

**Ocean KAMP Mixed-Use Plan Resubmittal - Responses to City ARC Review Letter**

COMMENT	RESPONSE
<b>PLANNING</b>	
<p>1 Pursuant to the Application Submittal Review Letter dated August 29, 2019, the required Hydrology Study, Storm Water Quality Management Plan, and Traffic Impact Analysis were missing from the initial submittal. Please provide the identified studies with the next submittal so those technical reviews may commence.</p>	<p>A CEQA-level drainage study, PDP-SWQMP, and transportation impact analysis are included with this resubmittal.</p>
<p>2 The Economic Impact Study submitted with the application does not include an analysis of the proposed 700 residential units. Please provide a Fiscal Impact Analysis that analyzes the fiscal impacts of the entire project. The submitted fiscal impact analysis will be subject to peer review by the City's consultant to confirm it's findings and conclusions.</p>	<p>A revised Fiscal Impact Analysis including the residential component of the project is included with this resubmittal.</p>
<p>3 Very little information has been provided for the proposed residential component of the project. The residential component represents a significant proportion of the project and more detail should be provided. Please update the mixed-use development plan document to designate the different residential planning areas (R- 1 - R-6), provide a land use summary to include a dwelling unit cap per planning area, identify potential residential building types, identify development regulations per planning area, and provide design guidelines for the residential component.</p>	<p>The Mixed-Use Development Plan has been revised to include additional details on the development regulations and dwelling unit cap for the residential component of the project. The residential lots are shown on the Mixed-Use Plan, as well as the Tentative Map as lots R-1 through R-9. Residential community design guidelines will be provided in a subsequent submittal as part of the residential development plan.</p>
<p>4 Please provide a tentative subdivision exhibit that shows how the property is proposed to be subdivided and that meets the technical requirements for a subdivision map.</p>	<p>A Tentative Map is included with this resubmittal.</p>
<p>5 Provide a separate open space exhibit that shows the proposed open space areas to be incorporated into the project. The open space exhibit should identify the types of open space proposed and quantify how much of each open space category is being provided.</p>	<p>An open space exhibit is included in the mixed-use plan.</p>
<p>6 The project application indicates satisfying the project's inclusionary housing requirement through the payment of the affordable housing in-lieu fee. While the Inclusionary Housing Ordinance allows for the payment of the in-lieu fee to satisfy the inclusionary housing requirement, staff would encourage the provision of (or at least a portion of) the inclusionary housing obligation on site.</p>	<p>Comment noted.</p>
<p>7 Pursuant to the adopted Airport Land Use Compatibility Plan for the Oceanside Municipal Airport, a Federal Aviation Administration (FAA) Part 77 Airspace Analysis is required prior to the Airport Land Use Commission making a compatibility determination on the project or prior to the City taking action on the project. The Part 77 review can be initiated through the FAA at the following link: <a href="https://oeaaa.faa.gov/oeaaa/external/portal.isp">https://oeaaa.faa.gov/oeaaa/external/portal.isp</a></p>	<p>Comment noted, please see revised architectural site plan airport overlay exhibit prepared for FAA compliance. Exhibits have been presented to FAA and coordination is ongoing.</p>
<p>8 Pursuant to Section 2.10 of the adopted Airport Land Use Compatibility Plan for the Oceanside Municipal Airport, a consistency determination on the proposed development by the Airport Land Use Commission is required prior to the City taking action on the project. City staff will initiate the consistency review once the application is closer to being deemed complete.</p>	<p>Comment noted.</p>

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9	The submitted plans depict development, in the form of parking, landscaping and a bike trail, on a portion of the City owned two acre parcel (APN: 160-270-77). Please contact Doug Eddow, Real Estate Manager, to initiate and formalize an agreement for the use of the City property. Doug can be reached at 760-435-5012 or at deddow@oceansideca.org	Coordination is ongoing regarding this issue.
10	As outlined in City Council Policy 300-14, a Community Outreach Plan, which identifies how you will pursue community outreach, and a Community Outreach Report, which documents how community outreach efforts were implemented, are required to be completed prior to the application being deemed complete.	A revised Community Outreach Plan was submitted to the City in November 2019. The revised plan is not included with this resubmittal.
11	Please note that the project application was initially assigned a Tentative Tract number (T19-00004) in error. We've provided a new Tentative Parcel Map number (P19- 00009) for the proposed subdivision. Please include the newly assigned Tentative Parcel Map number, along with the assigned Development Plan (D19-00019) and Conditional Use Permit (CUP19-00021) on all project plans and studies.	Comment noted; TPM number P19-00009 has been used on project documentation.
<b>ENGINEERING</b>		
1	Please show the bench mark on plan. Use the City of Oceanside first order monumentation and bench mark. Add NAVD88 Bench Mark (2014 Control Survey Monument Map: <a href="http://www.ci.oceanside.ca.us/gov/dev/eng/gis_maps/scn.asp">http://www.ci.oceanside.ca.us/gov/dev/eng/gis_maps/scn.asp</a> )	Benchmark information is shown on sheet 1 of the Tentative Map.
2	Please show the FEMA flood Zone on conceptual site plan. Show the exact areas of the flood inundation areas (flood zone).	Existing and proposed FEMA flood zone has been incorporated into the Tentative Map.
3	Please show street cross sections for SR-76, Foussat Road and Mission Avenue.	Street cross sections are provided in sheet 2 of the Tentative Map.
4	Please show the specific pad elevations on the site plan.	See Tentative Map grading sheets and A 1.3 for Finish Floor Elevations.
5	Please submit a hydrology/drainage report. Show Q2, Q10 & Q100 in the drainage report.	A CEQA-level drainage report has been prepared and is provided with the resubmittal.
6	Please submit SWQMP-PDP comments.	A PDP-SWQMP has been prepared and is provided with the resubmittal.
7	Please provide a geotechnical report.	A geotechnical report was included in the August 29 submittal.
8	Please address Transportation comments.	Responses to the Transportation comments are provided below.
9	Additional Engineering comments will be provided with the second plan review, when all required documents are resubmitted with the next check.	Comment noted.
10	Please feel free to call Engineering at (760) 435-5083 if you have any questions.	Comment noted.
<b>TRANSPORTATION</b>		
1	A traffic study update will be required.	A transportation impact analysis is included with this resubmittal.
2	Any potential traffic study recommendations to signalize and/or provide turn movement geometry at project driveways must be shown on the plans.	Comment acknowledged; traffic study recommendations will be incorporated into project plans in a subsequent submittal, as applicable.

