

# COUNCIL WEEKLY UPDATE

May 21, 2021

## **PLANNING**

**General Plan Update Phase 2** – In accordance with the California Environmental Quality Act (CEQA), the City will conduct a public scoping meeting for the Environmental Impact Report (EIR) for the second phase of the General Plan Update. The scoping meeting will take place via teleconference (Zoom) on June 9 at 6:00 p.m. Participants will be asked to share their thoughts on what issues should be addressed in the project EIR. Please visit [www.onwardoceanside.com](http://www.onwardoceanside.com) for more information.

**Cannabis Update** – Staff presented a Zone Amendment and a Local Coastal Program Amendment to allow cannabis manufacturers, distributors, and non-storefront delivery services to handle adult-use product to the Planning Commission. The commission voted (2-2-3) to not recommend the changes to City Council. The item is scheduled for the June 2 City Council hearing. Staff is also preparing for the annual open application window in the fall for new cannabis businesses. The City will be accepting manufacturing, distribution, and testing lab applications only.

**Carmax** – The appeal of the Planning Commission’s action to approve was withdrawn. The project is moving forward with construction documents at this time.

*Listed below are the public hearing items that the Planning Commission reviewed and took action on at its meeting on Monday, May 17, 2021.*

**CANNABIS FACILITIES ZONE AMENDMENT** – Consideration of a ZONE AMENDMENT (ZA21-00002) AND LOCAL COASTAL PROGRAM AMENDMENT (LCPA21-00002) to introduce an ordinance amending Zoning Ordinance Articles 4, 4A, 12, 13 and 36 and Chapter 7, Article XIII of the City Code and establishing the amended language as part of the Implementing Document of the Local Coastal Program – Cannabis Facilities. The proposed language would remove the medical-only restriction from all cannabis-related uses currently allowed by the City. The proposed amendment would also make changes to City Code Section 7.122 Transfer of ownership interest, modification or other material changes. – ***The Commission voted not to support Staff’s Recommendation by a 2 – 2 vote (Rosales, Hayes – No; Balma, Goodkind, Raines – Absent)***

**DIB3 – OCEAN RANCH DISTRIBUTION FACILITY** – Consideration of a DEVELOPMENT PLAN (D20-00014), CONDITIONAL USE PERMIT (CUP20-00023), and VARIANCE (V21-00003) to construct a 142,746 square-foot warehouse distribution facility with fleet vehicle parking for a package delivery service. The proposed facility would be situated on two vacant parcels (APN 1605712700 & 1605712800) totaling 27.95 acres and located on Ocean Ranch Boulevard within the Ocean Ranch Corporate Center. The project site has a General Plan land use designation of Light Industrial (LI) and a corresponding zoning designation of Limited Industrial. Development on the site is regulated by the Ocean Ranch Master Development Plan. A Conditional Use Permit is required per Article 13 of the Zoning Ordinance to allow an industrial building for distribution, and storage with a floor area greater than 50,000 square-feet and to allow more than six heavy truck terminals (15 proposed). A Variance is requested in accordance with Article 41 of the Zoning Ordinance to allow retaining walls to exceed the maximum height of eight (8) feet. ***The Commission adopted the resolution by a 4-0 vote (Balma, Goodkind, Raines – Absent) approving the project. The call for review/appeal period ends on May 27, 2021.***

**25 ST. MALO VARIANCE** – Consideration of a REGULAR COASTAL PERMIT (RC21-00001) and VARIANCE (V21-00001) request to allow a rear deck extension with stairs to encroach 4-feet 6-inches into the required 10-foot rear yard setback and exceed the allowed maximum lot coverage at an existing single-family residence, located at 25 Saint Malo Beach. The subject property has a General Plan land use designation of Coastal Residential Low Density (C-RL) and a zoning designation of Single Family Residential Coastal (R1), and is situated within the South Oceanside Neighborhood Planning Area and the appealable area of the coastal zone. ***This item has been continued to the July 12, 2021 Planning Commission meeting***

#### **DISCUSSION ITEMS:**

General Plan Conformity Finding for CIP Projects

***The Commission adopted the resolution by a 4-0 vote (Balma, Goodkind, Raines – Absent) recommending City Council approval.***

