

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL AND COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT, ZONE AMENDMENT, LOCAL COASTAL PROGRAM AMENDMENT, VESTING TENTATIVE MAP, DEVELOPMENT PLAN, AND REGULAR COASTAL PERMIT FOR THE OCEANSIDE TRANSIT CENTER REDEVELOPMENT PROJECT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: GPA22-00002, RZA22-00001, LCPA22-00004, T22-00006, D22-00016, RC22-00011

APPLICANT: TOLL BROTHERS APARTMENT LIVING

LOCATION: 235 SOUTH TREMONT STREET (APNs 150-046-17-00, -046-01-00 through -046-08-00, -043-01-00 through -043-04-00, -043-05-00, and -043-06-00)

THE CITY COUNCIL AND COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DO RESOLVE AS FOLLOWS:

WHEREAS, there was filed with the Planning Division of the Development Services Department a verified petition on the forms prescribed by the City requesting a General Plan Amendment, Zone Amendment, Local Coastal Program Amendment, Vesting Tentative Map, Development Plan, and Regular Coastal Permit for the Oceanside Transit Center (OTC) Redevelopment Project under the provisions of Articles 40, 43, and 45 of the Zoning Ordinance and Article VII of the Subdivision Ordinance of the City of Oceanside to permit the following:

Approval of the OTC Specific Plan to allow for the redevelopment of the OTC into a mixed-use project with a modern intermodal transit facility and associated amenities and site improvements;

on certain real property described in the project description.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; an Environmental Impact Report (EIR) was prepared and circulated for this project (SCH No. 2023010231);

1 WHEREAS, following the consideration of all applicable testimony and
2 evidence and deliberation, the Planning Commission, by a 4-1-1 vote, did on the 23rd day
3 of June, 2025 adopt Resolution No. 2025-P15 recommending City Council certification
4 of the Final EIR (FEIR) and adoption of the Findings of Fact and Mitigation Monitoring
5 and Reporting Program (“MMRP”); and approval of a General Plan Amendment
6 (GPA22-00002), Zone Amendment (RZA22-00001), Local Coastal Program
7 Amendment (LCPA22-00004), Vesting Tentative Map (T22-00006), Development Plan
8 (D22-00016), and Regular Coastal Permit (RC22-00011) for the OTC Specific Plan and
9 redevelopment of the OTC into a mixed-use development on a 10.15-acre site; and

10 WHEREAS, following the consideration of all applicable testimony and evidence
11 and deliberation, the Downtown Advisory Committee, by a 5-0 vote, did on the 20th day of
12 August, 2025 recommend City Council certification of the Final EIR (FEIR) and adoption
13 of the Findings of Fact and Mitigation Monitoring and Reporting Program (“MMRP”);
14 and approval of a General Plan Amendment (GPA22-00002), Zone Amendment (RZA22-
15 00001), Local Coastal Program Amendment (LCPA22-00004), Vesting Tentative Map
16 (T22-00006), Development Plan (D22-00016), and Regular Coastal Permit (RC22-00011)
17 for the OTC Specific Plan and redevelopment of the OTC into a mixed-use development on
18 a 10.15-acre site; and

19 WHEREAS, the City Council and Community Development Commission, after
20 giving the required notice, did on the 7th day of October, 2025 conduct a duly advertised
21 public hearing, and heard and considered evidence and testimony by all interested parties
22 as prescribed by law to consider said application; and

23 WHEREAS, the documents or other material which constitute the record of
24 proceedings upon which the decision is based will be maintained by the City of Oceanside
25 Planning Division, 300 North Coast Highway, Oceanside, California 92054.

26 WHEREAS, pursuant to Gov’t Code §66020(d)(1), NOTICE IS HEREBY
27 GIVEN that the project is subject to certain fees, dedications, reservations and other
28 exactions as provided below:
29

Description	Authority for Imposition
Public Facility (Residential and Commercial)	Ord. No. 91-09 Reso. No. 15-R0638-1
Parks (Residential only)	Ord. No. 91-09 Reso. No. 15-R0638-1
School District Fee (Residential and Commercial) School District Fee (Hotel – refer to School District)	Ord. No. 91-34 OUSD Res. 13(12-13) CUSD Res. 21-1314
Traffic Signal & Thoroughfare (Multi-Family Residential and Commercial)	Reso. No. 16-R0324-1 Reso. No. 12-R0626-1
Drainage and Flood Control Fee	Ord. No. 85-23 Reso. No. 16-R0638-1
Wastewater System Capacity Buy-in Fee (Non- Residential and Multi-Family Residential)	Reso. No. 87-97 Ord. No. 15-OR0479-1 City Code 37.7.37
Water System Capacity Buy-in Fee (Residential and Non-Residential)	Reso. No. 87-96 Ord. No. 15-OR0480-1 City Code 37.7.37
San Diego County Water Authority (Residential and Non-Residential)	SDWA Ord. 2017
Inclusionary Housing Administration Fee	Chapter 14C.9 of the MC Reso. No. 03-R175-1 Reso. No. 11-R0483-1

WHEREAS, the fees listed above have been identified by the City as being applicable to the project as proposed. Failure by the City to list an applicable fee above does not alleviate the developer from paying all applicable fees at the time when such fees become due;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations subject to applicable law including Government Code Section 65589.5 (o); and

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

1 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN
2 that the 90-day period to protest the imposition of any fee, dedication, reservation, or other
3 exaction described in this resolution begins on the effective date of this resolution and any
4 such protest must be in a manner that complies with Section 66020; and

5 WHEREAS, the documents or other material which constitute the record of
6 proceedings upon which the decision is based will be maintained by the City of Oceanside
7 Planning Division, 300 North Coast Highway, Oceanside, California 92054.

8 WHEREAS, studies and investigations made by this City Council and Community
9 Development Commission and in its behalf reveal the following facts:

10 FINDINGS

11 For the General Plan Amendment (GPA22-00002):

12 To change the existing land designations of the project site from Downtown (DT), Coastal
13 Transportation and Utility (C-TU), Coastal Residential High Density (C-RH), and Coastal
14 General Commercial (C-GC) to Specific Plan and to remove the project site from the
15 Downtown District:

- 16 1. The re-designation of the project site to Specific Plan will provide for a variety of
17 land uses consistent with policies of the adopted General Plan, including the Land
18 Use Element (Policies 1.32A, 1.1A, 1.1B, 1.1C, 1.11A, 1.11B, and 1.11C), Housing
19 Element (Policies 1.1, 1.6, 2.1, 3.5, and 3.7), Economic Development Element
20 (Policies EDE-1b-1 and EDE-1b-2), Energy/Climate Action Element (Policies
21 ECAE-2A-1, ECAE-2a-5, and ECAE-5A-7), and the Circulation Element (Policies
22 5.1, 5.7, 5.8, 5.10, and 5.13). The Specific Plan will facilitate a mixed-use,
23 intermodal transit facility compatible with existing land uses in the vicinity of the
24 project site.
- 25 2. Removal of the project site from the boundaries of the Downtown District will not
26 impact the long-term viability of Downtown and the Specific Plan will be consistent
27 with the Downtown District's goal of maintaining and enhancing an appropriate mix
28 of uses.

29 For the Zone Amendment (RZA22-00001):

1 To re-designate the project site as a Specific Plan and establish the OTC Specific Plan as a
2 regulatory document in accordance with CA Government Code Section 65450 et seq.:

- 3 1. The proposed change in zoning to Specific Plan is consistent with the Land Use
4 Element of the General Plan and other applicable policies and is compatible with
5 surrounding development. The land use regulations and development standards
6 articulated in the OTC Specific Plan will ensure that development and land use on
7 the project site will both enhance the visual quality of, and be compatible with, the
8 surrounding area.
- 9 2. The Specific Plan will enhance the potential for superior urban design in comparison
10 with the development under the base district regulations that would apply if the
11 Specific Plan was not approved because the Specific Plan introduces objective
12 design guidelines applicable to all components of development to achieve a creative,
13 high-quality design throughout the entire project boundary.
- 14 3. Deviations from the base district regulations that otherwise would apply are justified
15 by compensating benefits of the Specific Plan because site development standards
16 of the Specific Plan are customized and cater towards the development of a high-
17 quality transit-oriented development with a mix of land uses and a modern
18 intermodal transit facility.
- 19 4. The Specific Plan includes adequate provisions for utilities, services, and emergency
20 vehicle access; and public service demands will not exceed the capacity of existing
21 and planned systems.

22 For Local Coastal Program Amendment (LCPA22-00004)

- 23 1. Pursuant to Public Resources Code §30510(a), the City Council hereby certifies that
24 the Local Coastal Program Amendment (LCPA22-00004) is intended to be carried
25 out in a manner fully in conformity with the Coastal Act of 1976.
- 26 2. Pursuant to Coastal Commission Local Coastal Program Regulations §13551(b), this
27 amendment shall take effect upon Coastal Commission approval.
- 28 3. The proposed Specific Plan conforms to the Local Coastal Program, in that it does
29 not impact public coastal access, water or marine resources, sensitive habitat, visual

resources, visitor serving uses, or public facilities. The Specific Plan will also be consistent with policies of the Local Coastal Program, including Recreation and Visitor Serving Facilities (Policies 10, 17, and 24) and Visual Resources and Special Communities (Policies 4, 8, 11, and 13). The project will maintain existing view corridors through public rights-of-way and will introduce a creative, site-responsive design with desirable site characteristics and architectural features that will be sited and designed to be visually compatible with the character of surrounding areas. The project will maintain adequate public access to and along the coast through an existing pedestrian tunnel under the railroad right-of-way. As a transit hub, the project will include public outdoor open space and amenities for transit user and coastal visitors. The existing public parking lot at the transit center with 560 spaces will be replaced with a parking structure with 801 parking spaces, including 611 parking spaces reserved for public use, to ensure adequate parking is maintained for transit users and coastal visitors.

For the Vesting Tentative Map (T22-00006):

1. The proposed Vesting Tentative Map is consistent with the General Plan, the proposed Specific Plan, and provisions of the Subdivision Ordinance of the City.
2. The site is physically suitable for the type of development in that the site includes approximately 10.15-acres and developed with an existing transit center. Technical studies prepared for the project indicate the site is not significantly constrained by topography, geological or hydrological hazards, protected habitat or other limiting features.
3. The site is physically suitable for the proposed density of development as the site is located within an urbanized area and surrounded by a variety of residential uses, commercial and transit uses. The site is served by existing public services, utilities, and public facilities and all necessary infrastructure improvements will be installed with the project.
4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their

1 habitat. The subject property is located in an urbanized area and is developed with
2 an existing transit center. An Environmental Impact Report was prepared for the
3 project and analyzed environmental impacts, including potential impacts to
4 wildlife and habitat. The EIR concluded that project impacts, including potential
5 impacts to wildlife and habitat, will be less than significant with recommended
6 mitigation measures.

- 7 5. The design of the subdivision or the type of improvements meet City standards and
8 will not conflict with easements, acquired by the public at large, for access through
9 or the use of property within the proposed subdivision. Easements on the property
10 will be improved and maintained in a manner consistent with City standards.
- 11 6. The subdivision complies with all other applicable ordinances, regulations and
12 guidelines of the City of Oceanside, including the Local Coastal Program. The
13 proposed vesting tentative map exhibit accords with the form and content
14 requirements of the City's Subdivision Ordinance (Article VII Vesting Tentative
15 Map).

16 For the Development Plan (D22-00016):

- 17 1. The site plan and physical design of the project as proposed is consistent with the
18 purposes of the Zoning Ordinance in that the layout and design of the proposed
19 project is consistent with the OTC Specific Plan development standards. The siting
20 and architecture of the proposed mixed-use project has been designed pursuant to
21 the OTC Specific Plan design guidelines and will avoid potential adverse visual
22 impacts on adjacent properties through high-quality architecture, adequate setbacks,
23 abundant landscape, context-appropriate walls and fencing, and adequate on-site
24 parking for residents, employees, and the general public.
- 25 2. The Development Plan conforms to the General Plan of the City, in that the proposed
26 development will be consistent with the land use regulations, development standards
27 and design guidelines of the OTC Specific Plan.
- 28 3. The area covered by the Development Plan can be adequately, reasonably, and
29 conveniently served by existing and planned public services, utilities, and public

1 facilities as detailed in the OTC Specific Plan. The project, as conditioned, will
2 install public infrastructure including water, sewer, and storm drain improvements
3 necessary to serve the project.