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<b>COMMENT</b>		<b>RESPONSE</b>
3	Provide in plans, section details for all fronting streets, internal streets and bike paths. Streets section details must clearly show proposed frontage improvements with sidewalk, bike path and parkway.	Street sections have been included in the Tentative Map for all fronting and on-site streets that clearly define frontage improvements.
4	All parking stalls adjacent to a vertical obstruction greater than 6" must provide one additional foot of lateral clearance.	Comment noted.
5	It is not clear on plans where heavy vehicle delivery will occur. Show on plans all proposed heavy vehicle loading areas with heavy vehicle turning templates to demonstrate accessibility.	See A1.3 for loading bays and vehicle tracking curves for a California Legal Design vehicle (65' truck trailer).
6	It is not clear on plans if the proposed residential access on Mission Avenue will be gated. Since this is proposed to be accessed via private street, the driveway here should be gated and must meet the City's standard for gated access, which will require a minimum 3-car queue capacity with the ability to do u-turn in front of the gate.	All project roadways (with the exception of Foussat road) are intended to be privately-maintained and open to the public and would not be gated.
7	Curb, gutter and sidewalk should be shown on all private streets.	Curb, gutter and sidewalks are shown on project plans for all proposed roadways.
8	Visitor parking areas must be clearly shown on plans if proposed private streets are 28' wide.	Comment noted.
9	More information is need to describe the proposed resort with lazy river, wave pool and RVs. It is not clear on plans how the RVs will access the location proposed.	The proposed RVs would be stationary within the resort and are included in the 300-key total. They will connected to power, plumbing, and sewer systems.
<b>LANDSCAPE</b>		
1	Base Conceptual Landscape Plan (CLP) Information	-
	a. Please locate all drainage swales on plan or refer to the Civil's Preliminary Grading and Development Plan for grades and drainage information.	Note added to sheet L1.0 indication to refer to Tentative Map for grading information.
	b. Provide a "Tree Survey Map" showing all existing trees to be relocated or removed (where applicable), clearly labeled with tree type (botanical names and common names), quantities, and diameter at breast height (DBH) for canopy trees and/ or brown trunk height (BTH) for palms. <u>This requires a tree survey, schedule of tree replacement, or other mitigation requirements. State the total of DBH and BTH lost, and the total of DBH and BTH replaced on the Tree Survey Map.</u>	No "Tree Survey Map" is necessary as there is no trees on the existing site.
	c. The trees that are going to be called out to be "Protected in Place" need to contain language to support the action of protecting the trees in place. Such language may include but not limited to: no mechanical grading to cause a change of grade or elevation around the base of trees or within the drip line of the trees, no mechanical equipment or drenching within the drip line of the trees to avoid disturbance of the root system, and no excessive pruning or equipment around the canopy to cause injury to branches, trunk and compaction of roots. In addition, please note that if the existing trees are damaged or destroyed by construction activities that the trees are to be replaced in kind and of the same size diameter. Call out and show all language on the CLP.	No "Protected in Place" is necessary as there is no trees on the existing site.
	d. The city requires a 1:1 replacement ratio for all DBH and BTH removed.	No "Tree Survey Map" is necessary as there is no trees on the existing site.

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	e. In reviewing the plan I see no bio-filtration basin(s) proposed. Please make sure these basins are called out on the CLP and shown as planted.	Bio-filtration basins are called out on sheet L1.1.
	f. Please clarify for the next submittal on the CLP, maintenance responsibilities for the proposed landscape. Make sure to specify the maintenance responsibilities for both the private (On-site) as well as the public (ROW) landscape.	Note has been added on sheet L1.0 under General Notes 'C' regarding maintenance responsibility.
	g. Any exposed walls or retaining walls along the project frontage facing Highway 76 and North Foussat Rd. shall require some vine species to protect them from future graffiti.	Currently there are no walls or retaining walls proposed along the project frontage facing SR 76 or North Foussat Road.
<b>2</b>	Conceptual Plant List	-
	a. Although the realistic looking trees are nice for a rendered CLP they can be confusing on a black and white reproduction or reduction set often used in entitlement publications. For this CLP please replace the realistic tree symbols with the traditional circle with unique center symbol.	CLP has been updated to black and white as requested. Trees have unique symbols.
	b. The same visual difficulty is present for the shrub palette symbols provided. If the hatch symbol is preferred over the traditional plant symbols for shrubs and groundcover then please chose to use a hatch symbol to replace the green colored areas. Please use a unique black and white hatch symbol or grey shaded areas for these locations.	CLP has been updated to black and white as requested. Shrubs have unique hatch pattern.
	c. Please make sure that one tree symbol is also representative of existing trees on sight. Please add existing tree/ plant symbols to the plant legend.	There are no existing trees on site.
	d. One of the proposed street trees provided on the CLP is a <u>Washinxtonia fulifera – Mexican Fan Palm</u> . Please be sure to propose a shade tree to be planted along with the Washingtonia spp. as a street tree.	A note has been added to sheet L1.0 under Planting Notes item #14 in the event <i>Washingtonia robusta</i> is used.
	e. Note that the street trees shall comply with the City of Oceanside Street Tree Standard 21 IA.	A note has been added to sheet L1.0 under Planting Notes item #13.
	f. All street trees are to be chosen from the current approved City of Oceanside Street Tree List and be a minimum 24" bolt in size.	A note has been added to sheet L1.0 under Planting Notes item #13.
<b>3</b>	Property Lines, Sight Distances, Utility Lines/ Easements	-
	a. If applicable, clearly show and call out all property lines, public rights-of-way lines, Clear line-of-sight distances, utility lines as well as utility, gas, water, sewer, and storm drain easements. Please diagrammatically clarify all of these with a callout. In addition, all easements shall be designated with dimension lines and sight lines (where applicable) and shall be drawn on the CLP.	Call out to utilities have been placed on sheet L1.1. A note has been added on to sheet L1.0 to refer to Tentative Map for all other easements and utility.
<b>4</b>	Notes – Please add to notes if they are not currently found on the CLP.	-
	a. Final landscape plans shall accurately show placement of trees, shrubs, and groundcovers.	Note has been added to sheet L1.0.
	b. Landscape Architect shall be aware of utility, sewer, storm drain easement and place planting locations accordingly to meet City of Oceanside requirements.	Note has been added to sheet L1.0.
	c. All required landscape areas shall be maintained by owner or as stated in any legal document such as but not limited to a lease agreement. The landscape areas shall be maintained per City of Oceanside requirements.	Note has been added to sheet L1.0.

