their impacts on adjacent residential districts and provide adequate off-street parking and loading facilities. Light Industrial zoning districts are to be protected from disruption and competition for space from unrelated retail uses and general industrial uses. Staff finds that the proposed expansion of the existing Coca-Cola facility would meet all of the above expectations and comply with all applicable development standards, as illustrated in the following table.

**TABLE 1
Development Standards**

Standard	Requirement	Proposal
Maximum Building Height	80 Feet	48'-6"
Maximum Lot Coverage	75%	23.2%
Maximum Floor Area Ratio	1.0	0.18
Maximum Fence Height	8 Feet	8 Feet
Minimum Site Landscaping	12%	25%
Minimum Parking	130 Spaces	204 Spaces

As indicated in the above table, the proposed expansion would result in development considerably less intensive than that allowed on the project site. At the same time, the project would provide twice as much landscape and nearly 50 percent more parking than as that minimally required. Coca-Cola has indicated that the additional parking is meant to accommodate employee parking demand during the overlapping of work shifts in the late afternoon, citing a short-term peak demand of as many as 182 employee parking spaces.

Zoning Ordinance Section 1320 establishes that wholesaling, distribution, and storage uses in IL zoning districts are subject to approval of a Conditional Use Permit when such uses occupy independent building facilities with more than 50,000 square feet of floor area. Staff speculates that the CUP requirement for such uses is occasioned by concerns about potential impacts occasioned by vehicle traffic and/or other outdoor activities associated with the transport of goods to and from the project site. As indicated in the attached initial study/environmental checklist, the proposed project has no potential to generate significant impacts related to noise, odors, glare, or hazardous materials. In the eight years that Coca-Cola has been in operation on the project site, there have been no reported violations of conditions of approval nor any complaints from local stakeholders regarding adverse off-site impacts. The proposed expansion would not alter the fundamental nature of existing operations on the project site, and the increased scale of these operations would be fully accommodated by expanded warehouse space, additional parking and loading facilities, and enhanced landscape.

3. COMMUNITY PLAN COMPLIANCE

In addition to the provisions of the Zoning Ordinance, the project site is also subject to the development standards and design guidelines of the Ocean Ranch Master Development Plan (ORMDP). The Ocean Ranch Association Board – which, along with the City, has purview over development in Ocean Ranch – utilizes the ORMDP in its review of proposed projects.

The ORMDP establishes more restrictive minimum building setbacks for light industrial development relative to those outlined in the Zoning Ordinance. While the Zoning Ordinance requires only a 10-foot front yard setback for light industrial buildings (as measured from the property line), the ORMDP requires a minimum front yard setback of 33 feet from the face of curb along Ocean Ranch Boulevard. The proposed expansion would situate new development no closer than 40 feet from the front property line,

resulting in a 60-foot setback from the curb-face. The ORM DP requires minimum side and rear yard setbacks of five feet (while the Zoning Ordinance establishes no minimum setbacks for IL development). The proposed fleet maintenance building would be situated roughly 28 feet from the rear property line and more than 360 feet from the side yard property line. The new warehouse building would maintain a rear yard setback of more than 320 feet and a side yard setback of nearly 600 feet.

While the Zoning Ordinance allows as much as 75 percent lot coverage (as indicated in Table 1), the ORM DP establishes a lot coverage maximum of 50 percent. The proposed project would result in lot coverage of just over 32 percent.

In contrast to the 12 percent minimum landscape coverage requirement established in the Zoning Ordinance, the ORM DP requires that at least 15 percent of the project site be landscaped. The proposed project would implement 25 percent landscape coverage. The proposed landscape design and plant palette are consistent with the landscape guidelines of the ORM DP,

The ORM DP includes architectural criteria that call for buildings that are “modern and progressive in design and concept” and that “create a cohesive, distinctive personality that ties Ocean Ranch Corporate Center together.” Additionally, facilities within Ocean Ranch are expected to exude “quietness and serenity, which does not view for unnecessary attention.” The proposed expansion would feature the same concrete tilt-up construction characteristic of existing development in Ocean Ranch. The new warehouse building would be architecturally integrated into the existing warehouse/office facilities and include the same distinctive design elements (e.g., tower elements clad in corrugated metal). With development substantially set back from Ocean Ranch Boulevard and adjacent properties, and with all warehousing and distribution activity conducted either indoors or at the rear of the facility, the project site would continue to exude the “quietness and serenity” called for in the ORM DP.

On July 16, 2014, the Ocean Ranch Business Association issued correspondence indicating that the proposed project has been accepted by the Board’s Architectural Review Committee. This correspondence is appended to this staff report as Attachment 5.

ENVIRONMENTAL DETERMINATION

In accordance with the provisions of the California Environmental Quality Act (CEQA), an initial study was prepared to assess the potential for the proposed project to result in significant environmental impacts. The initial study follows the format established in CEQA Appendix G and includes an assessment of all of the environmental factors listed in the state-prescribed environmental checklist. The initial study also references relevant sections of the Mitigated Negative Declaration prepared for the Ocean Ranch Master Development Plan and Master Tentative Tract Map. The initial study establishes that the proposed project would have no potential to create significant environmental impacts. Consequently, the proposed project is not subject to CEQA, as it is covered by the general rule (CEQA Guidelines Section 15061(b)(3)) that CEQA applies only to projects which have the potential to cause a significant effect on the environment.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, legal notice was published in the newspaper and notices were sent to property owners of record 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. As of the date of completion of this staff report, approximately three letters opposing the subject project have been received and are attached as part of the public record.

SUMMARY

The proposed expansion of the existing Coca-Cola facility at 3900 Ocean Ranch Boulevard, as conditioned, is consistent with all of the required findings for issuance of the requisite entitlements. Staff thus recommends that the Planning Commission by motion:

- (1) Confirm staff's determination that the proposed project is not subject to the California Environmental Quality Act, per the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment; and,
- (2) Approve Development Plan (D14-00001) and Conditional Use Permit (C14-00002) by adopting Planning Commission Resolution No. 2014-P27 with findings and conditions of approval attached herein.

PREPARED BY:



Russ Cunningham
Senior Planner

SUBMITTED BY:



Marisa Lundstedt
City Planner

ML/RC/fil

Attachments:

1. Site Review and Project Description
2. Plans (Architectural, Civil, Landscape)
3. Photographs
4. Planning Commission Resolution No. 2014-P27
5. Correspondence from Ocean Ranch Business Association (Board Acceptance)
6. Correspondence from Stirling Development (ADT Allocation)
7. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)

Attachment 1

Site Review and Project Description

D14-00001/CUP14-00002

SITE REVIEW

The project site includes Lots 16 and 17 of the Ocean Ranch Corporate Center, two abutting properties on the north side of Ocean Ranch Boulevard that together comprise 25.1 acres. The existing Coca-Cola facility is wholly located on Lot 17, an 11.4-acre property with just under 600 feet of frontage on Ocean Ranch Boulevard. Lot 16, immediately west of Lot 17, is currently vacant. Measuring 13.7 acres and maintaining more than 1,000 feet of frontage on Ocean Ranch Boulevard, Lot 16 features a rough-graded building pad that lies approximately 10 feet below the finished grade of the existing Coca-Cola facility on Lot 17. Most of the proposed expansion would occur on Lot 16, which would be consolidated with Lot 17 through a ministerial lot merger process.

The project site is abutted by open space to the north and light industrial development to the south, east, and west. The site lies within 450 feet of Martin Luther King Jr. Middle School and approximately 850 feet from the nearest residential area (The Missions single-family neighborhood). Other nearby land uses include Martin Luther King Jr. Park, the Church of Jesus Christ of Latter Day Saints, and Embry-Riddle Aeronautical University (in Ocean Ranch Plaza).

The Rancho del Oro Coaster Station lies slightly more than a half-mile to the south of the project site. NCTD Breeze bus service is available at the intersection of Ocean Ranch Boulevard and Rancho del Oro Road, approximately one-quarter mile to the west of the project site.

The subject site bears a land use designation of Light Industrial (LI) and a zoning designation of Limited Industrial (IL). It is situated within the Ivey Ranch/Rancho del Oro Neighborhood Planning Area.

PROJECT DESCRIPTION

Coca-Cola proposes the expansion of its existing warehouse and distribution facility within the Ocean Ranch Corporate Center. As noted above, the project site currently accommodates 73,265 square feet of warehouse space, 8,068 square feet of office space, 71 surface parking spaces for employees and customers, and 47 surface

parking spaces for fleet vehicles. The proposal involves the addition of 97,746 square feet of new warehouse space, 3,962 square feet of new office space, a new 10,962-square-foot fleet maintenance building, and 233 new surface parking spaces for employees, customers, and fleet vehicles. As part of the proposed project, the existing fleet maintenance building would be demolished.

The proposed project requires the merger of Lots 16 and 17 of the Ocean Ranch subdivision. The merger would be effected through a ministerial review and approval process subsequent to the approval of Development Plan (D14-00001) and Conditional Use Permit (C14-00002).

Nearly six acres in the western half of Lot 16 would remain undeveloped. This portion of the project site would be reserved for future expansion of the Coca-Cola facility. Coca-Cola assumes the proposed expansion would accommodate its needs for at least the next five years. In the interim, the undeveloped portions of the project site would be hydro-seeded but otherwise left as-is.

Site Design

The proposed project would expand the existing Coca-Cola facility to the west, onto Lot 16, while demolishing the existing fleet maintenance building, adding office space and employee dining areas to the existing warehouse/office building, and augmenting the on-site parking supply. The new warehouse building would be fully integrated into the existing warehouse space. Like the existing warehouse/office building, the addition would be situated near the front of the project site, coming to within 40 feet of the front property line and 60 feet of the curb-face at its southwest corner. New surface parking would be added at the street frontage, along the west-facing elevation of the new warehouse building, and at the rear of the property. Two new driveways linking to Ocean Ranch Boulevard would provide additional vehicular access to parking and loading facilities. New landscape would be implemented within and adjacent to new parking areas.

Areas shown in dark gray on the attached site plan (Sheet AS1-1) are those that would accommodate new building footprint, while those areas shown in light gray are those where new surface parking, landscape, and interior improvements would be implemented. As indicated on the site plan, the new warehouse building would be substantially offset from both the front and rear building lines of the existing warehouse/office building, creating 50-foot reveals on the north and south-facing elevations. The site plan shows the proposed new fleet building at the northwest corner of the developed area, with its truck bays oriented toward the interior of the site.

Grading

As previously noted, the grade elevation of Lot 16 lies approximately 10 feet below that of Lot 17. At present, the two lots are separated by a manufactured landscaped slope. In order to integrate the proposed new warehouse space with that of the existing facility, eastern portions of Lot 16 would be filled with approximately 55,000 cubic yards of imported soil. The new building would retain this fill soil within its own exterior walls, which would extend down from the finished floor to the finished grade adjacent to the building. As shown on the south elevation (Sheet AW3-1), at its eastern edge, the finished floor of the new warehouse space would essentially align with the finished grade adjacent to the building, but as the building extends westward, the finished grade adjacent to the building falls away from the finished floor. At its western edge, the finished floor of the new warehouse building would be roughly eight feet above the finished grade adjacent to the building. This separation between the finished floor and the adjacent finished grade would result in a taller building at the western edge of the building footprint. Where it would attach to the existing facility, the new warehouse space would rise 40'-6" above the finished grade; at its western edge, however, the new warehouse space would rise 48'-6" above the finished grade.

Beyond the footprint of the new warehouse building, existing grades on Lot 16 would largely be maintained, with parking and landscape areas sloping gently downward from east to west. The finished floor of the proposed new fleet maintenance building would approximate the existing grade elevation.

Architecture

The warehouse expansion would adopt the architectural style of the existing facility; with standard concrete tilt-up construction embellished with tower elements, hanger-rod metal canopies, and patterned score lines. As noted above, the expanded warehouse space would be substantially offset from the front and rear building lines of the existing warehouse/office building. The front elevation would be further articulated with the addition of a new sales office, which would project forward of the existing front building line. The front elevation of the existing warehouse/office building would continue to be the focal point of the facility, with its barrel roof elements, red trim, and extensive storefront glass.

Zoning Ordinance Section 1330(I) requires that industrial buildings above 36 feet in height maintain wall surfaces no more than 200 feet in length without a recess or offset measuring at least 20 feet in depth and one-quarter of the building length. Deviation from this standard is allowed through the discretionary review process. The proposed new warehouse building would exhibit continuous wall planes for as much as 323 linear feet. Coca-Cola has indicated that the efficiency of its operations depends upon the simple geometry of the proposed new warehouse space. Given the degree of

articulation and visual variety achieved by the tower elements and other architectural features, staff is supportive of the proposed deviation from ZO Section 1330(l).

Parking and Distribution Facilities

Of the 233 new surface parking spaces that would be added to the project site, 133 would provide for employee and customer parking, while the other 100 spaces would accommodate delivery trucks and other company vehicles. Several new banks of parking – providing a total of 62 new parking spaces for employees and customers – would be installed between the warehouse/office building and the street frontage. Additional parking for employees and customers would be located along the west elevation of the new warehouse building. All parking for delivery trucks and other company vehicles would be located in the rear portions of the project site.

The existing warehouse/office building maintains truck docks on its east-facing elevation, making distribution activities somewhat visible from the public right-of-way. All new truck docks would be located on the north-facing elevation of the expanded facility, where they would be fully screened from view from Ocean Ranch Boulevard.

Security

To secure the facility, new 8'-0" wrought-iron fencing would be installed along much of the perimeter of the developed area, with sliding gates installed across the drive aisles on both sides of the expanded warehouse and office building. These gates would be substantially set back from the front property line; the gate controlling access from the eastern driveway would be more than 160 feet removed from the front property line, while the gate controlling access from the western driveway would be separated from the front property line by more than 340 feet. The undeveloped portion of the site would not be fenced.

Waste Disposal

Existing refuse and recyclable receptacles would be removed and replaced with a total of four enclosures – three at the northeast corner of the project site and one adjacent to the proposed new fleet maintenance building. A condition of approval establishes that Coca-Cola shall arrange for refuse and recyclable collection on a schedule commensurate with the facility's waste disposal needs (i.e., if on-site receptacles cannot safely and efficiently accommodate all of the waste material generated on a weekly basis, a more frequent disposal schedule shall be established with Waste Management of North County).

Landscape and Stormwater Management Facilities

With the proposed expansion, the facility would include nearly 200,000 square feet of new and existing landscape area – roughly 25 percent of the developed portion of the project site.

New landscape area implemented in front of the new warehouse building would be planted with prostrate myoporum and clusters of olive trees. This area would also contain concrete pedestrian paths linking surface parking areas to emergency exits on the front elevation.

In accordance with regional stormwater management standards, stormwater would be retained and treated in a bio-retention basin at the southwestern corner of the developed area. The shallow-sloping basin would be lined with Brisbane Box and peppermint trees. A landscape buffer composed of evergreen shrubbery, African sumac, and crape myrtle would extend northward from the bio-retention basin along the western edge of the developed area. This perimeter landscape area widens to as much as 40 feet as it nears the fleet maintenance building, rounds the northwest corner of the project site, and joins the existing landscape buffer at the rear property line.

To provide additional screening of delivery trucks from potential vantage points to the north, the existing landscape buffer at the rear property line would be enhanced with new African sumac and camphor trees.

Four separate planter areas roughly 20 feet in depth and 40 feet in length would be spaced along the west elevation of the new warehouse building. Supporting prostrate myoporum and camphor trees, these planter areas would separate banks of surface parking in a manner consistent with Zoning Ordinance Section 3019(E)(5), which requires a minimum of one tree within a landscaped planter for every six contiguous parking stalls.

As part of the proposed project, existing landscape would be rehabilitated and idle irrigation facilities would be put back into operation. The long-term maintenance of existing and new landscape areas would be outlined in a Best Management Landscape Program Manual to be reviewed and approved by City staff.

Employee Outdoor Dining Areas

A second employee break room and outdoor dining area would be added at the northwest corner of the existing warehouse/office building. A total of 6,900 square feet of outdoor dining area would be provided for employees, which is more than three times the minimum requirement of 2,000 square feet of outdoor dining area stipulated in Zoning Ordinance Section 3028.

Operations

The expanded facility would continue to operate essentially as it does today, with a new sales component and greater physical capacity for the storage and distribution of Coca-Cola product. Staffing at the expanded facility would increase from roughly 120 employees to more than 230 employees, with 24-hour distribution, warehousing, and fleet maintenance operations accommodated by three eight-hour shifts. New sales staff

would spend roughly 50 percent of their working hours on the project site. Once fully operational, the expanded facility would generate approximately 120 daily truck trips.

Product would be unloaded on the east side of the existing warehouse/office building, utilizing the nine existing truck docks at this location. Product would leave the facility through the north side of the new warehouse space, utilizing the 17 new truck docks on this building elevation. All loading and unloading activity would occur within the enclosed warehouse space.

DATE	BY	REVISION

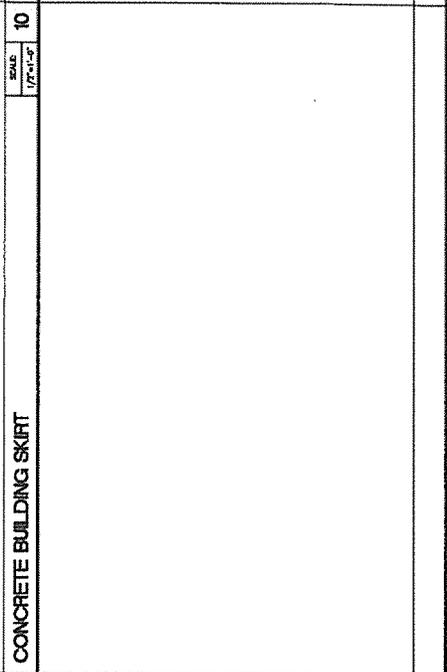
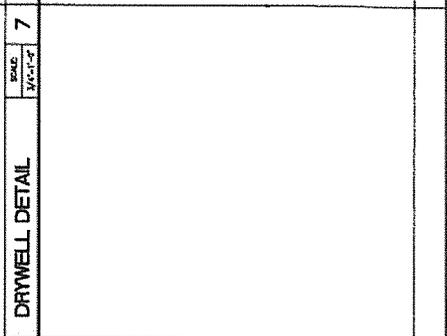
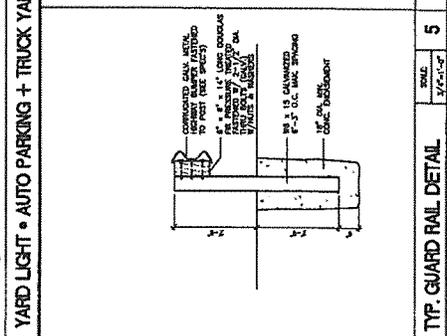
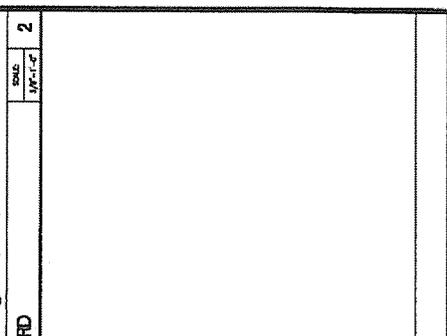
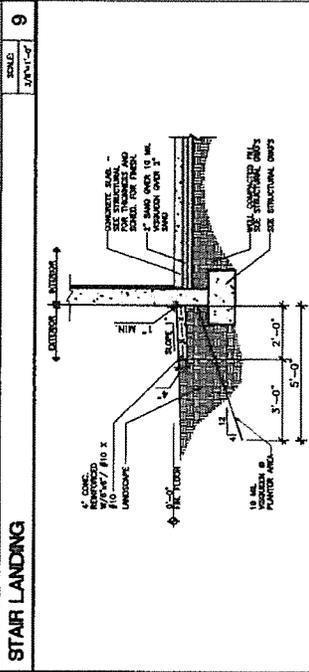
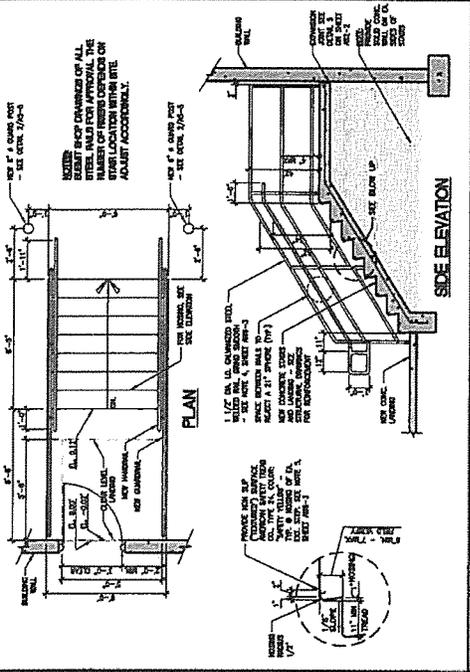
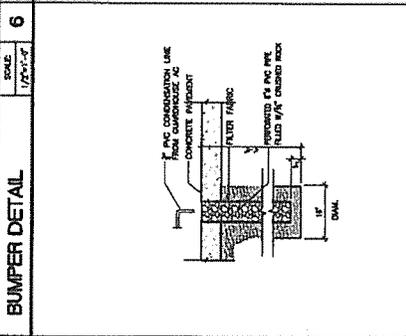
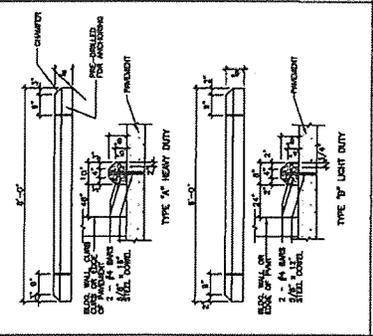
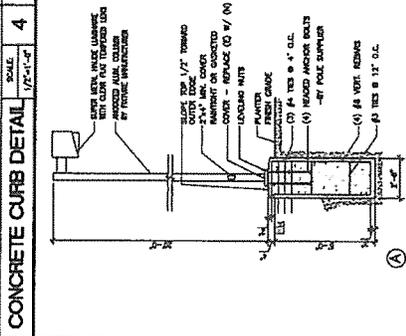
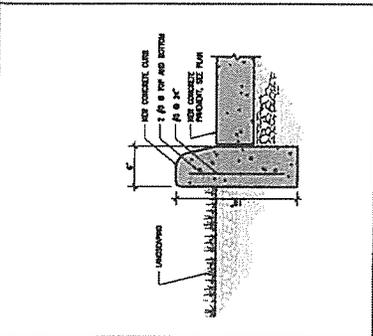
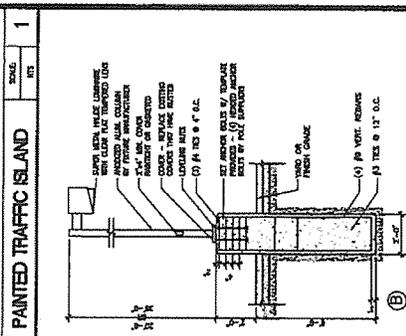
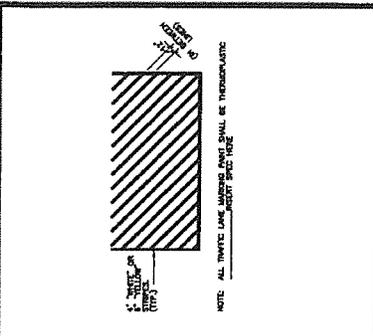
110 W. ESCALANTE
 CADZ • CADZ ARCHITECTS
 SITE A SAN CLEMENTE
 CALIFORNIA 92672
 TEL (949) 361-0437
 FAX (949) 361-0898
 ccd@cadzarchitects.com



CONSULTANT

Coca-Cola Refreshments
 1800 COLUMBIA AVENUE, SUITE 100
 BOSTON, MASSACHUSETTS 02118
 SHEET TITLE: EXTERIOR DETAILS - PARKING/REFRESHMENTS

AS2-1
 SHEET NO. 1 OF 1
 SCALE AS SHOWN
 DATE: 02/20/14
 PROJECT NAME: SAN CLEMENTE - EXTERIOR
 SHEET



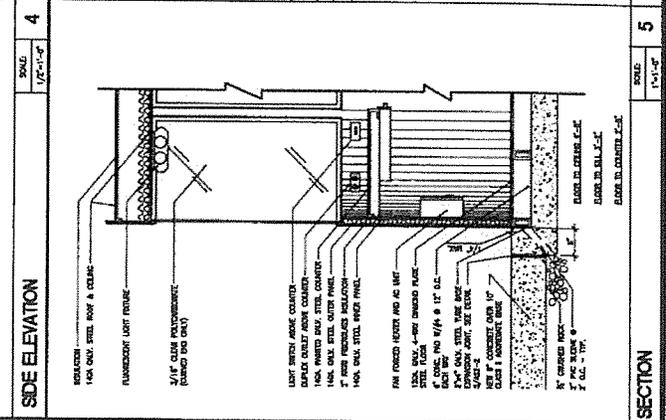
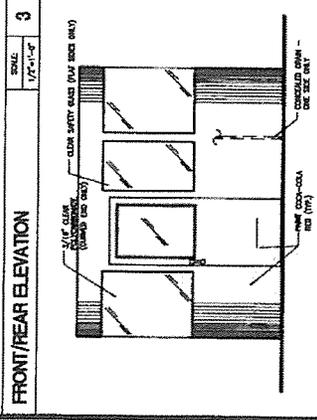
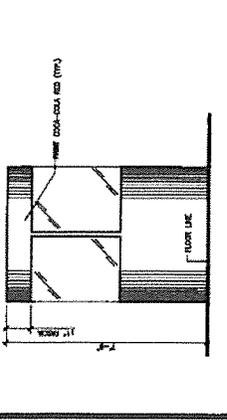
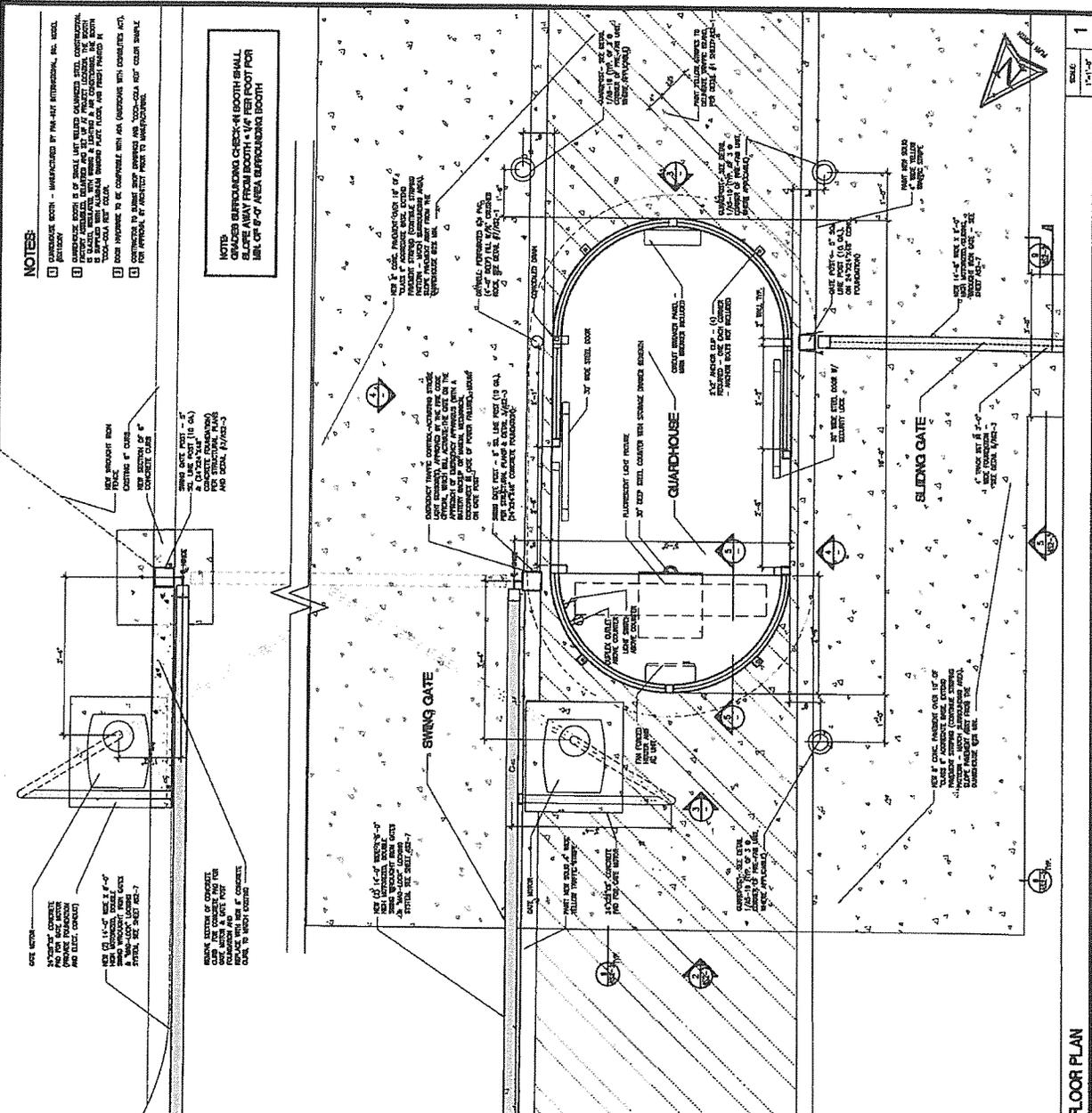
NO.	DATE	BY