4 4. The project is compatible with existing and potential development on adjoining
5 properties or in the surrounding neighborhood. The project will redevelop an existing
6 transit center into a mixed-use intermodal transit facility designed at a scale
7 compatible with mid-rise mixed-use development to the north in Downtown and
8 adjacent residential neighborhoods to the south. The project will include high quality
9 urban design with enhanced landscaping, public spaces, circulation improvements,
10 and pedestrian connections to ensure compatibility with adjacent uses.

11 5. The project will conform with all applicable policies of the certified Land Use Plan
12 in that the proposed development plan will be consistent with the provisions of the
13 OTC Specific Plan upon certification.

14 6. The Specific Plan and the Development Plan are consistent with the adopted Land
15 Use Element of the General Plan and other applicable policies and are compatible
16 with surrounding development, in that the Specific Plan and the Development Plan
17 will redevelop an existing transit center into a mixed-use project with a modern
18 intermodal transit facility that will provide opportunities for housing, encourage the
19 use of alternative transportation, increase public transit ridership, and reduce
20 greenhouse gas emissions.

21 7. The Specific Plan and the Development Plan will enhance the potential for superior
22 urban design in comparison with development under the base district regulations that
23 would apply if they were not approved, in that the PD Plan and Development Plan
24 provide a consolidated site plan for a property with unique shape and constraints that
25 might otherwise be developed to the detriment of surrounding neighborhoods.

26 8. Deviations from the base district regulations that otherwise would apply are justified
27 by compensating benefits of the Specific Plan and the Development Plan, including
28 high-quality architecture and urban design, a public plaza, extensive open space,
29 public and private amenities, and a modern intermodal transit facility.

1 9. The Specific Plan and the Development Plan includes adequate provisions for
2 utilities, services, and emergency vehicle access; and public service demands will
3 not exceed the capacity of existing and planned systems.

4 For the Regular Coastal Permit (RC22-00011):

5 1. The project conforms to the policies of the Local Coastal Program as implemented
6 through the OTC Specific Plan. The placement and design of the proposed project
7 will be visually compatible with the character of surrounding area and will not
8 substantially alter or impact existing public views of the coastline or public view
9 corridors.

10 NOW, THEREFORE, the City Council and Community Development
11 Commission of the City of Oceanside do resolve as follows:

12 1. The City Council and Community Development Commission do hereby approve
13 a General Plan Amendment (GPA22-00002), Zone Amendment (RZA22-00001),
14 Local Coastal Program Amendment (LCPA22-00004), Vesting Tentative Map
15 (T22-00006), Development Plan (D22-000016), and Regular Coastal Permit
16 (RC22-00011) subject to the conditions below.

17 2. Notice is hereby given that the time within which judicial review must be sought
18 on this decision is governed by Code of Civil Procedure Section 1094.6(b) as set
19 forth in Oceanside City Code Section 1.10 and Public Resources Code Sections
20 21167 and 30801.

21 **Planning:**

22 1. The Vesting Tentative Map, Development Plan, and Regular Coastal Permit shall
23 not become effective until the certification of the Local Coastal Program
24 Amendment (LCPA22-00004) by the California Coastal Commission. The
25 effective date shall be used for determining expiration dates for the Vesting
26 Tentative Map, Development Plan, and Regular Coastal Permit.

27 2. This Vesting Tentative Map, Development Plan, and Regular Coastal Permit
28 approval shall expire 36 months after their effective date (October 7, 2028), unless
29

1 this time period is extended by the provisions of Article 1, Section 150 of the
2 Zoning Ordinance.

3 3. The applicant, permittee or any successor-in-interest shall defend, indemnify and
4 hold harmless the City of Oceanside, its agents, officers or employees from any
5 claim, action or proceeding against the City, its agents, officers, or employees to
6 attack, set aside, void or annul the City's approval of this development project.
7 The City will promptly notify the applicant of any challenge, claim, suit, action or
8 legal proceeding against the City. The City will cooperate fully with the applicant,
9 permittee or any successor-in-interest in the legal defense of the City's approving
10 action.

11 4. The approval of this project constitutes the applicant's agreement with all
12 statements in the project description, OTC Specific Plan, project plans, and other
13 materials and information submitted with this application, unless specifically
14 waived by an adopted condition of approval.

15 5. A covenant or other recordable document approved by the City Attorney shall be
16 prepared by the property owner and recorded prior to grading permit issuance.
17 The covenant shall provide that the property is subject to this resolution and all
18 listed conditions of approval.

19 6. Prior to the transfer of ownership and/or operation of the project site, the owner
20 shall provide written copy of the application, staff report and resolution for the
21 project to the new owner and/or operator. This notifications provision shall run
22 with the life of the project.

23 7. Failure to meet any conditions of approval for this development shall constitute a
24 violation of the Vesting Tentative Map and Development Plan.

25 8. This resolution includes the following entitlements:

- 26 a) Vesting Tentative Map to subdivide the project site into eight parcels.
27 b) Development Plan for the construction of a mixed-use development project
28 consistent with the land use regulations, development standards, and design
29 guidelines of the OTC Specific Plan.

- c) Regular Coastal Permit in conjunction with a discretionary development project in the Coastal Zone as required by the City's Local Coastal Program.
9. All development shall be subject to compliance with land use regulations, development standards, design guidelines, and procedures of the OTC Specific Plan.
10. The project shall comply with all mitigation measures identified in the OTC Final EIR (SCH NO. 2023010231) Mitigation, Monitoring, and Reporting Program (MMRP). The applicant shall submit a mitigation compliance binder (digital format) to the Planning Division documenting compliance with all mitigation measures.
11. Building elevations, siding materials, colors, roofing materials and floor plans submitted for building permit plan check shall be in substantial compliance with those plans and exhibits approved by the City Council.
12. Prior to grading permit or building permit issuance, the applicant shall submit and obtain final approval of a Construction Management Plan from the City Planner or their designee. The Construction Management Plan shall be implemented during the entire duration of the construction of the mixed-use project.
13. The construction of fencing and walls shall conform to the approved Development Plan and/or the OTC Specific Plan.
14. The project shall comply with the provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code). These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours.
15. Building permit plans shall demonstrate that all mechanical (HVAC) rooftop and ground-mounted equipment will be completely screened from public view as required by the Zoning Ordinance and that all mechanical HVAC equipment, screens and/or vents shall be painted with non-reflective paint to match the roof.
16. Project signage was not approved as part of the Development Plan. All proposed signage shall be reviewed and approved in conformance with the OTC Specific Plan Master Sign Program prior to the issuance of any sign permit.

- 1 17. Parking spaces shall be kept available and useable for the parking of vehicles at
2 all times.
- 3 18. All dwelling units proposed as part of this project shall be rented for no less than
4 31-days.
- 5 19. A letter of clearance from the affected school district in which the property is
6 located shall be provided as required by City policy at the time building permits
7 are issued.
- 8 20. Any trash, debris, or waste material found onsite during grading or cleanup
9 operations shall be disposed of off-site in accordance with local, state, and federal
10 regulations. Any buried trash/debris or materials containing petroleum
11 encountered shall be evaluated prior to removal and disposal.
- 12 21. Outdoor lighting shall be low emission, shielded, and directed away from
13 neighboring properties.
- 14 22. Renewable Energy Facilities: The project shall comply with requirements of
15 Article 30, Section 3047 of the Zoning Ordinance. The project applicant shall also
16 purchase 75% renewable electricity for the common areas.
- 17 23. Electric Vehicle Parking and Charging Facilities: Prior to issuance of building
18 permits, the project shall comply with residential and non-residential electric
19 vehicle (EV) parking and charging facility requirements as provided in Article 30,
20 Section 3048 of the Zoning Ordinance.
- 21 24. Urban Forestry Program: Prior to issuance of building permits, the project shall
22 comply with the urban forestry standards outlined in Table 1 of Article 30, Section
23 3049 of the Zoning Ordinance.
- 24 The project must provide a Landscape and Tree Canopy Management Plan
25 (LTCMP). The LTCMP shall include information regarding regular, seasonal, and
26 emergency maintenance, trash abatement, irrigation, tree/plant care, tree
27 replacement, insect and disease infestation prevention, integrated pest
28 management, and appropriate response process etc. Projects that do not maintain
29

landscape in a manner consistent with the approved LTCMP shall be subject to code enforcement action.

25. Transportation Demand Management (TDM) (Zoning Ordinance Article 30, Section 3050): The project applicant shall implement the Draft Transportation Demand Management Plan prepared by Stantec dated April 24, 2025. A Final TDM shall be submitted to the Planning Division for review and approval prior to building occupancy. The TDM plan shall be implemented upon first occupancy.
26. The developer is prohibited from entering into any agreement with a cable television franchisee of the City, which gives such franchisee exclusive rights to install, operate, and or maintain its cable television system in the development.
27. The residential and commercial aspects of this project shall be developed simultaneously as a Mixed-Use project per the phasing plan outlined in the OTC Specific Plan. No deferral of the commercial use shall be permitted as the project's approval was for a Mixed-Use project.
28. All residential units will be all-electric and will not use natural gas. No fireplaces shall be permitted inside residential units.
29. The public community room provided in Block 2 shall be prioritized for use by the City of Oceanside through a property lease agreement between the City of Oceanside and the North County Transit District but shall be reserved in perpetuity as a public use space. The project applicant shall fully furnish the community room, including the installation of an audio/video system.
30. Prior to the issuance of any grading permit or building permit, the grading permit plans and building permit plans shall be reviewed for consistency with the City Council-approved discretionary application plans and exhibit. No deviation from the approved plans and exhibits may occur without prior Planning Department approval. Modifications to the approved plans shall be processed in accordance with Article 43 of the Zoning Ordinance.

- 1 31. Prior to issuance of a Certificate of Occupancy (C of O), the project shall prepare
2 a Security and Management Plan (SMP) that shall be subject to the review and
3 approval of the City Planner. The SMP shall include the following provisions:
4 a) Security: The SMP will address on-site security, site management, hours-of-
5 operation, and specific security measures that will provide appropriate security
6 for all residents, employees, and visitors.
7 b) Maintenance: The SMP shall address, but not be limited to, anti-graffiti
8 measures for the building exterior, landscaping, parking lots, sidewalks,
9 walkways, and overall site maintenance measures. The SMP shall ensure that
10 a high standard of maintenance is maintained on the project site at all times.
11 Maintenance provisions shall include periodic sweeping/cleaning of parking
12 lots, sidewalks and other concrete surfaces at sufficient intervals to maintain a
13 clean appearance. Wastewater, sediment, trash or other pollutants shall be
14 collected on an as-needed basis and shall be properly disposed, and shall not
15 be discharged off the property or into the City's storm drain system.
16 c) Any graffiti within the project shall be removed within 24 hours of discovery
17 of the occurrence by property management staff. Any new paint used to cover
18 graffiti shall match the existing color.
- 19 32. For the purposes of determining the applicability of the Citywide Public Safety
20 Community Facilities District (CFD) to residential occupancies, any new
21 development or change in occupancy classified as an R occupancy in the most
22 recently adopted California Building and/or California Fire codes with 16 or more
23 dwelling or sleeping units (not intended for use as a hotel or motel where Transient
24 Occupancy Taxes [TOT] will be collected) will be required to annex into the CFD
25 as a condition of development. Additionally, for properties converted from a
26 facility where TOT has been previously collected, the property will be required to
27 annex into the CFD as a condition of development. These projects include
28 residential projects over 16 units in size that meet the following criteria:
29

- a. Projects which are subject to a General Plan Amendment necessary to accommodate residential uses.
 - b. Mixed-Use project proposed on commercially-zone land, including mixed-use project in the Downtown District.
 - c. Residential projects exceeding base density allowances.
 - d. Assisted living or Skilled Nursing facilities of any size.
33. Prior to issuance of a grading permit, the City, project developer, and the North County Transit District shall enter into a separate agreement regarding delivery of the community room, specifying items such as the interior design, including the provision of furniture and equipment, access rights, and maintenance obligations.
34. Prior to final occupancy of the parking structure, the project developer shall complete all improvements associated with the community room, subject to the satisfaction of the City Manager and per the terms of any applicable agreement related thereto.