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Typical irrigation note to be added onto the CLP such as but not limited to:	Note has been added to sheet L1.0.
d. An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.	Note has been added to sheet L1.0.
Typical planting note to be added onto the CLP such as but not limited to:	Note has been added to sheet L1.0.
e. The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.	Note has been added to sheet L1.0.
f. The current general notes below refer to the placement of trees and their distances from hardscape and other utilities/ structures. Please show the City of Oceanside's current tree planting distances spacing on the CLP and space proposed trees accordingly.	Note has been added to sheet L1.0.
<u>STREET TREES AND OTHER TREES SHALL BE SPACED:</u>	Note has been added to sheet L1.0.
i. 8 feet (previously 3 feet) from transformers, cable, <b>and pull</b> boxes.	Note has been added to sheet L1.0.
ii. 5 feet from mailboxes	Note has been added to sheet L1.0.
iii. 5 feet from fire hydrants (all sides)	Note has been added to sheet L1.0.
iv. 10 feet from centerline ( <b>previously 7 feet</b> ) of all utility lines (without easement) (sewer, water, storm drains, double check detectors, air relief valves and gas)	Note has been added to sheet L1.0.
v. 10 feet from easement boundaries (sewer, water, storm drains, access or other utilities)	Note has been added to sheet L1.0.
vi. 10 feet from driveways (unless a line of sight is determined by the Traffic Division to be otherwise)	Note has been added to sheet L1.0.
vii. 10 feet from traffic and directional signs	Note has been added to sheet L1.0.
viii. 15 feet (minimum) from streetlights, other utility poles, (determined by specifications)	Note has been added to sheet L1.0.
ix. Street trees shall be planted 3' outside right-of-way if the right-of-way does not allow space, subject to the City Engineer's approval.	Note has been added to sheet L1.0.

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	x. Line of sight at arterials, collector and local streets shall be reviewed and determined by Traffic Engineer. A minimum of twenty-five feet (25') from street intersection or as approved by the Traffic Engineer.	Note has been added to sheet L1.0.
	xi. Minimum fifteen feet (15') streetlight and stop sign or clearance determined by specifications.	Note has been added to sheet L1.0.
	xii. Screen all utilities according to specific agency requirements.	Note has been added to sheet L1.0.
	g. Root barriers shall be installed adjacent to all paving surfaces where a paving surface is located within 6 feet of a tree trunk on site (private) and within 10 feet of a tree trunk in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be a minimum 24 inches in depth. Installing a root barrier around the tree's root ball is unacceptable.	Note has been added to sheet L1.0.
	<b>Fire Notes</b>	-
	h. include the following Fire notes on the CLP:	Requested fire notes have been added to sheet L1.0.
	i. Landscape Improvement Plan set and installation are required to implement approved Fire Dept. regulations, codes, and standards at the time of project approval.	Note has been added to sheet L1.0.
	ii. All fire hydrants, double check detectors, post indicating valves, and fire department connections shall be provided with a 3-foot clearance around all fire apparatuses.	Note has been added to sheet L1.0.
	iii. All trees at maturity shall meet a horizontal clearance along all roadways from curb to curb. Horizontal roadway clearance for a one-story building is 28-foot wide.	Note has been added to sheet L1.0.
	iv. All trees at maturity shall meet a vertical clearance of 14-feet from the top of the roadway to the lowest branches.	Note has been added to sheet L1.0.
<b>5</b>	<b>Fences, Gates, Walls, Retaining Walls, Raised Garden Planters, and Decorative Paving</b>	-
	a. Fencing and walls are to be provided on the CLP. Please make sure the fencing and wall symbols are not just relying on color for differentiation but line type and patterns should be unique for common black and white reproductions.	Fencing and walls are called out on the enlargement plans sheets L2.1 - L2.5 and a different line type has been assigned to each.
	b. On the landscape plan provided in the entitlement package there are no symbols or callouts for proposed fencing. Please place all existing and proposed fencing on the CLP with a symbol and callout for reference. A basic conceptual detail of all proposed walls, fencing and gates will be required to show materials, texture, height and color.	Fencing and walls are called out on the enlargement plans sheets L2.1 - L2.5 and conceptual details for each fence and gate are on sheets L4.0 - L4.1.
	c. If applicable - call out paving (both decorative and standard) in the pedestrian areas to include the type of paving, pattern, and color on the CLP. All pedestrian paving shall include a note stating the following language: All pedestrian paving (both decorative and standard) shall comply with the most current edition of the American Disability Act.	Callouts for paving are on the enlargement plans sheets L2.1-L2.5. Note has been placed on sheet L1.0 under General Notes item D.
	d. Obtain Planning Division approval for the items 5 (a) through 5 (c) above prior to deeming the project approved for entitlement and prior to public hearing.	Comment noted.
<b>6</b>	<b>Trash Enclosure</b>	-