CADZ • CADZ
 ARCHITECTS
 110 W. ESCALONES
 SITE, SAN CLEMENTE
 CALIFORNIA 92672
 TEL (949) 381-0437
 FAX (949) 381-0896
 ccdz@ccdzarchitects.com

COMPLAINT
 PROJECT TITLE
 SECURITY GUARD HOUSE

PROJECT
 1800 OCEAN FRONT BOULEVARD, OCEANVIEW CA 92650
 CLIENT
 Coca-Cola Refreshments
 SCALE: AS SHOWN
 DATE: 04/20/14
 PROJECT NAME:
 SHEET
 SHEET NUMBER - EXPANSION

AS2-4
 SHEET



SHEET 1
 SCALE 1/4"=1'-0"
FLOOR PLAN
SECTION

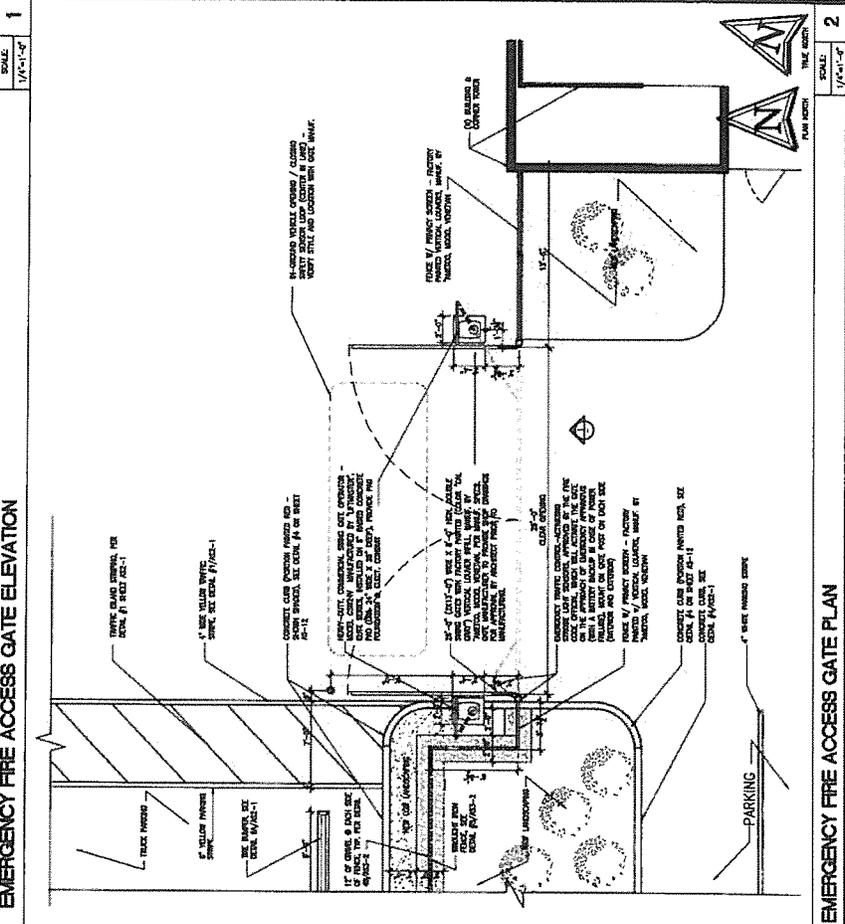
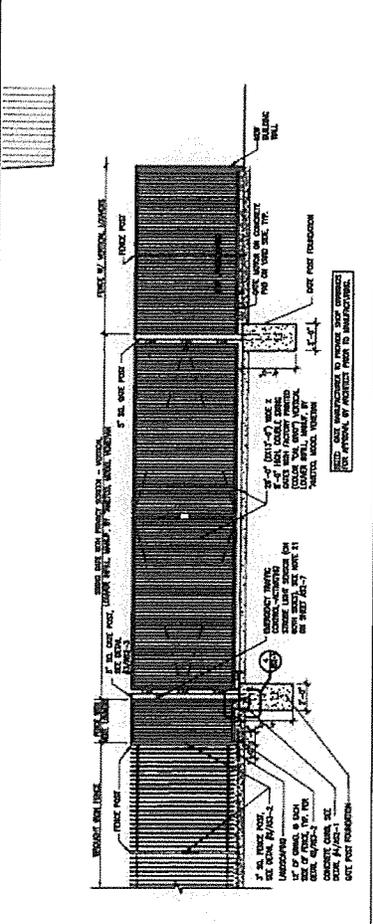
NO.	DATE	BY	REVISION
1	10/23/14	AVS	COORDINATION WITH CITY

CADZ • CADZ ARCHITECTS
 110 W. ESCALANTE
 STE. A SAN CLEMENTE
 CALIFORNIA 92672
 TEL (949) 361-0437
 FAX (949) 361-0686
 ccdz@cdzarchitects.com



Cadz Architects
 Refreshments
 PROJECT: **BEVERLY HILLS HOTEL, OVERHAUL OF BEVERLY HILLS HOTEL**
 EMERGENCY GATE PLAN AND ELEVATION

CONTRACT NO. AS2-11
 SCALE: AS SHOWN
 DATE: 04/20/14
 PROJECT NAME: BEVERLY HILLS HOTEL
 DRAWN BY: AVS
 CHECKED BY: JMM
 SHEET: AS2-11



EMERGENCY FIRE ACCESS GATE ELEVATION

EMERGENCY FIRE ACCESS GATE PLAN

NO.	DATE	BY	REVISION
1	10/21/14	JMB	COORDINATION WITH CITY



CADZ • CADZ
ARCHITECTS
 110 W. ESCALONES
 SUITE A SAN CLEMENTE
 CALIFORNIA 92672
 TEL (949) 361-0437
 FAX (949) 361-0898
 code@cadzarchitects.com

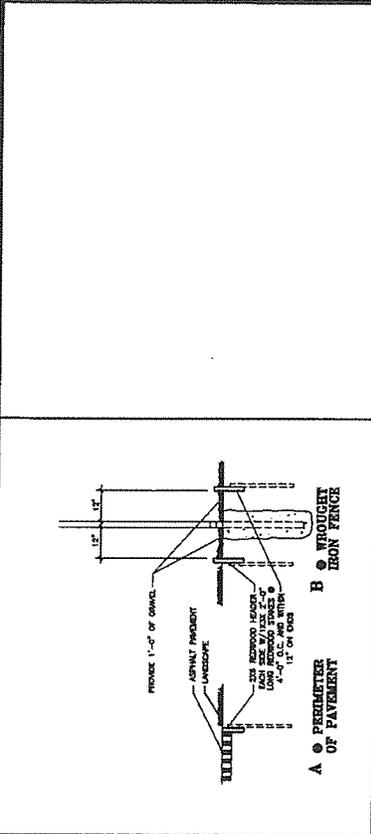
COMPLETION

Project: COCA-COLA OCEANVIEW - NEW WATERFALLS EXHIBITION
 8800 OCEAN FRONT BOULEVARD, OCEANVIEW, CA 92658

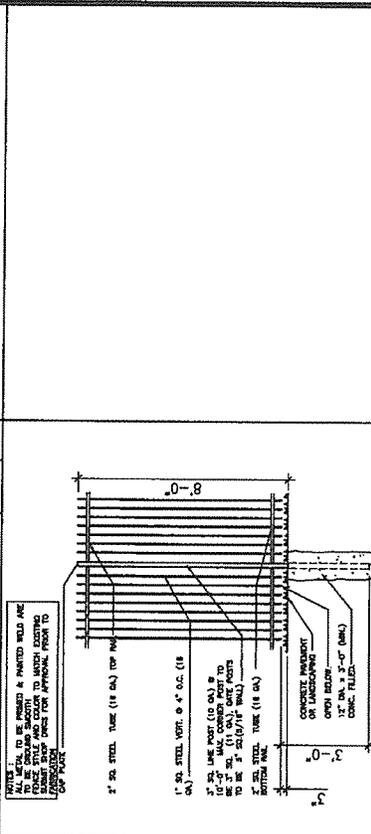
Client: Coca-Cola Refreshments

Scale: FENCE DETAILS

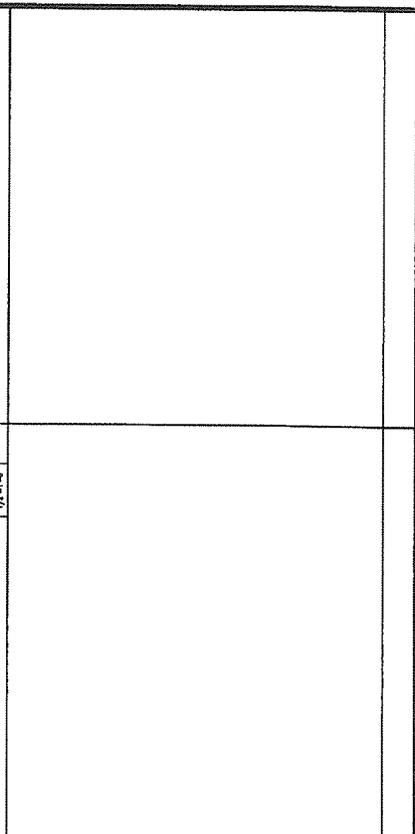
Sheet: ASG-2
Scale: ASG
Date: 02/27/14
Project Name: NEW COCA-COLA - EXHIBITION
Sheet:



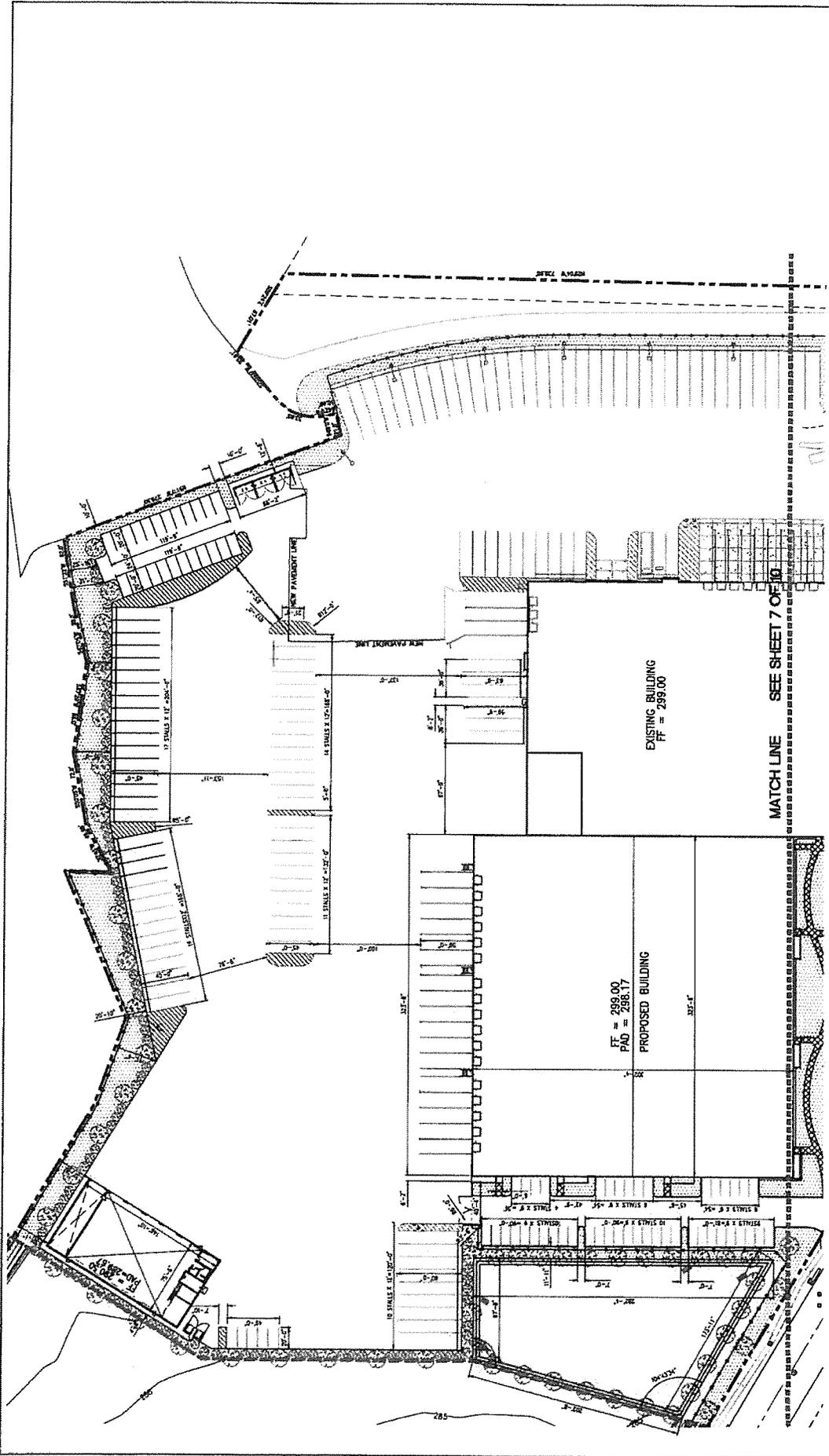
A • PERIMETER OF PAVEMENT
B • BROUGHT IRON FENCE
 SCALE: 1/4"=1'-0"



PERIMETER DETAIL
 SCALE: 1/4"=1'-0"



FENCE DETAIL
 SCALE: 1/4"=1'-0"



WDID NO. 9370368731 FILE NO.

7 10

2017 07 28 2018 07 28

RESIDENTIAL CONTROL PLAN

CITY OF OCEANSIDE

CITY ENGINEER: [Signature]

DATE: [Date]

PROJECT NAME: [Project Name]

APPROVED DATE: [Date]

CITY BENCHMARK: [Benchmark Info]

APPROVED CHANGES:

1. [Change Description]

2. [Change Description]

3. [Change Description]

FINAL CITY RESUBMIT COMMENTS DATED [Date]

GEOTECHNICAL CONSULTANT APPROVAL

PLANS ARE CITY OF OCEANSIDE

THE CITY OF OCEANSIDE RESUBMIT

DATE: [Date]

Unapproved Service Area

CALL 811

THE WORKING DAYS BEFORE YOU DIG

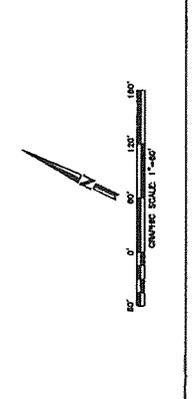
A.J. KOLIVARY / CIVIL ENGINEERS

1000 [Address]

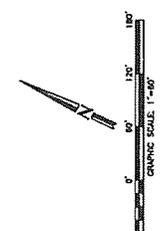
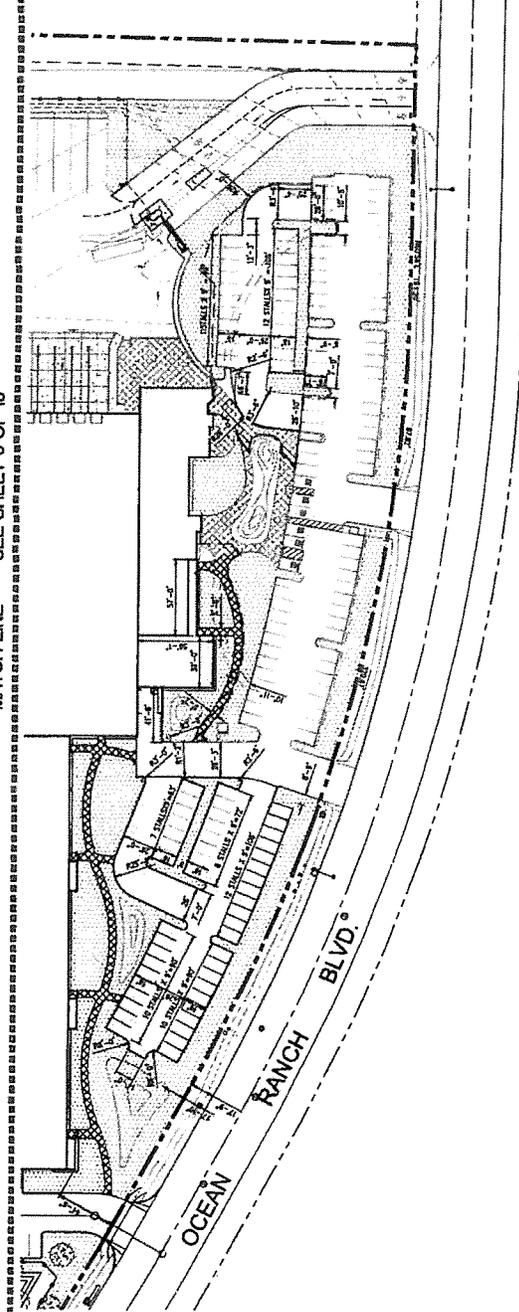
OCEANSIDE, CA 92054

PH: [Phone Number]

WWW: [Website]



MATCH LINE SEE SHEET 6 OF 10



WOID NO. 937C385731 FILE NO.

7	8	9	10
DATE OF ORIGINAL SUBMISSION	DATE OF REVISION	DATE OF REVISION	DATE OF REVISION
PROJECT TITLE			
HORIZONTAL CONTROL PLAN			
COCA-COLA OCEANIDE-NEW WATER-PORE EXPANSION			
3800 OCEAN RANCH BLVD			
CITY ENGINEER		APPROVED	
CITY ENGINEER		CITY ENGINEER	
CITY ENGINEER		CITY ENGINEER	

APPROVED CHANGES:

NO.	DATE	DESCRIPTION

CITY BENCHMARK:
 BENCHMARK POINT NO. 100
 BENCHMARK POINT NO. 100
 BENCHMARK POINT NO. 100
 BENCHMARK POINT NO. 100

FINAL CITY REVIEW COMMENTS DATED 11/23/2011
 GEOTECHNICAL CONSULTANT APPROVAL
 CITY OF OCEANIDE
 PLANS ARE TO BE CONSIDERED APPROVED BY THE CITY OF OCEANIDE ENGINEERS.

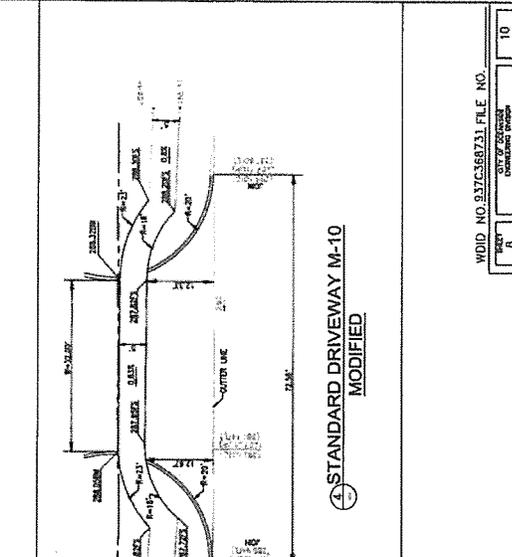
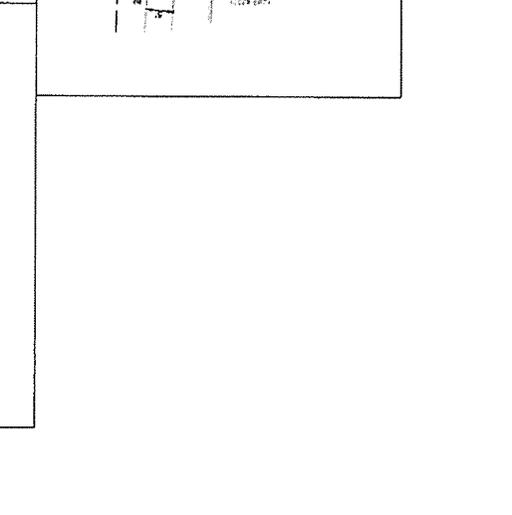
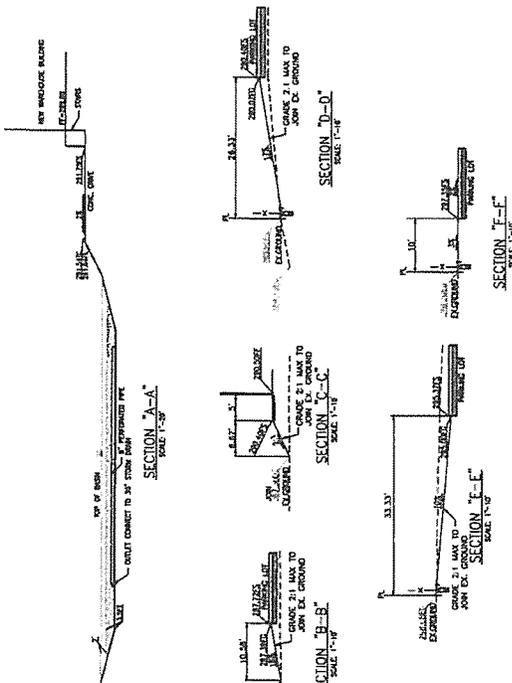
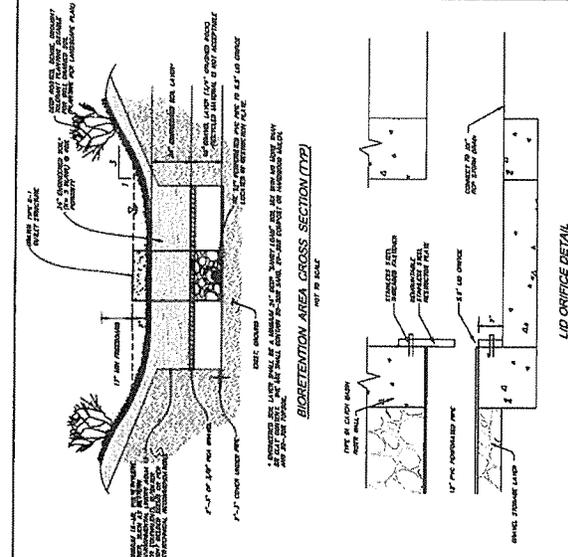
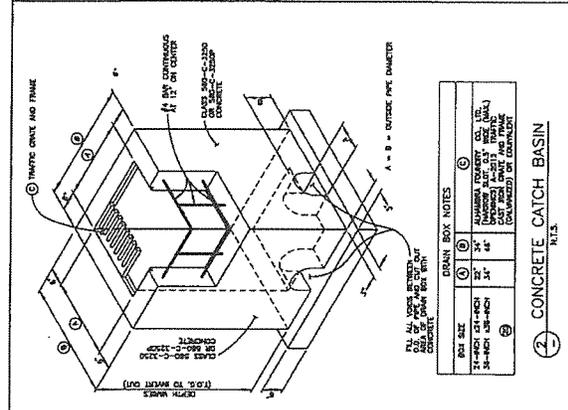
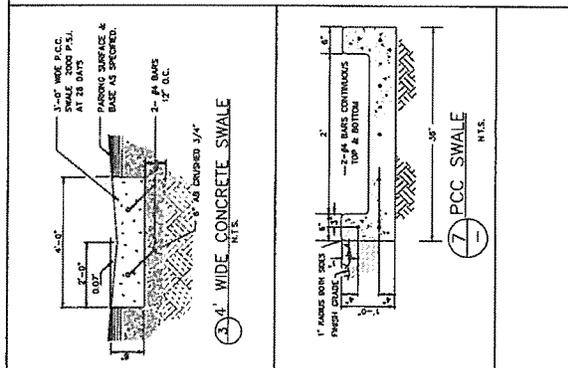
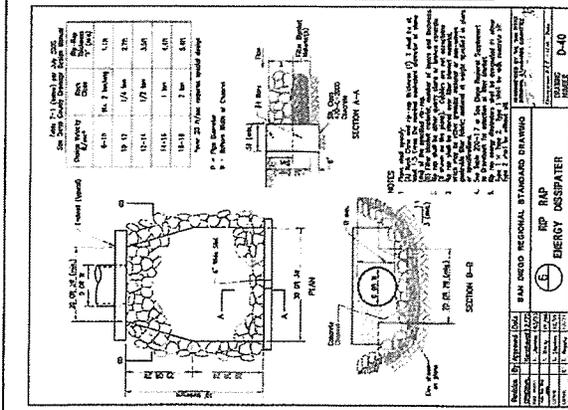
APPROVED BY: _____ DATE: _____

Underground Service Alert

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TO LOCATE UTILITIES BEFORE YOU DIG

A.J. KOLTAVARY / CIVIL ENGINEERS
 2000 OCEANIDE BLVD. SUITE 100
 OCEANIDE, CA 92650
 (714) 761-1111
 www.koltavary.com



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 TWO WORKING DAYS BEFORE YOU DIG

A.J. KOLTAVARY CIVIL ENGINEERS, INC.
 PROFESSIONAL ENGINEERING
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 www.koltavary.com

NO.	DESCRIPTION	DATE
1	APPROVED CHANGES:	
2		
3		
4		
5		
6		
7		
8		
9		
10		

APPROVED CHANGES:

CITY BENCHMARK:
 CITY OF OCEANSIDE
 1000 W. 10TH AVENUE, SUITE 100
 OCEANSIDE, CA 92054
 (619) 435-1111
 www.oceansideca.gov

PROJECT INFORMATION:
 PROJECT NO. 10
 SHEET NO. 10
 PROJECT NAME: OCEANSIDE-NEW WAYS HOUSE EXPANSION
 3800 OCEAN FRANCHISE RD

DATE: 10/10/2010

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

FINAL CITY REVIEW COMMENTS DATED 10/10/2010:
 GEOTECHNICAL CONSULTANT APPROVAL
 PLANS ARE O.K. FOR THE CITY OF OCEANSIDE REQUIREMENTS.