Building:

35. Beginning on January 1, 2023, Oceanside Development Services (ODS) is required by State law to enforce the 2022 Edition of California Building Standards Codes (a.k.a., Title 24 of the California Codes of Regulations).
- Every three years, the State adopts new model codes (known collectively as the California Building Standards Code) to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems.
- There are 12 parts to Title 24 and the applicable parts for most Building Division permit applications are listed below.
- Part 2: The 2022 California Building Code (CBC).
 - Part 2.5: The 2022 California Residential Code (CRC).
 - Part 3: The 2022 California Electrical Code (CEC).
 - Part 4: The 2022 California Mechanical Code (CMC).
 - Part 5: The 2022 California Plumbing Code (CPC).

- Part 6: The 2022 California Energy Code
- Part 9: The 2022 California Fire Code (CFC)
- Part 11: The 2022 California Green Building Standards Code (CALGreen Code) This Part is known as the California Green Building Standards Code, and it is intended that it shall also be known as the CALGreen Code.

All architects, engineers, designers, developers, owners and contractors **MUST** be familiar with the codes in effect at the time of plan submittal. ODS, as required by State law, **CANNOT** approve projects that do not comply with the codes in effect at the time of plan submittal.

36. Where mixed occupancy buildings contain incidental use areas, the following shall apply:

- a. Clearly identify on plans whether there are any incidental use areas that are separated from other portions of the building pursuant to CBC.
- b. The protection used for incidental use areas may include automatic fire sprinklers, fire-resistance rated construction, or both. Identify such protection in the incidental use areas on each floor plan.

37. Where mixed occupancy buildings contain nonseparated uses, the following shall apply:

- a. Clearly identify on plans whether nonseparated uses will be utilized pursuant to CBC 508.3.
- b. Clearly acknowledge on the plans that the use of nonseparated occupancies requires the most restrictive provisions of CBC 403 and Chapter 9 to apply to the entire building.
- c. The adjoining nonseparated uses must be clearly identified on all floor plans, including the boundary of such areas
- d. The project must be designed to meet the requirements of the more restrictive occupancy for the following: (Area) (Height) (Egress) (Fire Sprinklers) (Other)
- e. Per Table 504.4 the Type of construction must be per 2022 CBC for each Building.

- 1 f. Per Table 705.8 Walls 3 to 5 feet from the PL must not have opening of more than
2 15%, walls 5 to 10 not less than 25%, walls 10 to 15 feet not more than 45%.
- 3 38. Where mixed occupancy buildings contain separated uses, the following shall apply:
4 a. Clearly identify on plans the boundary of each adjoining occupancy that will be
5 separated pursuant to CBC 508.4.
6 b. Fire-resistance rated walls used to separate adjoining occupancies shall be
7 constructed as fire barriers in accordance with Section 707; fire partitions shall not
8 be allowed. (CBC 508.4.4.1).
9 c. Fire-resistance rated floor-ceiling assemblies used to separate adjoining
10 occupancies shall comply with CBC 711. (CBC 711.2.4.1)
- 11 39. Where mixed occupancy buildings contain accessory areas, the aggregate area of all
12 accessory areas within a single occupancy shall not exceed 10% of the floor area of
13 the primary occupancy. (CBC 508.2.3).
- 14 40. Clearly label and identify on plans (fire walls, fire barriers, fire partitions, shafts,
15 smoke barriers, and smoke partitions), along with their fire-resistance ratings.
16 Provide a legend.
- 17 41. Submit an exit analysis plan that labels and clearly shows compliance with all
18 required egress features such as, but not limited to, common path of travel, required
19 number of exits, occupant load, required width, continuity, travel distance, etc. (CBC
20 1001.1)
- 21 42. Means of egress doors shall be readily distinguishable from the adjacent construction
22 and finishes such that the doors are easily recognizable as doors. Mirrors or similar
23 reflecting materials shall not be used on means of egress doors. Means of egress
24 doors shall not be concealed by curtains, drapes, decorations or similar materials.
25 (CFC 1010.1)
- 26 43. The building plans for this project are required by State law to be prepared by a
27 licensed architect or engineer.
- 28 44. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on
29 the plans.

- 1 45. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution
2 Ordinance) and shall be shielded appropriately.
- 3 46. Separate/unique addresses may be required to facilitate utility releases. Verification
4 that the addresses have been properly assigned by the City's Planning Division shall
5 accompany the Building Permit application.
- 6 47. A form or foundation survey shall be required prior to the placement of concrete to
7 show the location of the new structure in respect to the property lines, known
8 easements, and known setback lines. By obtaining a form survey the location of the
9 foundation is checked prior to the placement of concrete, and can save costly
10 corrective measures in case of an encroachment of a property line
- 11 48. The 2022 California Energy Code requires rooftop solar zones. Solar ready rooftop
12 required. Low-rise and High-rise Multi-family Buildings, Hotel/Motel Occupancies,
13 and Nonresidential Buildings. The solar zone shall be located on the roof or overhang
14 of the building or on the roof or overhang of another structure located within 250
15 feet of the building or on covered parking installed with the building project and have
16 a total area no less than 15 percent of the total roof area of the building excluding
17 any skylight area. The requirements for solar ready buildings are all mandatory, so
18 there are no prescriptive and performance compliance paths. Since the provisions are
19 mandatory, there are also no tradeoffs allowed, and applicants must demonstrate
20 compliance with each measure.
- 21 49. Exterior walls of all buildings shall comply with CBC table 705.2 Projections.
22 Cornices, eave overhangs, exterior balconies and similar projections extending
23 beyond the exterior wall shall conform to the requirements of this section and Section
24 1406. Exterior egress balconies and exterior exit stairways and ramps shall comply
25 with Sections 1021 and 1027, respectively. Projections shall not extend any closer to
26 the line used to determine the fire separation distance than shown in Table 705.2.
- 27 50. CBC 1027.5 Location. Exterior exit stairways and ramps shall have a minimum fire
28 separation distance of 10 feet (3048 mm) measured at right angles from the exterior
29 edge of the stairway or ramps, including landings, to:

1 a. Adjacent lot lines.

2 b. Other portions of the building.

3 c. Other buildings on the same lot unless the adjacent building exterior walls and
4 openings are protected in accordance with Section 705 based on fire separation
5 distance. For the purposes of this section, other portions of the building shall be
6 treated as separate buildings.

7 51. 1023.7 Interior Exit Stairway and Ramp Exterior Walls: Exterior walls of the interior
8 exit stairway or ramp shall comply with the requirements of Section 705 for exterior
9 walls. Where nonrated walls or unprotected openings enclose the exterior of the
10 stairway or ramps and the walls or openings are exposed by other parts of the
11 building at an angle of less than 180 degrees (3.14 rad), the building exterior walls
12 within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening
13 shall have a fire-resistance rating of not less than 1 hour. Openings within such
14 exterior walls shall be protected by opening protectives having a fire protection
15 rating of not less than 3/4 hour. This construction shall extend vertically from the
16 ground to a point 10 feet (3048 mm) above the topmost landing of the stairway or
17 ramp, or to the roof line, whichever is lower.

18 52. Site development, parking, access into buildings and building interiors shall comply
19 WITH ALL CURRENT State of California Accessibility Code where required. No
20 Accessible parking shown on current plans. You must clearly show compliance on
21 the plans.

- 22 • Buildings or portions of buildings and facilities within the scope of this chapter
23 shall be accessible to persons with disabilities. Each building on a building site
24 shall be considered separately when determining the requirements contained in
25 this chapter, except when calculating the number of units which must comply with
26 Section 1102A.3.1. Dwelling units within a single structure separated by firewalls
27 do not constitute separate buildings.
- 28 • Newly-constructed covered multifamily dwellings as defined in this chapter,
29 include, but are not limited to, the following:

- Apartment buildings with 3 or more dwelling units including timeshare apartments not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
- Condominiums with 4 or more dwelling units including timeshare condominiums not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
- Lodging houses, as defined in Chapter 2 of the California Building Code, used as a residence with more than 3 but not more than 5 guest rooms.
- Congregate residences, as defined in Chapter 2 of the California Building Code, with 3 or more sleeping units.
- Dwellings with 3 or more efficiency units, as defined in Chapter 2 of this code, or Section 17958.1 of the California Health and Safety Code.
- Shelters for homeless persons, not otherwise subject to the disabled access provisions of the Division of the State Architect-Access Compliance (DSA-AC).
- Dormitories, as defined in Chapter 2 of this code, with 3 or more guest rooms as defined in Chapter 2 of the California Building Code.
- Timeshare dwellings with 3 or more units, not considered a place of public accommodations or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
- Other Group R occupancies in covered multifamily dwellings which are regulated by the Office of the State Fire Marshal. See Section 1.11.
- Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B. Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11A and Chapter 11B.
- 1102A.3.2 Multistory dwelling units in buildings with one or more elevators. Multistory dwelling units contained in buildings with elevators shall comply with

1 this section. For multistory dwelling units in buildings with elevators, the story of
2 the unit that is served by the building elevator is considered a ground floor and the
3 primary entry floor to the unit and shall comply with the following:

- 4 • At least 1 powder room or bathroom shall be located on the primary entry level.
- 5 • At least 1 kitchen shall be located on the primary entry level.
- 6 • All rooms or spaces located on the primary entry level shall be served by an
7 accessible route and shall comply with Division IV.
- 8 • 1109A.3 Required accessible parking spaces Accessible parking spaces shall be
9 provided at a minimum rate of 2 percent of the covered multifamily dwelling
10 units. At least one space of each type of parking facility shall be made accessible
11 even if the total number exceeds 2 percent.
- 12 • 1109A.7 Location of accessible parking spaces. The location of accessible parking
13 spaces shall comply with the following:
 - 14 • Accessible parking spaces shall be located on the shortest possible accessible
15 route to an accessible building, or covered multifamily dwelling unit entrance. All
16 van accessible spaces may be grouped on one level of a multilevel parking facility.
17 Please illustrate compliance on the plans.
 - 18 • When parking facilities are located adjacent to a building with multiple accessible
19 entrances, accessible parking spaces shall be dispersed and located near the
20 accessible building entrances.
 - 21 • When practical, the accessible route shall not cross lanes for vehicular traffic.
22 When crossing vehicle traffic lanes is necessary, the accessible route shall be
23 designated and marked as a crosswalk.
 - 24 • Parking facilities that do not serve a particular building shall have accessible
25 parking spaces located on the shortest possible accessible route to an accessible
26 pedestrian entrance of the parking facility.
 - 27 • Accessible parking spaces shall be located so that persons with disabilities are not
28 compelled to wheel or walk behind parked cars other than their own.
- 29

- Exception: When the enforcement agency determines that compliance with this section or providing equivalent facilitation would create an unreasonable hardship, parking spaces may be provided which would require a person with physical disabilities to wheel or walk behind other than accessible parking spaces.

53. 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.

54. City of Oceanside Enforces the 2022 California Green Building Standards Code. A Construction Waste Management Plan shall be required at time of plans submittal to the Building Division for plan check. 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.

55. 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:

- a. 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.
- b. Indicates if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
- c. Identifies diversion facilities where construction and demolition waste material collected will be taken.
- d. Specifies that the amount of construction waste and demolition materials diverted shall be calculated by weight or volume, but not by both.

56. Plans must specify, as applicable, the type of automatic sprinkler system – NFPA 13, NFPA 13R, or NFPA 13D – installed in each building.

- 1 57. San Diego County Department of Environmental Health approval is required for all
2 new food businesses and public pools.
- 3 58. The construction documents and/or site plan should indicate the location and
4 required number of designated parking stalls. These parking spaces should be
5 marked "CLEAN AIR/VANPOOL/EV." The markings should be visible when a
6 clean air vehicle is parked. In other words, if the front of the vehicle goes into the
7 parking stall first, the markings should be visible at the back end of the vehicle.
8 Lettering should be at least 8 inches high. The CLEAN AIR/VANPOOL/EV parking
9 stalls may be located anywhere on the site and do not require a preferential location.
10 Refer to Table 5.106.5.2 in CAL Green to ensure that the correct number of
11 designated parking stalls is provided. Include all parking spaces in the calculation.
12 2019 Cal Green Section 5.106.5.2
- 13 59. All electrical, communication, CATV, etc. service lines within the exterior lines of
14 the property shall be underground (City Code Sec. 6.30).
- 15 60. Buildings four or more stories in height must comply with City of Oceanside Mid-
16 Rise Ordinance.
- 17 61. Elevator car must be sized to accommodate an emergency gurney sized 84 x 24
18 inches in the horizontal position.
- 19 62. An enclosed elevator lobby – separating the elevator shaft enclosure doors from each
20 floor with fire partitions. – shall be provided at each floor where an elevator shaft
21 enclosure connects more than two stories in A, E, H, I, L, R-1, R-2, and R-2.1
22 occupancies and more than three stories in all other occupancies (CBC 3006.2, CBC
23 3006.3).
- 24 63. Electric vehicle (EV) charging. [N] Construction shall comply with Section
25 5.106.5.3.1 or 5.106.5.3.2 to facilitate future installation of electric vehicle supply
26 equipment (EVSE) in compliance with California Building Code (CBC) and
27 California Electrical Code (CEC). Multiple charging space requirements. [N] When
28 multiple charging spaces are required per Table 56.106.5.3.3, raceway(s) is/are
29 required to be installed at the time of construction and shall be installed in accordance

with CEC. Construction plans and specifications shall comply with CGBSC 5.106.5.3.2

64. Construction Hours: Per City of Oceanside Municipal Code section 6.25: It shall be unlawful to operate equipment or perform any construction in the erection, demolition, alteration, or repair of any building or structure or the grading or excavation of land during the following hours:

(1) Before 7:00 a.m. and after 7:00 p.m. Monday through Saturday.