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<b>COMMENT</b>		<b>RESPONSE</b>
	a. For this entitlement package please show on the CLP the conceptual design for the trash enclosure(s) on site.	See sheet RA-A3.1 for typical trash enclosure elevations.
	To bring the landscape portion of the application to a "complete" status, the Conceptual Landscape Plan (CLP) shall be corrected, updated, or supplemented and re-submitted as more particularly detailed for each applicable listed mentioned above.	Comment noted.
<b>FIRE DEPARTMENT</b>		
<b>1</b>	All proposed and existing fire hydrants within 400 feet of the project shall be shown on the site plan.	See added sheet A1.4.
<b>2</b>	Fire apparatus access roadways shall be provided within 150 feet of all exterior walls of the first floor of all buildings. The route of the fire apparatus access road shall be approved by the Fire Department. The 150 feet distance is measured by means of an unobstructed route around the exterior of the building.	See added sheet A1.4.
<b>3</b>	Apparatus access roads shall have a minimum unobstructed width of 28 feet and minimum vertical clearance of 14 feet.	See added sheet A1.4.
<b>4</b>	Buildings or portions of buildings more than thirty-five (35) feet in height shall be provided with a street, driveway, or designated fire lane not less than 35 feet wide which shall be able to accommodate fire department aerial apparatus and designed in a manner so that ladder truck operations can be affected on at least one side of the building which has openings into its interior. Such street, alley, driveway, or designated fire lane shall be located not more than 18 feet from buildings at a point adjacent to the highest building or portion thereof.	See added sheet A1.4.
<b>5</b>	Fire department access roadway shall be provided with adequate turning radius for fire department apparatus: 50 foot outside and 30 foot inside turning radius. Traffic circle must be sized to accommodate emergency vehicles. Curbs or islands may not impede turning radius.	See added sheet A1.4.
<b>6</b>	All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per Vehicle Code Section 22500.1. Any markings, signs and/or fire lane identification shall be in accordance with the Fire Department Standard Guidelines for Emergency Access.	See added sheet A1.4.
<b>Fire Prevention Requirements:</b>		-
<b>7</b>	Buildings four or more stories in height must meet the requirements of Oceanside Mid-Rise Ordinance.	The project has been designed to meet the Oceanside Mid-Rise Ordinance.
<b>8</b>	Prior to delivery of combustible materials or start of combustible construction, paved vehicle access roads capable of supporting vehicle loading (78,000 lbs) must be installed. In addition, the approved, permanent water supply (fire hydrants) must be installed, tested and placed in service prior to delivery of combustible materials or start of combustible construction.	Comment noted.
<b>9</b>	In buildings required to have standpipes, not less than one standpipe shall be provided for use during construction. Standpipes shall be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department vehicle access. Fire department hose connections shall be provided at accessible locations adjacent to usable stairs. Standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.	Comment noted.

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<b>COMMENT</b>		<b>RESPONSE</b>
10	All power operated vehicular gates installed across fire access roadways shall be equipped with Knox electronic override and Opticom strobe activated opening devices.	Comment noted.
11	Knox boxes required to be located at building entrances in locations required by the fire department.	Comment noted.
12	Fire flow shall be determined at the time of building permit application.	Comment noted.
13	Fire department connections shall be located on the address side of the building – unless otherwise determined by the Fire Department. A fire hydrant shall be located within 40 feet of and on the same side of the street as the fire department connection.	See added sheet A1.4.
14	Fire sprinklers required in buildings per California Fire Code Section 903.	See added sheet A1.4.
15	Fire alarm systems required in buildings per California Fire Code Section 907.	Fire alarm systems would be provided as required.
16	Elevators must be sized to accommodate an emergency gurney.	Comment noted.
17	In mid-rise buildings, the fire alarm control panel must be located in a main lobby or in a designated room with an exterior access door as approved by the fire department.	Comment noted.
18	Fire sprinkler riser must be located in a room with exterior access door.	Comment noted.
19	Project must support adequate radio coverage for City emergency service workers operating on the 800MHz Countywide Coordinated Communication System, or the current radio system in use. Ownership must maintain a reasonable standard of reliable radio communication within the buildings and structures once a Certificate of Occupancy is issued. The BDA (bi-directional amplifier) coverage enhancers must be maintained as a condition of occupancy and tested annually. When tested, if the 800MHz signal strength readings (RSSI) fall below 65 in any portion of the building, either above or below grade as measured by an 800 MHz portable radio, the purchase and installation of one or more bidirectional amplifier radio coverage enhancers is required. A minimum signal strength of (-95dBm) in 90 percent of the area of each floor building from both the 800 MHz Countywide Communications Systems and from within the building is required.	Comment noted.
20	Provide address directory board at a location approved by the fire department.	The address directory board will location will be approved by the Fire Department at a later date.
21	Provide a Fire Master Plan for review prior to Building permit application.	A Fire Master Plan will be submitted prior to Building permit application.
<b>SOLID WASTE</b>		<b>Response</b>
1	The project must demonstrate adequate solid waste service and storage for all three streams (solid waste, recycling and organics). Please update plans to reflect service and storage for all three streams, solid waste, recycling and organics. The plans need to include an enclosure detail which identifies a location where dumpsters do not block the alleyway, public right of way, or create public nuisance. For reference the City of Oceanside Enclosure Guidelines is attached. The City of Oceanside reserves the right to review program and services levels and request increases if deemed necessary. The City of Oceanside Municipal Code Chapter 13 requires that Oceanside residents, businesses and multifamily projects are to separate all recyclable material from other solid waste. Additionally, the State of California regulations requires all California businesses participate in Mandatory Recycling (AB 341) and Mandatory Commercial Organics Recycling (AB 1826 & SB 1383) as outlined in the Oceanside Solid Waste code.	See updated Waste Management Schematic Design document. Waste collection locations shown on sheet A1.3.