WORLD NO. 37636731 FILE NO.

SCALE: 1"=10'

SECTION A-A: SCALE 1"=2'

SECTION B-B: SCALE 1"=10'

SECTION C-C: SCALE 1"=10'

SECTION D-D: SCALE 1"=10'

SECTION E-E: SCALE 1"=10'

SECTION F-F: SCALE 1"=10'

SECTION G-G: SCALE 1"=10'

SECTION H-H: SCALE 1"=10'

SECTION I-I: SCALE 1"=10'

SECTION J-J: SCALE 1"=10'

SECTION K-K: SCALE 1"=10'

SECTION L-L: SCALE 1"=10'

SECTION M-M: SCALE 1"=10'

SECTION N-N: SCALE 1"=10'

SECTION O-O: SCALE 1"=10'

SECTION P-P: SCALE 1"=10'

SECTION Q-Q: SCALE 1"=10'

SECTION R-R: SCALE 1"=10'

SECTION S-S: SCALE 1"=10'

SECTION T-T: SCALE 1"=10'

SECTION U-U: SCALE 1"=10'

SECTION V-V: SCALE 1"=10'

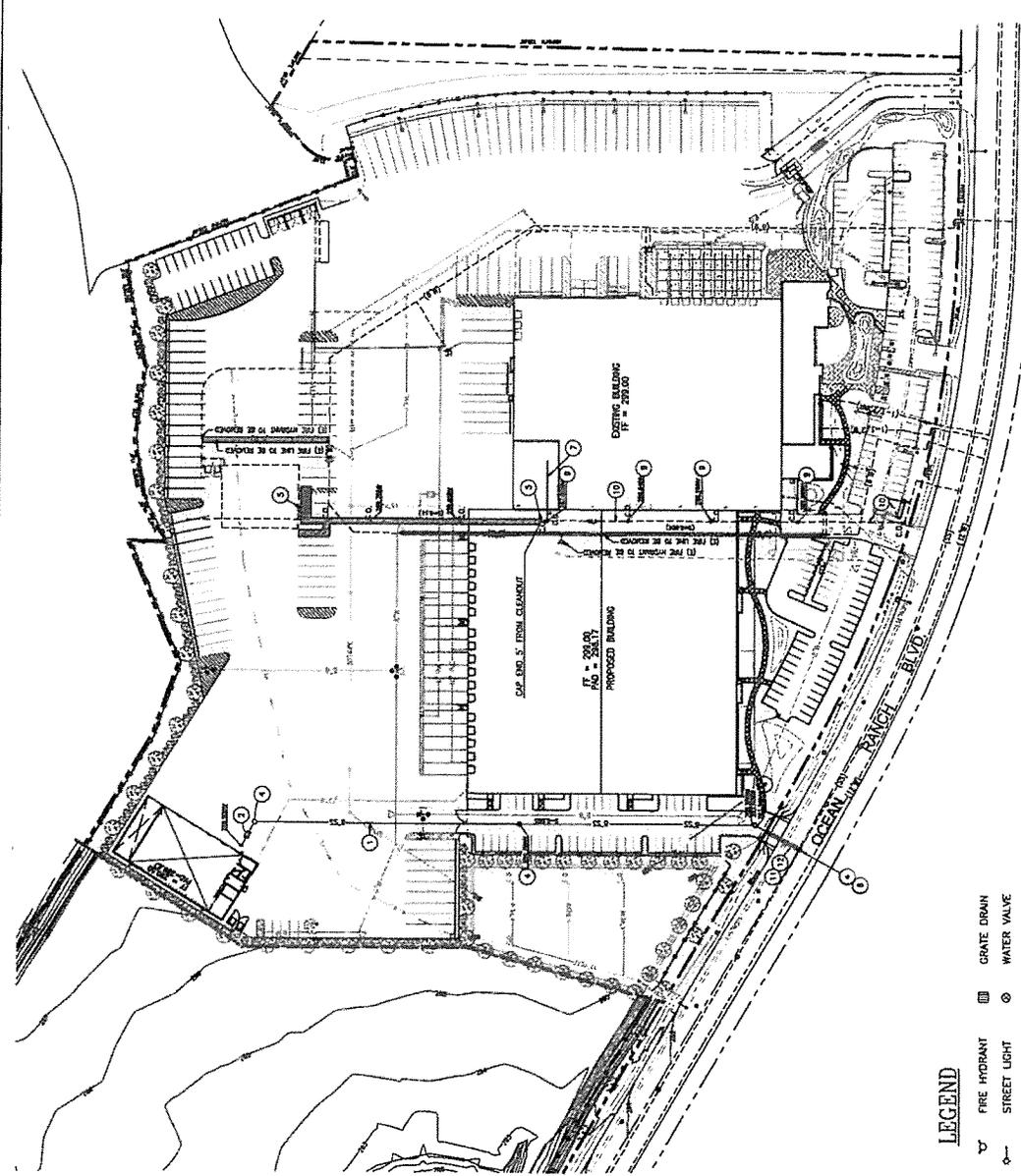
SECTION W-W: SCALE 1"=10'

SECTION X-X: SCALE 1"=10'

SECTION Y-Y: SCALE 1"=10'

SECTION Z-Z: SCALE 1"=10'

STANDARD DRIVEWAY M-10 MODIFIED



SEWER CONSTRUCTION NOTES	
1	INSTALL 4" PVC 50#-35 PRIVATE SEWER MAIN PER CITY STD. M-01
2	INSTALL 3" COMPENSATED 750 SULLON CURBBOX. SEE PLUMBING PLAN
3	NOT USED
4	CONSTRUCT SEWER MANHOLE PER APWA STD. NO. 202-0
5	BRIDGE EXISTING 4" SEWER LINE AND APPURTENANCES
6	CONTRACTOR TO VERIFY EXISTING INVERT ELEVATION PRIOR TO ANY CONSTRUCTION
7	CONNECT 4" PVC TO EXISTING SEWER LINE
8	NOT USED
9	ADJUST EXISTING SEWER CLEAN OUT TO NEW FINISH FLOOR GRADE
10	PROTECT EXISTING SEWER LINE IN PLACE
11	INSTALL 4" PVC 50#-35 SEWER MAIN CITY STD. M-01 PER ENCLOSURE SHEET
12	INSTALL TRENCH PER CITY STD. M-03A

SEE PRIVATE ONSITE WATER PLAN FOR WATER REMOVAL

NOTE:

1. WATER SERVICES AND SEWER LATERALS CONSTRUCTED IN EXISTING RIGHT-OF-WAY LOCATIONS ARE TO BE CONSTRUCTED BY APPROVED AND LICENSED CONTRACTORS AT THE DISCRETION OF THE CITY ENGINEER.
2. THE PROPOSER WILL BE RESPONSIBLE FOR OBTAINING ALL WATER AND SEWER UTILITIES NECESSARY TO DEVELOP THE PROPERTY. ANY RELAYING OF WATER AND/OR SEWER LATERALS SHALL BE THE RESPONSIBILITY OF THE PROPOSER. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OCEANSIDE PLUMBING CODE.
3. ALL LOTS WITH A FINISH FLOOR ELEVATION LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SHALL BE PROTECTED FROM BACKFLOW OF SEWER WATER INTO THE LOT AND INSTALLED AN APPROVED TYPE BACKFLOW VALVE, PER THE APPLICABLE PLUMBING CODE (UPFC).
4. AN INSPECTION MANHOLE, DECORATED BY THE WATER SEWER AND RECLAIMED WATER DEPARTMENT AND CONSTRUCTION MANUAL, SHALL BE INSTALLED AT EACH BUILDING SERVICE CONNECTION AND THE LOCATION SHALL BE CALLED OUT ON THE APPROVED IMPROVEMENT PLANS.
5. ALL LOTS WITH A FINISH FLOOR ELEVATION LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SHALL BE PROTECTED FROM BACKFLOW OF SEWER WATER INTO THE LOT AND INSTALLED AN APPROVED TYPE BACKFLOW VALVE, PER THE CALIFORNIA PLUMBING CODE.

LEGEND

- ☐ FIRE HYDRANT
- ☉ STREET LIGHT
- ⊗ TRAFFIC SIGNAL
- ⊕ LIGHT STANDARD
- ⊖ POWER POLE
- ⊙ WATER METER
- ☐ GRATE DRAIN
- ⊗ WATER VALVE
- ⊗ BACKFLOW PREVENTOR
- ⊕ SEWER MANHOLE
- SEWER CLEAN OUT
- ☐ CLARIFIER
- GAS LINE
- SEWER LINE
- WATER LINE

UNLICENSED SERVICE 24/7

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A.J. KOLTAVARY / CIVIL ENGINEERS
 1000 W. CENTRAL EXPRESSWAY, SUITE 100
 OCEANSIDE, CA 92054
 (760) 431-1111

APPROVED CHANGES:

NO.	DESCRIPTION	DATE

FINAL CITY REVIEW COMMENTS DATED 01/02/2014
 GEOTECHNICAL CONSULTANT APPROVAL
 PLANS ARE CITY OF OCEANSIDE
 THE CITY OF OCEANSIDE REQUIREMENTS.

APPROVED BY: _____ DATE: _____

CITY BENCHMARK:
 ENGINEER: JAMES R. DAVIS, P.E.
 LICENSE NO.: 10000
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA

WOID NO. 837C58B231 FILE NO. _____

DATE: _____

PROJECT: PRIVATE ONSITE SEWER PLAN
 COCA-COLA OCEANSIDE-NEW WATERHOUSE EXPANSION
 3800 OCEAN FRANCH ISLAND

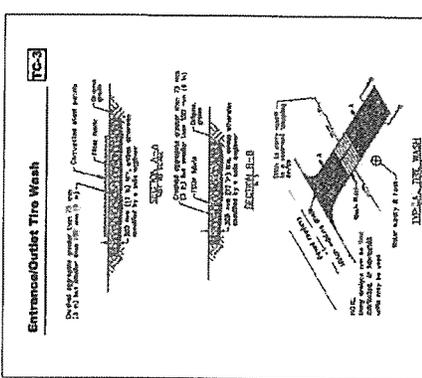
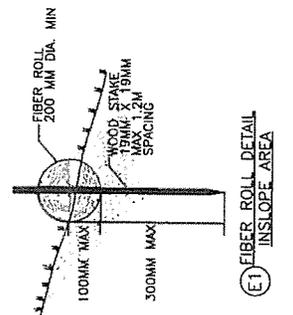
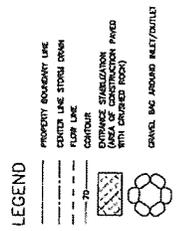
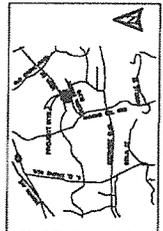
APPROVED: _____

CITY ENGINEER: JAMES R. DAVIS, P.E.
 LICENSE NO.: 10000
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA

EROSION CONTROL PLAN COCA-COLA OCEANSIDE-NEW WAREHOUSE EXPANSION 3900 OCEAN RANCH BLVD

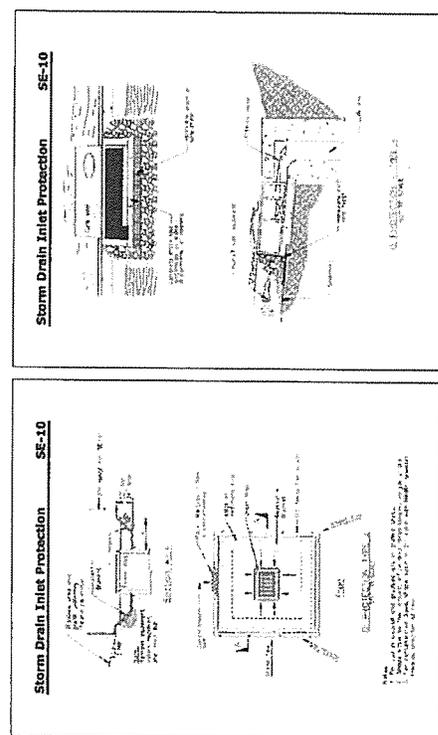
REMEMBER CONTROL NOTES:

1. THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE CONTRACTOR, REGISTERED PROFESSIONAL ENGINEER, REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT, AND BY PLACES AND LOTS THAT OCCUR AT ALL TIMES FOR ALL AREAS IN WHICH CONSTRUCTION IS NOT CONTROLLED TO COMPLY WITH THE CITY OF OCEANSIDE REGULATIONS.
2. THE CONTRACTOR, REGISTERED PROFESSIONAL ENGINEER, REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT, AND REGISTERED PROFESSIONAL CIVIL ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN ACCORDANCE WITH THE CITY OF OCEANSIDE REGULATIONS AND THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
6. ALL REMOVABLE PROTECTION DEVICES SHOWN SHALL BE IN PLACE AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
8. OCEANIC WASTE CONTAINERS OF COMPACTED SOIL SHALL BE INSTALLED AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
9. EROSION CONTROL DEVICES SHALL INCLUDE AND COMPLEMENT EACH OTHER THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR, REGISTERED PROFESSIONAL ENGINEER, REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT, AND REGISTERED PROFESSIONAL CIVIL ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
11. GRAVEL AREAS AROUND THE TRACT PERIMETER MUST BE MAINTAINED AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
12. PAVED STREETS, DRIVEWAYS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
13. ALL UTILITY TRENCHES SHALL BE BACKFILLED WITH 1/2" GRAVEL AND COVERED WITH 1/2" GRAVEL AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
14. GRAVEL BAGS AND NECESSARY MATERIALS IN ACCORDANCE WITH THE CITY OF OCEANSIDE REGULATIONS SHALL BE AVAILABLE AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
15. ALL UTILITY TRENCHES SHALL BE BACKFILLED WITH 1/2" GRAVEL AND COVERED WITH 1/2" GRAVEL AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
17. A 12" HIGH CURB OF 4" FIBER ROLL SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
18. FIBER ROLL CHECK DAMS SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
20. ALL EROSION CONTROL PLANS MUST PROVIDE A 24-HOUR TELEPHONE NUMBER AND THE NAME(S) OF THE PERSON(S) RESPONSIBLE FOR THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PROPER MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.



EROSION CONTROL CONSTRUCTION NOTES

NOTE	QUANTITY
(E) INSTALL FIBER ROLL PER DETAIL SHOWN HEREON OR AS APPROVED BY INSPECTOR	2,180 LF
(E) FUTURE STORM DRAIN INLET OR CATCH BASIN, AT TIME OF FUTURE CONSTRUCTION SHALL BE INSTALLED PER DETAIL AND CADA STD. SE-10 TYPE 2 AND TYPE 4 (SHOWN HEREON)	6 EA
(E) INSTALL STABILIZED CONSTRUCTION ENTRANCE WITH ROCK/SUBGRADE UNDERLAY WITH FILTER CLOTH PER CADA STD. TC-3 (SHOWN HEREON)	4782 SF
(E) FUTURE 10' WIDE ENERGY DISSIPATOR PRECISE GRADING PLAN NO. 2025	



(E2) CATCH BASIN DETAIL
NOT TO SCALE

CALL 811
TWO WORKING DAYS BEFORE YOU DIG

V.J. KOUTIARY/ CIVIL ENGINEERS
LICENSED PROFESSIONAL CIVIL ENGINEER
NO. 10000
STATE OF CALIFORNIA

APPROVED CHANGES:

NO.	DATE	DESCRIPTION

APPROVED BY: _____ DATE: _____

WDID NO. 937C368731 FILE NO. 2

CITY OF OCEANSIDE
DEPARTMENT OF PUBLIC WORKS

COCA-COLA OCEANSIDE-NEW WAREHOUSE EXPANSION
3900 OCEAN RANCH BLVD

APPROVED: _____
DATE: _____

PROJECT NO. _____
SHEET NO. _____



PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

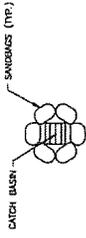
THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SITE CONDITIONS AND CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCEAN BEACH, CALIFORNIA, AND THE CALIFORNIA CIVIL ENGINEERING BOARD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OCEAN BEACH, CALIFORNIA, AND THE CALIFORNIA CIVIL ENGINEERING BOARD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OCEAN BEACH, CALIFORNIA, AND THE CALIFORNIA CIVIL ENGINEERING BOARD.

CONSTRUCTION NOTES

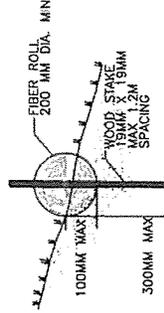
- (E1) INSTALL FIBER ROLL PER DETAIL SHOWN HEREON OR AS APPROVED BY INSPECTOR
- (E2) FUTURE STORM DRAIN INLET OR CATCH BASIN, AS THE CASE OF FUTURE CONSTRUCTION, INSTALL SANDBAGS PER RUP-10110 AND C-204
- (E3) FUTURE STABILIZED CONSTRUCTION ENTRANCE WITH ROCK/AGGREGATE UNDERLAY WITH FILTER CLOTH PER C-204, STD. T-3 (SHOWN HEREON)
- (E4) FUTURE TOP AND ENERGY DISSIPATOR PREPARE PERFORM PER FIG. 2012

LEGEND

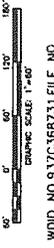
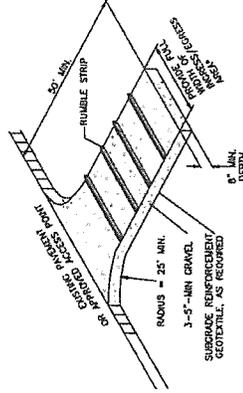
- PROPERTY BOUNDARY LINE
- LINE OF STORM DRAIN
- CONTOUR
- ENTRANCE STABILIZATION (AREA OF CONSTRUCTION PADDED WITH CHIPPED FIBER)
- CRACK BAG AROUND INLET/OUTLET



(E2) CATCH BASIN SANDBAG DETAIL
N.T.S.

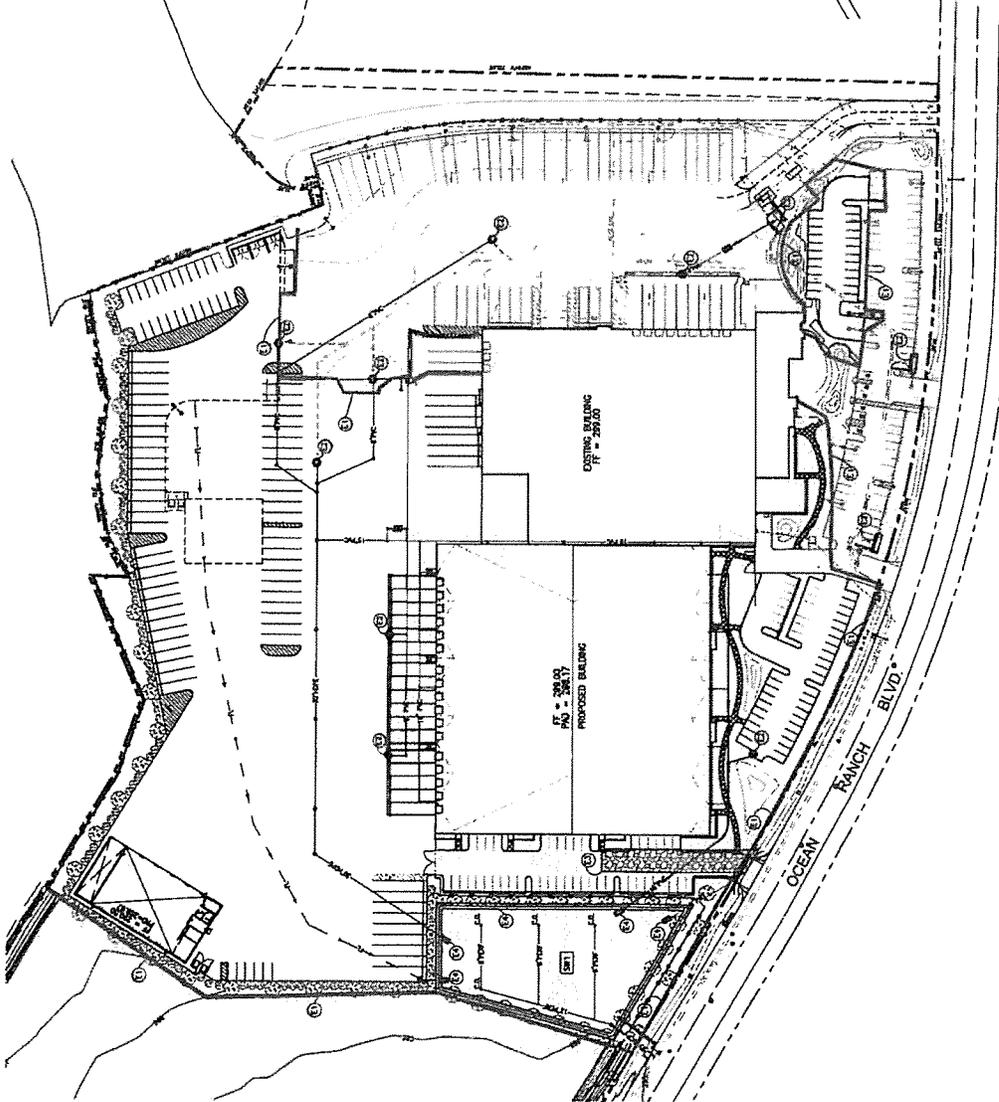


(E1) FIBER ROLL DETAIL INSLOPE AREA



WDID NO.917C368731 FILE NO.

DATE	2	CITY OF OCEAN BEACH	2
PROJECT NO.		PROJECT NAME	
CITY ENGINEER	DATE	CITY ENGINEER	DATE
PROJECT NO.		PROJECT NAME	



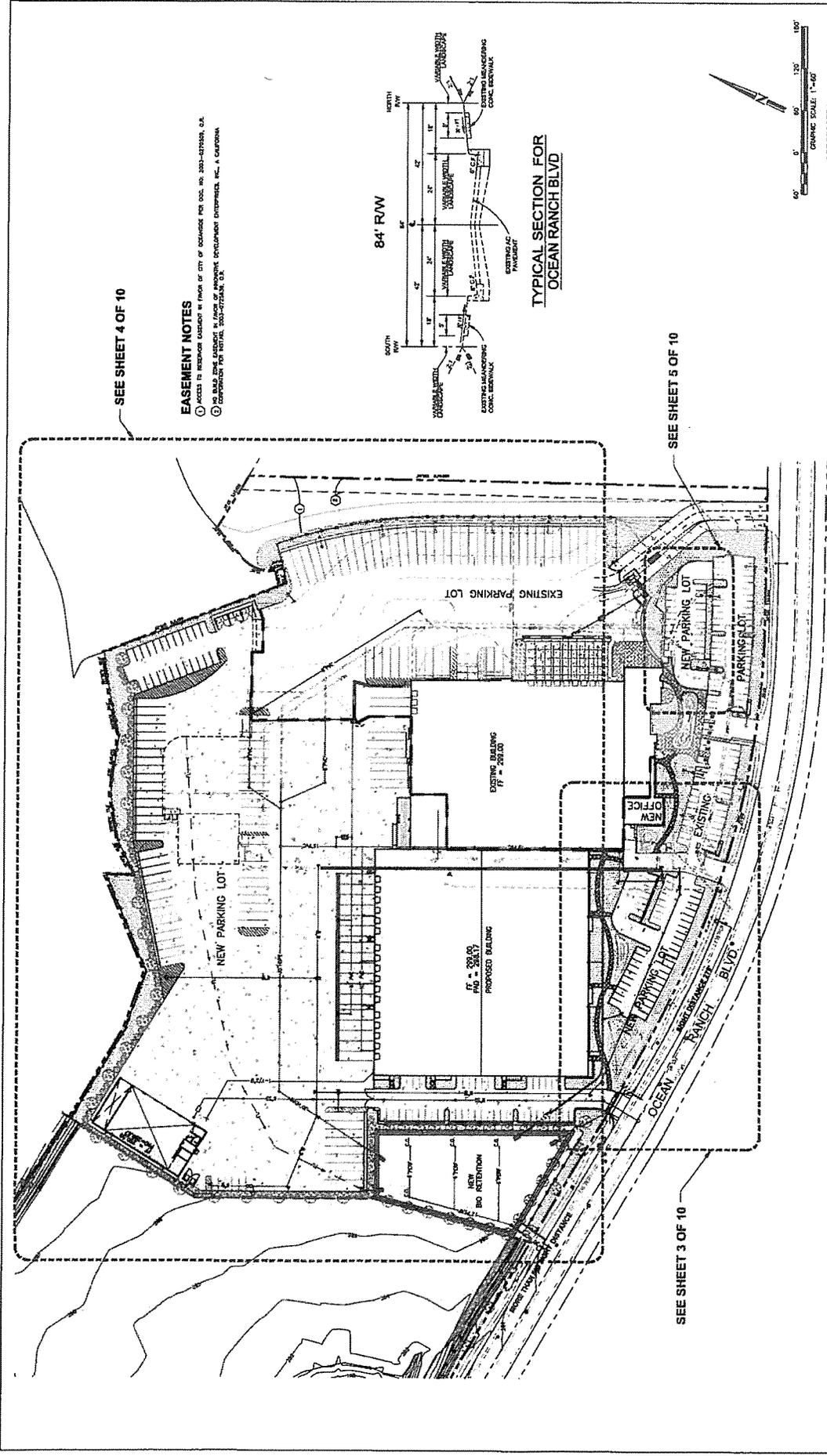
UNAPPROVED SERVER SIGN
CALL 811
TWO WORKING DAYS BEFORE YOU DIG

A.J. KOLTARY CIVIL ENGINEERS
1000 OCEAN BLVD., SUITE 100
OCEAN BEACH, CA 92081
TEL: 619-425-1111
WWW.AJKOL.COM

APPROVED CHANGES:
DATE
DATE
DATE
DATE
DATE
DATE
DATE
DATE
DATE
DATE

CITY BENCHMARK:
DATE
DATE
DATE
DATE
DATE
DATE
DATE
DATE
DATE
DATE

FINAL CITY ENGINEER COMMENT DATE APPROVED:
GEOLOGICAL CONSULTANT APPROVAL
CITY OF OCEAN BEACH
PLANS ARE THE PROPERTY OF THE CITY OF OCEAN BEACH, CALIFORNIA.
APPROVED BY: _____ DATE: _____

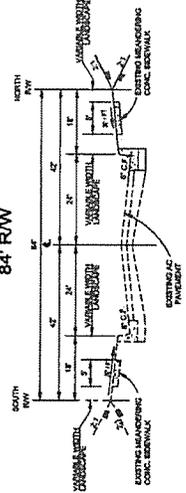


SEE SHEET 4 OF 10

EASEMENT NOTES

- ① ACCESS TO INTERIOR COURTS IN FAVOR OF CITY OF OCEANVIEW PER ORD. NO. 2003-02780A, O.C.
- ② NO BUILDING STRUCTURE IN PLACE OF EXISTING ENCLOSURE INTERFERING, ETC., A CURTAIN.
- ③ CONSTRUCTION PER PERMITS, 2000-07224A, O.C.