(2) All day on Sunday; and

(3) On any federal holiday.

(b) *Exceptions.*

(4) An owner/occupant or resident/tenant of residential property may engage in a home improvement project between the hours of 9:00 a.m. and 5:00 p.m. on Sundays and holidays provided the project is for the benefit of said residential property and is personally carried out by said owner/occupant or resident/tenant.

(5) The building official may authorize extended or alternate hours of construction for the following circumstances:

a. Emergency work.

b. Adverse weather conditions.

c. Compatibility with store business hours.

d. When the work is less objectionable at night than during daylight hours.

e. Per the direction of the City Managers' office for projects that have been determined that rapid completion is in the best interest of the general public.

65. Area Analysis will be required to show compliance with chapter of 5 of the California Building Codes.

66. Yards Adjacent to Buildings must comply with the distance to Property line per CBC 1205.

- 1 67. Buildings must be designed for Fire resistive construction located on the same
2 parcel with assumed Property Lines.
- 3 68. Ramps for Public Parking garages must not be greater than 1:15, 6.67 Percent per
4 CBC 406.4.3.
- 5 69. Buildings over two stories may not use ABS or PVC piping per CPC.
- 6 70. Veneer and Siding must be installed per the Manufacturing instructions.
- 7 71. Address for Meters: The Developer must carefully submit the correct address to
8 SDGE for meter release with addresses that are the same as what has been given
9 for each House.

10 **Engineering:**

- 11 72. Before any demolition of existing structures or surface improvements takes place
12 on-site, a grading plan application must be submitted to the Engineering Division,
13 and an erosion control plan shall be approved by the City Engineer. Demolition
14 will not be allowed without an approved erosion control plan. Additionally, a
15 demolition permit must be obtained by the Building Division.
- 16 73. Design and construction of all improvements shall be in accordance with the City
17 of Oceanside's Engineers Design and Processing Manual, City Ordinances,
18 standard engineering practices, and specifications of the City of Oceanside, and
19 shall be subject to approval by the City Engineer.
- 20 74. All right-of-way alignments, street dedications, exact geometrics, and widths shall
21 be designed, dedicated, and constructed or replaced in accordance with the City of
22 Oceanside Engineers Design and Processing Manual, and as required by the City
23 Engineer.
- 24 75. The owner/developer shall provide an updated Title Report dated within 6 months
25 of the grading plan application submittal.
- 26 76. The approval of the tentative map shall not mean that closure, vacation, or
27 abandonment of any public street, right of way, easement, or facility is granted or
28 guaranteed to the owner/developer. The owner/developer is responsible for
29 applying for all closures, vacations, and abandonments as necessary. The

1 application(s) shall be reviewed and approved or rejected by the City of Oceanside
2 under separate process-(es) per codes, ordinances, and policies in effect at the time
3 of the application. The City of Oceanside retains its full legislative discretion to
4 consider any application to vacate a public street or right of way.

5 77. The owner/developer shall submit to the City for processing a covenant attesting
6 to the project's development conditions. The approved covenant shall be recorded
7 at the County prior to the issuance of a grading permit.

8 78. All public improvement requirements shall be covered by a Subdivision
9 Improvement Agreement and secured with sufficient improvement securities or
10 bonds guaranteeing performance and payment for labor and materials, setting of
11 survey monuments, and warranties against defective materials and workmanship
12 before the approval of the public improvement plans.

13 79. Prior to the issuance of any building permits, all access improvements surrounding
14 the building permit site shall be under construction to the satisfaction of the City
15 Engineer.

16 80. Prior to the issuance of a Certificate of Occupancy permit, all access
17 improvements and landscape improvements surrounding the building permit site
18 shall be completed to the satisfaction of the City Engineer.

19 81. Prior to approval of the map, provide the City of Oceanside with certification from
20 each public utility and each public entity owning easements within the proposed
21 project stating that: (a) they have received from the owner/developer a copy of the
22 proposed map; (b) they object or do not object to the filing of the map without
23 their signature; (c) in case of a street dedication affected by their existing
24 easement, they will sign a "subordination certificate" or "joint-use certificate" on
25 the map when required by the governing body.

26 82. Legal access shall be provided to each subdivided lot on the recorded final map.

27 83. Prior to approval of the first final map, a phasing plan for the construction of public
28 and private improvements, including landscaping, streets, and arterials, shall be
29

1 reviewed and approved by the Engineering Division, Water Utilities Department,
2 and Fire Department prior to the issuance of a grading permit.

3 84. Multiple final maps may be filed prior to the expiration of the tentative map. The
4 City Engineer shall require the dedication and construction of necessary utilities,
5 streets, and other improvements outside the area of any final map if such is needed
6 for circulation, parking, access, or for the welfare or safety of future occupants of
7 the development. The boundaries of any multiple final map increment shall be
8 subject to the approval of the City Engineer. Prior to the City Council's approval
9 of the first final map, a phasing plan for the construction of public and private
10 improvements shall be reviewed and approved by the City Engineer. Prior to the
11 City Council's approval of the first final map, a phasing plan for the construction
12 of public and private improvements shall be reviewed and approved by the City
13 Engineer.

14 85. The owner/developer shall process a separate easement dedication application for
15 all existing or proposed public facilities and infrastructure located on the property.
16 The application shall be submitted prior to the issuance of a grading permit and
17 shall be recorded prior to grading plan As-Builts. Additionally, the easement shall
18 be identified on the map as "To Be Dedicated by Separate Instrument".

19 86. Vehicular access rights to adjacent streets shall be relinquished to the City from
20 all abutting lots except at the proposed driveway(s). Process an access
21 relinquishment application with the City prior to the issuance of a grading permit,
22 and record the approved document prior to the grading plan As-Builts.

23 87. All property corners, survey monuments that control public rights-of-way, and
24 City benchmarks shall be protected in place or perpetuated in conformance with
25 Greenbook Standard 400-2 and Business and Professions Code 8771.

26 88. The City of Oceanside Geodetic Control Monument No. 1005 lies within the
27 boundary of the proposed development and shall be protected in place. If for any
28 reason this monument cannot be protected in place, the monument shall be
29 perpetuated in compliance with the Federal Geographic Data Committee (FGDC)

1 and the Federal Geodetic Control Subcommittee (FGCS) geodetic control
2 accuracy standards. If the monument requires perpetuation, a record shall be filed
3 with the County Surveyor in compliance with California Public Resources Code
4 section 8813.2, and a copy provided to the City of Oceanside Engineering
5 Department.

- 6 89. A traffic control plan shall be prepared in accordance with the City's traffic control
7 guidelines and approved by the City Engineer prior to the start of work within the
8 public Right-of-Way. Traffic control safety and implementation for construction
9 or re-construction of streets shall be in accordance with construction signing,
10 marking, and other protection as required by Caltrans' Traffic Manual and City
11 Traffic Control Guidelines. Traffic control plan implementation and hours shall
12 be in accordance with the approved traffic control plans.

13 **STREET IMPROVEMENT CONDITION**

- 14 90. Proposed public improvements located within the City's ROW or onsite shall be
15 displayed on separate public improvement plans in accordance with the City's
16 Engineer's Design and Processing Manual.
- 17 91. Any existing public or private improvements that are being joined to and that are
18 already damaged or damaged during construction of the project, shall be repaired
19 or replaced as necessary by the developer to provide a competent and stable
20 connection, and to the City Engineer's satisfaction.
- 21 92. An Encroachment Removal Agreement (ERA) application shall be submitted to
22 the City for proposed private improvements located within the City's ROW or
23 over any City easement. The ERA shall be submitted for review prior to the
24 issuance of a grading permit and recorded at the County prior to improvement plan
25 As-Builts.
- 26 93. Seagaze Drive, S. Tremont St., and Missouri Ave. shall be constructed with a new
27 curb, gutter, and sidewalk along the project frontage. Sidewalk improvements
28 (construct/replace) shall comply with current ADA requirements.
29

- 1 94. An ADA-compliant pedestrian ramp shall be constructed at the street intersection,
2 and other locations as required by the City Engineer.
- 3 95. Publicly maintained pedestrian ramps (maintained by the City of Oceanside) must
4 be located entirely within the public right-of-way (ROW). Pedestrian ramps not
5 located entirely within the City's ROW shall be provided with a ROW dedication
6 on the final map and shown on the improvement plans and grading plans. The
7 ROW dedication shall be submitted prior to the approval of the grading plans and
8 recorded prior to the grading plan As-Builts.
- 9 96. The minimum curb return radius at pedestrian ramps and driveway locations must
10 adhere to the standards set forth in the City of Oceanside Engineers Design and
11 Processing Manual.
- 12 97. All streets shall be provided with a 10-foot minimum parkway between the face
13 of the curb and the Right-of-Way line, unless depicted otherwise on the street
14 sections provided on the approved Tentative Map contained within the
15 Development Plan package, and the design shall be displayed on the improvement
16 plans.
- 17 98. Full-width and depth alley improvements, including the installation of a
18 longitudinal concrete ribbon gutter, shall be shown on separate public
19 improvement plans and designed in accordance with the City of Oceanside
20 Engineers Design and Processing Manual.
- 21 99. Sight distance requirements at the project driveway(s) or street shall conform to
22 the sight distance criteria as provided by Caltrans. The owner/developer shall
23 provide a plan and profile of the line of sight for each direction of traffic at each
24 proposed driveway on the grading plans.
- 25 100. Proposed vertical improvements adjacent to alley roadways that exceed 30 inches
26 in height and could obstruct a driver's line of sight are not permitted. Existing
27 obstructions, including buildings, hedges, trees, bushes, tall grass, crops, walls,
28 fences, or natural terrain, should be removed or reduced in height, where feasible.
29

1 101. A pavement evaluation report must be submitted with the grading plan application
2 for offsite street and alley pavements. The owner/developer shall hire a licensed
3 geotechnical engineering firm to conduct a field investigation of the existing
4 pavement along all streets adjacent to the project boundary. The study area shall
5 cover half the street width along the project's Seagaze Drive, South Tremont
6 Street, Missouri Avenue, and public alley frontage. The investigation must follow
7 a boring plan prepared by a licensed Geotechnical Engineer, which must be
8 approved by the City Engineer prior to the issuance of a grading permit. In the
9 absence of an approved boring plan, the field investigation shall include a
10 minimum of one pavement boring per every one hundred (100) linear feet of street
11 frontage.

12 If the study finds that the existing road pavement does not meet current pavement
13 thickness requirements outlined in the City of Oceanside Engineers Design and
14 Processing Manual, the owner/developer shall remove and reconstruct the existing
15 half street pavement section along the project frontage to meet City requirements.
16 If the pavement meets the required thickness, the City Engineer will determine the
17 appropriate actions, which may include: 1) Repairing all failed pavement sections,
18 2) header cutting and grinding as directed by the City Engineer, or 3) performing
19 R-value testing and submitting a report to confirm whether the existing pavement
20 meets current City standards and traffic indices.

