



## PROJECT DESIGN CONSULTANTS

DATE: March 13, 2020

FILE: 4375.20

TO: Sergio Madera, City of Oceanside Engineering Division

FROM: Greg Shields, PDC San Diego

SUBJECT: Response to Comments for Tentative Map Engineering Division Comments, Ocean Kamp, T19-00004

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Here are PDC's response to comments for the plans:

1. Show the proposed residential development and streets on the conceptual plans.

**Response:** The proposed residential development has not been defined at this time, for that reason, the Ocean Kamp Tentative Map is showing the intended residential lots, streets, and backbone utilities that are to service those lots as has been discussed with City Officials. See *Ocean Kamp Tentative Map*.

2. Provide grading quantities on the plans.

**Response:** Grading quantities have been added, see *Ocean Kamp Tentative Map Sheet 1*.

3. Please show the proposed ROW lines and widths for Foussat Road on the plans.

**Response:** Street dimensions are on the grading and utility sheets, in addition to, Sheet 2 Street Sections. See *Ocean Kamp Tentative Map*.

4. Please provide a 10-foot parkway behind curb face along Foussat Road. Please show these improvements on plan view and street cross-sections.

**Response:** Parkway been incorporated as requested, see *Ocean Kamp Tentative Map*.

5. Foussat Road will need to show new development of PCC curb and gutter, and ADA sidewalk on both sides; and connect to the nearest existing curb, gutter, and sidewalk areas. Please show these improvements on plan view and street cross-sections.

**Response:** Improvements have been added, see sections and grading sheets of the *Ocean Kamp Tentative Map*.

6. The north side of Mission Avenue will need to be developed with PCC curb and gutter and ADA sidewalks. The improvements will connect to the existing improvements near Fire Station 7 to the west and continue east towards Fireside Street. Please show this proposed development on the plans.

**Response:** The requested sidewalk has been added to the north side of Mission Avenue, and where there is no existing curb and gutter the project is proposing curb and gutter up to the existing Fire Station, see *Ocean Kamp Tentative Map Sheet 11*.

7. The narrowed portion in Foussat Road will need to be widened to provide consistent flow-through traffic. The width and land assignments will be dictated by the site-specific traffic study and the Traffic Department. Please show this development on the plans.

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(Date)  
Page 2

**Response:** Understood, to clarify the projects intent a striping sheet has been added. See *Ocean Kamp Tentative Map Sheet 13*.

8. Please show all pedestrian ramps on the plans and show how the sidewalks, public and private, will connect. All public pedestrian ramps need to be located entirely within the City ROW.

**Response:** Pedestrian ramps and sidewalk have been added to the site plan, see revised *Ocean Kamp Tentative Map*.

9. On sheet 12 of the development plan, the section of existing public 48-inch RCP, S outfall pipe located in the SLR bike trail to the northwest, no longer serves the public interest and only this development. Therefore, this section of pipe shall be considered private and maintained by this development's HOA or management group. Please identify this section of pipe as "private" on the plans.

**Response:** Note has been added to the Existing 48" pipe that it is to become private, see *Ocean Kamp Tentative Map Sheet 12*.

10. Drainage Report: Will stormwater runoff occur onto the existing residential neighborhood to the east, along Fireside Drive or other offsite areas? Please discuss this in the report in more detail.

**Response:** See report. The project is not proposing to allow runoff into adjacent neighborhoods, a section has been added to the grading sheet to better define the intent for the 100-foot wildlife corridor.

11. Drainage Report: Please include more information regarding the proposed residential development and proposed drainage infrastructure for these areas, as well as the resort (drainage pipes, inlets, roof downspouts). Some of this information can be included as part of a discussion and/or exhibit.

**Response:** See report.