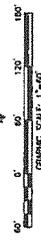
84' R/W



TYPICAL SECTION FOR OCEAN RANCH BLVD

SEE SHEET 5 OF 10

SEE SHEET 3 OF 10



WDD NO 937C399731 FILE NO.

SHEET NO.	10
CITY OF OCEANVIEW	
PROJECT NO.	2
DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
DATE	
PROJECT NAME	COCA-COLA OCCASIONS-NEW WAREHOUSE EXPANSION 8800 OCEAN RANCH BLVD

CITY BENCHMARK:

DESCRIPTION	TRANSITED SQUARE ST TOP OF CURB CITY OF OCEANVIEW
DATE	
APPROVED BY	
DATE	

APPROVED CHANGES:

NO.	DESCRIPTION	DATE

FINAL CITY DESIGN COMMENTS DATED 11/20/2010
 GEOTECHNICAL CONSULTANT APPROVAL
 PLANS ARE CHECKED AND FOUND TO COMPLY WITH THE CITY OF OCEANVIEW REQUIREMENTS.
 APPROVED BY: _____ DATE: _____

Underground Service Awn't

CALL 811
 TWO WORKING DAYS BEFORE YOU DIG

A.J. ROLTAVARY / CIVIL ENGINEERS
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.755.1111 FAX: 303.755.1112
 WWW.AJRE.COM

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

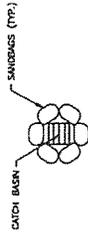
THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY THAT ARE INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. HIS OBLIGATIONS SHALL BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES AND TO PROTECT THEM AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

CONSTRUCTION NOTES

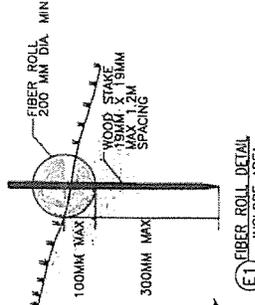
- (E1) INSTALL FIBER ROLL PER DETAIL SHOWN HEREON OR AS APPROVED BY INSPECTOR
- (E2) FUTURE STORM DRAIN INLET, OR CATCH BASIN, AT TIME OF FUTURE CONSTRUCTION SHALL BE INSTALLED PER DETAIL SHOWN HEREON OR AS APPROVED BY INSPECTOR
- (E3) INSTALL STABILIZED CONSTRUCTION ENTRANCE WITH ROCK/AGGREGATE UNDERLAY WITH FILTER FABRIC PER CDMR STD. T-3 (SHOWN HEREON)
- (E4) FUTURE PERMANENT OCCUPANT PREPARE CIRCULAR PLAN NO. 2833

LEGEND

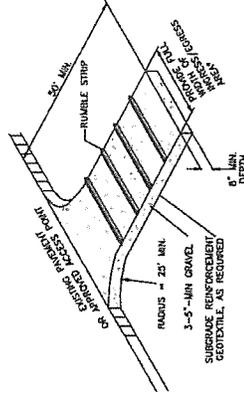
- PROPOSED REMOVAL LINE
- EXISTING STORM DRAIN
- PLAN LINE
- CONTOUR
- ENTRANCE STABILIZATION (AREA OF CONSTRUCTION PAD WITH CHIPPED ROCK)
- GRAVEL AND AGGREGATE INLET/OUTLET



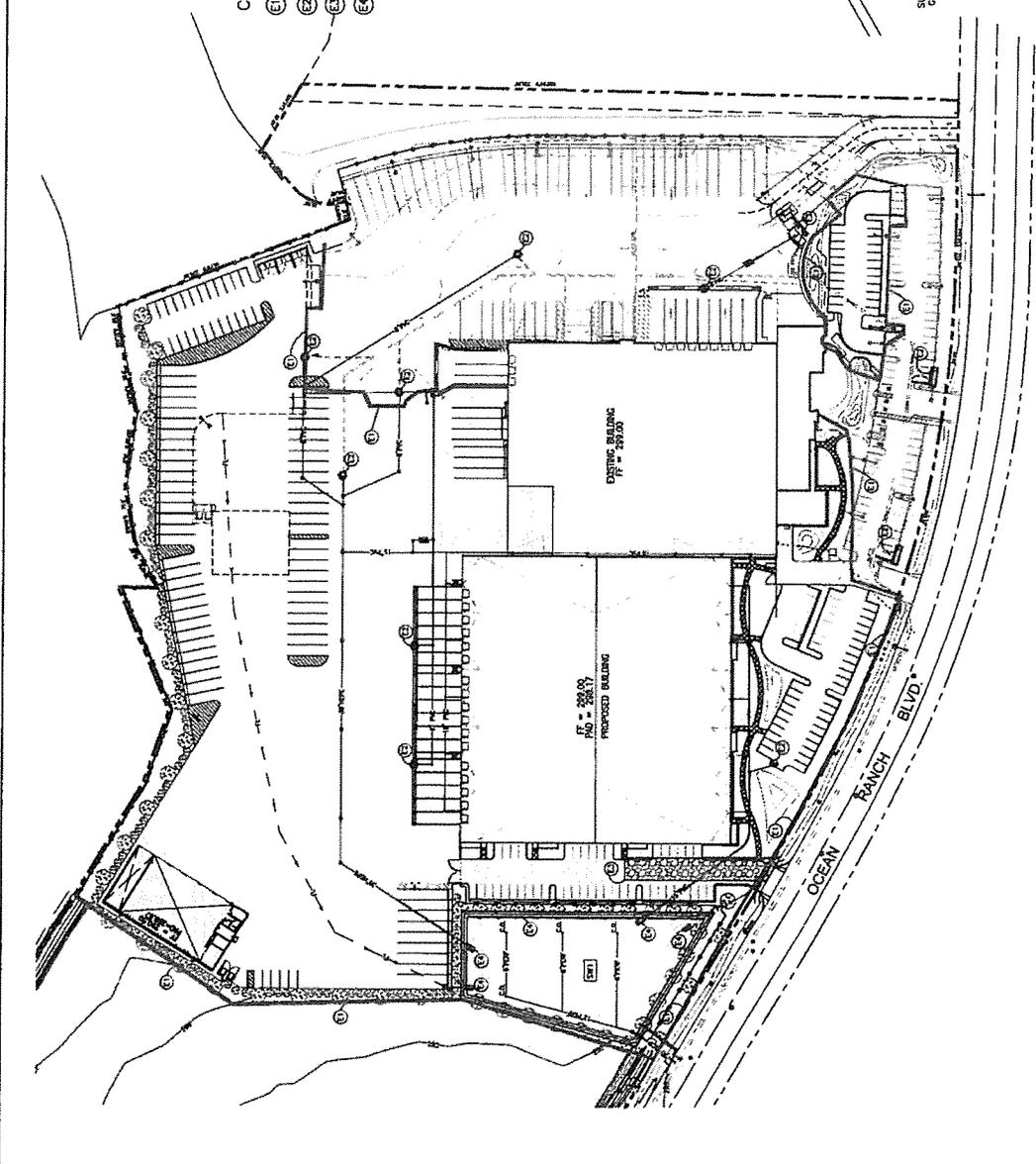
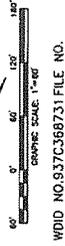
CATCH BASIN SANDBAG DETAIL
N.T.S.



FIBER ROLL DETAIL INSLOPE AREA
E1



STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



WDID NO.937C368731 FILE NO.	
SHEET NO. 2	TOTAL SHEETS 2
CITY OF OCEANA COURT HOUSE	
COCOA-COLA OCEANA-NEW WAREHOUSE EXPANSION 3800 OCEAN RANCH BLVD	
DATE: 05-20-2023	PROJECT NO. 2023-001
DESIGNED BY: [Name]	CHECKED BY: [Name]
DRAWN BY: [Name]	APPROVED BY: [Name]

APPROVED CHANGES:	CITY BENCHMARK:
NO. 1	DATE: []
NO. 2	DATE: []
NO. 3	DATE: []
NO. 4	DATE: []
NO. 5	DATE: []

FINAL CITY ENGINEER COMMENT DATE: 05/20/23
 GEOTECHNICAL CONSULTANT APPROVAL
 PLANS ARE CHECKED AND FOUND TO COMPLY WITH
 THE CITY OF OCEANA REQUIREMENTS.
 APPROVED BY: [Signature] DATE: []

Underground Service Alert

 CALL 811
 DO NOT WORKING DATE BEFORE YOU DIG

A.J. KOLTAMARY / CIVIL ENGINEERS
 1000 W. 10th St., Suite 100
 Okla. City, Okla. 73106
 Phone: (405) 233-1111
 Fax: (405) 233-1112
 Email: ajk@ajk-engineers.com

AHLES
LANDSCAPE
ARCHITECTURE INC.
 P.O. Box 1503
 Rancho Santa Fe, California 92037
 951.758.8953
 www.ahleslandscape.com

GSA #04
 PROJECT #04
 PROJECT NAME:

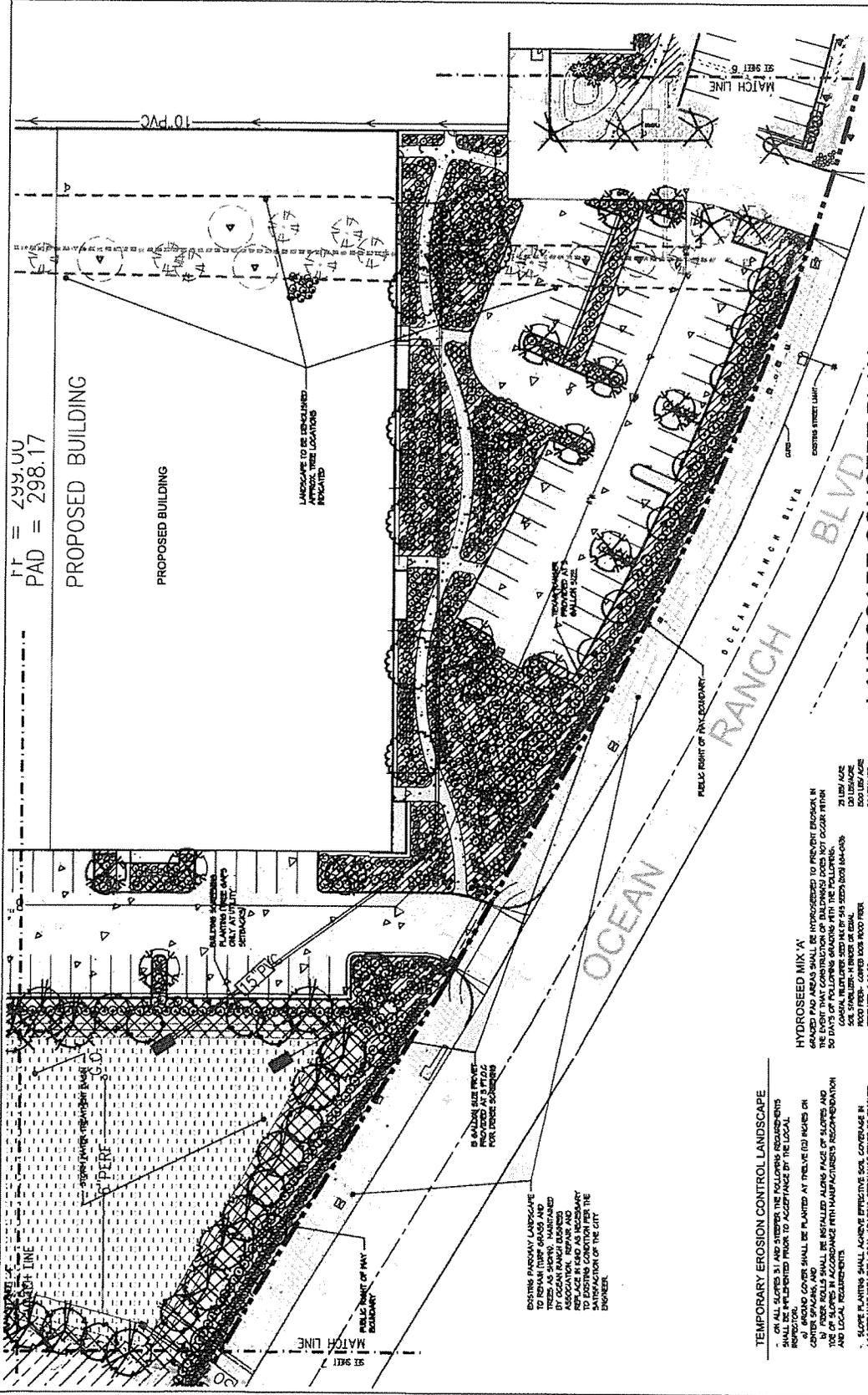
LANDSCAPE PLANS FOR:

COCA-COLA
 New Warehouse Expansion
 3000 Ocean Ranch Boulevard
 OCEANSIDE, CALIFORNIA 92066

DATE:	8.24.14
SCALE:	1/4" = 1'-0"
DATE:	11.11.14
SCALE:	1/4" = 1'-0"
DATE:	11.11.14
SCALE:	1/4" = 1'-0"
DATE:	11.11.14
SCALE:	1/4" = 1'-0"

REVISIONS:
 SHEET:

CLP-3



FT. = 299.00
 PAD = 298.17

PROPOSED BUILDING

PROPOSED BUILDING

LANDSCAPE TO BE DEVELOPED

PLANTING TREE AND ONLY ACTIVITY

EXISTING PAVING TO REMAIN TO BE REPAIRED AND REFINISHED BY COCA-COLA RANCH ASSOCIATION, REPAIR AND REFINISH TO SATISFACTION PER THE AND LOCAL REQUIREMENTS.

TEMPORARY EROSION CONTROL LANDSCAPE

WITHIN THE 15' BUFFER ZONE, EROSION CONTROL SHALL BE INSTALLED FROM THE FACE OF THE LOCAL CURB AND GORGE SHALL BE PLANTED AT THREE (3) INCHES OR MORE SPACING ALONG FACE OF SLOPES AND TOP OF SLOPES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND LOCAL REQUIREMENTS.

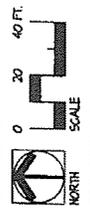
SLOPE PLANTING SHALL ACHIEVE EFFECTIVE SOIL COVERAGE IN ORDER TO PREVENT EROSION. SOIL COVERAGE IS NOT ACHIEVED BY GRAZE REMOVAL. IF EFFECTIVE SOIL COVERAGE IS NOT ACHIEVED BY THE RECOMMENDED PLANTING, THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING EROSION CONTROL MEASURES:

1. EROSION CONTROL BLANKETS (MATERIAL OR COCOMAT FIBER) OR
2. COMPOSTED LANDSCAPE MULCH (2-INCH DEPTH 18:1) AND
3. ORNAMENTAL PLANTING AND FIBER ROLLS IN ADDITION TO ABOVE MEASURES.

HYDROSEED MIX 'A'
 GRAZED PAD AREAS SHALL BE INTRODUCED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 90 DAYS OF FOLLOWING DRAINAGE WITH THE FOLLOWING:

- 30 LB/1000 SQ YD SEEDS (80% BARRICUS)
- 500 LB/1000 SQ YD FERTILIZER (4-30-30)
- 500 LB/1000 SQ YD STABILIZER (100% OR 50% OR 25%)

NOTE: LOW PROFILE MIX PROVIDES A MATURE OF LOW GROWING ANNUALS INCLUDING: ANNUAL, AFRICAN VIOLET, CALIFORNIA PONY, SAZANA AND CANTANTHUS.



LANDSCAPE CONCEPT PLAN

PLANTING PLAN

SEE LEGEND SHEET L-4

AHLES
LANDSCAPE
ARCHITECTURE INC.
 P.O. Box 1593
 Rancho Santa Fe, California 92077
 952.758.1803
 www.aahles.com

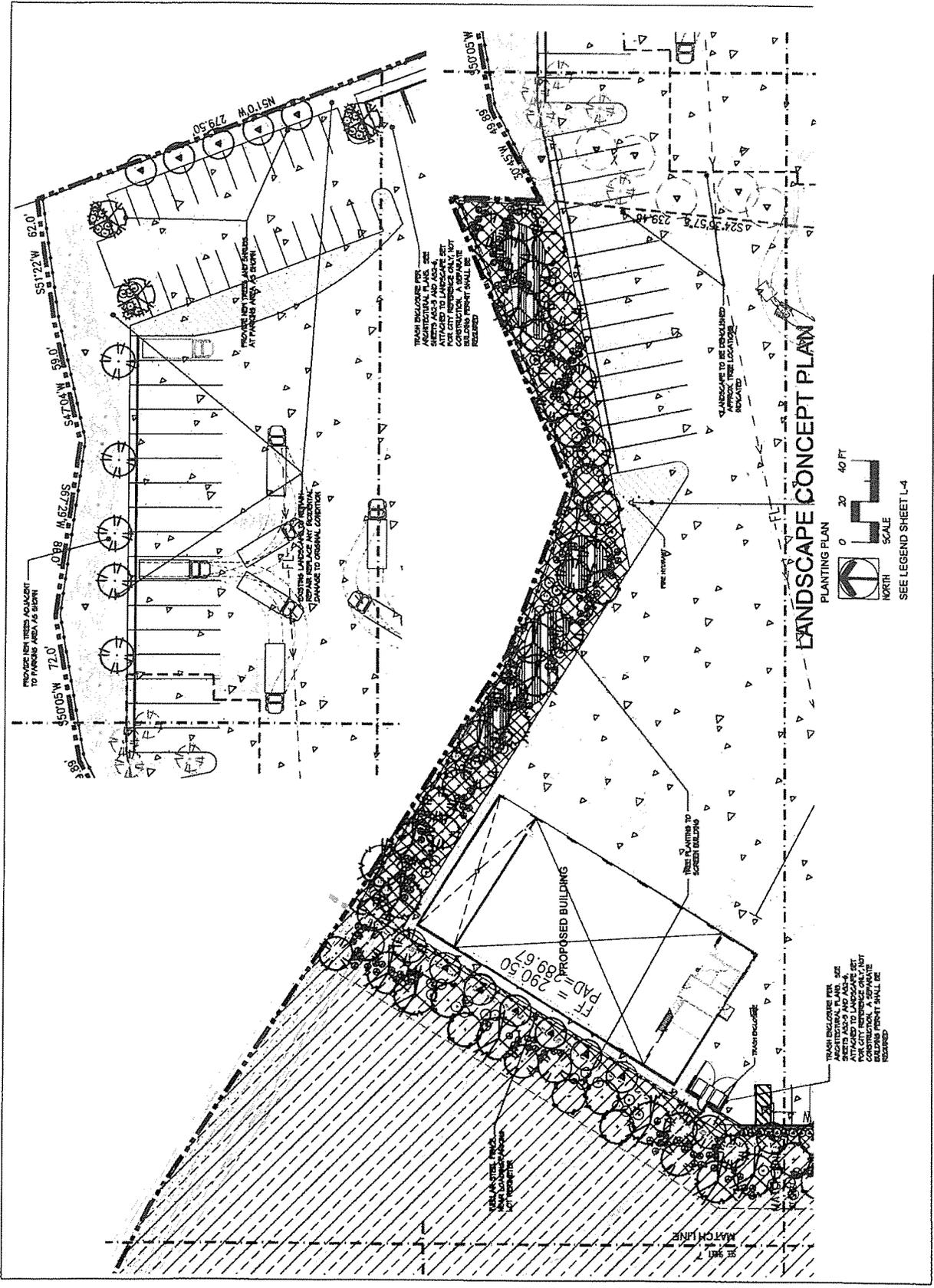
CAPTION
 PROJECT NO: **ES2**
 LANDSCAPE PLAN FOR

COCA-COLA
 New Warehouse Expansion
 3300 Ocean Ranch Boulevard
 OCEANSIDE, CALIFORNIA
 92056

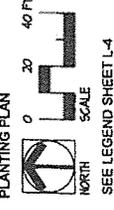
DATE:	8 JAN 14
SHEET:	24 APR 14
DESIGNER:	1 MAY 14
CHECKER:	30 JAN 14
APPROVED BY:	2 FEB 14

NO. SOURCE:
 SHEET:

CLP-5



LANDSCAPE CONCEPT PLAN



SEE LEGEND SHEET L-4

TRAIN ENCLOSED PER SEE ARCHITECTURAL PLAN. SEE ATTACHED TO LANDSCAPE SET FOR CITY REFERENCE ONLY, BUT BOLDING FRONT SHALL BE REQUIRED.

TRAIN ENCLOSED PER ARCHITECTURAL PLAN. SEE ATTACHED TO LANDSCAPE SET FOR CITY REFERENCE ONLY, BUT CONSTRUCTION A SEPARATE FRONT SHALL BE REQUIRED.

PROVIDE SIGN TRENDS ADJACENT TO PARKING AREA AS SHOWN

PROVIDE SIGN TRENDS AND STRIPS AT PARKING AREA AS SHOWN

CENTRAL LANDSCAPE OF REMAINING OPEN SPACE TO ADVANCE TO CIRCULAR CORNER

TRAIN ENCLOSED TO SCREEN BUILDING

PROPOSED BUILDING
 FF = 290.50
 PAD = 289.67

MATCHLINE

AHLES
LANDSCAPE
ARCHITECTURE INC.
 P.O. Box 1593
 Rancho Santa Fe, California 92087
 959-759-8983
 www.ahleslandscape.com

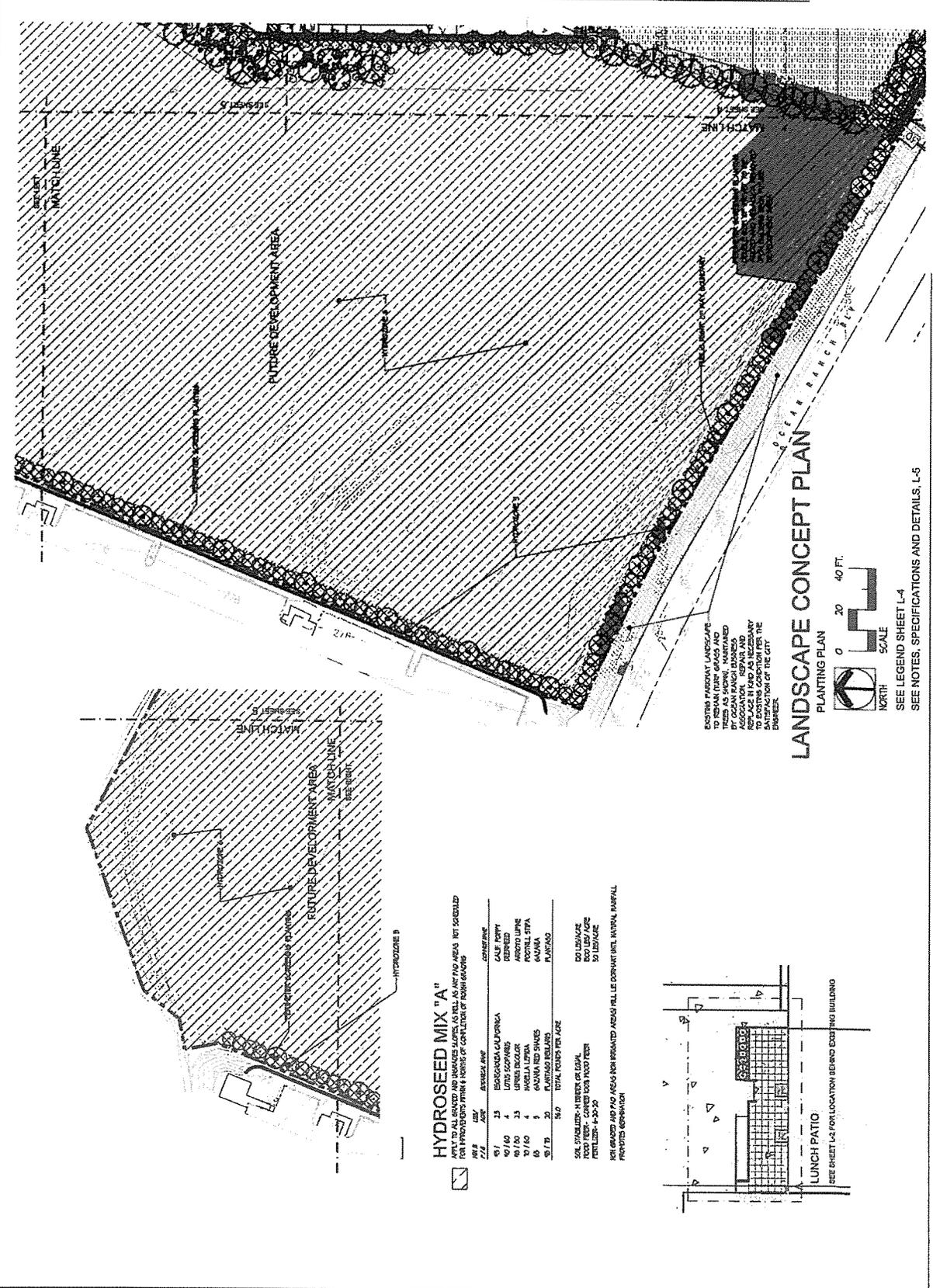
DATE: _____
 PROJECT NO.: 0603
LANDSCAPE PLANS FOR

COCA-COLA
 New Warehouse Expansion
 3800 Ocean Ranch Boulevard
 OCEANSIDE, CALIFORNIA
 92055

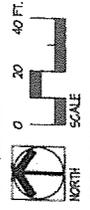
DATE	DESCRIPTION
8 JUN 14	PLAN 14
24 APR 14	PLAN 14
1 MAY 14	PLAN 14
30 JUN 14	PLAN 14
2 OCT 14	PLAN 14

REFERENCE:
 SHEET: _____

CLP-7



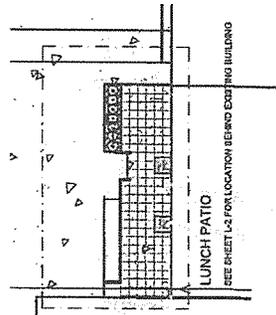
LANDSCAPE CONCEPT PLAN
 PLANTING PLAN



SEE LEGEND SHEET L-4
 SEE NOTES, SPECIFICATIONS AND DETAILS, L-5

HYDROSEED MIX "A"
 APPLY TO ALL GRADED AND FINISHED SURFACES AS WELL AS ANY PAVED AREAS NOT SCHEDULED FOR IMPROVEMENTS PRIOR TO COMPLETION OF FINAL GRADING