21 102. A Street Vacation application shall be processed with the City for the (80)-foot
22 street vacation of Topeka St., Michigan Ave., and Missouri Ave. Street Vacation
23 applications shall be reviewed and approved or rejected by the City of Oceanside
24 per codes, ordinances, and policies in effect at the time of the application. The City
25 of Oceanside retains its full discretion to consider any application to vacate a
26 public street or Right-of-Way. A street vacation listed on a map per SMA Section
27 66445(j) shall be approved by the City Engineer prior to the recordation of the
28 map.
29

- 1 103. Approval and recordation of the street vacation shall occur prior to the approval
2 of the public improvement plans and the issuance of a grading permit.
- 3 104. Maintenance responsibilities for the private driveways and roadways, used as
4 access to the land being divided, shall be clearly identified in the project's CC&Rs.
- 5 105. A precise grading plan, which includes proposed onsite private improvements,
6 shall be prepared, reviewed, secured, and approved prior to the issuance of any
7 building permit. The plan shall reflect all pavement, flatwork, landscaped areas,
8 special surfaces, curbs, gutters, medians, striping, signage, footprints of all
9 structures, walls, drainage devices, and utility services. Parking lot striping and
10 any on-site traffic calming devices shall be shown on the precise grading plans.
- 11 106. The approval of the development plan shall not mean that proposed grading or
12 improvements on adjacent properties (including any City properties/right-of-way
13 or easements) are granted or guaranteed to the owner/developer. The
14 owner/developer is responsible for obtaining written permission to grade or
15 construct on adjacent properties prior to the issuance of a grading permit. Should
16 such permission be denied, the development plan shall be subject to going back to
17 a public hearing or subject to a substantial conformity review.
- 18 107. Where proposed off-site improvements, including but not limited to slopes, public
19 utility facilities, and drainage facilities, are to be constructed, the owner/developer
20 shall, at his own expense, obtain all necessary easements or other interests in real
21 property and shall dedicate the same to the City of Oceanside as required.
22 Owner/developer shall provide documentary proof satisfactory to the City of
23 Oceanside that such easements or other interest in real property have been
24 obtained prior to the issuance of any grading, building or improvement permit for
25 this development/project. Additionally, the City of Oceanside, may at its sole
26 discretion, require that the owner/developer obtain at his sole expense a title policy
27 insuring the necessary title for the easement or other interest in real property to
28 have vested with the City of Oceanside or the owner/ developer, as applicable.
29

- 1 108. Construction activities on adjacent properties are prohibited without written
2 consent from the property owners. The developer must obtain written
3 authorization from adjacent property owners to access their properties. No
4 trespassing, grading, or construction of any kind shall occur on neighboring
5 properties without explicit permission. Failure to comply will result in the
6 revocation of the grading permit. The written permission must be submitted to the
7 City prior to the issuance of a grading permit and must be notarized.
- 8 109. A pavement evaluation report shall be submitted for the proposed onsite pavement
9 with the grading plan application. Pavement sections for all public and private
10 roadways, driveways, alleyways, and parking areas shall be based upon approved
11 soil test requirements and traffic indices identified within the City of Oceanside
12 Engineers Design and Processing Manual. The pavement design is to be prepared
13 by the owner/developer's geotechnical engineering firm and be approved by the
14 City Engineer prior to the issuance of a grading permit. Roadway alignments and
15 geometric layouts shall be in conformance with the City of Oceanside Engineers
16 Design and Processing Manual.
- 17 110. Prior to the issuance of a grading permit, a comprehensive soil and geologic
18 investigation shall be conducted for the project site. All necessary measures shall
19 be taken and implemented to assure slope stability, erosion control, and soil
20 integrity; and these measures shall be incorporated as part of the grading plan
21 design. No grading shall occur at the site without a grading permit.
- 22 111. Prior to the approval of a grading permit, the owner/developer shall provide a soil
23 management plan (SMG) that presents the procedures to be used in the event that
24 unknown structures (i.e., underground storage tanks, sumps, etc.) or soil
25 contamination is encountered during earthwork.
- 26 112. It is the responsibility of the owner/developer to evaluate and determine that all
27 soil imported as part of this development is free of hazardous and/or contaminated
28 material as defined by the City and the County of San Diego Department of
29

Environmental Health. Exported or imported soils shall be properly screened, tested, and documented regarding hazardous contamination.

113. If contaminated soil is encountered at the site during construction activities, the project will cease all grading operations and notify both the City and the County Department of Environmental Health (DEH) of the incident. The developer shall work directly with DEH to gain all necessary approvals to address the contaminated soil and provide the City with all DEH-approving documents for the project file. The developer is responsible for all costs and activities associated with the soil contamination cleanup. Grading activities for the project may resume after DEH provides a Case Closure letter for the site.

114. The owner/developer shall develop and submit a draft neighborhood notification flyer to the City for review. The flier shall contain information on the project, construction schedule, notification of anticipated construction noise and traffic, and contact information. Prior to the issuance of a grading permit, the approved flier shall be distributed to area residents, property owners, and business owners located within a 500-foot radius area of the project.

115. The project shall provide and maintain year-round erosion control for the site. Prior to the issuance of a grading permit, an approved erosion control plan, designed for all proposed stages of construction, shall be secured by the owner/developer with cash securities or a letter of credit and approved by the City Engineer; a Certificate of Deposit will not be accepted for this security.

GRADING CONDITION

116. The owner/developer shall monitor, supervise, and control all construction and construction-supportive activities, to prevent these activities from causing a public nuisance, including but not limited to, ensuring strict adherence to the following:

a) Dirt, debris, and other construction material shall not be deposited on any public street or into the City's stormwater conveyance system.

b) Grading and related site preparation and/or construction activities shall be restricted to the hours of 7 AM to 6 PM, Monday through Friday. No engineering-

1 related construction activities are allowed on Saturdays, Sundays or legal holidays
2 unless prior written permission is obtained from the City Engineer, specifying any
3 exceptions to working hours or permitted activities. All on-site construction
4 staging areas must be located at least 100 feet away from any existing residential
5 properties, wherever possible. Since construction noise may still be disruptive
6 during evenings or on holidays, the project must comply with the City of
7 Oceanside Noise Ordinance, which prohibits any unnecessary, excessive, and
8 annoying noises that are detrimental to the health and welfare of the citizenry.

9 c) The construction site shall accommodate the parking of all motor vehicles
10 used by people working at or providing deliveries to the site. An alternative
11 parking site can be considered by the City Engineer if the lot size is too small and
12 cannot accommodate parking for all motor vehicles.

13 d) The owner/developer shall complete a haul route permit application (if
14 required for import/export of dirt) and submit it to the City of Oceanside
15 Transportation Engineering Section forty-eight hours (48) in advance of work.
16 Hours of hauling operations shall be dictated by the approved haul route permit.

17 117. Landscape and irrigation plans for disturbed areas shall be submitted to the City
18 Engineer prior to the issuance of a grading permit and approved by the City
19 Engineer prior to the issuance of building permits. Landscaping plans, including
20 plans for the construction of walls, fences, or other structures at or near
21 intersections, must conform to intersection sight distance requirements. Landscape
22 improvements surrounding any building permit site shall be installed and
23 established prior to the issuance of any certificates of occupancy. Securities shall
24 be required only for landscape items in the public right-of-way. Any project
25 fences, sound or privacy walls, and monument entry walls/signs shall be shown
26 on, bonded for, and built from the approved landscape plans. These features shall
27 also be shown on the precise grading plans for purposes of location only.
28 Plantable, segmental walls shall be designed, reviewed, and constructed from
29 grading plans and landscape/irrigation design/construction shall be from

landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting will be held prior to the start of any improvements.

118. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch-high barrier, approved by the City Engineer, shall be provided at the top of all slopes whose height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to any streets, an arterial street or state highway.

119. The drainage design shown on the conceptual grading/site plan, and the drainage report for this development plan is conceptual only. The final drainage report and design shall be based upon a hydrologic/hydraulic study that is in accordance with the latest San Diego County Hydrology and Drainage Manual and is to be approved by the City Engineer prior to the issuance of a grading permit. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer.

120. The project's drainage system shall not connect or discharge to another private storm drain system without first obtaining written permission from the owner of the system. The written permission letter shall be provided to the City prior to the issuance of a grading permit. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

121. The applicant must submit detailed engineering plans for the proposed storm drain connection to the Wisconsin Ave storm drain as preliminarily shown on the approved tentative map. The storm drain plans shall be designed in accordance with the San Diego County Hydrology Manual, San Diego County Hydraulic Design Manual, the City of Oceanside Engineers Design and Processing Manual, and to the satisfaction of the City Engineer.

122. All public storm drains shall be shown on separate public improvement plans. Public storm drain easements shall be dedicated to the City where required.

123. Drainage facilities shall be designed and installed to adequately accommodate the local stormwater runoff and shall be in accordance with the San Diego County

Hydrology Manual and the City of Oceanside Engineers Design and Processing Manual, and to the satisfaction of the City Engineer.

124. Prior to issuance of the first grading permit, the owner/developer shall design a diversion structure (the "Permanent Diversion Structure") capable of diverting storm flow from two (2) acres of developed area (approximately ten (10) cubic feet per second ("CFS")) toward the North Cleveland Street public storm drain system. The Permanent Diversion Structure shall be constructed upon completion of the city's Capital Improvement Project (CIP) for the North Cleveland Street Storm Drain Upgrade (the "N. Cleveland St. Storm Drain CIP"). Precise grading plans detailing the Permanent Diversion Structure shall be provided to the city for approval prior to construction of the system. The system must be operational prior to issuance of a certificate of occupancy.

Until completion of the N. Cleveland St. Storm Drain CIP, the storm water discharge from the two (2) acres of developed area shown on the Diversion Assessment Exhibit of the Drainage Report may continue to be conveyed to S.

Myers Street through Detention Basin No. 1 to be constructed on Lot 7. The owner/developer shall own all temporary storm water improvements on Lot 7 and shall be solely responsible for the operation, maintenance, and repair of such improvements. Upon completion of the North Cleveland Street Storm Drain Upgrade CIP, the city will provide written notice to the owner/developer, along with a set of "As-Built Plans" for the CIP project. The notice will instruct the owner/developer to construct the Permanent Diversion Structure and to re-route flows to the North Cleveland St. storm drain system within 30 days. Final certificates of occupancy for buildings on Lot 7 shall not be issued until the Permanent Diversion Structure has been completed, approved and accepted by the city. In the event that the N. Cleveland St. Storm Drain CIP is not completed by the time the project is otherwise eligible for issuance of certificates of occupancy for buildings on Lot 7, the owner/developer may post a performance bond or other securities in an amount sufficient to secure the owner/developer's obligation to

construct the Permanent Diversion Structure. Upon posting of such security to the city's reasonable satisfaction, and upon verification that all other requirements have been satisfied, the city shall issue certificates of occupancy for buildings on Lot 7.

125. Owner/developer shall place a covenant on the non-title sheet of the grading plan agreeing to the following: "The present or future owner/developer shall indemnify and save the City of Oceanside, its officers, agents, and employees harmless from any and all liabilities, claims arising from any flooding that may occur on this site, and any flooding that is caused by this site impacting adjacent properties".

126. Storm drain facilities shall be designed and constructed to allow inside travel lanes of streets classified as a Collector or above to be passable during a 100-year storm event.

127. Sediment, silt, grease, trash, debris, and pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to discharging stormwater into the City drainage system.

128. Owner/developer shall comply with the provisions of the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (General Permit) Water Quality Order 2022-0057-DWQ. The General Permit continues in force and effect until the effective date of a new General Permit adopted by the State Water Board, or the State Water Board rescinds this General Permit. Dischargers that obtain coverage under the expiring General Permit prior to the effective date of this permit, may continue coverage under the previous permit up to two years after the effective date of this General Permit (September 1, 2023). Construction activity subject to the General Permit includes, but is not limited to, clearing, demolition, grading, excavation, and other land disturbance activities that result in one or more acres of land surface, or that are part of a common plan of development or sale.

1 The discharger shall obtain a Waste Discharge Identification (WDID) number
2 prior to the commencement of construction activity by electronically certifying
3 and submitting the Permit Registration Documents from Section III of the General
4 Permit through the State Water Board Stormwater Multiple Application and
5 Report Tracking System (SMARTS). In addition, coverage under the General
6 Permit shall not occur until an adequate SWPPP is developed for the project as
7 outlined in Section A of the General Permit. The site-specific SWPPP should be
8 always maintained on the project site. The SWPPP shall be provided, upon
9 request, to the United States Environmental Protection Agency (USEPA), State
10 Water Resources Control Board (SWRCB), Regional Water Quality Control
11 Board (RWQCB), City of Oceanside, and other applicable governing regulatory
12 agencies. The SWPPP is considered a report that shall be available to the public
13 by the RWQCB under section 308(b) of the Clean Water Act. The provisions of
14 the General Permit and the site-specific SWPPP shall be continuously
15 implemented and enforced until the owner/developer obtains a Notice of
16 Termination (NOT) for the SWRCB.