Adoption of Planning Commission 2022-2023 Work Plan

***The Commission voted 4-0 (Balma, Goodkind, Raines – Absent) recommending City Council approval.***

### **ENGINEERING**

**Quiet Zone Update** – The City’s consultant continues to reach out weekly to both Federal Railroad Administration (FRA) staff in the Southwest Region and Washington, DC for an update on the Quiet Zone application review and response timelines. The individual charged with the review remains behind in nationwide quiet zone application reviews, and has offered no definitive date as to when the Oceanside review will be complete. Some Oceanside residents or businesses may have reached out to Congressman Levin’s office, who also recently contacted the FRA on the status of the application. Staff has contacted Congressman Levin’s staff to discuss a collaborative approach to obtain a response to the Quiet Zone application. Following approval of the application, a minimum 21-day Notice of Establishment to activate the Quiet Zone will be issued to North County Transit District and other railroad stakeholders.

**Road Overlay Project** – Mission Avenue paving and utility adjustments are complete. Traffic signal detection/ loops were installed this week. Traffic striping layout was performed on 5/10/21 and striping will be done Monday evening. Punchlist items will be addressed next week to complete the work.

### **NEIGHBORHOOD SERVICES**

**El Corazon Aquatics Center Staffing Preparations** - Some mechanical and technical issues have surfaced which require the Architect and Contractor’s attention to address as soon as possible. Staff continues with the installation of I.T., furniture, fixtures and equipment throughout the facility. Parks and Recreation staff continue to prepare for operations and staffing. In addition to working on final closeout issues, staff will conclude the fifth Lifeguard Academy of the fiscal year on May 29 with a total of 18 candidates enrolled. To date, 19 other candidates have completed, or are in the process of completing the hiring process, and will commence work to support existing aquatic programming and begin training for new programming and operations at the El Corazon Aquatics Center. Additional interviews are underway and more Lifeguard Academies will be offered in an effort to ensure the facility and staff are well prepared to welcome visitors later this summer.

**Income Tax Program Super Site** - Oceanside's Senior Services staff collaborated with North County AARP Tax Program to plan, organize, and implement a COVID-19 safe, healthy, and productive AARP Income Tax Program Super Site at the Country Club Senior Center. The program was conducted from March 8 - May 12. According to AARP, the cost associated with the preparation of each return has a value of \$300 for the service provided. The value of services to the citizens of Oceanside through this program are:

- 376 AARP E-filed income tax returns: \$112,800
- 10 AARP volunteer Income Tax preparers logged 6 hours per day for 28 days for a total of 1,680 in-kind hours: \$42,722.40 in volunteer value
- Other benefits associated with the 2021 AARP Income Tax Preparation Program are re-connection of seniors with their community, relieving feelings of isolation and loneliness. Finally, it allowed seniors to e-file their Income Taxes on time.

**Animal Kingdom Filming** - The sixth season of Animal Kingdom filming is currently underway. City staff have been engaged with the production team to ensure the impact to the public is kept to a minimum and all City Departments are aware of the daily schedule of operations. The next filming dates are anticipated to be in mid-July. Due to the busy summer season, all July filming will be done away from the coast to mitigate impact to congested areas.

## **PUBLIC WORKS**

**Harbor Dredge Update** - This is the final update for the Oceanside Harbor Dredge. All land-based pipe and equipment will be removed by Friday, May 21, 2021. Due to weather conditions, the floating dredge crane vessel and steel pipe that is currently stored in the Del Mar basin will be towed out of the Harbor on Sunday, May 23. Lot 12 will be reopened on Friday, May 21, after Harbor Maintenance staff restripes all parking spaces. Manson Construction calculated the removal of 350,000 cubic yards of fill from the Harbor channel inlet. The inlet was dredged to a depth of minus 30 feet. Most of the dredged sand this year was used to fill in deep erosion that was caused by the winter storms. The Army Corp indicated that much of the dredged sand that has drifted into the surf line will move onshore over the summer months. Timing for next year's dredge cycle is likely to start early April 2022 depending upon who is awarded the next four-year contact.