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<b>COMMENT</b>		<b>RESPONSE</b>
<b>WATER UTILITIES - LETTER DATED 10/21/19 (SUPERSEDES</b>		
<b>W01</b>	Define zones R-1 through R-6 listed on A1.1.	Residential lots R-1 through R-9 are shown on Tentative Map.
<b>W02</b>	Water & sewer studies must be prepared by the developer, at the developer's expense, and reviewed and approved by the Water Utilities Department. Each analysis shall consider all proposed and future development on the site (include zones R1-R6), as well as provide tie-in locations and projected sewer flow rates.	Water and sewer studies will be provided in a subsequent submittal.
<b>W03</b>	The tentative map shows the Zephyr development's sewer connection into the existing 24" sewer main in Mission Ave which then discharges into the drop manhole in front of the Mission Avenue Lift Station. The proposed connection point includes sewer flows from Ocean Kamp and the future residential zones R4-R6. A previously submitted study for this property, <i>Pavilion Project - Sewer Study</i> dated August 10, 2007, had identified this existing 24" gravity sewer main as needing to be upsized to a 30" to accommodate the increased sewer flows. The Zephyr development is required to submit an updated sewer study for review and approval by Water Utilities Department to determine if any off-site sewer improvements are required. The City is in the process of obtaining sewer flow monitoring of the existing 24" gravity main in Mission Ave from Fireside Street to the lift station. If available, the City will provide this data to the developer's engineer to incorporate into the revised sewer study.	The project is proposing to upsized the existing 24" sewer to a 30" sewer to ensure there is adequate capacity; see Tentative Map Utility Sheets.
<b>W04</b>	Show public water main with minimum 30' easement in private road between northern portion of Ocean Kamp and southern portion of residential development.	The water main that is in the projects looped road is intended to be a public water main and has been labeled as such. The easement has been labeled on the sections sheet of the Tentative Map.
<b>W05</b>	The single feed public water loop shown on plans is not acceptable. The on-site fire system shall be private and looped with two connections to the City's water system. One connection shall be off the existing 12" steel main in Foussat Road and second off the existing 18" DIP main in Mission Ave. The existing 4" AC main entering the property shall be used to feed loop, and upsized to meet City's standard and Water study requirements. Provide public water main with minimum 20' easement in private road, turf block, or pavement that can support H-20 loading along northern portion of Ocean Kamp development.	The onsite fire line has been revised to have two points of connection as requested, see Tentative Map Utility Sheets.
<b>W06</b>	All utilities in Foussat Street (old Foussat), including the exiting 8" Marlado force main shall be relocated to Foussat Road, and eliminate the existing 6" force main crossing under State Route 76 (SR-76) by running along southern portion of development in a minimum 45-ft wide dedicated public sewer easement & minimum 14-ft wide access road. All water mains shall tie back into their appropriate connections at the intersections of Foussat St and SR-76. The Marlado force main shall break to gravity in a minimum 20-ft wide public sewer easement and flow into the existing manhole (600918049) in the southern portion of property.	The project is proposing to relocate all utilities in old Foussat Road to new Foussat Road, see Tentative Map Utility Sheets.
<b>W07</b>	Proposed water main on Sheet C-2, in Zones R-4 - R-6 shall be looped with two connections to the City's water system. One connection shall be off the existing 12" AC main in Mission Ave, and a second connection off the existing 8" AC main in Heritage St.	The proposed water main has been revised to tie into the two locations that are being requested, see Tentative Map Utility Sheets.

