

Mitigation Monitoring and Reporting Program Breeze Townhomes Project

Prepared for:

City of Oceanside

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Oceanside (City) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Breeze Townhomes Project (project) when construction begins. The City, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for biological resources, cultural resources, paleontological resources, noise, water quality, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. Additionally, the project would be required to implement Minimization Measures, which are taken directly from the City Subarea Plan and are required for all City projects. These Minimization Measures are also listed in Table 1. With the MND and related documents, this MMRP will be kept on file at the following location:

City of Oceanside Planning Department
300 North Coast Highway
Oceanside, California 92054

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2 Mitigation Monitoring and Reporting Program Checklist

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
Biological Resources			
MM-BIO-1: A mitigation ratio of 3:1 would be required for direct impacts to existing maritime succulent scrub vegetation on site. Impacts to 0.14 acres of chaparral shall be mitigated through the purchase of 0.42 acres of maritime succulent scrub habitat (or equivalent suitable habitat) at an off-site location, through the purchasing of land from a mitigation bank within a mitigation area approved by the City of Oceanside.	Prior to issuance of an Occupancy Permit	City of Oceanside	
MM-BIO-2: A mitigation ratio of 2:1 would be required for direct impacts to existing coastal sage scrub (CSS) vegetation on site. Impacts to 0.01 acres of CSS shall be mitigated through the purchase of 0.02 acres of CSS habitat at an off-site location, through the purchasing of land from a mitigation bank within a mitigation area approved by the City of Oceanside.	Prior to issuance of an Occupancy Permit	City of Oceanside	
Cultural Resources			
MM-CUL-1: Prior to issuance of a Grading Permit, the Applicant/Owner shall enter into a pre-excavation agreement otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement with a Traditionally and Culturally Affiliated Native American Tribe (TCA Tribe). A copy of the agreement shall be included in the Grading Plan Submittals for the Grading Permit. The purpose of this agreement shall be to formalize protocols and procedures between the Applicant/Owner and the Native American tribe(s) for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities.	Prior to the issuance of a Grading Permit	City of Oceanside	
MM-CUL-2: Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor shall provide a written and signed letter to the City of Oceanside Planning Division stating that a Qualified Archaeologist and Luiseño Native American Monitor, associated with a TCA Tribe, have been retained at the Applicant/Owner or Grading Contractor's expense to implement the monitoring program, as described in the pre-excavation agreement.	Prior to the issuance of a Grading Permit	City of Oceanside	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<p>MM-CUL-3: The Qualified Archaeologist shall maintain ongoing collaborative consultation with the Luiseño Native American Monitor during all ground disturbing activities. The requirement for the monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The Applicant/Owner or Grading Contractor shall notify the City of Oceanside Planning Division of the start and end of all ground disturbing activities.</p>	<p>During construction</p>	<p>City of Oceanside</p>	
<p>MM-CUL-4: The Qualified Archaeologist and Luiseño Native American Monitor shall attend all applicable pre-construction meetings with the General Contractor and/or associated Subcontractors to present the archaeological monitoring program. The Qualified Archaeologist and Luiseño Native American Monitor shall be present on-site full-time during grubbing, grading and/or other ground disturbing activities in areas with a potential for encountering cultural material (e.g., monitoring is not required for excavation into formational material), including the placement of imported fill materials or fill used from other areas of the project site, to identify any evidence of potential archaeological or tribal cultural resources. All fill materials shall be absent of any and all tribal cultural resources and documented accordingly. The Qualified Archaeologist and Luiseño Native American Monitor shall conclude monitoring when concurrence is reached by the Qualified Archaeologist and Luiseno Native American monitor that ground disturbing activities will no longer affect potential tribal cultural resources.</p>	<p>Pre-construction and during construction</p>	<p>City of Oceanside</p>	