NO.	QTY	DESCRIPTION	UNIT	TOTAL
01	15	HYDROSEED MIX "A"	TONS	15
02	4	HYDROSEED MIX "A"	TONS	4
03	10	HYDROSEED MIX "A"	TONS	10
04	10	HYDROSEED MIX "A"	TONS	10
05	10	HYDROSEED MIX "A"	TONS	10
06	5	HYDROSEED MIX "A"	TONS	5
07	5	HYDROSEED MIX "A"	TONS	5
08	5	HYDROSEED MIX "A"	TONS	5
09	5	HYDROSEED MIX "A"	TONS	5
10	5	HYDROSEED MIX "A"	TONS	5
11	5	HYDROSEED MIX "A"	TONS	5
12	5	HYDROSEED MIX "A"	TONS	5
13	5	HYDROSEED MIX "A"	TONS	5
14	5	HYDROSEED MIX "A"	TONS	5
15	5	HYDROSEED MIX "A"	TONS	5
16	5	HYDROSEED MIX "A"	TONS	5
17	5	HYDROSEED MIX "A"	TONS	5
18	5	HYDROSEED MIX "A"	TONS	5
19	5	HYDROSEED MIX "A"	TONS	5
20	5	HYDROSEED MIX "A"	TONS	5
21	5	HYDROSEED MIX "A"	TONS	5
22	5	HYDROSEED MIX "A"	TONS	5
23	5	HYDROSEED MIX "A"	TONS	5
24	5	HYDROSEED MIX "A"	TONS	5
25	5	HYDROSEED MIX "A"	TONS	5
26	5	HYDROSEED MIX "A"	TONS	5
27	5	HYDROSEED MIX "A"	TONS	5
28	5	HYDROSEED MIX "A"	TONS	5
29	5	HYDROSEED MIX "A"	TONS	5
30	5	HYDROSEED MIX "A"	TONS	5
31	5	HYDROSEED MIX "A"	TONS	5
32	5	HYDROSEED MIX "A"	TONS	5
33	5	HYDROSEED MIX "A"	TONS	5
34	5	HYDROSEED MIX "A"	TONS	5
35	5	HYDROSEED MIX "A"	TONS	5
36	5	HYDROSEED MIX "A"	TONS	5
37	5	HYDROSEED MIX "A"	TONS	5
38	5	HYDROSEED MIX "A"	TONS	5
39	5	HYDROSEED MIX "A"	TONS	5
40	5	HYDROSEED MIX "A"	TONS	5
41	5	HYDROSEED MIX "A"	TONS	5
42	5	HYDROSEED MIX "A"	TONS	5
43	5	HYDROSEED MIX "A"	TONS	5
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45	5	HYDROSEED MIX "A"	TONS	5
46	5	HYDROSEED MIX "A"	TONS	5
47	5	HYDROSEED MIX "A"	TONS	5
48	5	HYDROSEED MIX "A"	TONS	5
49	5	HYDROSEED MIX "A"	TONS	5
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51	5	HYDROSEED MIX "A"	TONS	5
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53	5	HYDROSEED MIX "A"	TONS	5
54	5	HYDROSEED MIX "A"	TONS	5
55	5	HYDROSEED MIX "A"	TONS	5
56	5	HYDROSEED MIX "A"	TONS	5
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61	5	HYDROSEED MIX "A"	TONS	5
62	5	HYDROSEED MIX "A"	TONS	5
63	5	HYDROSEED MIX "A"	TONS	5
64	5	HYDROSEED MIX "A"	TONS	5
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66	5	HYDROSEED MIX "A"	TONS	5
67	5	HYDROSEED MIX "A"	TONS	5
68	5	HYDROSEED MIX "A"	TONS	5
69	5	HYDROSEED MIX "A"	TONS	5
70	5	HYDROSEED MIX "A"	TONS	5
71	5	HYDROSEED MIX "A"	TONS	5
72	5	HYDROSEED MIX "A"	TONS	5
73	5	HYDROSEED MIX "A"	TONS	5
74	5	HYDROSEED MIX "A"	TONS	5
75	5	HYDROSEED MIX "A"	TONS	5
76	5	HYDROSEED MIX "A"	TONS	5
77	5	HYDROSEED MIX "A"	TONS	5
78	5	HYDROSEED MIX "A"	TONS	5
79	5	HYDROSEED MIX "A"	TONS	5
80	5	HYDROSEED MIX "A"	TONS	5
81	5	HYDROSEED MIX "A"	TONS	5
82	5	HYDROSEED MIX "A"	TONS	5
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84	5	HYDROSEED MIX "A"	TONS	5
85	5	HYDROSEED MIX "A"	TONS	5
86	5	HYDROSEED MIX "A"	TONS	5
87	5	HYDROSEED MIX "A"	TONS	5
88	5	HYDROSEED MIX "A"	TONS	5
89	5	HYDROSEED MIX "A"	TONS	5
90	5	HYDROSEED MIX "A"	TONS	5
91	5	HYDROSEED MIX "A"	TONS	5
92	5	HYDROSEED MIX "A"	TONS	5
93	5	HYDROSEED MIX "A"	TONS	5
94	5	HYDROSEED MIX "A"	TONS	5
95	5	HYDROSEED MIX "A"	TONS	5
96	5	HYDROSEED MIX "A"	TONS	5
97	5	HYDROSEED MIX "A"	TONS	5
98	5	HYDROSEED MIX "A"	TONS	5
99	5	HYDROSEED MIX "A"	TONS	5
100	5	HYDROSEED MIX "A"	TONS	5



LUNCH PATIO
 SEE SHEET L-4 FOR LOCATION BEHIND EXISTING BUILDING

AHLES
LANDSCAPE
ARCHITECTURE INC.
 P.O. Box 1593
 Banning, Santa Fe, California 92507
 Phone: 951-851-1593
 Fax: 951-851-1593
 www.ahleslandscape.com

DATE: 03/02
 PROJECT NO.: 0302
 LANDSCAPE PLANS FOR:

COCA-COLA
 New Warehouse Expansion
 3300 Ocean Ranch Boulevard
 OCEANSIDE, CALIFORNIA
 92066

DATE	DESCRIPTION
03 JAN 14	REVISED
24 APR 14	REVISED
1 MAY 14	REVISED
30 JUN 14	REVISED
2 OCT 14	REVISED

REFERENCE:
 SHEET:

CLP-8

PROPOSED TREE UNITS

NO.	SYMBOL	SIZE	QUANTITY	DATE	BY
1	(Symbol)	12" DBH	10	03/02	AA
2	(Symbol)	18" DBH	5	03/02	AA
3	(Symbol)	24" DBH	3	03/02	AA
4	(Symbol)	30" DBH	2	03/02	AA
5	(Symbol)	36" DBH	1	03/02	AA
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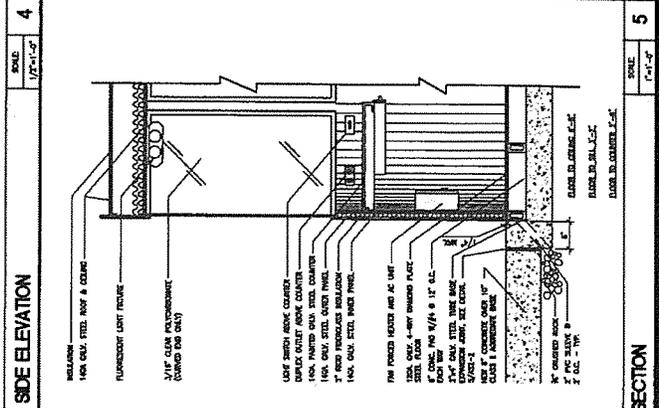
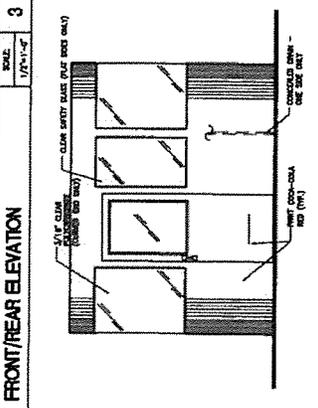
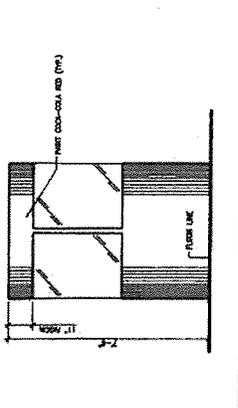
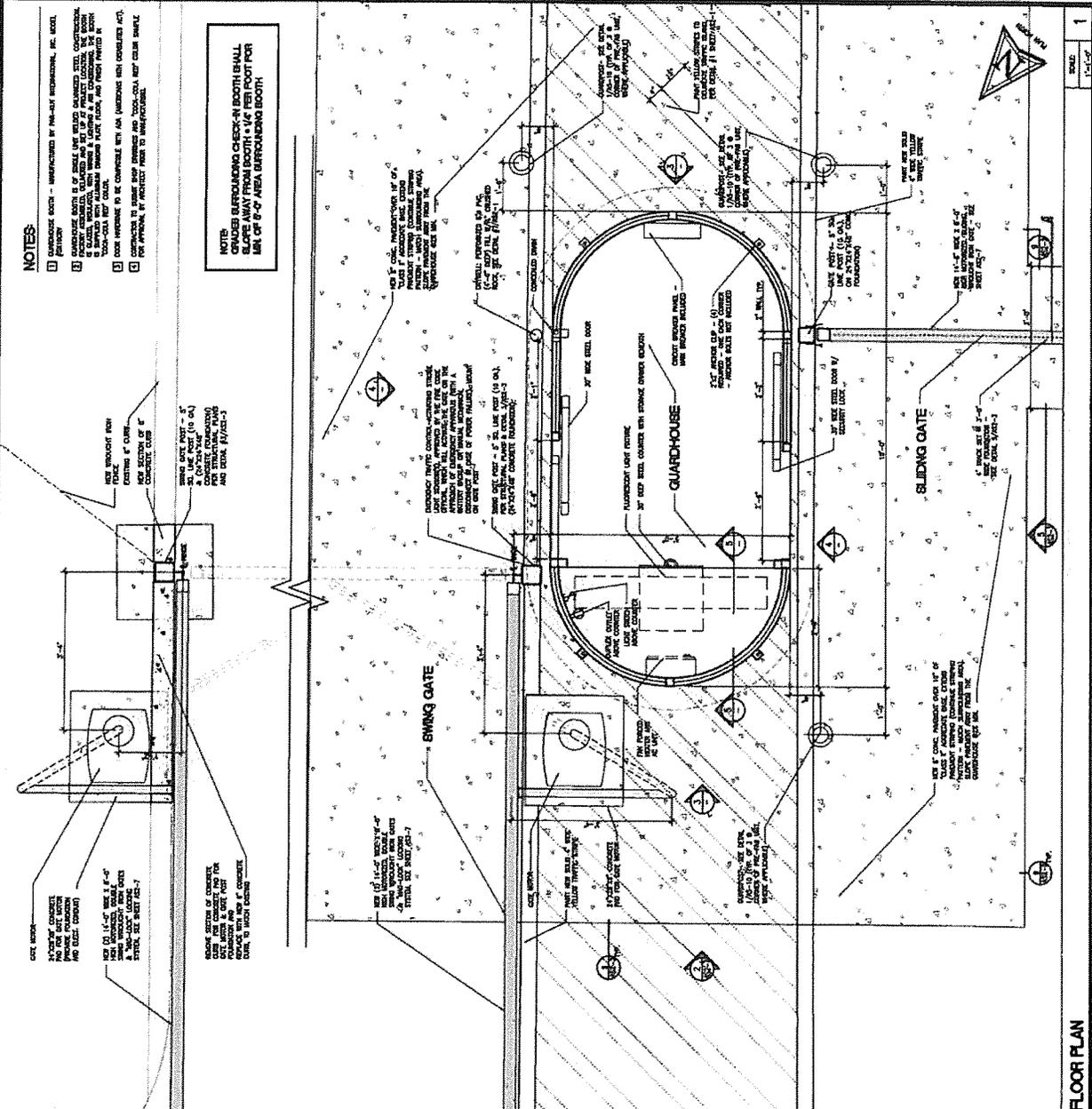
NO.	DATE	BY

CADZ • CADZ ARCHITECTS
 110 W. ESCALONES
 STE. A SAN CLEMENTE
 CALIFORNIA 92672
 TEL (949) 361-0437
 FAX (949) 361-0896
 ccdz@cdzarchitects.com

COMPLET

Coca-Cola Refreshments
 2800 CALIFORNIA AVENUE, WASHINGTON, CA 94090
 PROJECT: SECURITY GUARD HOUSE

SCALE: 1/4" = 1'-0"
 DATE: 02/20/07
 PROJECT NAME: SECURITY GUARD HOUSE
 SHEET NUMBER: AS2-4
 SHEET

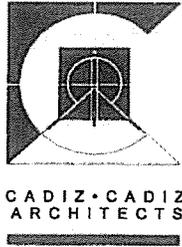


NOTES:

- 1. GUARDHOUSE BOOTH - MANUFACTURED BY PMA-837 BIRMINGHAM, AL. MODEL: 837-1000
- 2. GUARDHOUSE BOOTH IS TO BE LOCATED 1/2" AWAY FROM BOOTH WALL. CONSTRUCTION SHALL BE AS SHOWN ON DRAWING. THE BOOTH SHALL BE SUPPORTED BY 4x4 BRUSHED ALUMINUM PILLARS. ALL PILLARS SHALL BE 1/2" AWAY FROM BOOTH WALL.
- 3. BOOTH FLOORING TO BE COMPOSITE WITH 1/4" HARDWOOD VENEER (COMPOSITE ACT). SEE SPECIFICATIONS FOR DETAILS.
- 4. BOOTH WALLS TO BE 1/2" AWAY FROM BOOTH WALL. SEE SPECIFICATIONS FOR DETAILS.

NOTES:

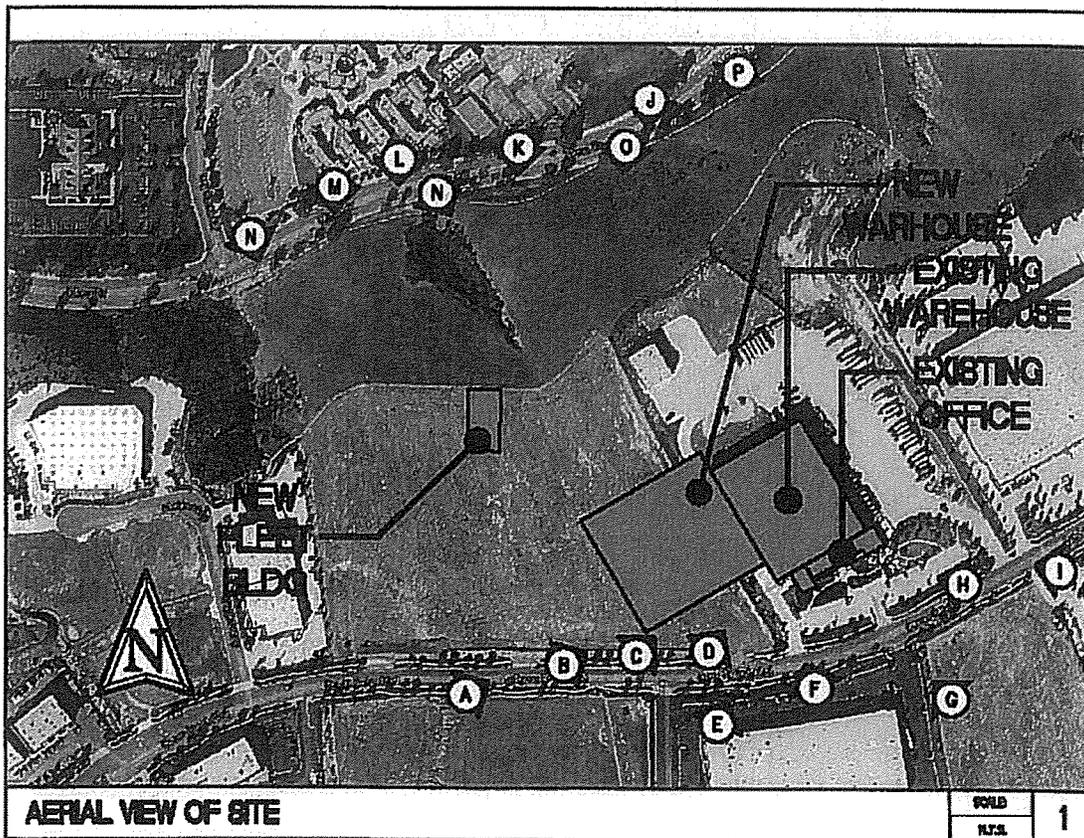
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- 2. CHECK IN BOOTH IS TO BE LOCATED 1/2" AWAY FROM BOOTH WALL. CONSTRUCTION SHALL BE AS SHOWN ON DRAWING. THE BOOTH SHALL BE SUPPORTED BY 4x4 BRUSHED ALUMINUM PILLARS. ALL PILLARS SHALL BE 1/2" AWAY FROM BOOTH WALL.
- 3. BOOTH FLOORING TO BE COMPOSITE WITH 1/4" HARDWOOD VENEER (COMPOSITE ACT). SEE SPECIFICATIONS FOR DETAILS.
- 4. BOOTH WALLS TO BE 1/2" AWAY FROM BOOTH WALL. SEE SPECIFICATIONS FOR DETAILS.



SITE PHOTOGRAPHS
Coca-Cola Oceanside Distribution Facility
Warehouse Expansion / New Offices / New Fleet Building

2303 Ocean Ranch Boulevard
Oceanside, CA 92056

August 29, 2014



See Page 10 for additional key map and photographs.

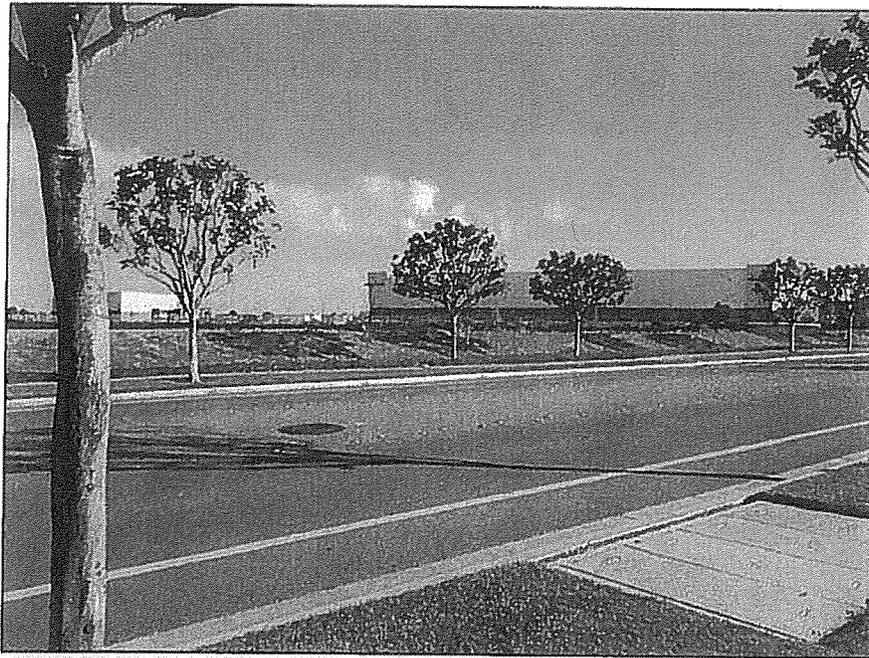


PHOTO A



PHOTO B

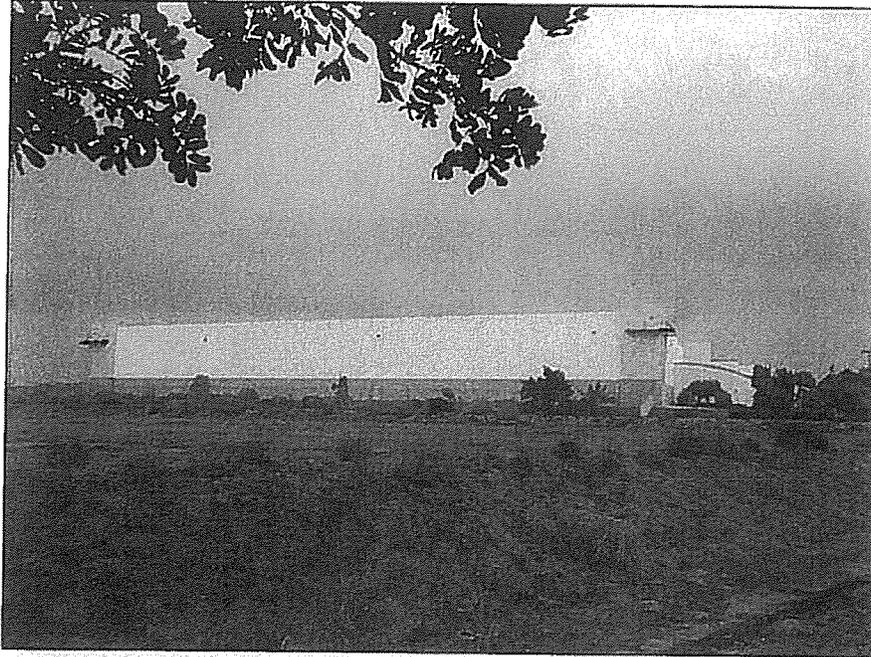


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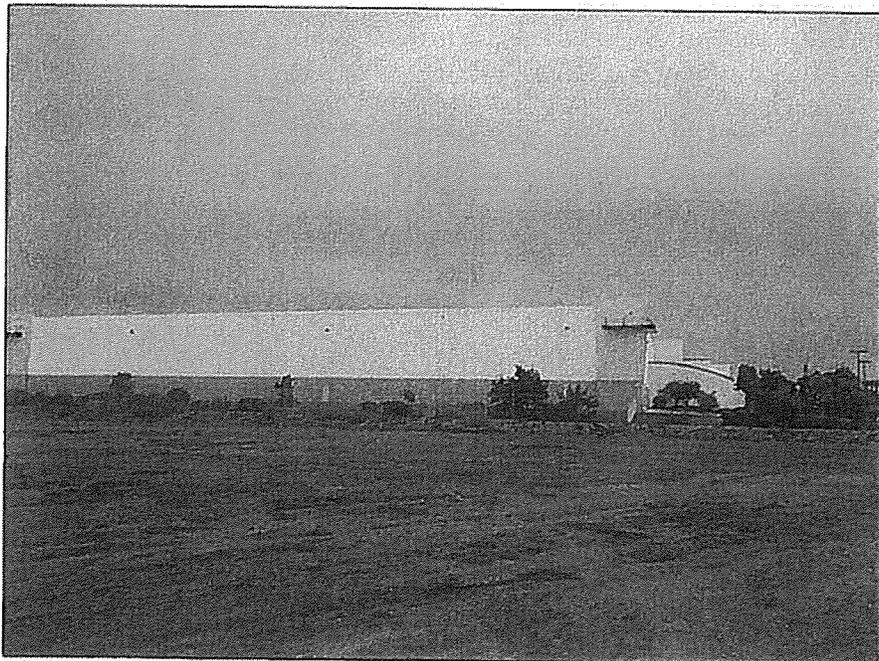


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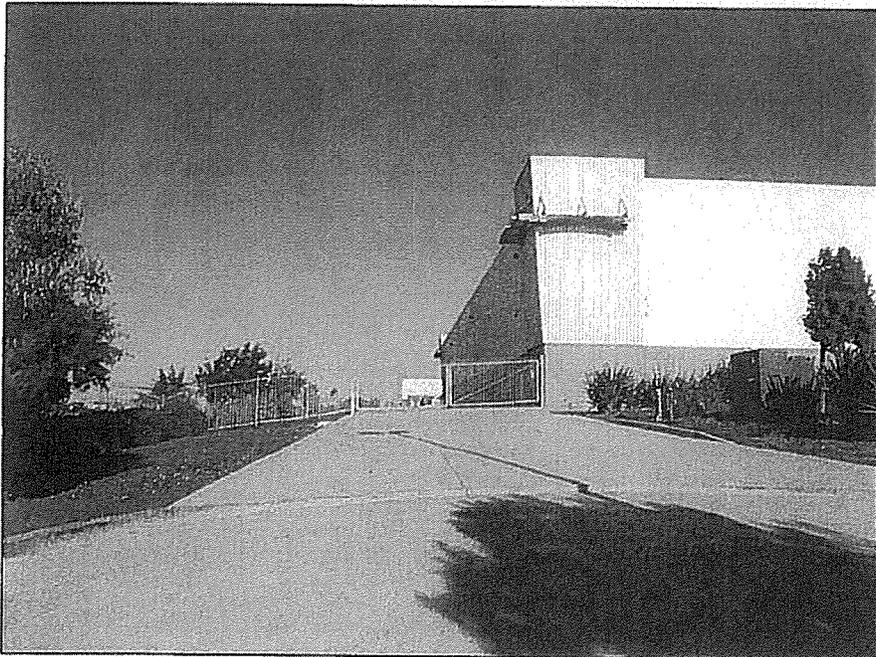


PHOTO F



PHOTO G

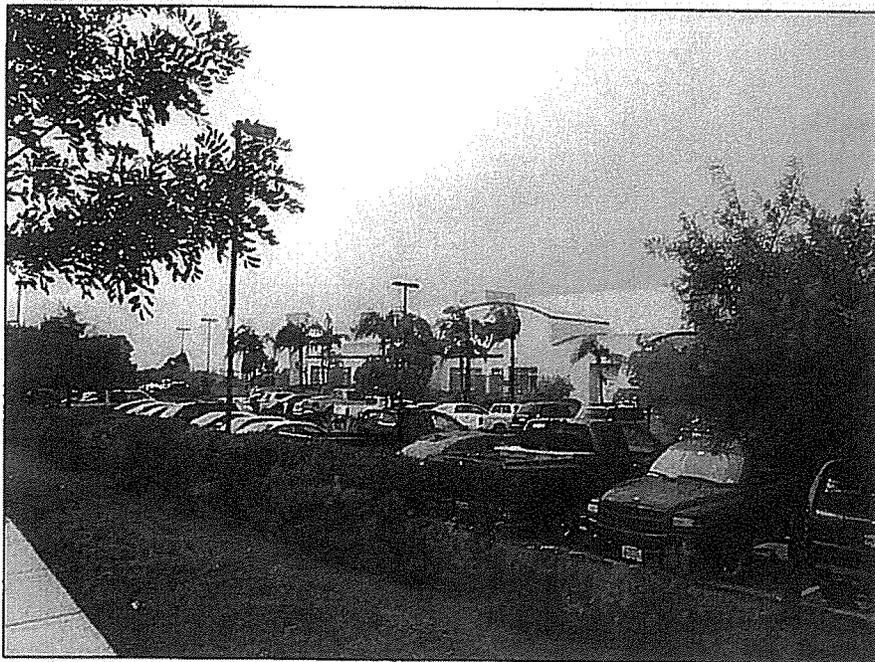


PHOTO H



PHOTO I

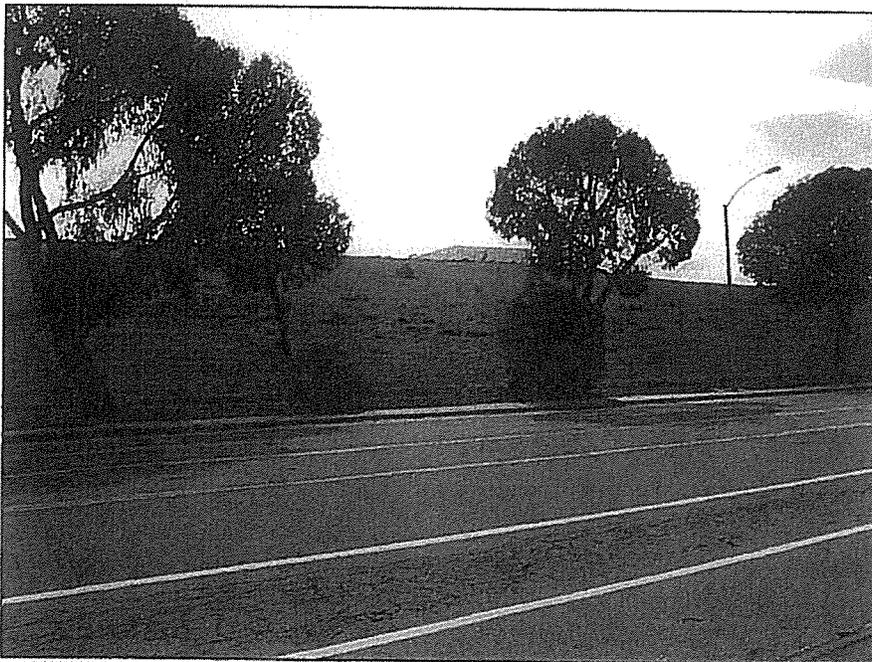


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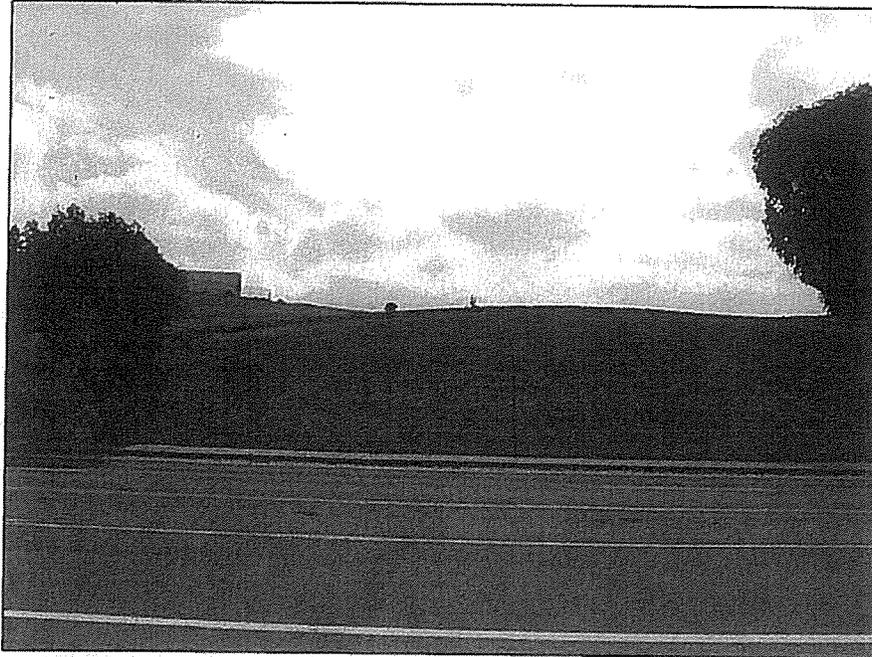