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<b>COMMENT</b>		<b>RESPONSE</b>
<b>W08</b>	On-site sewer to serve Ocean Kamp development shall be private. All on-site private sewer shall discharge into existing 8" PVC lateral in southern portion of property. Revise and resubmit civil plans.	The proposed on-site sewer for the development is to be private. The private sewer system from the site will discharge into the public sewer line that is in the looped road and then discharge into the existing 24" sewer main that is to be upsized to a 30" sewer main.
<b>W09</b>	Sheet C-3 proposed 16" force main, 18" water main (511), and 20" ground water main shall be located within property boundary, with proper separations called out. Provide a minimum 45-ft wide dedicated public utility easement and access road constructed of turf block or pavement that can support H-20 loading, with a turnaround or hammer head.	The project intends to obtain permission from the City of Oceanside to locate the utilities within their property, that coordination is ongoing.
<b>W10</b>	Show on plan, each commercial building with a separate City water meter. Design plans will show a private sub-meter for each commercial suite where there is more than one tenant or commercial business within a building. Water supply lines after the City meters to each building shall be privately maintained and have a backflow assembly.	Water meters for the Residential, Hotel, and Commercial/Retail buildings have been incorporated into the plan per the City's direction, see Tentative Map Utility Sheets.
<b>W11</b>	Show on plan, dedicated City water meter(s) for hotel resort and associated buildings. Design plans will show a private sub-meter for buildings maintained by hotel resort. Water supply lines after the City meters to each building shall be privately maintained and have a backflow assembly.	Water meters for the Residential, Hotel, and Commercial/Retail buildings have been incorporated into the plan, in addition to, private backflow preventers and callouts that define all water lines that are past the backflow as private. See Tentative Map Utility Sheets.
<b>W12</b>	Show on plan, a separate City water meter for outdoor water play areas maintained by resort hotel, such as wave pool, lazy river, adult pool, children's splash, etc.	Separate water meters have been incorporated for the Wave Pool and other buildings within the project site per City direction. See Tentative Map Utility Sheets.
<b>W13</b>	Maximum fire hydrant spacing is 300 feet and all portions of commercial or industrial buildings shall be within 150 feet of an approved fire hydrant accessible to the fire department vehicles per Section 2.6 of the <i>Water, Sewer, and Recycled Water Design and Construction Manual</i> .	Fire Hydrants have been added to the utility design per the City direction. See Tentative Map Utility Sheets.
<b>W14</b>	A block wall enclosure with double swing gates shall be provided around the existing air-release valves for containment during cleaning and maintenance operations. This enclosure shall provide access for required maintenance vehicles at all times.	No air-release valves are identified on the Tentative Map. Once the City reviews the submittal package, PDC will request a meeting with the City's Utilities Department to determine where the existing air-release valves are located, and determine how to protect and maintain access at that time.
<b>W15</b>	Beach sand is proposed throughout portions of development. Oil and Sand Interceptor(s) shall be installed, as described by the latest adopted California Plumbing Code Chapter 10. Interceptor shall be maintained in accordance with the Fats, Oil, and Grease permit. The location shall be shown on the approved Engineering Plans with reference to Building Plans for design and detail.	The project will comply with the California Plumbing Code regarding 'Oil and Sand Interceptors' and will call them out on the civil sheets with a reference to the building plan once their location has been determined.

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<b>COMMENT</b>		<b>RESPONSE</b>
<b>W16</b>	A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 & 18-OR0021-1 relating to food service establishments shall be on each building sewer when deemed necessary in an appropriate outside location and shall be maintained by the property owner. The grease interceptor shall be shown on Engineering Plans with reference to Building Plans for design and detail.	The project will comply with the City of Oceanside Ordinance 07-OR0021-1 & 18-OR0021-1 relating to 'Grease Interceptors' and call them out on the civil sheets with a reference to the building plan once their location has been determined.
<b><u>General Conditions:</u></b>		
<b>W17</b>	For developments requiring new water service or increased water service to a property, the landowner must enter into an agreement with the City providing for landowner's assignment of any rights to divert or extract local groundwater supplies for the benefit of the property to receive new or increased water service, in return for water service from the City, upon such terms as may be provided by the Water Utilities Director.	The landowner shall enter into an agreement with the City as noted.
<b>W18</b>	All existing active and non-active groundwater wells must be shown on conceptual, grading, and improvement plans.	Comment noted.
<b>W19</b>	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 responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.	Comment noted.
<b>W20</b>	All Water and Wastewater construction shall conform to the most recent edition of the <i>Water, Sewer, and Recycled Water Design and Construction Manual</i> or as approved by the Water Utilities Director.	Comment noted.
<b>W21</b>	The property owner shall maintain private water and wastewater utilities located on private property.	Comment noted.
<b>W22</b>	Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by an approved and licensed contractor at developer's expense.	Comment noted.
<b>W23</b>	Provide a separate irrigation water meter with reduced pressure principle backflow device for common area landscaping. Meter shall be managed and paid for by the Homeowner's Association for the development. Irrigation meter may be a dedicated water meter, or a private sub-meter.	Comment noted.
<b>W24</b>	Per the latest approved California Fire Code, all new residential units shall be equipped with fire sprinkler system.	Comment noted.
<b>W25</b>	Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire protection shall have a dedicated fire service connection to a public water main with a double check detector backflow assembly. Location of the backflow assembly must be approved by Fire Department.	Comment noted.
<b>W26</b>	The City operates a groundwater purification facility (Mission Basin Water Purification Facility adjacent to the R-group developments proposed at the northern portion of the property. The facility contains outdoor pumps that face the development. Any sound proofing modifications required at the City facility will be designed, permitted, and installed at the developer's expense.	Comment noted.
<b><u>The following conditions shall be met prior to the approval of engineering design plans:</u></b>		
<b>W27</b>	All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the <i>Water, Sewer, and Recycled Water Design and Construction Manual</i> . Easements shall be constructed for all weather access.	Comment noted; condition shall be met prior to approval of engineering design plans.