<p>MM-CUL-5: In order for potentially significant archaeological artifact deposits and/or tribal cultural resources to be readily detected during mitigation monitoring, a written “Controlled Grade Procedure” shall be prepared by a Qualified Archaeologist, in consultation with the Luiseño Native American monitor, the San Luis Rey Band of Mission Indians (San Luis Rey Band), and the Applicant/Owner, subject to the approval of City representatives. The Controlled Grade Procedure shall establish requirements for any ground disturbing work with machinery occurring within the mapped boundaries of archaeological site CA-SDI-12600; if additional areas are determined to be sensitive, based on the results of cultural resources monitoring, the limits of controlled grading will be expanded as determined necessary by the Qualified Archaeologist and Luiseño Native American monitor. The Controlled Grade Procedure shall include, but not be limited to, appropriate operating pace determined by the monitors to allow monitors to observe exposed ground surfaces, increments of removal, weight and other characteristics of the earth disturbing equipment consistent with a grade operation. A copy of the Controlled Grade Procedure shall be included in the Grading Plan Submittals for the Grading Permit.</p>	<p>During construction</p>	<p>City of Oceanside</p>	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<p>MM CUL-6: The Qualified Archaeologist or the Luiseño Native American monitor may temporarily halt ground disturbing activities if unknown tribal cultural resources, archaeological artifact deposits or cultural features are discovered. Ground disturbing activities shall be directed away from these deposits to allow a determination of potential importance. Isolates and clearly non-significant deposits will be minimally documented in the field, and before grading proceeds these items shall be given to the San Luis Rey Band so that they may be repatriated at the site on a later date. If the Qualified Archaeologist and Luiseño Native American monitor determine that the unearthed tribal cultural resource, artifact deposits or cultural features are considered potentially significant, the San Luis Rey Band shall be notified and consulted regarding the respectful and dignified treatment of those resources. The avoidance and protection of the significant tribal cultural resource and/or unique archaeological resource is the preferable mitigation. If, however, a consensus is reached between the Applicant/ Owner, City, and SLR Band, in good faith, that avoidance of the resource is infeasible, and it is determined that a data recovery plan is necessary by the City as the Lead Agency under CEQA, the San Luis Rey Band shall be notified and consulted regarding the drafting and finalization of any such recovery plan. For significant tribal cultural resources, artifact deposits or cultural features that are part of a data recovery plan, an adequate artifact sample to address research avenues previously identified for sites in the area will be collected using professional archaeological collection methods. The data recovery plan shall also incorporate and reflect the tribal values of the San Luis Rey Band. If the Qualified Archaeologist collects such resources, the Luiseño Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the Qualified Archaeologist does not collect the tribal cultural resources that are unearthed during the ground disturbing activities, the Luiseño Native American monitor, may at their discretion, collect said resources and provide them to the San Luis Rey Band for respectful and dignified treatment in accordance with the Tribe’s cultural and spiritual traditions. Ground disturbing activities shall not resume until the Qualified Archaeologist, in consultation with the Luiseño Native American Monitor, deems the cultural resource or feature has been appropriately documented and/or protected.</p>	<p>During construction</p>	<p>City of Oceanside</p>	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<p>MM CUL-7: The landowner shall relinquish ownership of all tribal cultural resources unearthed during the cultural resource mitigation monitoring conducted during all ground disturbing activities, and from any previous archaeological studies or excavations on the project site to the San Luis Rey Band for respectful and dignified treatment and disposition, including reburial at a protected location on-site, in accordance with the Tribe’s cultural and spiritual traditions. All cultural materials that are associated with burial and/or funerary goods will be repatriated to the Most Likely Descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98. No tribal cultural resources shall be subject to curation.</p>	<p>During construction</p>	<p>City of Oceanside</p>	
<p>MM CUL-8: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusions of the archaeological monitoring program (e.g., data recovery plan) shall be submitted by the Qualified Archaeologist, along with the Luiseño Native American monitor’s notes and comments, to the City of Oceanside Planning Division for approval.</p>	<p>Prior to the release of the grading bond</p>	<p>City of Oceanside</p>	