PHOTO K



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PHOTO M

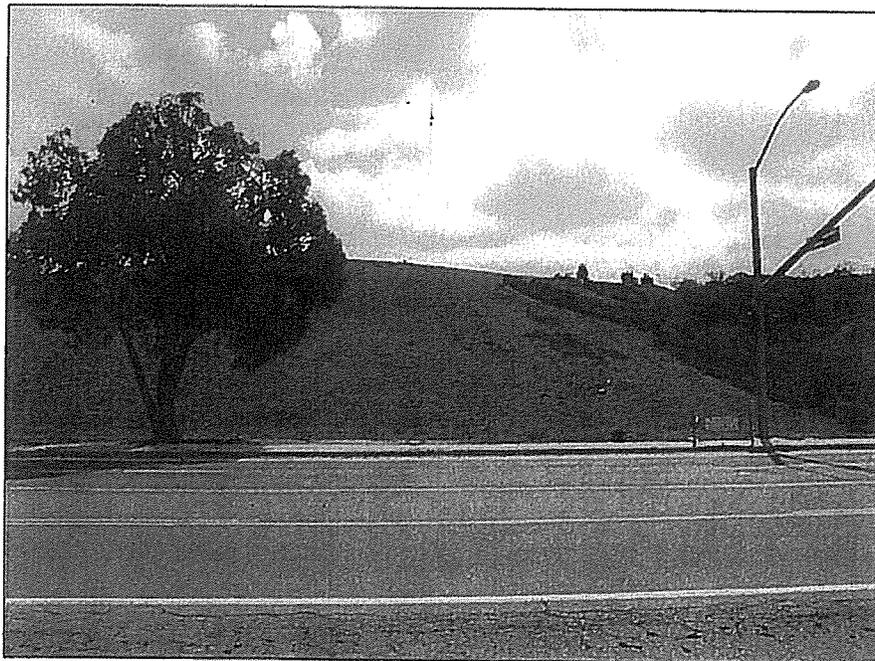


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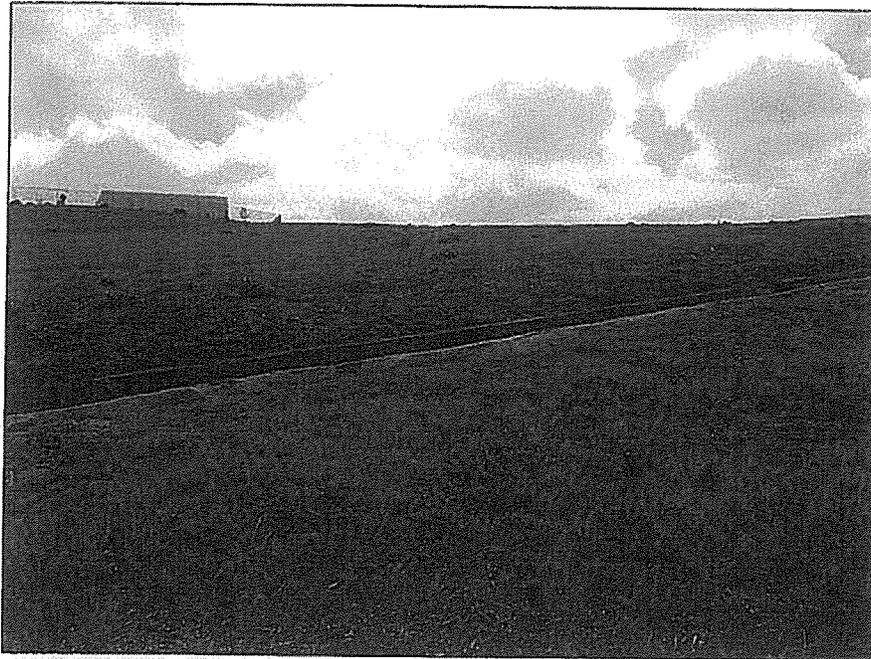


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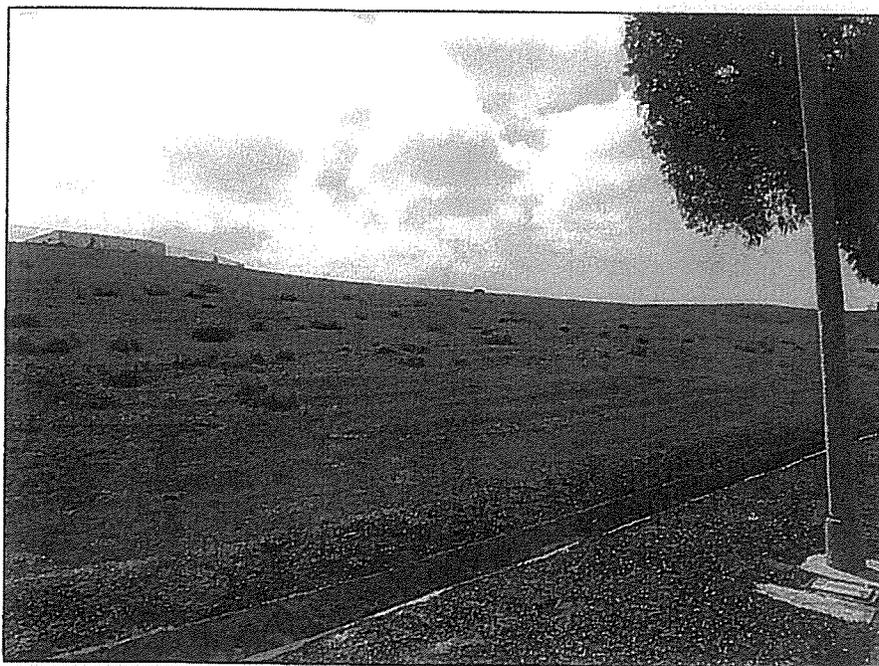
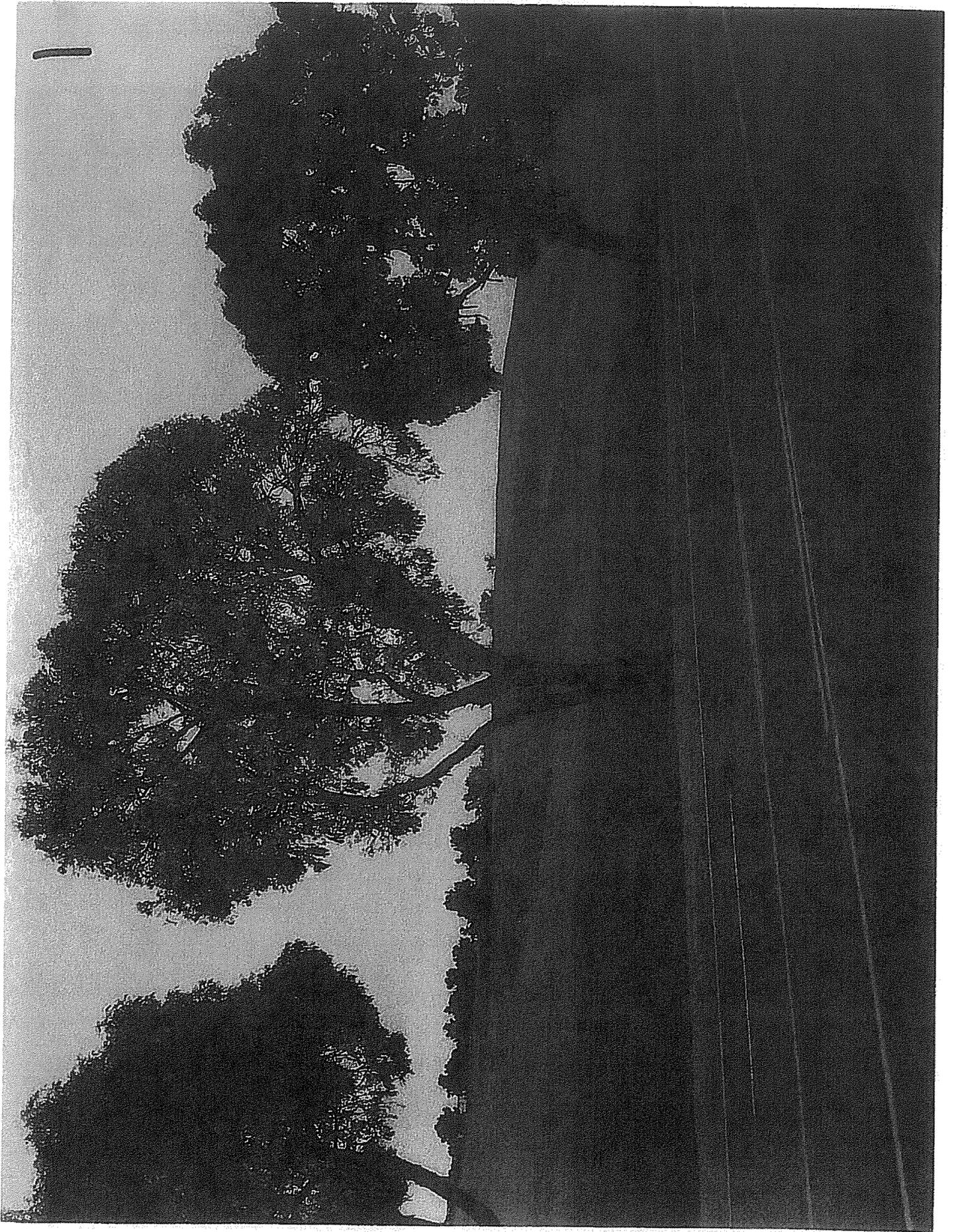


PHOTO P



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3



4



5

Existing Coca-Cola Facility



1 PLANNING COMMISSION
2 RESOLUTION NO. 2014-P27

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND
6 VARIANCES ON CERTAIN REAL PROPERTY IN THE CITY
OF OCEANSIDE

7 APPLICATION NO: D14-00001/CUP14-00002
8 APPLICANT: Tara Payton/Coca-Cola
9 LOCATION: 3900 Ocean Ranch Boulevard

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting approval of a Development Plan, Conditional Use Permit
14 and Variances under the provisions of Articles 13, 30, 41 and 43 of the Zoning Ordinance of the
City of Oceanside to permit the following:

15 expansion of an existing warehouse and distribution facility, including 97,746 square feet
16 of additional warehouse space, 3,962 square feet of additional office space, a new 10,962 square-
17 foot fleet maintenance building, 233 additional parking spaces, and 84,276 square feet of additional
18 landscape area;
19 on certain real property described in the project description.

20 WHEREAS, the Planning Commission, after giving the required notice, did on the 20th day
21 of October, 2014 conduct a duly advertised public hearing as prescribed by law to consider said
application.

22 WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an initial
23 study has been prepared per CEQA Guidelines Article 15, Section 15063; and

24 WHEREAS, the initial study establishes that the proposed project has no potential to
25 cause a significant effect on the environment;

26 WHEREAS, it has thus been determined, in accordance with CEQA Guidelines Article 5,
27 Section 15061(b)(3), that the proposed project is covered by the general rule that CEQA applies
28 only to projects which have the potential to cause a significant effect on the environment;
29

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

4 <u>Description</u>	4 <u>Authority for Imposition</u>	4 <u>Current Estimate Fee or 5 <u>Calculation Formula</u></u>
6 Inclusionary Housing	6 Oceanside Municipal Code	6 \$1,000 plus \$100 per unit
7 Administration Fee	7 Chapter 14C.9	
8 Public Facility Fee	8 Ordinance No. 91-09 8 Resolution No. 06-R0334-1	8 \$0.713 per square foot or \$713 8 per thousand square feet for non- 9 residential uses
10 School Facilities 11 Mitigation Fee	10 Ordinance No. 91-34	10 \$.42 per square foot non- 11 residential for Oceanside
12 Traffic Signal Fee	12 Ordinance No. 87-19 13 Resolution No. 06-R0334-1	12 \$15.71 per vehicle trip
14 Thoroughfare Fee 15 (For commercial and 16 industrial please note the 16 75 percent discount)	14 Ordinance No. 83-01 15 Resolution No. 06-R0334-1	14 \$255 per vehicle trip (based on 15 SANDAG trip generation table 16 available from staff and from 16 SANDAG)
17 Water System Buy-in Fees	17 Oceanside City Code 18 §37.56.1 19 Resolution No. 87-96 19 Ordinance No. 05-OR 0611-1	17 Fee based on water meter size. 18 Non-residential is \$37,205 for a 19 2" meter.
20 Wastewater System Buy-in 21 Fees	20 Oceanside City Code § 21 29.11.1 22 Resolution No. 87-97 22 Ordinance No. 05-OR 0610-1	20 Based on capacity or water meter 21 size. 22 Non-residential is \$50,501 for a 22 2" meter.
23 San Diego County Water 24 Authority Capacity Fees	23 SDCWA Ordinance No. 24 2005-03	23 Based on meter size. 24 Non-residential is \$23,358 for a 25 2" meter.

26 WHEREAS, the current fees referenced above are merely fee amount estimates of the
 27 impact fees that would be required if due and payable under currently applicable ordinances and
 28 resolutions, presume the accuracy of relevant project information provided by the applicant, and
 29 are not necessarily the fee amount that will be owing when such fee becomes due and payable;

1 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be
2 calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside
3 City Code and the City expressly reserves the right to amend the fees and fee calculations
4 consistent with applicable law;

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

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

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

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

15 FINDINGS:

16 For the Development Plan:

- 17 1. The site plan and physical design of the project is consistent with all applicable provisions
18 of the Zoning Ordinance, including the specific purposes of the industrial district
19 regulations. The proposal complies with to all of the developments standards for light
20 industrial development, including those pertaining to building height, lot coverage, floor
21 area ratio, parking, and landscape.
- 22 2. The proposed expansion conforms to the goals, objectives, and policies of the General
23 Plan, as it contributes to a proper balance of land uses within the community, provides for
24 necessary off-site improvements, and accommodates industrial activity that contributes to
25 a stable tax base and provides local employment opportunities.
- 26 3. The 25.1-acre project site can be adequately, reasonably, and conveniently served by
27 existing and planned public services, utilities, and public facilities. Constituting infill
28 development, the proposed project does not require the expansion of existing
29 infrastructure (e.g., water, sewer, electric and natural gas service). The proposed project
does not occasion the need for expanded public safety services. All roadway

1 improvements required to accommodate the full build-out of the Ocean Ranch Corporate
2 Center have been implemented, including the completion of all internal streets.

- 3 4. The proposed expansion is compatible with existing and potential development on
4 adjoining properties and the surrounding Ivey Ranch/Rancho del Oro Neighborhood
5 Planning Area. The project site is sufficiently removed and buffered from the nearest
6 residential and institutional uses, and due to topography, landscape, and sensitive site
7 design, the expanded facilities will have minimal visibility from residential areas. The
8 architecture and physical scale of the proposed expansion is consistent with existing
9 development on the project site, as well as existing development on other properties
10 within the Ocean Ranch Corporate Center.

11 For Conditional Use Permit CUP14-00002:

- 12 1. The proposed location of the expanded warehouse and distribution facility is in accord
13 with the objectives of the Zoning Ordinance and the purposes of the IL zoning district in
14 which it is located. The surrounding IL zoning district provides for warehousing and
15 distribution uses through the Conditional Use Permit process. The proposed expansion
16 will accommodate such uses within enclosed spaces, thereby minimizing their potential
17 impacts on nearby residential uses.
- 18 2. The proposed location of the expanded facilities, and conditions under which they would
19 be operated and maintained, will be consistent with the General Plan; will not be
20 detrimental to the public health, safety or welfare of persons residing or working in or
21 adjacent to the neighborhood of such use; and will not be detrimental to properties or
22 improvements in the vicinity or to the general welfare of the city. The General Plan land
23 use designation of the project site is Light Industrial (LI), which provides for industrial
24 uses for the preservation of the City's economic future, employment opportunities, and
25 general welfare. As demonstrated by an initial study prepared in accordance with the
26 California Environmental Quality Act (CEQA), the operation and maintenance of the
27 expanded facilities would not result in any environmental impacts.
- 28 3. The proposed expansion complies with all applicable provisions of the Zoning
29 Ordinance, and there are no specific conditions required for the proposed land use within
the surrounding IL zoning district.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
2 approve Development Plan (D14-00001) and Conditional Use Permit (CUP14-00002), subject to
3 the following conditions:

4 **Building:**

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

7 **2013 Triennial Edition of CCR, Title 24**

8 The 2013 triennial edition of the California Code of Regulations, Title 24 (California Building
9 Standards Code) applies to all occupancies that applied for a building permit on or after
10 January 1, 2014, and remains in effect until the effective date of the 2016 triennial edition
11 which will be January 1, 2017. The California Building Standards Commission website at
12 <http://www.bsc.ca.gov/codes.aspx> has links to where the codes can be viewed online as
13 well as information on where the codes can be purchased; Parts 6, 11, and 12 can be
14 directly downloaded for free. There are 12 parts to Title 24 and the applicable parts for
most Building Division permit applications are listed below.

15 Part 2: The 2013 California Building Code (CBC) is based on the 2012 IBC, but includes
16 numerous State of California amendments.

17 Part 2.5: The 2013 California Residential Code (CRC) is based on the 2012 IRC, but includes
18 numerous State of California amendments and does not include the electrical, energy,
19 mechanical, or, plumbing portions of the IRC, and instead parts 3 through 6 of Title 24 as
20 listed below apply.

21 Part 3: The 2013 California Electrical Code (CEC) is based on the 2011 NEC with State of
22 California amendments.

23 Part 4: The 2013 California Mechanical Code (CMC) is based on the 2012 UMC with State of
24 California amendments.

25 Part 5: The 2013 California Plumbing Code (CPC) is based on the 2012 UPC with State of
26 California amendments.

27 Part 6: The 2013 California Energy Code is currently based on the 2013 Building Energy
28 Efficiency Standards, and please visit the California Energy Commission website at
29 <http://www.energy.ca.gov/title24/2013standards/> where additional information can be
found and Compliance manuals can be downloaded for free. Effective Date July 1, 2014.

1 Part 9: The 2013 California Fire Code (CFC) is based on the 2012 IFC with State of California
2 amendments.

3 Part 11: The 2013 California Green Building Standards Code (CALGreen Code) This Part is
4 known as the California Green Building Standards Code, and it is intended that it shall also
5 be known as the CALGreen Code.

6 Amendments to the City of Oceanside Administrative Code for Building Regulations

7 Ordinance No. 13-ORO752-1 Effective Date 01/01/2014 a copy of which can be downloaded from
8 the Building Division website at <http://www.ci.oceanside.ca.us/gov/dev/bldg/codes.asp>

- 9 2. The building plans for this project shall be prepared by a licensed architect or engineer and
10 shall be in compliance with this requirement prior to submittal for building plan review.
- 11 3. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)
12 and shall be shielded appropriately. Where color rendition is important high-pressure
13 sodium, metal halide or other such lights may be utilized and shall be shown on final
14 building and electrical plans.
- 15 4. All electrical, communication, CATV, etc. service lines within the exterior lines of the
16 property shall be underground (City Code Sec. 6.30).
- 17 5. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.
18 Separate/unique addresses may be required to facilitate utility releases. Verification that
19 the addresses have been properly assigned by the City's Planning Division shall
20 accompany the Building Permit application.
- 21 6. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation
22 shall be required at time of plans submittal to the Building Division for plan check.
- 23 7. The developer shall monitor, supervise and control all building construction and supportive
24 activities so as to prevent these activities from causing a public nuisance, including, but not
25 limited to, strict adherence to the following:
 - 26 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
27 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work
28 that is not inherently noise-producing. Examples of work not permitted on
29 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,

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

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

8 **Planning:**

- 9 8. Development Plan (D14-00001), Conditional Use Permit (CUP14-00002) Variance (V13-
10 00005) and Variance (V13-00006) shall expire on October 20, 2016 unless implemented as
11 required by the Zoning Ordinance. A time extension may be granted in accordance with
12 Section 4308.C and Section 4108.B of the Zoning Ordinance.
- 13 9. Development Plan (D14-00001), approves only the construction of a tri-level 34,338-
14 square-foot building and associated improvements as shown on the plans and exhibits
15 presented to the Planning Commission for review and approval. No deviation from these
16 approved plans and exhibits shall occur without the City Planner and/or Planning
17 Commission's approval. Substantial deviations shall require a revision to the Development
18 Plan or a new Development Plan.
- 19 10. Conditional Use Permit CUP14-00002 approves only a 48-unit memory care facility
20 offering 24-hour care to persons in need of personal services, supervision, protection, or
21 assistance essential for sustaining the activities of daily living, as shown on the plans and
22 exhibits presented to the Planning Commission for review and approval. No deviation
23 from these approved plans and exhibits shall occur without City Planner and/or Planning
24 Commission approval. Substantial deviations shall require a revision to the Conditional
25 Use Permit or a new Conditional Use Permit.
- 26 11. Variance (V13-00005) from the required 20-foot front yard setback regulations (Section
27 1130) approves only a maximum building encroachment of 10 feet along the El Camino
28 Real frontage as shown on the plans and exhibits presented to the Planning Commission for
29 review and approval and planted in accordance with the requirements of the Zoning
Ordinance. No deviation from these approved plans and exhibits shall occur with out City
Planner, City Engineer, and/or Planning Commission approval. Substantial deviations shall

1 require a revision to the Variance or a new Variance. If the variance is exercised in
2 violation of a condition of approval or a provision of the Zoning Ordinance it may be
3 revoked, pursuant to Article 47 Enforcement, of the Zoning Ordinance.

4 12. Variance (V13-00006) from the allowable six-foot maximum wall height regulations
5 (Section 1130 and 3040) approves only retaining wall height as shown on the plans and
6 exhibits presented to the Planning Commission for review and approval and planted in
7 accordance with the requirements of the Zoning Ordinance. No deviation from these
8 approved plans and exhibits shall occur with out City Planner, City Engineer, and/or
9 Planning Commission approval. Substantial deviations shall require a revision to the
10 Variance or a new Variance. If the variance is exercised in violation of a condition of
11 approval or a provision of the Zoning Ordinance it may be revoked, pursuant to Article 47
12 Enforcement, of the Zoning Ordinance.

13 13. Changes to the approved plans are subject to Section 4308.D and Section 4109 of the
14 Zoning Ordinance.

15 14. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
16 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
17 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
18 annul an approval of the City, concerning Development Plan (D13-000001), Conditional
19 Use Permit (CUP14-00002), Variance (V13-00005) and Variance (V13-00006). The City
20 will promptly notify the applicant of any such claim, action or proceeding against the City
21 and will cooperate fully in the defense. If the City fails to promptly notify the applicant of
22 any such claim action or proceeding or fails to cooperate fully in the defense, the applicant
23 shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

24 15. All mechanical rooftop and ground equipment shall be screened from public view as
25 required by the Zoning Ordinance. The roof jacks, mechanical equipment, screen and
26 vents shall be painted with non-reflective paint to match the roof. This information shall be
27 shown on the building plans.

28 16. A trash enclosure (or trash enclosures) must be provided as required by Chapter 13 of the
29 City Code and shall 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.

1 Trash enclosures and driveways and service access areas shall be shown on both the
2 improvement and landscape plans submitted to the City Engineer. The specifications shall
3 be reviewed and approved by the City Engineer. The City's waste disposal contractor is
4 required to access private property to service the trash enclosures, a service agreement must
5 be signed by the property owner and shall remain in effect for the life of the project. All
6 trash enclosures shall be designed to provide user access without the use and opening of the
7 service doors for the bins. This design shall be shown on the landscape plans and shall be
8 approved by the City Planner.

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

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

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

23 20. This Conditional Use Permit shall be called for review by the Planning Commission if
24 complaints are filed and verified as valid by the Code Enforcement Office concerning the
25 violation of any of the approved conditions or does not conform with the information
26 contained in or representations made in the application, any supporting material submitted
27 to the City or during any hearing on the application.

28 21. If any aspect of the project's fencing and walls is not covered by the approved
29 Development Plan or Variance, the construction of fencing and walls shall conform to the
development standards of the City Zoning Ordinance. In no case, shall the construction of

1 fences and walls (including combinations thereof) exceed the limitations of the zoning
2 code, unless expressly granted by Variance (V13-00006) or other development approval.

3 22. Project entrance signs shall meet the requirements of the Sign Ordinance and shall be
4 approved by the City Planner.

5 23. Off-street parking spaces shall be kept available and useable for the parking of employee
6 and tenant's automobiles at all times.

7 24. A covenant or other recordable document approved by the City Attorney shall be prepared
8 by the applicant and recorded prior to the issuance of building permits. The covenant shall
9 provide that the property is subject to this Resolution, and shall generally list the conditions
10 of approval.

11 25. All mitigation measures identified in the approved Mitigated Negative Declaration shall be
12 complied with as stated in that document, associated Mitigation Monitoring and Reporting
13 Program and Addendum.

14 26. The applicant, tenants, or successors in interest shall comply with the City's business
15 license requirements, as necessary.

