

COUNCIL WEEKLY UPDATE

January 21, 2020

PLANNING

General Plan Update Phase 2 – The project team has hosted three virtual workshops soliciting input on community values and priorities. These workshops, addressing land use, mobility, community facilities, conservation/open space, safety, noise, and housing, have each been attended by more than 160 community members.

Informed by input received at these virtual community workshops and prior outreach activities, the project team is beginning to draft a **community vision**, which will outline in broad terms the course the City intends to take over the next 15 to 20 years. This vision will be based on community input received during the City’s public outreach efforts. The community vision will provide key direction for the development of General Plan goals, policies, and actions. Once completed, the draft vision will be shared with City commissions, the community, and staff will seek the concurrence of the City Council. The vision will inform the preparation of two or three **land use and mobility alternatives**, which will ultimately provide for a project description that will provide the basis for environmental review. The project team will initiate environmental review with a public scoping meeting in February.

General Plan Update Phase 2: Housing Element Update - Planning Division staff will be providing an overview of the Housing Element Update process to the Housing Commission on January 26. The presentation is intended to familiarize the Housing Commission with the purpose and intent of the Housing Element and describe the next steps in the process.

Cannabis Update - Several cannabis conditional use permits have been deemed complete and are being prepared for Planning Commission hearing. Staff expects Planning Commission to hear ZenLeaf Cultivation and Nursery sites on February 8, Left Coast Distribution on February 22; and Buddiez Manufacturing and Distribution in March. The State proposed new regulations to facilitate financial services for cannabis business; staff is reviewing the proposed text.

Listed below are the public hearing items that the Planning Commission reviewed and acted on at its meeting on Monday, January 11, 2021.

SUNRISE ASSISTED LIVING - Consideration of a PARCEL MAP (P20-00001), DEVELOPMENT PLAN (D20-00002), and CONDITIONAL USE PERMIT (CUP20-00002) to subdivide a portion of a 14.24-acre parcel (APN: 161-511-19) to create a 2.94-acre parcel for the development and operation of a 115-bed Assisted Living and Memory Care Facility. Located east of College Avenue and north of Mesa Drive, within the Ivey Ranch Rancho Del Oro Neighborhood Planning Area, the project site has a General Plan land use designation of General Commercial (GC) and a zoning designation of Limited Commercial (CL). ***The Commission adopted the resolution approving the project by a 6-0 vote (Morrissey absent). The call for review/appeal period ends on January 21, 2021.***

BARNWELL ESTATES - Consideration of a TENTATIVE MAP (T20-00001), DEVELOPMENT PLAN (D20-00001), VARIANCE (V20-00001), and CONDITIONAL USE PERMIT (CUP20-00001) to allow the subdivision of seven residential lots plus construction of seven single-family residences and corresponding improvements such as landscaping and grading, and one common area lot with bioretention and above height retaining walls, for a total of eight lots from four parcels, plus public cul-de-sac to access the proposed lots. A Variance is requested to allow above height retaining walls of a maximum height of 8.7-feet where 6-feet is permitted at the rear of the common area lot, and above height retaining walls of 3.6-feet to 6-feet where 3.5-feet is permitted within the front yard setbacks of three proposed lots. A Conditional Use Permit is requested to subdivide above base density requirements. The total development site is 3.128 acres located on 323, 327, 331, and 335 South Barnwell Street (APNs: 149-152-31, -32, -33, and -34). The site is located within the Loma Alta Neighborhood Planning Area. The project site has a General Plan Land Use designation of Estate B Residential and a corresponding Zoning designation of Residential Estate B (RE-B). ***The Commission adopted the resolution approving the project by a 6-0 vote (Morrissey absent). The call for review/appeal period ends on January 21, 2021.***

The January 25, 2021 Planning Commission meeting was canceled.