<p>MM CUL-9: Prior to issuance of a grading permit, a ground-penetrating radar (GPR) survey shall be conducted in areas on the project site near the cemetery. The area to be surveyed shall be restricted to low-slope areas that are accessible and suited to support buried remains and the use of standard GPR equipment. The GPR survey shall include a wheeled device which will be pushed or pulled across the ground in a pre-defined survey pattern. If GPR investigation does not indicate the presence of subsurface burials or other unanticipated features of possible cultural origin, work shall be permitted to proceed in the area. If the GPR investigation indicates the presence of subsurface burials or other unanticipated features of possible cultural origin, the areas so identified shall be marked and protected from disturbance until further investigation and, if necessary, the remains or other features shall be managed as required by the applicable mitigation measure. A report summarizing the results of this GPR study shall be completed and submitted to the City of Oceanside so that the City may make it available to interested parties based on public comments received on the Draft Initial Study/Mitigated Negative Declaration.</p>	<p>Prior to the issuance of a Grading Permit</p>	<p>City of Oceanside</p>	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<p>MM-CUL-10: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Office of the Medical Examiner by telephone. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Medical Examiner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. If suspected Native American remains are discovered, the remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Luiseño Native American monitor. By law, the Medical Examiner will determine within two working days of being notified if the remains are subject to his or her authority. If the Medical Examiner identifies the remains to be of Native American ancestry, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall make a determination as to the Most Likely Descendent. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with the applicant/landowner, any known descendant group, and the San Diego Museum of Man. Furthermore, interested parties will be contacted by the City and included in consultations regarding appropriate reinternment.</p> <p>If cultural resources are discovered during ground-disturbing activities, both the Qualified Archaeologist and the Native American monitor shall have the authority to temporarily halt or redirect ground-disturbing activities while the cultural resources are documented and assessed. If significant resources are encountered, appropriate mitigation measures must be developed and implemented. Any artifact material found on site shall be categorized and analyzed. Recovered cultural material shall be curated with accompanying catalog to current professional repository standards or the collection will be returned to the appropriate Native American tribe(s), as agreed upon by the Principal Investigator, Native American representative(s), and City of Oceanside staff and specified in the pre-excavation agreement.</p>	<p>During construction</p>	<p>City of Oceanside</p>	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<i>Paleontological Resources</i>			
MM-PAL-1: Prior to beginning grading activities, a qualified paleontologist shall be retained to provide guidance for compliance monitoring and monitor excavations within moderate to high paleontological sensitivity geological units (e.g., San Onofre Breccia and Santiago Formation). In the event that paleontological resources (e.g., fossils) are exposed during construction activities for the proposed project, all earth-disturbing work occurring in the vicinity (generally within 50 feet of the find) shall immediately stop, and a qualified professional paleontologist, meeting the Society of Vertebrate Paleontology (2010) guidelines, shall be notified regarding the discovery. The paleontologist shall evaluate the significance of the find and determine whether or not additional study is warranted. If the discovery proves significant, additional work such as paleontological resources salvage and reporting may be warranted. If paleontological resources are found, the qualified paleontologist shall develop a monitoring program for impacts to paleontologically sensitive units within the project area.	Prior to beginning grading activities	City of Oceanside	
<i>Hydrology and Water Quality</i>			
MM-WR-1: Prior to issuance of any grading or building permit, the proposed project shall prepare, submit, and secure the approval of the City Engineer of a Final SWQMP consistent with the approved Preliminary SWQMP. Prior to the issuance of any Certificate of Occupancy, the proposed project shall complete the installation of all water quality improvements established by the Final SWQMP subject to inspection and approval by the City.	Prior to issuance of any grading or building permit	City of Oceanside	
<i>Noise</i>			
MM-NOI-1: Prior to the issuance of a Construction Permit, the Applicant/Owner or Construction Contractor shall prepare and submit to the City of Oceanside Planning Division (City Planner) for its review and approval a Construction Noise Management Plan (CNMP). Prior to the issuance of a Construction Permit, Construction Plans shall also include a note indicating compliance with the CNMP is required. The CNMP shall be prepared or reviewed by a Qualified Acoustician (retained at the Applicant/Owner or Construction Contractor's expense) and feature the following: a. A detailed construction schedule, at daily (or weekly, if activities during each day of the week are typical) resolution and correlating to areas or zones of on-site project construction activity(ies) and the anticipated equipment types and quantities involved. Information will include expected hours of actual operation per day for each type of	Prior to the issuance of a Construction Permit	City of Oceanside	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<p>equipment per phase; and, indication of anticipated concurrent construction activities onsite.