17 The owner/developer is required to retain records of all monitoring information,
18 copies of all reports required by this General Permit, and records of all data used
19 to complete the NOT for all construction activities to be covered by the General
20 Permit for a period of at least three years from the date generated. This period may
21 be extended by the request of the SWRCB and/or RWQCB.

22 129. The project is categorized as a stormwater-Priority Development Project (PDP).
23 A final Storm Water Quality Management Plan (SWQMP) and Operation &
24 Maintenance (O&M) Plan shall be submitted to the City for review at the final
25 engineering phase. Both documents are to be approved prior to the issuance of a
26 grading permit.

27 130. The O&M Plan shall include an approved and executed Maintenance Mechanism
28 pursuant to the City of Oceanside BMP Design Manual (BDM). At a minimum,
29 the O&M Plan shall include the designated responsible party to manage the

1 stormwater BMP(s), employee training program and duties, operating schedule,
2 maintenance frequency, routine service schedule, specific maintenance activities,
3 copies of resource agency permits, cost estimate for implementation of the O&M
4 Plan, non-refundable cash security to provide maintenance funding in the event of
5 non-compliance to the O&M Plan, and any other necessary elements. The
6 owner/developer shall complete and maintain O&M forms to document all
7 operation, inspection, and maintenance activities. The owner/developer shall
8 retain records for a minimum of 10 years. The records shall be made available to
9 the City upon request.

10 131. The owner/developer shall enter into a City-Standard Stormwater Facilities
11 Maintenance Agreement (SWFMA) with the City, obliging the owner/developer
12 to maintain, repair, and replace the Storm Water Best Management Practices
13 (BMPs) structures identified in the project's approved SWQMP, as detailed in the
14 O&M Plan, in perpetuity. Furthermore, the SWFMA will allow the City with
15 access to the site for BMP inspection and maintenance, if necessary. The
16 Agreement shall be approved by the City Attorney's Office and recorded at the
17 County Recorder's Office prior to the issuance of a precise grading permit. A non-
18 refundable Security in the form of cash shall be required prior to the issuance of a
19 precise grading permit. The amount of the non-refundable security shall be equal
20 to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed
21 a total of \$25,000. The owner/developer's civil engineer shall prepare the O&M
22 cost estimate.

23 132. The BMPs described in the project's approved SWQMP shall not be altered in any
24 way, unless reviewed and approved by the City Engineer. The determination of
25 whatever action is required for changes to a project's approved SWQMP shall be
26 made by the City Engineer.

27 133. Prior to receiving a temporary or permanent occupancy permit, the project shall
28 demonstrate that all structural BMPs, including Storm Water Pollutant Control
29 BMPs and Hydromodification Management BMPs, are constructed and fully

operational, are consistent with the approved SWQMP and the approved Precise Grading Plan, and are in accordance with San Diego RWQCB Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015-0100.

134. A phase-specific Final SWQMP shall be prepared and submitted to the City for review during each project phase proposing to construct permanent post-construction BMPs. The phase-specific Final SWQMP shall adhere to the stormwater and drainage concepts presented in the Preliminary Master SWQMP.

135. All post-construction source control and site design BMPs shall be properly detailed in the SWQMP and properly detailed on the appropriate plans.

136. All impervious areas and drainage patterns presented within the Final SWQMP shall be substantiated with supporting grading, architectural, landscape, plumbing, and/or similar related plans.

137. No private structural BMPs shall be constructed within the public right-of-way or public utility easements.

138. The project shall design and construct Full Capture Systems for all Priority Land Uses within the project limits in accordance with the San Diego Water Board Trash Order and City of Oceanside Track 1 Implementation Plan.

139. The Green Street stormwater design for all public roadway improvements must be designed and constructed to the satisfaction of the City Engineer.

140. Prior to the issuance of a grading permit or approval of any public improvement plans, the applicant shall provide complete hydraulic analyses to demonstrate that there are no negative impacts to all downstream surface and subsurface drainage systems and that adequacy of all proposed drainage systems in accordance with the San Diego County Hydrology Manual, San Diego County Hydraulic Design Manual, the City of Oceanside Engineers Design and Processing Manual, and to the satisfaction of the City Engineer.

141. Open space areas, down-sloped areas visible from a collector-level or above roadway classification, and improvements within the common areas that are not maintained by the property owner shall be maintained by a homeowners'

1 association that will ensure the operation and maintenance of these items in
2 perpetuity. These areas shall be indicated on the map and reserved for an
3 association. Future buyers shall be made aware of any estimated monthly
4 maintenance costs. The CC&Rs shall be submitted and approved by the City prior
5 to the recordation of the map.

6 142. All new extension services for the development of the project, including but not
7 limited to, electrical, cable, and telephone, shall be placed underground as required
8 by the City Engineer and current City policies.

9 143. Prior to the approval of plans and the issuance of a grading permit, the
10 owner/developer shall obtain all necessary permits and clearances from public
11 agencies having jurisdiction over the project due to its type, size, location, or
12 infrastructure impact. The list of public agencies includes, but is not limited to,
13 Public Utility Companies, the California Department of Transportation (Caltrans),
14 the City of Carlsbad, the City of Vista, Fallbrook, the County of San Diego, the
15 U. S. Army Corps of Engineers, the California Department of Fish & Game, the
16 U. S. Fish and Wildlife Service, the San Diego Regional Water Quality Control
17 Board, and the San Diego County Health Department.

18 144. The owner/developer shall comply with all the provisions of the City's cable
19 television ordinances, including those relating to notification as required by the
20 City Engineer.

21 145. As part of the City's Opportunistic Beach Fill Permit, this project has been
22 conditioned to test proposed excavated material to determine suitability for deposit
23 on city beaches as part of the Beach Sand Replenishment program. Preliminary
24 soil test results shall be provided as part of the project geotechnical report which
25 is required prior to approval of the grading plan and issuance of the grading permit.
26 Suitable beach replenishment material shall be at least 75% sand with no more
27 than a 10% difference in sand content between material at the source and discharge
28 site. Replenishment material shall contain only clean construction materials
29 suitable for use in the oceanic environment; no debris, silt, soil, sawdust, rubbish,

1 cement or concrete washings, oil or petroleum products,
2 hazardous/toxic/radioactive/munitions from construction or dredging, or disposal
3 shall be allowed to enter or be placed where it may be washed by rainfall or runoff
4 into waters of the United States. Any excess or unacceptable material shall be
5 completely removed from the site/work area and disposed of in an appropriate
6 upland site.

7 If the sediment to be exported is determined to be suitable beach replenishment
8 material and is approved by the regulatory agencies, the developer's contractor
9 will coordinate with the City's Coastal Zone Administrator for further discussion
10 and direction on placement. The City will enter into a contract with the
11 owner/developer for suitable soil removal.

12 Coordination is required to occur a minimum of eight weeks in advance of the
13 need to place approved excavated material on the beach.

14 146. If shoring is necessary for the proposed development, the shoring design plans
15 must be included in the grading plan set, and the structural design calculations
16 must be submitted with the grading plan application. Shoring shall not encroach
17 into the City's Right-of-Way.

18 147. Approval of this development project is conditioned upon payment of all
19 applicable impact fees and connection fees in the manner provided in Chapter 32B
20 of the Oceanside City Code. All traffic signal fees and contributions, highway
21 thoroughfare fees, park fees, reimbursements, and other applicable charges, fees,
22 and deposits shall be paid before the recordation of the map or the issuance of any
23 building permits, in accordance with City Ordinances and policies. Payment of
24 drainage impact fees is required prior to docketing the map for the City Council
25 hearing and the recording of the final map. The owner/developer shall also be
26 required to join in, contribute, or participate in any improvement, lighting, or other
27 special district affecting or affected by this project.

28 148. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
29 project will be subject to prevailing wage requirements as specified by Labor Code

section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

149. If there are discrepancies in information between the conceptual plan and the conditions set forth in the project's entitlement resolution (Conditions of Approval), the project's entitlement resolution shall prevail.

Fire:

150. Project will comply with the 2022 California Fire Code and all applicable and referenced Standards along with the currently adopted City of Oceanside Municipal Code. This includes areas such as but not limited to:

- i. Water Supply (hydrants, hydrant outlets, hydrant spacing, minimum fire flow required for building, fire flow report/test, etc.)
- ii. Fire Apparatus Access Roads (widths, dead end lengths, turn-arounds, etc.)
- iii. Fire Protection Systems (automatic fire sprinkler system requirements, automatic fire alarm requirements, standpipes, FDC location, etc.)

151. In addition to the comments provided by the Building Department, several items will be asked for on the plans to provide detail and analysis of the building including:

- a. Egress plan with occupant load per room or space
- b. Egress and emergency lighting must match between electrical sheets and egress sheet
- c. Detail of the elevator to show it will allow space for a gurney
- d. Location of fire suppression equipment:
 - i. FDC on exterior of the building (on the address side of the building within 40' of a fire hydrant)
 - ii. Standpipe connections/outlets in the stairwells and on roof
 - iii. Fire extinguisher locations throughout the building

- e. Dwelling units will be uniformly numbered to provide continuity on each floor for first responders. (i.e. 100, 101, 102 will be roughly, directly underneath 200, 201, and 202 respectively.
- f. Deferred submittal block will include the following but not limited to:
 - i. Fire Underground Systems per the 2019 ed. NFPA 24
 - ii. Automatic Fire Sprinkler System per the 2022 ed. NFPA 13
 - 1. A standpipe will be required in each stairwell and tied into the sprinkler system
 - iii. Automatic Fire Alarm System with Voice Evacuation per the 2022 ed. NFPA 72
 - iv. Fire Master Plan in accordance with Oceanside Fire Department
 - v. Geo-Reference Building Plan
 - vi. Emergency Responder Radio Coverage Systems
 - vii. Tennant Improvement (as applicable)

152. If these buildings are not a “High-Rise” as defined by the California Building Code, then it will be considered a “Mid-Rise” by the City of Oceanside. This will result in a number of requirements adopted by the City to provide additional safety measures. See below for a cut and pasted section outlining the specific requirements for Mid-Rise buildings.

153. Mid-Rise Requirements per City of Oceanside Municipal Code Section 11.19: In addition to other applicable provisions of the California Fire Code, the City Code, other laws and regulations, and any policies of the Fire Code Official, the provisions of this article apply to every newly constructed mid-rise building of any type construction, or any mid-rise building which undergoes a complete renovation that requires the complete vacancy of the building to complete the renovation.

Exception: Vehicle parking garages, towers, steeples and other similar occupancies that are not used for continuous human occupancy.

- 1 154. Building access. Building access must be provided and approved by the Fire Code
2 Official.
- 3 155. Automatic fire sprinklers/standpipes. Every mid-rise building must be protected
4 throughout by an automatic fire sprinkler system that is designed and installed in
5 conformance with the adopted edition of NFPA 13 and in accordance with the
6 following:
- 7 1. A control valve and a water-flow alarm device must be provided for each floor.
8 Each control valve and flow device must be electronically supervised.
 - 9 2. Every mid-rise building must be provided with a class I standpipe system that
10 is interconnected with the fire sprinkler system. The system must consist of
11 two and one-half-inch (2½") hose valves that must be located in each stair
12 enclosure on every floor level. First floor outlets are optional only with
13 approval of the fire code official. Two (2) hose outlets must also be located on
14 the roof, outside of each stair shaft enclosure that penetrates the roof. The
15 standpipe system must be designed, installed, and tested in accordance with
16 the adopted edition of NFPA 14.
- 17 156. Smoke detection. Smoke detectors must be provided in accordance with this
18 section. Smoke detectors shall be connected to an automatic fire alarm system
19 installed in accordance with the adopted edition of NFPA 72. The actuation of any
20 detector required by this section shall operate the emergency voice alarm signaling
21 system and shall operate all equipment necessary to prevent the circulation of
22 smoke through air return and exhaust ductwork. Smoke detectors must be located
23 as follows:
- 24 1. In every mechanical equipment, electrical, transformer, telephone
25 equipment, unmanned computer equipment, elevator machinery or similar
26 room and in all elevator lobbies. Elevator lobby detectors must be
27 connected to an alarm verification zone or be listed as a releasing device.
 - 28 2. In the main return-air and exhaust-air plenum of each air-conditioning
29 system having a capacity greater than two thousand (2,000) cubic feet per

minute. Such devices must be located in a serviceable area downstream of the last duct inlet.