ENGINEERING

Quiet Zone Update – The majority of the additional work approved by City Council in October 2020 is complete. Residents and commuters now use the walkway constructed from the Oceanside Transit Center to Mission Avenue. While construction only took weeks in November, the coordination effort to allow the work was extensive. This new walkway was necessary because of the numerous people trespassing on NCTD right-of-way to get to the station. The trespassers prompted the sounding of train horns in addition to the sounding required for the Mission Ave. crossing. The active gates combined with the new walkway will improve the effectiveness of the Quiet Zone where the sounding of horns between the recently constructed buildings has been reported as unbearable by residents.

The large foundations for the new traffic signal at the Mission/Myers intersection located just several hundred feet from the railroad crossing were constructed in December. The poles, mast arms, and signal heads for intersection, ordered and paid for in April 2020 began arriving to the City's maintenance yard in mid-December. Pre-ordering the equipment saved countless months during COVID conditions. Also, in December the City, NCTD, and SDGDE, with help from design consultants, worked through the conflicts that allowed SDG&E to provide electricity to the new signal and railroad equipment hut.

All agencies involved have worked as a team to establish the Quiet Zone, but this latest update brings the news of a later establishment of the Quiet Zone by approximately a month and a half; to mid-February 2021.

Street Overlay Project – The work associated with the various overlay locations, and Rancho Hermosa and Industry Street area full depth reclamation is substantially complete with only punch list items that remain. Work for Mission Avenue between I-5 and Horne Street requires a Caltrans encroachment permit. The project is awaiting this approved encroachment permit in order to commence construction.

San Ramon/Rancho Del Oro Traffic Signal – The traffic signal was activated December 23, 2020 and the project is now complete.

El Corazon Aquatics Center – Plastering of the Competition and Instructional Pools is slated to begin this week with pool filling to commence shortly thereafter. Pool equipment commissioning will begin shortly after the filling has been completed to ensure all mechanical equipment is operational. Site work continues as does fit and finish work on the balance of the project.

NEIGHBORHOOD SERVICES

COVID-19 Emergency Rental Assistance Grant Program - On January 6, 2021, the City Council approved additional Community Development Block Grant – Coronavirus (CARES) funds in the amount of \$300,000 to assist Oceanside renters financially impacted by the Coronavirus regulations, with temporary financial assistance. Beginning January 11, 2021, the City of Oceanside will provide one-time grants to Oceanside households to cover up to three months of rent and utility assistance for eligible households. Applications will be accepted and reviewed until March 15, 2021, or until funds have been depleted. Households must meet income limits (below 80% of the Household Area Median Income) and have experienced a documented financial hardship directly related to COVID-19. Payments will be made directly to landlords and utility providers on behalf of the applicant household. For more information, please email Oceanside-ERUAP@oceansideca.org. Applications are posted on the City's [Neighborhood Services/Housing website](#).

WATER UTILITIES

Food Scraps Recycling 101 Webinar – Close to 50 businesses and employees have registered for “Back to Basics: Food Scraps Recycling 101,” a webinar taking place on Monday, January 25 from 12:00 to 12:30 p.m. The Green Oceanside team and Waste Management will be connecting with businesses from all industries to discuss the basics of a successful program and how to keep contaminants out of the food scraps, recycling, and green waste bins. To attend, register through the following link: <http://www.tinyurl.com/Jan2021FoodScrapsWebinar>.

Newly Launched Smart Irrigation Controller Program - Green Oceanside staff launched the City's Smart Irrigation Controller Program last week, which will provide free weather-based irrigation controllers to 80 residents in economically-challenged neighborhoods. Weather-based irrigation controllers include a sensor to adjust the optimal sprinkler run time based on the local weather conditions, helping to provide a healthy, beautiful landscape while improving outdoor water efficiency. Staff sent [postcards](#) to qualified residents last week about the program. Approved residents will receive a smart irrigation controller directly installed at their residence and could see water savings of up to 30%.