</p> <p>b. Suggested locations of a set of noise level monitors, attended by a Qualified Acoustician or another party under its supervision or direction, at which sample outdoor ambient noise levels will be measured and collected over a sufficient sample period and subsequently analyzed (i.e., compared with applicable time-dependent dBA thresholds) to ascertain compliance with the 8-hour FTA guidance-based limit of 80 dBA Leq over a consecutive 8-hour period. Sampling shall be performed, at a minimum, on the first (or otherwise considered typical construction operations) day of each distinct construction phase (e.g., each of the five listed phases in Table 14.13-3).</p> <p>c. If sample collected noise level data indicates that the 8-hour noise threshold has or will be exceeded, construction work shall be suspended (for the activity or phase of concern) and the Applicant/Owner or Construction Contractor shall implement one or more of the following measures as detailed or specified in the CNMP:</p> <ul style="list-style-type: none"> i. Administrative controls (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances. ii. Engineering controls (upgrade noise controls, such as install better engine exhaust mufflers). iii. Install noise abatement on the site boundary fencing (or within, as practical and appropriate) in the form of sound blankets or comparable temporary barriers to occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern. <p>The implemented measure(s) will be reviewed or otherwise inspected and approved by the Qualified Acoustician (or another party under its supervision or direction) prior to resumption of the construction activity or process that caused the measured noise concern or need for noise mitigation. Noise levels shall be re-measured, after installation of said measures, to ascertain post-mitigation compliance with the noise threshold. As needed, this process shall be repeated and refined until noise level compliance is demonstrated and documented. A report of this implemented mitigation and its documented success will be provided to the City Planner.</p>			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<p>d. The Applicant/Owner or Construction Contractor shall make available a telephone hot-line so that concerned neighbors in the community may call to report noise complaints. The CNMP shall include a process to investigate these complaints and, if determined to be valid, detail efforts to provide a timely resolution and response to the complainant—with copy of resolution provided to the City Planner.</p>			
<p>Minimization Measures</p>			
<p>Minimization Measure 1: Temporary Fencing. The proposed project applicant shall temporarily fence (with silt barriers) the limits of project impacts (including construction staging areas and access routes) to prevent additional habitat impacts and prevent the spread of silt from the construction zone into adjacent native habitats to be preserved. Fencing shall be installed in a manner that does not impact habitats to be preserved. If work occurs beyond the fenced or demarcated limits of impact, all work shall cease until the problem has been remedied to the satisfaction of the Wildlife Agencies. Any riparian/wetland or upland habitat impacts that occur beyond the approved fenced shall be mitigated at a minimum 5:1 ratio. Temporary construction fencing shall be removed upon project completion.</p>	<p>During construction</p>	<p>City of Oceanside</p>	
<p>Minimization Measure 2: Fugitive Dust. Impacts from fugitive dust will be avoided and minimized through watering and other appropriate measures.</p>	<p>During construction</p>	<p>City of Oceanside</p>	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<p>Minimization Measure 3: Migratory Bird and Raptor Nest Buffers. Trimming of trees containing raptor or migrating bird nests shall be prohibited during the raptor breeding season (January 15 to August 31). Human disturbance shall be restricted around documented nesting habitat during the breeding season based on the following: To avoid any direct and indirect impacts to raptors and/or any migratory birds, grubbing and clearing of vegetation that may support active nests and construction activities adjacent to nesting habitat will occur outside of the breeding season (January 15 to August 31). If removal of habitat and/or construction activities is necessary adjacent to nesting habitat during the breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of non-listed nesting migratory birds on or within 300 feet of the construction area, and federally or state-listed birds and raptors on or within 500 feet of the construction area. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction, the results of which must be submitted to the City for review and approval prior to initiating any construction activities. If nesting birds are detected by the City-approved biologist, the following buffers shall be established: (1) no work within 300 feet of a non-listed nesting migratory bird nest, and (2) no work within 500 feet of a listed bird or raptor nest. However, the City may reduce these buffer widths depending on site-specific conditions (e.g., the width and type of screening vegetation between the nest and proposed activity) or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance). If construction must take place within the recommended buffer widths previously outlined, the proposed project applicant will contact the City and Wildlife Agencies to determine the appropriate buffer. Implementation of this mitigation measure will reduce potential impacts to nesting birds to less than significant because they will avoid indirect impacts to individuals during the nesting season, including nests, eggs, nestlings, and fledglings, and it will allow the birds to successfully reproduce and rear young.</p>	<p>During construction</p>	<p>City of Oceanside</p>	