3. At each connection to a vertical duct or riser serving two (2) or more stories from a return-air duct or plenum of an air conditioning system. In Group R-1 and R-2 occupancies, a smoke detector is allowed to be used in each return-air riser carrying not more than five thousand (5,000) cubic feet per minute and serving not more than ten (10) air inlet openings.

4. In all corridors serving as a means of egress.

157. Fire alarm system. An approved and listed, automatic and manual, fully addressable and electronically supervised fire alarm system shall be provided in conformance with the California Fire Code and California Building Code. Fire Alarm Control and Emergency Voice Alarm Communication Panel must be located in either a dedicated Fire Alarm Control Panel room with exterior access or in the main lobby, or as approved by the fire code official.

158. Emergency voice alarm communication system. An emergency voice alarm communication system shall be designed and installed in accordance with NFPA 72 and California Building Code 907.5.2.2 and its subsections, and 11B-215 and its subsections.

159. Locking of stairway doors. All stairway doors that are locked to prohibit access from the interior of the stairway must have the capability of being unlocked simultaneously, without unlatching, upon a signal from the main fire panel area. Upon failure of normal electrical service, or activation of any fire alarm, the locking mechanism must automatically retract to the unlocked position.

(Ord. No. 08-OR0369-1, § 5, 6-11-08; Ord. No. 13-OR0752-1, § 2, 12-4-2013; Ord. No. 16-OR0848-1, § 3, 12-21-2016; Ord. No. 19-OR0757-1, § 2, 12-18-2019)

160. Additional Comments and Requirements: In addition to the above notated requirements for Mid-Rise buildings, the below are items that also pertain to this project. Please refer to the 2022 California Fire Code, 2022 California Building

Code, Chapter 11 of the City of Oceanside Municipal Code, and all other adopted and approved codes and standards for further explanation and requirements.

Please note that this project includes but is not limited to the following:

161. Fire Department Apparatus Access Roadways:

1. Due to the height of all buildings exceeding 35ft, all roadways in this project shall be a minimum of 35ft in width with no street parking, except at curb bulb out locations on S. Cleveland Street and Topeka Street, as depicted on the Fire Access Circulation Plan within the Development Plan. All roadways less than 35ft are subject to approval by the Fire Marshal.
2. All roadways shall be a minimum of 10ft away from the building(s) they serve.
3. Roadways shall be provided within 150ft of all exterior walls of the first floor of the building. The 150ft is measured by means of unobstructed route around the exterior of the building. This measurement will be used as your hose pull distance.
4. A minimum vertical clearance of 13'6" shall be provided and maintained. This includes overhangs of landscape, buildings, signs, etc.
5. Access roadways shall be provided with a 50 foot outside and 30 foot inside turning radius.
6. Grade shall not exceed 12%.
7. An approved turnaround as depicted on the Fire Access Circulation Plan within the Development Plan shall be provided for all access roadways exceeding 150' in length.
8. All fire department access roadways shall be painted/striped as Fire Lanes.

162. Fire Underground Systems:

1. Fire hydrants shall be within 400' of all exterior walls of all structures. This is measured by means of unobstructed route around the exterior of the building.
2. All hydrants will need to be identified as Public or Private.

1 3. If private hydrants are to be installed, the fire underground system shall be
2 looped.

3 4. Each FDC shall be located within 40' of a hydrant and be located on the
4 same side of the street.

5 163. Building Access:

6 1. All buildings shall have their respective address posted on the street side.
7 Address shall be 12" tall with a 1" stroke, on a contrasting background, and
8 be internally or externally illuminated.

9 2. An address directory board shall be provided at the main entrance of the
10 project.

11 3. All units, business suites, etc., shall have numbered/lettered identification.
12 These numbers/letters shall be a minimum of 4" tall with a ½" stroke on a
13 contrasting background.

14 4. A Knox Box shall be provided on each building.

15 5. Any electronic vehicle gate will require a Knox key switch. Any manual
16 vehicle gate will require a Knox padlock.

17 6. All utility rooms, such as mechanical, electrical, fire sprinkler riser, etc.,
18 shall be labeled accordingly. Keys to these rooms shall be provided inside
19 of the Knox box on the building.

20 164. General:

21 1. Fire extinguishers are required to be installed in accordance with the 2022
22 California Fire Code.

23 2. Each dwelling unit is required to have a Smoke Alarm and Carbon
24 Monoxide Alarm.

25 3. Emergency egress requirements and emergency egress lighting shall be
26 provided and maintained in accordance with the 2022 California Fire Code
27 and 2022 California Building Code.

4. Fire flow report: At time of building plan submittal, a fire flow report shall be obtained and submitted with the building plan. The fire flow report shall obtain the minimum required GPM for the largest building of this project.
5. With the expected increase in fire and medical demand of the proposed project, an agreement for additional fire department equipment may be required.
6. Project is conditionally approved. Additional comments, conditions, and corrections for this project may arise on future submittals.

165. Documentation:

1. Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates.

Provide geo-referenced building plan in CAD (.dwg) format using the following coordinate system:

NAD_1983_StatePlan_California_VI_FIPS_0406_Feet. Produce a fire preplan in (ESRI) GIS format. A completed fire preplan shall include the GIS data and output PDF. Data deliverables (CAD and GIS) shall specifically include a site plan, building plan, all Utility shut-offs, fire sprinkler risers and shut-off valves, the fire department connection for sprinkler and class-I standpipe, all standpipe hose outlets, all stairwells, retail spaces, living units -numbers /locations, fire alarm panels, elevators, fire hydrants and all Knox boxes and key switch locations

2. A "Fire Master Plan" will be required as a deferred submittal. See here for submittal details. (Usually done after grading permit is issued).

166. For the purposes of determining the applicability of the Citywide Public Safety Community Facilities District (CFD) to residential occupancies, any new development or change in occupancy classified as an R occupancy in the most recently adopted California Building and/or California Fire codes with 16 or more dwelling or sleeping units (not intended for use as a hotel or motel where Transient

Occupancy Taxes [TOT] will be collected) will be required to annex into the CFD as a condition of development. Additionally, for properties converted from a facility where TOT has been previously collected, the property will be required to annex into the CFD as a condition of development. These projects include residential projects over 16 units in size that meet the following criteria:

- e. Projects which are subject to a General Plan Amendment necessary to accommodate residential uses.
- f. Mixed-Use project proposed on commercially-zone land, including mixed-use project in the Downtown District.
- g. Residential projects exceeding base density allowances.
- h. Assisted living or Skilled Nursing facilities of any size.

Housing:

167. Inclusionary Housing Requirements: In order to satisfy the affordable housing requirements for low and moderate-income households under Oceanside City Code ("OCC") Chapter 14C, the occupancy of a total of 82 of the 547 rental units, specifically 38 of the 250 rental units of Block 3 and 44 of the 297 rental units of Block 4, shall be restricted for occupancy by Lower-Income and Moderate-Income Households, 55 units and 27 units respectively, as defined in California Health and Safety Code Section 50079.5 and 50093, at an Affordable Housing Cost for a household size appropriate for the unit size, as set forth in Sections 50053 and 50052.5 of the California Health and Safety Code for a period of not less than 55 years. The property shall be so restricted as to prohibit the conversion of the restricted units for the term of the rent restriction to a condominium, stock cooperative, community apartment, or such other form of ownership which would eliminate the restricted units as rental units.
168. In accordance with OCC Section 14C.6(a)(3), 82 dwelling units reserved for rental to Low and Moderate-Income Households units shall be provided proportional to the overall project in unit size, dispersed throughout the project, and have access to all amenities available to other residents based upon the same terms.

1 169. To demonstrate compliance with Chapter 14C, an Affordable Housing Agreement
2 and a deed of trust securing such covenants, as approved by the City Attorney and
3 the Housing and Neighborhood Services Director, shall be recorded against the
4 title of the property and the relevant terms and conditions recorded as a deed
5 restriction, regulatory agreement or other enforceable instrument. The Agreement
6 will be recorded prior to the approval of any final or parcel map or issuance of a
7 grading permit or the building permit for the first dwelling unit of the Project. The
8 Agreement shall be binding to all future owners and successors in interest.

9 170. Occupancy & Monitoring of Affordability Covenants: Compliance with the
10 applicable restrictions of the Affordable Housing Agreement and/or the
11 Regulatory Agreement will be subject annually to a regulatory audit and such
12 restrictions must be maintained for the full applicable compliance period. A
13 monitoring fee will be required for the total number of restricted units. An initial
14 set up fee of \$500 will be required at the time of the Certificate of Occupancy is
15 issued for the first housing unit and \$80 per affordable unit for the first year for
16 the project and increased annually by one percent (1%). Such fee covers the costs
17 of software, third-party vendors, and for monitoring compliance with the
18 applicable restrictions on an annual basis. The City also reserves the right to
19 periodically inspect the restricted units to ensure compliance with the health and
20 safety standards associated with the restricted units.

21 171. Affirmatively Furthering Fair Housing: An Affirmative Fair Housing Marketing
22 Plan (AFHMP) shall be submitted for review and acceptance by the Housing and
23 Neighborhood Services Department at least 6 months before issuance of the
24 Certificate of Occupancy for the first dwelling unit of the Project utilizing Form
25 HUD-935.2A -Affirmative Fair Housing Marketing Plan (Multifamily Housing)
26 or HUD-935.2B -Affirmative Fair Housing Marketing Plan (Single Family
27 Housing). The purpose of this affirmative fair housing marketing program is to
28 target and outreach to specific groups who may need differing efforts in order to
29 be made aware of and apply for the available affordable housing opportunities.

1 The affirmative fair housing marketing program should Identify the demographic
2 groups within the housing market area which are least likely to apply for housing
3 without special outreach efforts and an outreach program which includes special
4 measures designed to attract those groups, in addition to other efforts designed to
5 attract persons from the total population. All marketing materials must include the
6 applicable fair housing logos, including the Equal Housing Opportunity and
7 Accessibility logos.

- 8 172. Inclusionary Housing Fees: Prior to the approval and/or issuance of a grading
9 permit, building permit or final or parcel map for the residential project, whichever
10 comes first, the Project applicant shall make payment of the applicable
11 Inclusionary Housing Administrative fees (\$1,000 per development and \$100 per
12 unit for all units) related to the administration and implementation OCC Chapter
13 14C-Inclusionary Housing and to ensure the residential project's compliance with
14 all requirements and provisions thereof.

15 **Landscaping:**

- 16 173. Landscape plans, shall meet the criteria of the City of Oceanside Landscape
17 Guidelines and Specifications for Landscape Development (latest revision), Water
18 Conservation Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering
19 criteria, City code and ordinances, including the maintenance of such landscaping
20 shall be submitted, reviewed and approved by the City Engineer prior to the
21 issuance of building permits. Landscaping shall not be installed until bonds have
22 been posted, fees paid, and plans signed for final approval. In addition, a
23 refundable cash deposit for the preparation of the final As-built/Maintenance
24 Guarantee shall be secured with the City prior to the final approval of the
25 landscape construction plan. A landscape pre-construction meeting shall be
26 conducted by the landscape architect of record, Public Works Inspector, developer
27 or owner's representative and landscape contractor prior to commencement of the
28 landscape and irrigation installation. The following landscaping items shall be
29 required prior to plan approval and certificate of occupancy:

- 1 a) Final landscape plans shall accurately show placement of all plant material
2 such as but not limited to trees, shrubs, and groundcovers.
- 3 b) Landscape Architect shall be aware of all utility, sewer, water, gas and
4 storm drain lines and utility easements and place planting locations
5 accordingly to meet City of Oceanside requirements.
- 6 c) Final landscape plans shall be prepared under the direct supervision of a
7 Registered Landscape Architect (State of California), with all drawings
8 bearing their professional stamp and signature.
- 9 d) All required landscape areas both public and private (including trees and
10 palms in the public rights-of-way) shall be maintained by owner, project
11 association or successor of the project (including public rights-of-way
12 along S. Cleveland St., W. Topeka St., Michigan Ave., Missouri Ave., and
13 S. Tremont St.). The landscape areas shall be maintained per City of
14 Oceanside requirements.
- 15 e) The As-built/ Maintenance Guarantee (refundable cash deposit) shall not
16 be released until the as-built drawings have been approved on the original
17 approved Mylar landscape plan and the required maintenance period has
18 been successfully terminated.
- 19 f) Proposed landscape species shall fit the site and meet climate changes
20 indicative to their planting location. The selection of plant material shall
21 also be based on cultural, aesthetic, and maintenance considerations. In
22 addition, proposed landscape species shall be low water users as well as
23 meet all fire department requirements.
- 24 g) All planting areas shall be prepared and implemented to the required depth
25 with appropriate soil amendments, fertilizers, and appropriate supplements
26 based upon a soils report from an agricultural suitability soil sample taken
27 from the site.
- 28 h) Ground covers or bark mulch shall fill in between the shrubs to shield the
29 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.