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COMMENT		RESPONSE
<b>W28</b>	Any water and/or sewer improvements required to develop the proposed property will need to be included in the improvement plans and designed in accordance with the <i>Water, Sewer, and Recycled Water Design and Construction Manual</i> .	Comment noted; condition shall be met prior to approval of engineering design plans.
<b>W29</b>	No trees, structures or building overhang shall be located within any water or wastewater utility easement.	Comment noted; condition shall be met prior to approval of engineering design plans.
<b>W30</b>	All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per the latest adopted California Plumbing Code.	Comment noted; condition shall be met prior to approval of engineering design plans.
<b>W31</b>	Recycled water is anticipated to be supplied through the Fallbrook outfall line in the near future. When recycled water becomes available, this property shall be required to convert its irrigation supply to recycled water. The irrigation system shall be designed in anticipation of a future recycled water service and meter.	Comment noted; condition shall be met prior to approval of engineering design plans.
<b>W32</b>	An inspection manhole for commercial waste as described by the <i>Water, Sewer, and Recycled Water Design and Construction Manual</i> , shall be on each building sewer lateral and the location shall be called out on the approved engineering plans.	Comment noted; condition shall be met prior to approval of engineering design plans.
<b>W33</b>	Connections to public sewer main with 6-inch or larger sewer lateral will require a new sewer manhole for connection to main per Section 3.3 of <i>Water, Sewer, and Recycled Water Design and Construction Manual</i> .	Comment noted; condition shall be met prior to approval of engineering design plans.
<b>W34</b>	A separate irrigation meter and connection to main with an approved backflow prevention device is required to serve common landscaped areas and shall be displayed on the plans.	Comment noted; condition shall be met prior to approval of engineering design plans.
<b>W35</b>	Provide peak irrigation flows per zone or control valve to verify size of irrigation meter and reduced pressure principle backflow device on Landscape Plans.	Peak irrigation calculations will be provided on construction drawing set.
<b>W36</b>	All existing and proposed public sewer mains on site shall show on plans an access road, turf block, or pavement that can support H-20 loading for sewer vactor truck. Access road or pavement must have a minimum turning radius of 46-feet (outer wheel) for curb clearance and a wall clearance of 46'-11". Truck length is 41'-6". No parking spaces shall be designated around a public manhole such that it would impede the maintenance of the sewer main by a City vactor truck.	Comment noted.
<b>W37</b>	Provide stationing and offsets for existing and proposed water service connections and sewer laterals on plans.	Comment noted.
<b>W38</b>	Where private sewer system is shared with other tenants, a Property Management Company and CC&Rs should address the maintenance, repair, and replacement of "shared" sewer lateral or facilities.	Comment noted.
<b>W39</b>	Any unused water services or sewer laterals by the proposed development or redevelopment, shall be abandoned in accordance with Water Utilities requirements.	Comment noted.
<p><b><u>The following conditions of approval shall be met prior to building permit issuance.</u></b></p>		
<b>W40</b>	Show location and size of existing and proposed water meter(s) on site plan of building plans. Show waterline from proposed meter to connection point to building or residence.	Comment noted.
<b>W41</b>	Show location and size of existing and proposed sewer lateral(s) from property line or connection to sewer main to connection point at building or residence.	Comment noted.

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<b>COMMENT</b>		<b>RESPONSE</b>
<b>W42</b>	Provide table of fixture count and flow calculations per the latest adopted California Plumbing Code to size water meter and service lines on site plan of building plans.	Retail program, kitchen, and pool design are not progressed at the entitlement stage to establish accurate plumbing fixture schedules. Will coordinate with civil to establish water demand.
<b>W43</b>	If a larger water meter is required, then the incremental increase in water and sewer buy-in fees between the existing and proposed meter size will be charged. If the existing water service connection is less than the proposed meter size, then the Owner/Developer will be required to abandon the existing water service and show on engineering and building plans the location and size of the new service connection to public main.	Comment noted.
<b>W44</b>	Provide drainage fixture unit count per the latest adopted California Plumbing Code to size sewer lateral for property.	Retail program, kitchen, and pool design are not progressed at the entitlement stage to establish accurate plumbing fixture schedules. Will coordinate with civil to establish sewer demand.
<b>W45</b>	If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1, then building plans must show sizing calculations per the latest California Plumbing Code, the location, the make and model, and plumbing schematic showing the required appurtenances at each building sewer lateral.	Sizing calculations will be provided in a subsequent submittal.
<b>W46</b>	If a Sand and Oil Separator is required, then building plans must show drainage fixture unit count and calculations per the latest California Plumbing Code to size oil and sand separator and show on plans the location, make and model of separator, inlet/outlet piping, and a plumbing schematic of the separator along with the required appurtenances at each building sewer lateral.	Drainage fixture counts and calculations will be provided in a subsequent submittal.
<b>W47</b>	Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to be paid to the City at the time of Building Permit issuance per City Code Section 32B.7.	Comment noted.
<b>BUILDING DIVISION CONDITIONS</b>		
<b>1</b>	The granting of approval under this action shall in no way relieve the applicant/project from compliance with all Current State and local building codes. Refer to Building Division Conditions for all applicable codes.	See updated information on sheet A0.1.
<b>2</b>	The building plans for this project are required by State law to be prepared by a licensed architect or engineer.	Comment noted.
<b>3</b>	Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.	The project has been designed to comply with the Federal Clean Water Act and applicable BMPs shall be provided on project plans.
<b>4</b>	Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application.	Comment noted.
<b>5</b>	A form or foundation survey shall be required prior to the placement of concrete to show the location of the new structure in respect to the property lines, known easements, and known setback lines. By obtaining a form survey the location of the foundation is checked prior to the placement of concrete, and can save costly corrective measures in case of an encroachment of a property line.	Comment noted.
<b>6</b>	Site development, parking, access into buildings and building interiors shall comply WITH ALL CURRENT State of California Accessibility Code where required.	Comment noted. See also updated information on sheet A1.3.