<p>Minimization Measure 4: Biologist. A monitoring biologist shall be on site during: (a) initial clearing and grubbing of all native habitats; and (b) project construction within 500 feet of preserved habitat to ensure compliance with all conservation measures. The biologist must be knowledgeable of the covered species biology and ecology. The biological monitor should flush wildlife out of habitat areas before they are cleared. The biological monitor shall prepare periodic construction monitoring reports and a post-construction report to document compliance.</p>	<p>During construction</p>	<p>City of Oceanside</p>	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<p>Minimization Measure 5: Landscaping. The applicant shall ensure that development landscaping adjacent to on- or off-site habitat does not include exotic plant species that may be invasive to native habitats. Exotic plant species not to be used include any species listed on the California Invasive Plant Council's "Invasive Plant Inventory" List. This list includes such species as pepper trees, pampas grass, fountain grass, ice plant, myoporum, black locust, capeweed, tree of heaven, periwinkle, sweet alyssum, English ivy, French broom, Scotch broom, and Spanish broom. A copy of the complete list can be obtained from California Invasive Plant Council's website or other similar sources that may evolve over the life of this plan. In addition, landscaping should not use plants that require intensive irrigation, fertilizers, or pesticides adjacent to the Preserve and water runoff from landscaped areas should be directed away from the biological conservation easement area and contained and/or treated within the development footprint. The applicant shall ensure that development lighting adjacent to all on- or off-site habitat shall be directed away from and/or shielded so as not to illuminate native habitats.</p>	<p>During to issuance of Landscape Permit</p>	<p>City of Oceanside</p>	
<p>Minimization Measure 6: Nighttime Work. If night work is necessary, night lighting shall be of the lowest illumination necessary for human safety, selectively placed, shielded, and directed away from natural habitats.</p>	<p>During construction</p>	<p>City of Oceanside</p>	
<p>Minimization Measure 7: Pest Species. Any planting stock to be brought onto the project site for landscape or habitat creation/restoration/enhancement shall be first inspected by a qualified pest inspector to ensure it is free of pest species that could invade natural areas, including but not limited to, Argentine ants (<i>Iridomyrmex humil</i>), fire ants (<i>Solenopsis invicta</i>), and other insect pests. Any planting stock found to be infested with such pests shall not be allowed on the project site or within 300 feet of natural habitats unless documentation is provided to the Agencies that these pests already occur in natural areas around the project site. The stock shall be quarantined, treated, or disposed of according to best management principles by qualified experts in a manner that precludes invasions into natural habitats. The applicant shall ensure that all temporary irrigation will be for the shortest duration possible, and that no permanent irrigation will be used, for landscape or habitat creation/restoration/enhancement.</p>	<p>During construction and during initial stages of project operation</p>	<p>City of Oceanside</p>	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<p>Minimization Measure 8: Construction Conditions. The applicant shall ensure that the following conditions are implemented during proposed project construction:</p> <ul style="list-style-type: none"> a. Employees shall strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint; b. To avoid attracting predators of covered species, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site; c. Pets of project personnel shall not be allowed on the project site; d. Disposal or temporary placement of excess fill, brush or other debris shall not be allowed in waters of the United States or their banks; e. All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other such activities shall occur in designated areas outside of waters of the United States within the fenced project impact limits. These designated areas shall be located in previously compacted and disturbed areas to the maximum extent practicable in such a manner as to prevent any runoff from entering waters of the United States, and shall be shown on the construction plans. Fueling of equipment shall take place within existing paved areas greater than 100 feet from waters of the United States. Contractor equipment shall be checked for leaks prior to operation and repaired as necessary. "No-fueling zones" shall be designated on construction plans. 	<p>During construction</p>	<p>City of Oceanside</p>	

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