## **WATER UTILITIES**

**Community Choice Energy Update** - Due to discrepancies with the City's customer energy usage data provided by SDGE, the City's consultant has built conservative assumptions into the updated pro forma analysis for Community Choice Energy (CCE) feasibility for Oceanside. Staff have received preliminary results from the pro forma update and are working with the consultant to address outstanding questions. Preliminary results of the financial forecast indicate that a City-only CCE remains feasible with an estimated total customer bill savings of 1.2% over the base case scenario with SDGE. However, financial needs including a line of credit and startup costs do not differ substantially from the original 2019 Feasibility Study estimates of approximately \$8 million. Conversely, there are potential cost-savings to the City-only alternative by either joining an existing CCE program or partnering with other jurisdictions to form a new CCE joint powers authority. The exact amount of these savings for Oceanside remains in question until the two existing CCE's provide additional information to potential members at upcoming Board meetings at the end of May. Staff are actively watching the County of San

Diego's process as they have approached both CCE's requesting an Offer to Join letter from Clean Energy Alliance and San Diego Community Power. Meanwhile, staff from the cities of Vista, San Marcos and Escondido will be presenting the results of their CCE Feasibility Study to their respective councils in the month of June.

**Pure Water AWPf Construction Update** – The Advanced Water Purification Facility (AWPF) continued installing piping, site electrical, and modifications in Plant 2. The Ultraviolet (UV) equipment was delivered to the site for installation. Startup of Plant 2 is anticipated to begin in July, with startup of the AWPf anticipated to begin in September.



**Pure Water Conveyance & Injection Facilities Contract** – The vaults for both injection wells in Coco Palms have been placed and backfilled, and the road has been paved with temporary pavement. Backwash piping continues to be installed, which included a shutdown to water service at the Oak Leaf Apartments last week. Construction of a deep manhole at the intersection of Coco Palms and El Camino Real is occurring this week. Construction of piping on Rio Vista and Alipaz will begin in the next few weeks, with construction of the vault for Injection Well No. 3 anticipated to occur subsequent to testing of the well.



**Pure Water Injection Well & Monitoring Well Drilling Contract** – IW-3 continues its testing regimen, which is anticipated to be finalized in early June. Staff provided an [update](#) to Alipaz Ct residents on Monday May 17<sup>th</sup> and spoke to several residents. Many of the residents on Alipaz Ct stated that construction impacts were minimal and complimented the contractor on mitigating sound and overall impact. During the final 24-hour testing periods the construction line (760) 435-4570 will go to a live staffer in order to address any middle of the night concerns. Construction of all three monitoring wells is completed. *(Photo next page)*



*IW-3 on Alizpaz, Drill Rig Demobilized*

**First Donation Weeks of 2021 Recap** - The first event was a success with 326 residents participating. In partnership with Waste Management, the City hosted the first of two bi-annual Donation Weeks between May 3 and May 14. Throughout the two weeks, Oceanside residents were able to donate up to eight gently-used items curbside, to benefit the Oceanside Disabled American Veterans. Further information on upcoming donation opportunities and large item collection may be found [here](#).

## **UPCOMING COMMISSION/COMMITTEE MEETINGS**

*\*Meetings are open to the public with a limited capacity, attendees can participate via Zoom or in-person*

- May 25** Library Board of Trustees. 2:00 p.m.
- June 1** Special Housing Commission meeting. 6:15 p.m.
- June 3** Manufactured Home Fair Practices Commission. 6:00 p.m.
- June 8** Economic Development Commission. 3:00 p.m.

## **COMMUNITY MEETINGS / EVENTS**

- May 26** Rescheduled to June 30 ~~Sand Retention Public Workshop~~. 6:00 p.m.
- June 15-19** Race Across America. Racers start at Pier. [Info](#)
- June 24** Heroes of Oceanside/Camp Pendleton Chamber event. [Registration](#)
- June 30** Sand Retention Public Workshop – Virtual. 6:00 p.m.
- July 3** Fireworks display over El Corazon. 9:00 p.m.
- Aug 21** Armed Forces Operation Appreciation. 11:00 a.m. – 4:00 p.m. [Info](#)