16 27. Elevations, siding materials, colors, roofing materials and floor plans shall be
17 substantially the same as those approved by the Planning Commission. These shall be
18 shown on plans submitted to the Building Division and Planning Division for permit
19 plan check, prior to issuance of any building permit.

20 **Mitigation Measures:**

21 28. All mitigation measures identified in the approved Mitigated Negative Declaration for
22 the El Camino Executive Center shall be complied with as stated in that document.

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

28 30. If archaeological materials are encountered, their importance must be evaluated to assess
29 the significance of impacts. If significant cultural resources are encountered, mitigation
would be accomplished through documentation and excavation of features, cataloging

1 and analysis of cultural material collected, and preparation of a report detailing the
2 methods and results of the monitoring/data recovery program.

3 31. Any cultural material recovered shall be curated at an appropriate facility, except as
4 stipulated differently in the pre-excavation agreement.

5 32. To protect water quality in the area the following mitigation measures shall be
6 implemented:

7 33. Material and waste Best Management Practices (BMPs) during site grading and
8 construction shall be strictly enforced.

9 34. A water quality management plan shall be prepared that addresses potential water
10 pollutant issues for the proposed project site and related areas. The report shall be
11 prepared and approved prior to the issuance of grading permits.

12 35. Permanent structural Best Management Practices (BMPs), such as infiltration trenches,
13 fossil filters, and/or oil water separators shall be installed and maintained at all storm
14 drain inlets on the site.

15 36. Non-structural post-construction Best Management Practices (BMPs), such as a public
16 education program (providing signage at all drainage inlets prohibiting dumping of any
17 kind).

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

20 38. A qualified biologist shall be retained by the applicant to review the final grading plans,
21 access routes and staging areas, monitor all aspects of construction, educate contractors
22 about the biological sensitivities associated with the area and ensure compliance with
23 mitigation measures.

24 39. The qualified biologist shall conduct a training session for all project personnel prior to
25 any grading/construction activities. At a minimum the training shall include a
26 description of the target species of concern, its habitats, the general provisions of the
27 Endangered Species Act (Act) and the MHCP, the need to adhere to the provision of the
28 Act and the MHCP, the penalties associated with violating the provisions of the Act, the
29 general measures that are being implemented to conserve the target species of concern as
they relate to the project, any provisions for wildlife movement, and the access routes to
and project site boundaries within which the project activities must be accomplished.

- 1 40. A water pollution and erosion control plan shall be developed that describes sediment
2 and hazardous materials control, dewatering or diversion structures, fueling and
3 equipment management practices and other factors as deemed necessary. Erosion
4 control measures shall be monitored on a regularly scheduled basis, particularly during
5 time or rainfall. Corrective measures shall be implemented in the event erosion control
6 strategies are inadequate. Sediment/erosion control measures shall be continued at the
7 project site until such time as the re-vegetation efforts are successful at soil stabilization.
- 8 41. The footprint of habitat disturbance shall be minimized to the maximum extent feasible.
9 Access to sites shall be via pre-existing access routes to the greatest extent possible.
- 10 42. The upstream and downstream limits of project disturbance plus lateral limits of
11 disturbance on either side of the stream shall be clearly defined and marked in the field
12 and reviewed by the biologist prior to initiation of work.
- 13 43. Placement of equipment and personnel within environmentally sensitive habitat areas
14 stream channels or on sand and gravel bars, banks and adjacent upland habitats used by
15 target species of concern shall be avoided. Activities that can not be conducted without
16 placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding
17 season of the target species of concern.
- 18 44. When stream flows must be diverted, the diversions shall be conducted using sandbags
19 or other methods requiring minimal in stream impacts. Silt fencing or other sediment
20 trapping materials shall be installed at the downstream end of the construction activity to
21 minimize the transport of sediments off-site. Settling ponds where sediment is collected
22 shall be cleaned out in a manner that prevents the sediment from re-entering the stream.
23 Care shall be exercised when removing silt fences, as feasible, to prevent debris or
24 sediment from returning to the stream.
- 25 45. Equipment storage, fueling and staging areas shall be located to minimize risks of direct
26 drainage into riparian areas or other environmentally sensitive habitats. These
27 designated areas shall be located in such a manner as to prevent runoff from entering
28 sensitive habitats. All necessary precautions shall be taken to prevent the release of
29 cement or other toxic substances into surface waters. All project related spills of
hazardous materials shall be reported to appropriate entities including but not limited to

1 the City of Oceanside, FWS, and CDFG, SWQCB and shall be cleaned up immediately
2 and contaminated soils removed to approved disposal areas.

3 46. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or
4 other similar debris material shall not be stockpiled within the stream channel or on its
5 banks.

6 47. Stockpiling of materials and other aspects of construction staging shall be limited to
7 disturbed areas without native vegetation, areas to be impacted by project development
8 or in non sensitive habitats.

9 48. "No-fueling zones" shall be established within a minimum of 10 meters (33 feet) from
10 all drainages and fire sensitive areas.

11 49. Scheduling of construction activities shall minimize potential impacts to biological
12 resources. Construction adjacent to drainages shall occur during periods of minimum
13 flow (i.e. summer through first rain of fall) to avoid excessive sedimentation and erosion
14 and to avoid impacts to drainage dependent species. Construction near riparian areas or
15 other sensitive habitats shall be scheduled to avoid the breeding season (March through
16 September) and potential impacts to breeding bird species.

17 50. Construction activities during the breeding season (dates to be determined depending
18 upon species of concern- some start in February - March through September) shall be
19 limited to those that will not produce significant noise impacts (i.e. noise levels greater
20 than 60 dBLEq—decibels equivalent sound level) at the edge of the habitat of concern.

21 51. Conduct preconstruction surveys at potential impact areas between mid-May and mid-
22 June.

23 52. Human and pet access to preserve areas shall be limited to designated trails by use of
24 natural vegetation, topography, signs and limited fencing.

25 53. Artificial lighting adjacent to the preserve area shall be eliminated except where
26 essential for roadway, facility use and safety and security purposes. Where use of
27 artificial lighting is necessary it shall be limited to low-pressure sodium sources. Use of
28 low voltage outdoor or trail lighting, spotlights or bug lights is prohibited. All light
29 sources shall be shielded so that lighting is focused downward to restrict any light
spillover onto sensitive habitat.

- 1 54. The qualified biologist shall monitor construction activities throughout the duration of
2 the project to ensure that all practicable measures are being employed to avoid incidental
3 disturbance of habitat and any target species of concern outside the project footprint.
4 Construction monitoring reports shall be completed and provided to the City of
5 Oceanside, FWS and CDFG summarizing how the project is in compliance with
6 applicable conditions. The project biologist shall be empowered to halt work activity if
7 necessary and to confer with staff from the City of Oceanside, FWS and CDFG to
8 ensure the proper implementation of species and habitat protection measures.
- 9 55. The removal of native vegetation shall be avoided and minimized to the maximum
10 extent practicable. Temporary impacts shall be returned to pre-existing contours and re-
11 vegetated with appropriate native species. All re-vegetation plans shall be prepared and
12 implemented consistent with Appendix C (Re-vegetation Guidelines of the Final MHCP
13 Plan – Volume II) and shall require written concurrence of the FWS and CDFG.
- 14 56. To avoid attracting predators of the target species of concern, the project site shall be
15 kept clean of debris as possible. All food related trash items shall be enclosed in sealed
16 containers and regularly removed from the site. Pets of project personnel shall not be
17 allowed on-site where they may come in contact with any listed species.
- 18 57. Construction employees shall strictly limit their activities, vehicles, equipment, and
19 construction materials to the proposed footprint and designated staging areas and routes
20 of travel. The construction area(s) shall be the minimal area necessary to complete the
21 project and shall be specified in the construction plans. Construction limits shall be
22 fenced with orange snow screen. Exclusion fencing shall be maintained until the
23 completion the completion of all construction activities. All employees shall be
24 instructed that their activities are restricted to the construction areas.
- 25 58. Any habitat destroyed that is not in the identified project footprint shall be disclosed
26 immediately to the City of Oceanside, FWS and CDFG and shall be compensated at a
27 minimum ratio of 5:1.
- 28 59. If dead or injured listed species are located, initial notification must be made within
29 three working days, in writing to the Service's Division of Law Enforcement in
Torrance California and by telephone and in writing to the applicable jurisdiction,
Carlsbad Field Office of the FWS, and CDFG.

1 60. The City of Oceanside shall have the right to access and inspect any sites of approved
2 projects including any restoration/enhancement area for compliance with project
3 conditions and BMPs. The FWS and CDFG may accompany the City representatives on
4 this inspection.

5 61. Any planting stock to be brought onto the site for landscaping or ecological restoration
6 shall be first inspected by a qualified pest inspector to ensure it is free of pest species
7 that could invade natural areas, including but not limited to Argentine ants, fire ants, and
8 other insect pests. Any planting sock found to be infested with such pests shall not be
9 allowed on the project site or within 300 feet of natural habitats. The stock shall be
10 quarantined, treated or disposed of according to best management principles by qualified
11 experts in a manner that precludes invasions into natural habitats.

12 62. New utility lines or towers or modification of existing utility lines or towers shall
13 implement designs that preclude or minimize harm to wildlife due to collisions or
14 electrocution. Information on such designs is available at
www.migratorybirds.fws.gov/issues/towers.

15 63. All mitigation sites shall be conserved through fee title acquisition or conservation
16 easement, and proof of recordation shall be provided to the City of Oceanside prior to
17 land disturbance.

18 64. Existing natural drainages and watersheds shall be maintained. The project shall restore
19 or minimize changes to natural hydrological processes.

20 65. Detention basins shall incorporate earthen berms to allow growth of natural vegetation.

21 **Engineering:**

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

25 67. All right-of-way alignments, street dedications, exact geometrics and widths shall be
26 dedicated and constructed or replaced as required by the City Engineer.

27 68. Design and construction of all improvements shall be in accordance with the City of
28 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard
29

1 engineering and specifications of the City of Oceanside and subject to approval by the
2 City Engineer.

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

7 70. Where proposed off-site improvements, including but not limited to slopes, public utility
8 facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his
9 own expense, obtain all necessary easements or other interests in real property and shall
10 dedicate the same to the City of Oceanside as required. The owner/developer shall
11 provide documentary proof satisfactory to the City of Oceanside that such easements or
12 other interest in real property have been obtained prior to issuance of any grading,
13 building or improvement permit for this development. Additionally, the City of
14 Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole
15 expense a title policy insuring the necessary title for the easement or other interest in real
16 property to have vested with the City of Oceanside or the owner/developer, as
applicable.

17 71. A Declaration of Covenants, Conditions and Restrictions (DCC&R) is required (prior to
18 the grading permit), and will be reviewed and approved by the City Attorney. The
19 Declaration of Covenants, Conditions and Restrictions (DCC&R) shall be recorded
20 attesting to these improvement conditions prior to issuance of any grading permit.

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

24 73. A precise grading and private improvement plan shall be prepared, reviewed, secured
25 and approved prior to the issuance of any building permits. The plan shall reflect all
26 pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping,
27 and signage, footprints of all structures, walls, drainage devices and utility services.
28 Parking lot striping and any on site traffic calming devices shall be shown on all precise
29 grading and private improvement plans.

- 1 74. The owner/developer shall monitor, supervise and control all construction and
2 construction-supportive activities, so as to prevent these activities from causing a public
3 nuisance, including but not limited to, insuring strict adherence to the following:
- 4 75. Dirt, debris and other construction material shall not be deposited on any public street or
5 within the City's storm water conveyance system.
- 6 76. All grading and related site preparation and construction activities shall be limited to the
7 hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related
8 construction activities shall be conducted on Saturdays, Sundays or legal holidays unless
9 written permission is granted by the City Engineer with specific limitations to the
10 working hours and types of permitted operations. All on-site construction staging areas
11 shall be as far as possible (minimum 100 feet) from any existing residential
12 development. Because construction noise may still be intrusive in the evening or on
13 holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing
14 excessive or offensive noise which causes discomfort or annoyance to reasonable
15 persons of normal sensitivity."
- 16 77. The construction site shall accommodate the parking of all motor vehicles used by
17 persons working at or providing deliveries to the site. An alternate parking site can be
18 considered by the City Engineer in the event that the lot size is too small and cannot
19 accommodate parking of all motor vehicles.
- 20 78. The owner/developer shall complete a haul route permit application (if required for
21 import/export of dirt) and submit to the City of Oceanside Engineering Division 48
22 hours in advance of beginning of work. Hauling operations (if required) shall be 8:00
23 a.m.. to 3:30 p.m. unless approved otherwise.
- 24 79. It is the responsibility of the owner/developer to evaluate and determine that all soil
25 imported as part of this development is free of hazardous and/or contaminated material
26 as defined by the City and the County of San Diego Department of Environmental
27 Health. Exported or imported soils shall be properly screened, tested, and documented
28 regarding hazardous contamination.
- 29 80. A traffic control plan shall be prepared according to the City traffic control guidelines
and approved to the satisfaction of the City Engineer prior to the start of work within the
public right-of-way. Traffic control during construction of streets that have been opened

1 to public traffic shall be in accordance with construction signing, marking and other
2 protection as required by the Caltrans Traffic Manual and City Traffic Control
3 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
4 approved otherwise.

5 81. The owner/developer shall construct two ADA ramps at intersection of the
6 proposed/new driveway with Ocean Ranch Boulevard. Minimum curb return radius at
7 the intersection of new proposed driveway with Ocean Ranch Boulevard shall comply
8 with the City of Oceanside Engineers Design and Processing Manual.

9 82. Ocean Ranch Boulevard shall provide a minimum of 10 feet parkway between the face
10 of curb and the right of way line. The existing damaged sidewalk and non-ADA
11 sidewalk improvements on Ocean Ranch Boulevard along property frontage shall be
12 reconstructed per ADA Standards, and in accordance with the City of Oceanside
13 Engineers Design & Processing Manual. Publicly maintained pedestrian ramps
(maintained by the City of Oceanside) must be fully located within public right-of-way.

14 83. Sight distance requirements at the project driveways intersection with Ocean Ranch
15 Boulevard shall conform to the corner sight distance criteria as provided by SDRSD
16 DS-20A and or DS-20B. A minimum of (300') feet intersectional sight distance shall be
17 required on Ocean Ranch Boulevard for each direction of traffic, from the new
18 driveway, and from all existing driveways.

19 84. Streetlights shall be installed and maintained on Ocean Ranch Boulevard (if required by
20 the City Engineer) per City Standards. The system shall provide uniform lighting, and
21 be secured prior to occupancy. The owner/developer shall pay all applicable fees,
22 energy charges, and/or assessments associated with City-owned (LS-2 rate schedule)
23 streetlights and shall also agree to the formulation of, or the annexation to, any
24 appropriate street lighting district.

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

- 1 86. Pavement sections for all public and private streets, public and private driveways and
2 parking areas shall be based upon approved soil tests and traffic indices. The pavement
3 design is to be prepared by the owner/developer's soil engineer and must be in
4 compliance with the City of Oceanside Engineers Design and Processing Manual and be
5 approved by the City Engineer, prior to paving.
- 6 87. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian
7 ramps and sidewalk within the project, or adjacent to the project boundary that are
8 already damaged or damaged during construction of the project, shall be repaired or
9 replaced as directed by the City Engineer.
- 10 88. All existing overhead utility lines within this development/property and/or within any
11 full width street or right-of-way abutting this new development, and all new extension
12 services for the development of the project, including but not limited to, electrical, cable
13 and telephone, shall be placed underground per the City of Oceanside Zoning Ordinance
14 section 3023, as required by the City Engineer and the City Planner, and current City
15 policy.
- 16 89. The approval of this development project shall not mean that proposed grading or
17 improvements on adjacent properties (including any City properties/right-of-way or
18 easements) is granted or guaranteed to the owner/developer. The owner/developer is
19 responsible for obtaining permission to grade to construct on adjacent properties.
20 Should such permission be denied, the tentative map/project shall be subject to going
21 back to the public hearing or subject to a substantial conformity review.
- 22 90. Prior to any grading of any part of the tract or project, a comprehensive soils and
23 geologic investigation shall be conducted of the soils, slopes, and formations in the
24 project. All necessary measures shall be taken and implemented to assure slope
25 stability, erosion control, and soil integrity. No grading shall occur until a detailed
26 grading plan, to be prepared in accordance with the Grading Ordinance and Zoning
27 Ordinance is approved by the City Engineer.
- 28 91. This project shall provide year-round erosion control including measures for the site
29 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

1 by the owner/developer with cash securities or letter of credit and approved by the
2 City Engineer.

3 92. Landscaping plans, including plans for the construction of walls, fences or other
4 structures at or near intersections, must conform to intersection sight distance
5 requirements. Landscape and irrigation plans for disturbed areas shall be submitted to
6 the City Engineer prior to the issuance of a preliminary grading permit and approved by
7 the City Engineer prior to the issuance of building permits. Frontage and median
8 landscaping shall be installed and established prior to the issuance of any certificates of
9 occupancy. Securities shall be required only for landscape items in the public right-of-
10 way. Any project fences, sound or privacy walls and monument entry walls/signs shall
11 be shown on, bonded for and built from the landscape plans. These features shall also
12 be shown on the precise grading plans for purposes of location only. Plantable,
13 segmental walls shall be designed, reviewed, and constructed by the grading plans and
14 landscaped/irrigated through project landscape plans. All plans must be approved by the
15 City Engineer and a pre-construction meeting held, prior to the start of any
improvements.

16 93. The drainage design shown on the site plan or preliminary grading plan, and the
17 drainage report for this development plan is conceptual only. The final drainage report
18 and drainage design shall be based upon a hydrologic/hydraulic study that is in
19 compliance with the latest San Diego County Hydrology and Drainage Manual to be
20 approved by the City Engineer during final engineering. All drainage picked up in an
21 underground system shall remain underground until it is discharged into an approved
22 channel, or as otherwise approved by the City Engineer. All public storm drains shall be
23 shown on City standard plan and profile sheets. All storm drain easements shall be
24 dedicated where required. The owner/developer shall be responsible for obtaining any
off-site easements for storm drainage facilities.

25 94. Drainage facilities shall be designed and installed to adequately accommodates the local
26 storm water runoff and shall be in accordance with the San Diego County Hydrology
27 and Design Manual and in compliance with the City of Oceanside Engineers Design and
28 Processing Manual to the satisfaction of the City Engineer.
29

- 1 95. The owner/developer shall place a covenant on the title sheet of the grading plan
2 agreeing to the following: "The present or future owner/developer shall indemnify and
3 save the City of Oceanside, its officers, agents, and employees harmless from any and all
4 liabilities, claims arising from any flooding that occurs on this site, and any flooding that
5 is caused by this site impacting adjacent properties."
- 6 96. Storm drain facilities shall be designed and located such that the inside travels lanes on
7 streets with collector or above design criteria shall be passable during conditions of a
8 100-year frequency storm.
- 9 97. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and
10 disposed of in accordance with all state and federal requirements, prior to stormwater
11 discharge either off-site or into the City drainage system.
- 12 98. The owner/developer shall comply with the provisions of National Pollution Discharge
13 Elimination System (NPDES) General Permit for Storm Water Discharges Associated
14 with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ.
15 The General Permit continues in force and effect until a new General Permit is issued or
16 the SWRCB rescinds this General Permit. Only those owner/developers authorized to
17 discharge under the expiring General Permit are covered by the continued General
18 Permit. Construction activity subject to the General Permit includes clearing, grading,
19 and disturbances to the ground such as stockpiling, or excavation that results in land
20 disturbances of equal to or greater than one acre. The owner/developer shall obtain
21 coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining
22 a Waste Discharge Identification Number (WDID#) from the State Water Resources
23 Control Board (SWRCB). In addition, coverage under the General Permit shall not
24 occur until an adequate SWPPP is developed for the project as outlined in Section A of
25 the General Permit. The site specific SWPPP shall be maintained on the project site at
26 all times. The SWPPP shall be provided, upon request, to the United States
27 Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control
28 Board (RWQCB), City of Oceanside, and other applicable governing regulatory
29 agencies. The SWPPP is considered a report that shall be available to the public by the
RWQCB under section 308(b) of the Clean Water Act. The provisions of the General
Permit and the site specific SWPPP shall be continuously implemented and enforced

1 until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The
2 owner/developer is required to retain records of all monitoring information, copies of all
3 reports required by this General Permit, and records of all data used to complete the
4 (NOT) for all construction activities to be covered by the General Permit for a period of
5 at least three years from the date generated. This period may be extended by request of
6 the SWRCB and/or RWQCB.

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

25 100. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance
26 Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair
27 and replace the Storm Water Best Management Practices (BMPs) identified in the
28 project's deemed complete SWMP, as detailed in the O&M Plan into perpetuity. The
29 Agreement shall be approved by the City Attorney prior to issuance of any precise
grading permit and shall be recorded at the County Recorder's Office prior to issuance
of any building permit. A non-refundable Security in the form of cash shall be required

1 prior to issuance of a precise grading permit. The amount of the non-refundable security
2 shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not
3 to exceed a total of \$25,000. The owner/developer's civil engineer shall prepare the
4 O&M cost estimate.

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

10 102. The Agreement shall include a copy of executed on-site and off-site access easement and
11 or access rights necessary for the operation and maintenance of BMPs that shall be
12 binding on the land throughout the life of the project to the benefit of the party
13 responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement
14 shall also include a copy of the deemed complete O&M Plan.

15 103. The BMPs described in the project's deemed complete SWMP shall not be altered in
16 any way, unless reviewed and approved to the satisfaction of the City Engineer. The
17 determination of whatever action is required for changes to a project's deemed complete
18 SWMP shall be made by the City Engineer.

19 104. The Owner/developer shall provide a copy of the title/cover page of a deemed complete
20 SWMP with the first engineering submittal package. If the project triggers the City's
21 Stormwater requirements but no deemed complete Stormwater document (SWMP)
22 exists, the appropriate document shall be submitted to the City Engineer for review. The
23 SWMP shall be prepared by the owner/developer's Civil Engineer. All Stormwater
24 documents shall be in compliance with the latest edition of submission requirements.

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

27 106. Approval of this development project is conditioned upon payment of all applicable
28 impact fees and connection fees in the manner provided in chapter 32B of the Oceanside
29 City Code. All traffic signal fees and contributions, highway thoroughfare fees, park
fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior
to the issuance of any building permits, in accordance with City Ordinances and policies.

1 The owner/developer shall also be required to join into, contribute, or participate in any
2 improvement, lighting, or other special district affecting or affected by this project.
3 Approval of this development plan/project shall constitute the owner/developer's
4 approval of such payments, and his agreement to pay for any other similar assessments
5 or charges in effect when any increment is submitted for building permit approval, and
6 to join, contribute, and/or participate in such districts.

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

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

17 109. A digital file of the as-built grading plan, and as-built improvement plan in a format
18 consistent with the City's requirements for digital submittals, detailed in the Engineers
19 Design and Processing Manual shall be submitted to the City of Oceanside prior to
20 occupancy permit.

21 110. In the event that the conceptual plan does not match the conditions of approval, the
22 resolution of approval shall govern.

23 **Water Utilities:**

24 **General conditions:**

25 111. All proposed utilities shall be shown on the site plan. This would include the water
26 meter location and size, the proposed sewer location, Fire Department connection and all
27 other necessary features.

28 112. The tentative map/development/project shall reflect all requested changes and those
29 changes shall be resubmitted for review and approval by the Water Utilities Department.

113. The developer will be responsible for developing all water and sewer utilities necessary
to develop the property. Any relocation of water and/or sewer utilities is the

1 responsibility of the developer and shall be done by an approved licensed contractor at
2 the developer's expense.

3 114. The property owner shall maintain private water and wastewater utilities located on
4 private property.

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

7 116. All Water and Wastewater construction shall conform to the most recent edition of the
8 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
9 the Water Utilities Director.

10 **The following conditions shall be met prior to the approval of engineering design plans.**

11 117. All public water and/or sewer facilities not located within the public right-of-way shall
12 be provided with easements sized according to the Water, Sewer, and Reclaimed Water
13 Design and Construction Manual. Easements shall be constructed for all weather access.

14 118. No trees, structures or building overhang shall be located within any water or
15 wastewater utility easement.

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

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

24 121. A separate irrigation meter and approved backflow prevention device is required and
25 shall be displayed on the plans.

26 122. An Inspection Manhole, described by the Water, Sewer, and Reclaimed Water Design
27 and Construction Manual, shall be installed in each building sewer lateral and the
28 location shall be called out on the approved Improvement Plans.

29 123. The following conditions of approval shall be met prior to building permit issuance.

1 **The following conditions of approval shall be met prior to building permit issuance.**

2 124. If a food service kitchen occupies the property; a Grease, Oil, and Sand Interceptor shall
3 be installed in each building sewer in an appropriate location and shall be maintained by
4 the property owner, in accordance with City of Oceanside Ordinance 07-0R0021-1. The
5 location shall be called out on the approved Building Plans.

6 125. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are
7 to be paid to the City and collected by the Water Utilities Department at the time of
8 Building Permit issuance.

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

12 **The following conditions of approval shall be met prior to occupancy.**

13 127. All new development of multi-family residential units shall include hot water pipe
14 insulation and installation of a hot water recirculation device or design to provide hot
15 water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No.
16 02-OR126-1.

17 **Landscaping:**

18 128. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
19 and Specifications for Landscape Development (latest revision), Water Conservation
20 Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and
21 ordinances, including the maintenance of such landscaping, shall be reviewed and
22 approved by the City Engineer prior to the issuance of building permits. Landscaping
23 shall not be installed until bonds have been posted, fees paid, and plans signed for final
24 approval. A refundable cash deposit only for the preparation of the final As-built/
25 Maintenance Guarantee shall be secured with the City prior to the final approval of the
26 landscape construction plan. A landscape pre-construction meeting shall be conducted
27 by the landscape architect of record, City Public Works Inspector, developer or owner's
28 representative and landscape contractor prior to commencement of the landscape and
29 irrigation installation. The following landscaping requirements shall be required prior to
plan approval and certificate of occupancy:

- 1 129. The landscape design criteria shall meet the Ocean Ranch Community Development
2 Plan – Planning and Design Guidelines (including the Master Landscape Plan), prepared
3 for Master Developer, Stirling Enterprises (revised June 1, 2005).
- 4 130. The existing landscape areas that were installed in the first and second phase of Coca
5 Cola’s developments have not been maintained and irrigated per the City of Oceanside’s
6 requirements and Best Management Practices for landscape areas. All previous
7 landscape areas shall be required to be restored per the original approved landscape
8 plans: Coca Cola Sales Center (D-15-2004 and L-08920) and Coca Cola’s Fleet
9 Building (D-15-2004 and L-10-00004). The supplemental plants and trees needed to
10 restore the existing landscape shall be shown on the landscape construction drawings
11 and approved by the City Planner and City Engineering.
- 12 131. The existing landscape located at the northern and northeastern border shall be
13 supplemented with evergreen shrubs and trees. The proposed shrubs and trees shall be
14 specified to grow to a sufficient height at maturity to help screen the tall trucks that will
15 be parked in this area. A minimum of 5-gallon container size shrubs and 15-gallon
16 container size trees shall be planted along these borders.
- 17 132. The City shall require and approve a Best Management Landscape Program Manual.
18 The manual shall show landscape and irrigation maintenance practices and projected
19 water uses for each month of the year.
- 20 133. All existing landscape areas in the public right-of-way (parkway) parallel to Ocean
21 Ranch Blvd. shall be maintained by the Ocean Ranch Business Association. All existing
22 landscape areas disturbed by Coca Cola’s construction activities shall be replaced in-
23 kind by Coca Cola and to the satisfaction of the Ocean Ranch Business Association, City
24 Planner, and City Engineer.
- 25 134. The existing irrigation system within the public right-of-way (parkway) parallel to
26 Ocean Ranch Blvd. and under the maintenance responsibility of the Ocean Ranch
27 Business Association shall be kept operational at all times during construction. Any
28 damages or destruction to the existing irrigation system due to Coca Cola’s construction
29 activities shall be replaced in-kind, and repaired by Coca Cola and to the satisfaction of
the Ocean Ranch Business Association and City Engineer.