Update Underway for Community Choice Energy Feasibility – Staff has engaged EES Consulting to perform an update to the City's Community Choice Energy Feasibility Study. Beginning next week, staff will begin the process of requesting SDG&E to deliver updated load data to be used for development of a new 10-year load forecast. Staff expects the load forecast, rate analysis, and energy procurement portfolio updates will be completed by the end of March 2021.

Recycled Water (Lower 1) Conveyance Construction Update – During the week of January 11, the second and final pipe was pulled under the San Luis Rey River, which required 24-hr work and extended traffic control. With this process completed, there will be no further 24-hr work involved with construction on Douglas Drive. The contractor is demobilizing the last of the drilling equipment from the staging area at the south end of the bridge this week. In an effort to speed the completion of the remaining construction north of the bridge, the contractor will be working from 6:30 a.m. to 6:00 p.m. until the recycled water main is installed. Additional traffic control measures are being implemented with the longer shifts to improve traffic flow during rush hours. Once the main is installed, a southbound lane on Douglas Drive will be open 24-hrs a day, without being rerouted around the median.



Recycled water external casing for river crossing



Recycled water main pulled through casing

Pure Water Conveyance & Injection Well Facilities Contract - The Pure Water Oceanside force main along Pala and Coco Palms (north of Cherrystone) has been completed. Construction of the force main and backwash pipelines at the southern section of Coco Palms is still in progress. Traffic control at the Coco Palms and El Camino Real intersection will be implemented in the next few weeks for construction of a new sewer manhole at the intersection. Once testing of the Injection Well is completed, the pipelines in the middle section of Coco Palms and Injection Well Vault Infrastructure will begin construction.



Pure Water Construction Update - Last week, the Advanced Water Purification Facility (AWPF) tilt up walls were erected and pipeline modifications occurred in Plant 2. AWPF construction continues this week with the installation of the building shoring, additional foundation work, and Plant 2 process improvements. Next week, construction will begin on the AWPF roof trusses.



AWPF wall construction with temporary bracing

Pure Water Injection Well & Monitoring Well Drilling Contract – Last week, drilling of the Injection Wells on Coco Palms was completed. Testing of the wells is in progress and anticipated to be completed by early February. Results of the testing will determine whether a third injection well will need to be drilled on Alipaz Court. Monitoring Well construction is anticipated to commence next week, starting in Fireside Park. Drilling of the Monitoring Wells will be performed during daylight hours, with sound walls erected around the drilling rig to help mitigate noise.



Injection Well Testing, Sound Walls Visible Behind

FIRE DEPARTMENT

Executive Fire Officer - Battalion Chief Tim Scott received his certification from the National Fire Academy (NFA) in Maryland as an Executive Fire Officer. Chief Scott completed this four-year study program designed to teach executive leadership, management and analytical skills. The work included the development of four peer reviewed research papers. Due to travel restrictions the usual ceremony held on the NFA Campus was held via Zoom. Chief Robinson presented the Certificate of Completion to Chief Scott.

UPCOMING COMMISSION/COMMITTEE MEETINGS VIA ZOOM

- Jan 21** Police & Fire Commission. 4:00 p.m.
- Jan 26** Library Board of Trustees. 2:00 p.m.
- Jan 26** Water Utilities Commission. 3:30 p.m.
- Jan 26** Housing Commission. 6:15 p.m.
- Jan 27** Downtown Advisory Committee. 9:00 a.m.
- Jan 28** El Corazon Standing Committee. 9:00 a.m.
- Feb 4** Manufactured Homes Fair Practices Commission. 6:00 p.m.
- Feb 8** Planning Commission.
- Feb 9** Economic Development Commission. 3:00 p.m.

COMMUNITY MEETINGS

- Jan 21** El Corazon Park Site 1 Recreational Design Meeting. 4:00 p.m. [Details](#)
- Jan 23** El Corazon Park Site 1 Recreational Design Meeting. 11:00 a.m. [Details](#)
- Jan 27** El Corazon Park Site 1 Recreational Design Meeting. 6:00 p.m. [Details](#)