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COMMENT		RESPONSE
7	All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).	All electrical will be underground.
8	A complete set of Soil Reports, Structural Calculations, Energy Calculations, & California Title 24 Energy Form(s) shall be required at time of plans submittal to the Building Division for plan check.	Comment noted.
9	All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be fully shielded.	Exterior lighting will meet this requirement.
10	City of Oceanside Enforces the 2016 California Green Building Standards Code. A <u>Construction Waste Management Plan shall be required at time of plans submittal to the Building Division for plan check.</u>	A construction waste management plan will be provided to fulfill the identified requirements.
	5.408.1 Construction waste diversion. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.	
	5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that:	
	1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.	
	2. Indicates if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).	
	3. Identifies dispersion facilities where construction and demolition waste material collected will be taken	
	4. Specifies that the amount of construction waste and demolition materials diverted shall be calculated by weight or volume, but not by both.	
11	Short-term bicycle parking. Provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. CGBSC 5.106.4.1.1.	See sheet A 1.3 for parking, bicycle parking and loading information; EV Charging stations will be provided.
12	Selective coordination information for Emergency and Elevator systems shall be provided as needed. National Electrical Code requirements for selective coordination are mandatory for certain electrical systems where maximum reliability of power is critical. The 2014 edition of the NEC' includes selective coordination requirements for Elevator Circuits and Emergency Systems. FiEC 240.12, 620.62, 700, 200.16, 700.27 and 701.18.	Selective coordination for emergency and elevator systems will be provided.
	<ul style="list-style-type: none"> <li>Where selective coordination is required by code, the coordination study/report that identifies the exact over-current devices utilized to achieve the coordination must be provided with the electrical plans.</li> </ul>	Construction documents and specifications will require the electrical contractor to provide a coordination study based on manufacturer of equipment. Study will need to show the electrical equipment is fully coordinated prior to ordering equipment.

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COMMENT	RESPONSE
<p>• "The design professional must either stamp the selective coordination report if prepared by him/her or a letter attesting that the contents of the attached report have been reviewed and is acceptable. The specified over current protection devices required to achieve a coordinated system must be identified on the plans and on all electrical power distribution equipment that the coordination requirement applies to or in a document that resides near the pertinent electrical equipment. If the selective coordination information cannot be provided at the time of plans submittal due to the distribution equipment model/type and associated over-current components not yet being known, the electrical plans can be approved with <u>a deferred submittal condition whereby final approval of the electrical installation will be withheld until two sets of said report, letter and revised plans have been received, reviewed and approved by plans examination and the installation verified by inspections</u>". This policy will provide compliance with the code for selective coordination and also ensure the Design Professional has properly reviewed and approved the final system as installed. This Jurisdiction will then record the letter and subsequent study into the permanent record for that project.</p>	<p>Coordination study shall be part of submittals for the design professional (Syska Hennessy) to review and approve.</p>
<p>This policy will provide compliance with the code for selective coordination and also ensure the Design Professional has properly reviewed and approved the final system as installed. This Jurisdiction will then record the letter and subsequent study into the permanent record for that project.</p>	<p>Syska Hennessy will review and approve coordination study.</p>
<p><b>13</b> San Diego County Department of Environmental Health approval is required for all new food businesses and public pools.</p>	<p>Comment noted.</p>
<p><b>14</b> Buildings four or more stories in height must comply with City of Oceanside Mid-Rise Ordinance.</p>	<p>The project has been designed to comply with the City's Mid-Rise Ordinance.</p>
<p><b>15</b> Elevator car must be sized to accommodate an emergency gurney sized 84 x 24 inches in the horizontal position.</p>	<p>Comment noted.</p>
<p><b>16</b> An enclosed elevator lobby – separating the elevator shaft enclosure doors from each floor with fire partitions. – shall be provided at each floor where an elevator shaft enclosure connects more than two stories in A, E, H, I, L, R-I, R-2, and R-2.1 occupancies and more than three stories in all other occupancies (CBC 3006.2, CBC 3006.3).</p>	<p>Comment noted.</p>
<p><b>17</b> Plans must specify, as applicable, the type of automatic sprinkler system - NFPA 13, NFPA 13R, or NFPA 13D – installed in the building.</p>	<p>See A 1.3 for sprinkler information.</p>
<p><b>18</b> The construction documents and/or site plan should indicate the location and required number of designated parking stalls. These parking spaces should be marked "CLEAN AIR/VANPOOL/EV." The markings should be visible when a clean air vehicle is parked. In other words, if the front of the vehicle goes into the parking stall first, the markings should be visible at the back end of the vehicle. Lettering should be at least 8 inches high. The CLEAN AIR/VANPOOL/EV parking stalls may be located anywhere on the site and do not require a preferential location. Refer to Table 5.106.5.2 in CAL Green to ensure that the correct number of designated parking stalls is provided. Include all parking spaces in the calculation. 2016 Cal Green Section 5.106.5.2</p>	<p>See A 1.3 for parking, bicycle parking and loading information.</p>

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<b>COMMENT</b>		<b>RESPONSE</b>
<b>19</b>	The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:	Comment noted.
	a) Building construction work hours shall be limited to between 7 a.m. and 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).	Construction schedule shall be in compliance with the noted regulations.
	b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small Amounts of construction debris may be stored on site in a neat, safe manner for short periods of time pending disposal.	Construction shall comply with the noted requirements for debris storage.
<b>CEQA REVIEW</b>		
	<p>Staff has conducted a preliminary review of the proposed project pursuant to Section 15061 of the CEQA Guidelines and has determined that the project does not qualify for either a statutory or categorical exemption. While revisions to the project plans resulting from the ARC review process are not likely to affect or change this CEQA determination, nevertheless, staff will re-review the CEQA determination issue following re-submission.</p> <p>At such time that the project design has been revised to satisfactorily address the Departments' comments and requirements outlined herein, and the City and the applicant have jointly concurred on the proposed project description, the CEQA review process may then proceed. The policy of the City of Oceanside is to allow development applicants to prepare and submit California Environmental Quality Act (CEQA) documentation for their proposed projects. However, pursuant to Section 15050 of the CEQA Guidelines, the City, as the "Lead Agency," retains ultimate responsibility for determining whether such documents reflect the independent judgment of the City. Thus, all CEQA documents are subject to Planning Division review and comment, and subject to final acceptance by the City Planner prior to the posting of any CEQA-related notices (i.e., "Notice of Intent to Adopt a Negative Declaration/Mitigated Negative Declaration" or "Notice of Completion").</p>	Applicant and consultant team will coordinate with City staff on the environmental review requirements, as noted.