- 1 135. All required landscape areas shall be maintained by owner, project association or
2 successor of the project (including public rights-of-way (parkways) parallel with Ocean
3 Ranch Blvd.). The landscape areas shall be maintained per City of Oceanside
4 requirements. The existing and new landscape and irrigation on Coca Cola’s property
5 shall be maintained by the City of Oceanside requirements and per the approved Coca
6 Cola Landscape Maintenance Program Manual – Best Management Practices.
- 7 136. Final landscape plans shall accurately show placement of all plant material such as but
8 not limited to trees, shrubs, and groundcovers.
- 9 137. Landscape Architect shall be aware of all utility, sewer, water, gas and storm drain lines
10 and utility easements and place planting locations accordingly to meet City of Oceanside
11 requirements.
- 12 138. Proposed landscape species shall fit the site and meet climate changes indicative to their
13 planting location. The selection of plant material shall also be based on cultural,
14 aesthetic, and maintenance considerations. In addition proposed landscape species shall
15 be low water users as well as meet all fire department requirements.
- 16 139. All planting areas shall be prepared and implemented to the required depth with
17 appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils
18 report from an agricultural suitability soil sample taken from the site.
- 19 140. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the
20 sun, evapotranspiration and run-off. All landscape planter areas shall be mulched to a 3”
21 depth to help conserve water, lower the soil temperature and reduce weed growth.
- 22 141. Along the frontage of Ocean Ranch Blvd. provide a double row of Ligustrum j.
23 ‘Texanum’/ Texas Privet shrubs to help screen the parked vehicles and delineate the
24 division of the maintenance responsibility between Ocean Ranch Business Association
25 and Coca Cola. The new row of shrubs shall be planted in a “staggering” fashion and
26 planted from a minimum of 15-gallon size containers.
- 27 142. The shrubs shall be allowed to grow in their natural forms. All landscape improvements
28 shall follow the City of Oceanside Guidelines.
- 29 143. Root barriers shall be installed adjacent to all paving surfaces, where a paving surface is
located within 6 feet of a trees trunk on site (private) and within 10 feet of a trees trunk
in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the

- 1 centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in
2 depth. Installing a root barrier around the tree's root ball is unacceptable.
- 3 144. All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain
4 Planning Division approval for these items in the conditions or application stage prior to
5 1st submittal of working drawings.
- 6 145. For the planting and placement of trees and their distances from hardscape and other
7 utilities/ structures the landscape plans shall follow the City of Oceanside's (current)
8 Tree Planting Distances and Spacing Standards.
- 9 146. An automatic irrigation system shall be installed to provide coverage for all planting
10 areas shown on the plan. Low volume equipment shall provide sufficient water for plant
11 growth with a minimum water loss due to water run-off.
- 12 147. Irrigation systems shall use high quality, automatic control valves, controllers and other
13 necessary irrigation equipment. All components shall be of non-corrosive material. All
14 drip systems shall be adequately filtered and regulated per the manufacturer's
15 recommended design parameters.
- 16 148. All irrigation improvements shall follow the City of Oceanside Guidelines and Water
17 Conservation Ordinance.
- 18 149. The landscape plans shall match all plans affiliated with the project.
- 19 150. Landscape construction drawings are required to implement approved Fire Department
20 regulations, codes, and standards at the time of plan approval.
- 21 151. Show the Emergency Fire Access Gate(s) and details on the landscape construction
22 drawings. The landscape plans shall be approved by the Fire Marshal.
- 23 152. Landscape plans shall comply with biological and/or geotechnical reports, as required,
24 and shall match the grading and improvement plans.
- 25 153. The landscape plans shall comply with Storm Water Management Plan,
26 Hydromodification Plan and/ or Best Management Practices and meet the satisfaction of
27 the City Engineer.
- 28 154. The proposed Hydroseed Mix 'A' proposed to be provided on all graded and ungraded
29 slopes as well as the vacant pad areas (or staging areas) not scheduled for improvements
shall be provided with temporary irrigation. An alternative would be to provide a 3-inch
depth of approved bark mulch on the above mentioned areas.

- 1 155. The newly proposed outdoor employee eating area (lunch area) north of the existing
2 building shall be shown on the approved landscape construction drawings. The lunch
3 area shall be provided with amenities such as six durable tables and chairs, decorative/
4 enhanced hardscape, a decorative trash receptacle and a landscape planter. The
5 landscape planter and decorative hardscape does not show on the preliminary grading
6 plan but will be required to be shown on the precise grading plan. Include the
7 manufacturer's name and model numbers for all amenities. All amenities within the
8 lunch area shall be installed prior to the release for certificate of occupancy.
- 9 156. Show the newly proposed bike rack on the landscape plan. Include the manufacturer
10 name and model number. The bike rack shall be installed prior to the release for
11 certificate of occupancy.
- 12 157. The As-built/Maintenance Guarantee refundable cash deposit shall not be released until
13 the as-built drawings have been approved on the final Mylar landscape plan and the
14 required maintenance period has terminated.
- 15 158. All landscaping, fences, walls, etc. on the site, within the public right-of-way on Ocean
16 Ranch Blvd. and within any adjoining public parkways shall be permanently maintained
17 by the owner, his assigns or any successors-in-interest in the property. The maintenance
18 program shall include: a) normal care and irrigation of the landscaping b) repair and
19 replacement of plant materials (including interior trees and street trees) c) irrigation
20 systems as necessary d) general cleanup of the landscaped and open areas e) parking lots
21 and walkways, walls, fences, etc. f) pruning standards for street trees shall comply with
22 the International Society of Arboriculture (ISA) Standard Practices for Tree Care
23 Operations – ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and
24 Tree Pruning Guidelines, Appendix F (most current edition). Failure to maintain
25 landscaping shall result in the City taking all appropriate enforcement actions including
26 but not limited to citations. This maintenance program condition shall be recorded with
27 a covenant as required by this resolution.
- 28 159. In the event that the conceptual landscape plan (CLP) does not match the conditions of
29 approval, the resolution of approval shall govern.

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1 160. In the event that the conceptual landscape plan (CLP) does not match the conditions of
2 approval, the resolution of approval shall govern.

3 PASSED AND ADOPTED Resolution No. 2014-P27 on October 20, 2014 by the
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9 _____
10 Robert Neal, Chairperson
Oceanside Planning Commission

11 ATTEST:

12 _____
13 Marisa Lundstedt, Secretary

14 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
15 that this is a true and correct copy of Resolution No. 2014-P27.

16
17 Dated: October 20, 2014

18
19 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
20 be required as stated herein:

21
22 _____
Applicant/Representative Date



A MERIT SUPPORTED COMMUNITY

1 Polaris Way
Suite 100
Aliso Viejo, California 92656-5356

Tel: 949.448-6000 • 800/428-5588

Fax: 949.448-6400

**OCEAN RANCH BUSINESS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE**

DATE: July 16, 2014

COMPANY: Cadiz-Cadiz Architects
110 W. Escalones, Suite A
San Clemente, CA 92672

ATTENTION: Austin

SUBJECT: Coca-Cola, 3900 Ocean Ranch Boulevard, Oceanside, CA 92056
Step I plans for expansion on Lot 16 - Accepted

On July 16, 2013, the Ocean Ranch Business Association Architectural Review Committee reviewed Coca-Cola's partial re-submittal of preliminary or Step 1 plans received July 1, 2014 (site/grading plans dated 6/9/14 and landscape plans dated 6/30/14) which along with the previous Step 1 plans dated 4/15/14 and received April 22, 2014 are hereby "accepted" with the following comments that can be addressed in the Step II construction documents that the association has yet to receive and approve.

GENERAL OVERVIEW

1. Detailed construction drawings, landscape plans and grading plans will be required to complete the Step II review.
2. All exterior building and landscape lighting (if any) require a special review from the Architectural Committee. Please submit a detailed plan showing type and location of all exterior lighting with your Step II submittal. Note that all pack lighting, if used, shall be restricted to service areas and shall be the adjustable sharp cut-off type.
3. All roof-mounted equipment will be screened by building parapet and must be approved prior to installation. Antenna and transmission or reception devices of any type shall be screened from view of all public areas. All exposed devices require specific Architectural Committee review and approval.
4. Note on plans that all inside faces of parapets, roof mounted equipment and the inside faces of the equipment screens are to be painted to match the roof color.

5. Perimeter screen or retaining walls must be of the same building materials and architectural design of the project. Include details for the planned decorative wrought iron fence along west property line. Planned remodel of guard gate needs to include an opaque gate similar to emergency gate.
6. Electrical equipment must be mounted in the interior of the building wherever practical. When interior mounting is not practical, electrical equipment must be screened with walls, berms or landscape materials.
7. The Architectural Review Committee requires a \$5,000.00 deposit for the Ocean Ranch Business Association Common Area Damage. Please send a check payable to Ocean Ranch Business Association c/o FirstService, 15241 Laguna Canyon Road, Irvine, CA 92618 attention Patty Ayres. Please note, at completion of the project, to request any remaining balance of this deposit to be reimbursed.

SITE PLAN / ELEVATION ISSUES

8. On the sheets received July 1, 2014, AS1-1 shows parking stalls removed but the grading plan still shows the stalls. Please correct on Step II plans.
9. Downspouts must be installed internally and shall not drain into landscaped areas.
10. Trash Enclosures- Denote location of trash and recycling enclosures. All trash and storage areas must be effectively screened. Screen walls must be of the same building materials and architectural design of the project. Trash enclosure doors must be painted to match screen wall.

LANDSCAPE ISSUES

11. Builder is responsible for repair and replacement to existing Association landscaping and installation of irrigation sleeves under driveways. Please contact property manager, Patty Ayres at 949-448-6139 or via e-mail patty.ayres@fsresidential.com to coordinate prior to grading.
12. Clearly denote Business Association and private maintenance areas on the Step II landscape plans.
13. Are you sure you want to install camphors in small areas next to the building?
14. Leave more space between building and olive trees which will grow wide over time.

15. Planned remodel-relocation of the guard gate and guard house shows existing landscape at the entry planters that no longer exists. Re-plant the planters at the entry per the "greyed-out" planting plan.

GRADING ISSUES

16. The Association's property manager, Patty Ayres, must be contacted at (949) 448-6139 or patty.ayres@fsresidential.com prior to grading to coordinate construction effort and minimize damage to common area irrigation and landscape.
17. Please note all existing and proposed utilities on the Step II drawings (i.e., irrigation controllers, water meters, streetlights, transformers, backflow devices, etc.).

Please review and address the issues described above and resubmit your changes with your Step II architectural submittal.

In connection with all construction, grading and landscaping, Applicant must comply with: (a) all applicable zoning and building ordinances; (b) other applicable statutes, ordinances, and governmental rules or regulations; (c) requirements of any public utility; (d) any easements or other agreements; and (e) any permit requirements. Applicant's failure to comply with any of the foregoing shall be deemed a violation of the association's legal documents.

We appreciate your efforts and cooperation, should you have any questions please put them in writing and fax to (949) 448-6485, and your questions will be forwarded to the Architectural Review Committee for answers. Otherwise, please contact me at First Service (949) 448-6139 or patty.ayres@fsresidential.com

On behalf of the Architectural Review Committee,



Patty Ayres, CCAM®
Senior Community Manager

CC: Via e-mail Austin@cadizarchitects.com

June 17, 2014

Mr. Austin Springer
Cadiz & Cadiz Architects
110 W Escalones
Suite A
San Clemente, CA 92672

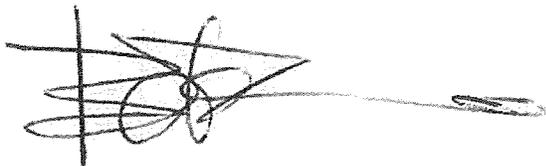
Re: Lot 16 & 17 – Ocean Ranch Corporate Center, Oceanside, California

This letter shall serve to confirm the ADT allocation remaining for the balance of development at Lot 17 is 221, and the ADT allocation for the development of Lot 16 is 589. The Lot 17 remaining ADT's are transferable to Lot 16, if required.

An updated ADT Monitoring Chart is being sent to Mr. John Amberson at the City of Oceanside, under separate cover, reconciling these figures.

If there are any questions please contact the undersigned directly at 949-243-5503.

Thank you.

A handwritten signature in black ink, appearing to read 'Brian D. Parno', with a long horizontal flourish extending to the right.

Brian D. Parno

cc. Mr. John Amberson
Mr. Robert Farrar
Mr. Dougall Agan

STIRLING

27422 Portola Parkway, Suite 300, Foothill Ranch, California 92610

tel 949.462.0909 fax 949.586.3305



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED _____ BY _____

Please Print or Type All Information

HEARING _____

PART I - APPLICANT INFORMATION

1. APPLICANT TARA PAYTON	2. STATUS OWNER
3. ADDRESS 8729 CLETA ST. DOWNEY, CA 90241	4. PHONE/FAX/E-mail (562) 666-1011
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) CARLOS CADIZ	
6. ADDRESS 110 W. ESCALONES, SUITE "A" SAN CLEMENTE, CA 92672	7. PHONE/FAX/E-mail (949) 361-0437

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL. D14-00001
C.U.P. CUP14-00602
VARIANCE
COASTAL
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 3900 OCEAN RANCH BLVD. OCEANSIDE, CA 92056	9. SIZE 17.13 ACRES		
10. GENERAL PLAN LIMITED INDUSTRIAL	11. ZONING LIMITED INDUSTRIAL	12. LAND USE INDUSTRIAL	13. ASSESSOR'S PARCEL NUMBER 160-572-06, 160-572-40
14. LATITUDE 33.21	15. LONGITUDE -117.30		

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
DEVELOPMENT PERMIT FOR A CONCRETE TILT-UP EXPANSION TO EXISTING WAREHOUSE AND OFFICES, DEMOLITION, AND RECONSTRUCTION OF A CONCRETE TILT-UP FLEET MAINTENANCE BUILDING.

17. PROPOSED GENERAL PLAN NO CHANGE	18. PROPOSED ZONING NO CHANGE	19. PROPOSED LAND USE NO CHANGE	20. NO. UNITS N/A	21. DENSITY N/A
22. BUILDING SIZE 193,803	23. PARKING SPACES 191	24. % LANDSCAPE 18%	25. % LOT COVERAGE or FAR 18%	

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): CARLOS CADIZ	36. DATE 1/3/14	37. OWNER (Print): Tara Payton	38. DATE 1/3/14
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.



PROJECT DESCRIPTION & JUSTIFICATION:

APN: 160-571-09, 160-571-40 **Location:** 3900 Ocean Ranch Blvd. **Use:** Warehousing

LEGAL DESCRIPTION:

Real property in the City of Oceanside, County of San Diego, State of California, described as follows: Parcel 2 of certificate of compliance filed as Document No. 2009-0180113 in the office of the county recorder of San Diego County, California on April 9, 2009.

Lot 16 Ocean Ranch – Phase 2C, in the City of Oceanside, County of San Diego, State of California, according to parcel map 14867 filed as Document No. 2004-0830401 in the office of the county recorder of San Diego County, California on August 31, 2004.

PROJECT DESCRIPTION:

The client proposes to construct a new 97,746 square foot distribution center expansion. The client also proposes the construction of a new 10,962 square foot fleet maintenance shop. The client also proposes to build an additional 3,962 square feet of office space. In order to accommodate expanded operations the site is also being expanded to provide additional truck and employee parking.

Coca-Cola's business has greatly expanded since the purchase of the first lot in the Ocean Ranch Business Park, necessitating the current building expansion. While the current expansion is expected to be sufficient for at least the next 5 years, Coke wants to maintain the option of building another expansion to the warehousing activities on site in the event of a larger than anticipated growth in both the volume and diversity of product lines being shipped from the Oceanside facility. Future expansions would be built adjacent to the current expansion in order to maintain operational continuity and take advantage of the property (lot 16) recently bought and merged with the existing lot 17. Development would likely be in a similar fashion to the existing site with a warehouse building set back from the street and truck parking in the rear of the site. Until such a time; the vacant acreage will be secured, hydroseeded, and maintained by the tenant.

CONTEXT/SURROUNDINGS:

The project will be built on two lots (numbers 16 & 17 from the original subdivision for the Ocean Ranch Community Master Plan). The combined 25 acre site is located on Ocean Ranch Blvd., within the Ocean Ranch Corporate Center. The facility's industrial operations are in line with the city Zoning and Land Use ordinances – both of which designate the area for light/limited industrial uses. Surrounding properties are all industrial uses and an open buffer area lies north of the site. The size of the building is also in line with surrounding properties. While attempts were made to have site topography blend into

surroundings, certain operational requirements (specifically the need for a flat level surface across the entire warehouse) necessitates significant grading work.

GENERAL FACILITY OPERATION:

Full good product will be brought to the Oceanside Distribution Center from production facilities in Southern California. Product will be unloaded on the east side of the existing building utilizing (9) existing dock positions. Product will leave the facility through the north side of the new warehouse utilizing (17) new docks. All loading and unloading operations will happen within the warehouse. The Oceanside facility with expansion will have an estimated 271 people reporting to Oceanside for a 24/6 operation with no activity on Sundays. Distribution trucks will be at the facility in greatest numbers parked in the yard between 6 pm- 4 am; most of the distribution trucks will be out of the yard making product deliveries in the daytime hours. Average daily truck trips are expected to increase from roughly 50 trips to 120 trips after implementation. The employee parking lot will never have the full allotment of cars as the facility runs 24 hours a day so work shifts for drivers will be in the 4 am- 4 pm time frame and warehouse workers mostly in the PM hours from 4 pm- 4 am, with some overlap for both groups.

BUILDING DESIGN OBJECTIVE:

The buildings will be concrete tilt-up construction, with metal siding. The building material and design were chosen to provide a high standard of development in keeping with the adjacent land uses and the overall character of the Ocean Ranch Corporate Center. The concrete panels will have score lines and be painted to reflect a contemporary design. The overall height of the buildings will be 28 feet for the fleet maintenance building and 48'-6" for the warehouse building. Also, tower elements that rise two feet above the warehouse building were incorporated into the design, to add additional movement to the elevations. To add transparency to the street facing façade we also incorporated large panels of spandrel glass on the tower elements. Building heights are measured from elevation of finish floor. The elevation of finished exterior grade will vary from 0 to 10 feet below finished floor elevation.

We are requesting relief from the development standard for exceeding the maximum length for an unbroken wall that is over 36 feet in height on the north, south, and west side of the warehouse building. The height of the building is dictated by the height of storing four pallets of product on a gravity fed racking system as well as the elevation of the finished floor in the existing warehouse.

Vehicle access to the site is provided from four driveways (three existing) located on Ocean Ranch Boulevard. The most easterly driveway is to be used for trucks entering the site and is located to align with the City of Oceanside easement access to future water tanks located north of the client's property. The second and third driveways are located west of the truck driveway, and are to be used for autos. The fourth driveway will be added to accommodate fire truck access and additional employee parking on the western edge of the site

JUSTIFICATION:

The City of Oceanside approved a Tentative Map and Development Plan (TL1-99, D-7-99), for the 393 acre industrial park. The findings for the Tentative Map, were that the Ocean Ranch Park is consistent with the General Plan of the City, consistent with the industrial land use designation, consistent with the City's IL (Light Industrial) zone, and the site is physically suitable for the type of development. Coca-Cola's light industrial use is an ideal fit for the park.

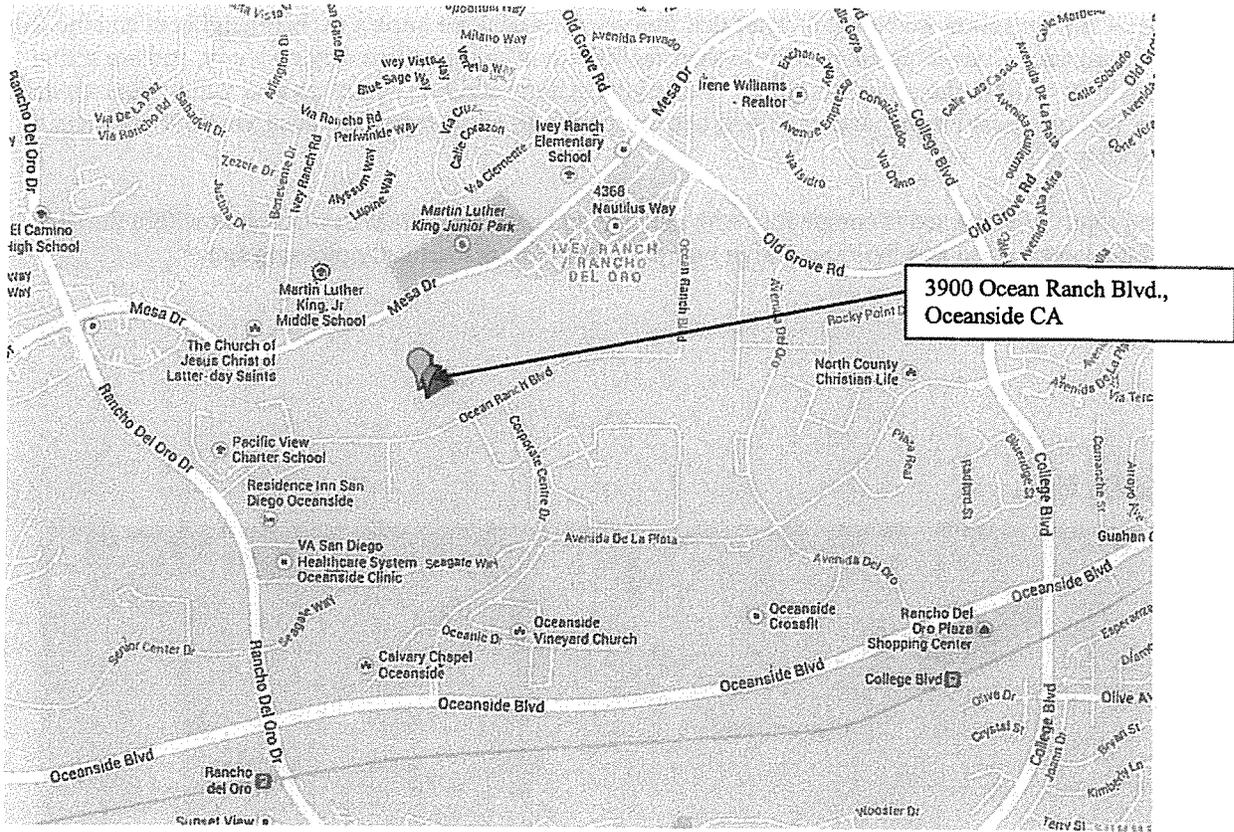
Coca-Cola's mission statement dictates that they create a positive impact to their neighbors and the City of Oceanside. Coca-Cola takes pride in their facilities and communities they reside in, and are active participants within those communities. We believe that the addition of this project within the industrial park will be a positive influence and will help promote and encourage local economic development by providing jobs.

The project as proposed is compatible with existing and potential future development within the park, and the landscaping and building design will provide for an aesthetically pleasing site.

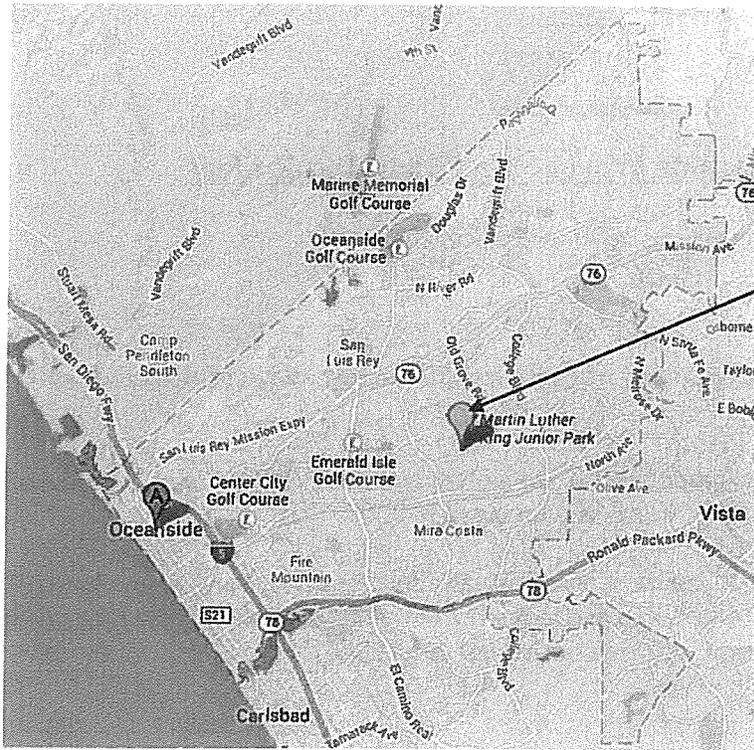
Satellite Map:



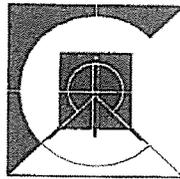
Locator Map:



Regional Map:



3900 Ocean Ranch Blvd.,
Oceanside CA



CADIZ • CADIZ
ARCHITECTS

Coca Cola Oceanside Warehouse Expansion Project

APN: 160-571-09, 160-571-40 **Location:** 3900 Ocean Ranch Blvd.

LEGAL DESCRIPTION:

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

Parcel 2 of certificate of compliance filed as Document No. 2009-0180113 in the office of the county recorder of San Diego County, California on April 9, 2009.

Lot 16 Ocean Ranch – Phase 2C, in the City of Oceanside, County of San Diego, State of California, according to parcel map 14867 filed as Document No. 2004-0830401 in the office of the county recorder of San Diego Country, California on August 31, 2004.



NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Tara Payton/Coca Cola
2. **ADDRESS:** 8729 Clela Street Downey, CA 90241
3. **PHONE NUMBER:** (949) 361-0437 (Cadiz & Cadiz Architects)
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Russ Cunningham, Senior Planner
6. **PROJECT TITLE:** D14-00001/CUP14-00002, Coca-Cola Expansion

7. **DESCRIPTION:** The proposed project involves the expansion of existing warehouse and distribution facilities, with additional surface parking, vehicle loading areas, and landscaping. The project would add a 97,746-square-foot warehouse, a 10,962-square-foot fleet maintenance building, and a 3,962-square-foot sales office to a site currently developed with a 73,265-square-foot warehouse, a 6,946-square-foot fleet maintenance building, and 9,786 square-feet of office space. The existing fleet maintenance building would be demolished.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on the findings of an initial study, the Environmental Coordinator has determined that further environmental evaluation is not required because:

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

Russ Cunningham, Senior Planner

Date: October 20, 2014

cc: Project file Counter file Library Posting: County Clerk \$50.00 Admin. Fee