- i) The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.
- j) 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 24 inches in depth. Installing a root barrier around the tree's root ball is unacceptable.
- k) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain Planning Division approval for these items in the conditions or application stage prior to 1st submittal of working drawings.
- l) For the planting and placement of trees and their distances from hardscape and other utilities/ structures the landscape plans shall follow the City of Oceanside's (current) Tree Planting Distances and Spacing Standards.
- m) 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.
- n) 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.
- o) All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.
- p) The landscape plans shall match all plans affiliated with the project.
- q) Landscape construction drawings are required to implement approved Fire Department regulations, codes, and standards at the time of plan approval.

- 1 r) Landscape plans shall comply with Biological and/or Geotechnical reports,
2 as required, shall match the grading and improvement plans, comply with
3 Storm Water Management Plan (SWMP), Hydromodification Plan, or Best
4 Management Practices and meet the satisfaction of the City Engineer.
5 s) Existing landscaping on and adjacent to the site shall be protected in place
6 and supplemented or replaced to meet the satisfaction of the City Engineer.
7 t) All pedestrian paving (both decorative and standard) shall comply with the
8 most current edition of the American Disability Act.

9 174. All landscaping, fences, walls, etc. on the site, in medians within the public right-
10 of-way and within any adjoining public parkways shall be permanently maintained
11 by the owner, his assigns or any successors-in-interest in the property. The
12 maintenance program shall include: a) normal care and irrigation of the
13 landscaping b) repair and replacement of plant materials (including interior trees
14 and street trees) c) irrigation systems as necessary d) general cleanup of the
15 landscaped and open areas e) maintenance of parking lots, walkways, enhanced
16 hardscape, trash enclosures, walls, fences, etc. f) pruning standards for street trees
17 shall comply with the International Society of Arboriculture (ISA) Standard
18 Practices for Tree Care Operations – ANSI A300, Appendix G: Safety Standards,
19 ANSI Z133; Appendix H; and Tree Pruning Guidelines, Appendix F (most current
20 edition). Failure to maintain landscaping shall result in the City taking all
21 appropriate enforcement actions including but not limited to citations. This
22 maintenance program condition shall be recorded with a covenant as required by
23 this resolution.

24 175. In the event that the conceptual landscape plan (CLP) does not match the
25 conditions of approval, the resolution of approval shall govern.

26 **Solid Waste:**

27 176. The project must demonstrate adequate solid waste service and storage for all three
28 streams (solid waste, recycling and organics). Plans must reflect details for service
29 and storage for all three streams included within each enclosure. It is recommended

1 that plans indicate separate areas for commercial tenants vs. the residential/rental
2 tenants to ensure services are properly secured for each use type/customer.

3 177. The City of Oceanside Enclosure Guidelines establish a minimum number of
4 enclosures required based on the amount of dwelling units and commercial square
5 footage. The plans need to demonstrate separate enclosure/storage areas for each
6 building at least. Adjustments to the amount of enclosures required may be permitted
7 if the applicant can indicate adequate servicing (same cubic yard requirements)
8 through increased frequency of service.

9 178. For planned trash chutes, a trash chute for each stream (recycling, organics, and
10 landfill) will need to be demonstrated on the plans for each floor.

11 179. Enclosure location(s) cannot block the alleyway, public right of way, or create public
12 nuisance. Refer to the City of Oceanside Enclosure Guidelines for enclosure location
13 and hauler access requirements.

14 180. The City of Oceanside reserves the right to review program and services levels and
15 request increases if deemed necessary. The City of Oceanside Municipal Code
16 Chapter 13 requires that Oceanside residents, businesses and multifamily projects
17 are to separate all recyclable material from other solid waste. Additionally, the State
18 of California regulations requires all California businesses participate in Mandatory
19 Recycling (AB 341) and Mandatory Commercial Organics Recycling (AB 1826 &
20 SB 1383) as outlined in the Oceanside Solid Waste code.

21 **Transportation:**

22 181. The project shall be responsible for the fair share payment to the City, which shall
23 be \$385,811.73 to be paid to the City's Thoroughfare and Signal Account. The funds
24 will be used at the City's discretion for projects that will improve traffic safety and
25 mobility in the City of Oceanside. The \$385,811.73 shall be paid in full prior to
26 issuance of any permit (precise grading, building or otherwise) for any phase or any
27 component of the project. The \$385,811.73 fair share payment only satisfies the
28 offsite improvement obligations. All other onsite improvements such as roadway,
29

- sidewalk, bike trail/lane, etc., that is contiguous to the project, or needed to provide access to the project shall be done at the project developer's cost.
182. The project shall construct enhanced high-visibility crosswalks at Topeka Street and Tremont (Existing), Topeka Street and Tremont Avenue (New), and Michigan Avenue and Tremont Street intersections, and provide all-way-stop control at the project's reconfigured Topeka Street and Tremont Street (New) intersection. The project shall also provide curb extensions at both Topeka Street and Tremont Street intersections (segments are in a Transit Priority and Smart Growth Opportunity Area). This improvement shall be completed prior to the issuance of occupancy and to the satisfaction of the City Traffic Engineer.
183. The project shall construct enhanced high-visibility crosswalks at the Missouri Avenue and Cleveland Street intersection (segment is in a Transit Priority and Smart Growth Opportunity Area). This improvement shall be completed prior to the issuance of occupancy and to the satisfaction of the City Traffic Engineer.
184. The project shall provide all-way-stop control at the Project's reconfigured Michigan Avenue and Tremont Street intersection (segment is in a Transit Priority and Smart Growth Opportunity Area). The project shall also provide curb extensions at Michigan Avenue and Tremont Street, and Missouri Avenue and Tremont Street intersections. This improvement shall be completed prior to the issuance of occupancy and to the satisfaction of the City Traffic Engineer.
185. The uncontrolled midblock Cleveland Street crosswalk shall be supplemented with a rectangular rapid flashing beacon. Crosswalk shall have legend, signs, and ADA ramps that will meet CAMUTCD. This improvement shall be completed prior to the issuance of occupancy and to the satisfaction of the City Traffic Engineer.
186. All crosswalk marking shall be thermoplastic continental marking. This improvement shall be completed prior to the issuance of occupancy and to the satisfaction of the City Traffic Engineer.

Water Utilities

General Conditions

- 1 187. The developer will be responsible for developing all water and sewer utilities
2 necessary to develop the property. Any relocation of water and/or sewer utilities is
3 the responsibility of the developer and shall be done by an approved licensed
4 contractor at the developer's expense.
- 5 188. All Water and Wastewater construction shall conform to the most recent edition of
6 the Water, Sewer, and Recycled Water Design and Construction Manual or as
7 approved by the Water Utilities Director.
- 8 189. The property owner shall maintain private water and wastewater utilities located on
9 private property.
- 10 190. Water services and sewer laterals constructed in existing right-of-way locations are
11 to be constructed by an approved and licensed contractor at developer's expense.
- 12 191. Minimum separation between water services is 3 feet and water and sewer lateral
13 separation shall be 10 feet minimum.
- 14 192. Water facilities, backflows or meters, shall have a minimum 10' separation from
15 trees. Palm tree minimum separation is lowered to 5' from water facilities.
- 16 193. Each new residential dwelling unit or commercial suite shall be metered
17 individually.
- 18 194. For new buildings with multiple residential dwelling units; the City has accepted, as
19 an alternative, a public master meter for each building provided there is a private
20 sub-meter for each individual dwelling unit. The Property Owner would be
21 responsible for the ownership, maintenance, reading, and replacement of the private
22 sub-meters. There shall be a shared agreement for the shared water supply line and
23 private water and sewer facilities among the owners. This should be addressed in the
24 CC&Rs or a maintenance agreement.
- 25 195. Provide a separate irrigation water meter for each development parcel. Meter shall
26 be managed and paid for by the Property Owner. Meter shall be located such that a
27 connection can be made to the City's future recycled water main in Seagaze Dr. and
28 S. Tremont St.
29

1 196. Per the latest approved California Fire Code, all new residential units shall be
2 equipped with fire sprinkler system. Water services that feed the fire sprinkler system
3 along with the domestic water system shall be equipped with a dual check valve
4 device.

5 197. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire
6 protection shall have a dedicated fire service connection to a public water main with
7 a double check detector backflow assembly. Location of the backflow assembly
8 must be approved by Fire Department.

9 198. Hot tap connections will not be allowed for size on size connections, and connections
10 that are one (1) pipe size smaller than the water main. These connections shall be
11 cut-in tees with three valves for each end of the tee. Provide a connection detail on
12 the improvement plans for all cut-in tee connections.

13 **The following conditions shall be met prior to the approval of engineering design**
14 **plans.**

15 199. Any water and/or sewer improvements required to develop the proposed property
16 will need to be included in the improvement plans and designed in accordance with
17 the Water, Sewer, and Recycled Water Design and Construction Manual.

18 200. All public water and/or sewer facilities not located within the public right-of-way
19 shall be provided with easements sized according to the Water, Sewer, and Recycled
20 Water Design and Construction Manual. Easements shall be constructed for all
21 weather access.

22 201. No trees, structures or building overhang shall be located within any water or
23 wastewater utility easement.

24 202. All lots with a finish pad elevation located below the elevation of the next upstream
25 manhole cover of the public sewer shall be protected from backflow of sewage by
26 installing and maintaining an approved type backwater valve, per the latest adopted
27 California Plumbing Code.

28 203. Recycled water is anticipated to be supplied through the 16-inch Fallbrook outfall
29 line in the near future. When recycled water becomes available, this property shall

1 be required to convert its irrigation supply to recycled water. The irrigation system
2 shall be designed in anticipation of a future recycled water services and meters off
3 S. Tremont Street or Seagaze Drive.

4 204. The Developer shall extend the City's Recycled Water System into the site, at the
5 Developer's expense, to serve any landscape meters that are not adjacent to S.
6 Tremont Street or Seagaze Drive.

7 205. Developer shall prepare and submit recycled water irrigation plans to the Water
8 Utilities Department for an independent review and pay a separate recycled water
9 review fee. The review shall include the processing, plan submittal, permitting,
10 inspection, and testing of the proposed irrigation system for approval by the State
11 Water Resources Control Board / San Diego County Department of Environmental
12 Health and Quality for on-site recycled water use. If Development is responsible for
13 the irrigation or maintenance of any landscaping in the right-of-way, then a
14 separate/dedicated recycled irrigation meter and service shall be required for this
15 irrigation system. Local regulations do not permit a single irrigation meter to service
16 landscaping areas across property lines.

17 206. A water study and sewer study must be prepared by the developer at the developer's
18 expense and approved by the Water Utilities Department. The water study shall
19 demonstrate that adequate fire flows and pressures can be delivered to the
20 development. The sewer study shall demonstrate that the collection system on-site
21 and off-site has adequate capacity for the development. Sewer flow monitoring
22 downstream of the proposed development may be required by a City approved flow
23 monitoring company for at least a one-week period to confirm existing sewer
24 capacity. Off-site improvements may be required as a result of the studies and flow
25 monitoring. Off-site improvements may include replacing sewer infrastructure that
26 is in poor condition that would be exacerbated by the development.

27 207. All water and sewer mains not meeting the minimum main diameter and material
28 requirements shall be replaced by the Developer, and at the Developer's expense, to
29 meet current design standards for all new commercial and residential developments

of four (4) units or more. Water and sewer improvements shall be required as part of engineering plan submittal.

208. An inspection manhole for commercial waste as described by the Water, Sewer, and Recycled Water Design and Construction Manual, shall be on each building sewer lateral and the location shall be called out on the approved engineering plans.

209. An Oil and Sand Interceptor, as described by the latest adopted California Plumbing Code Chapter 10, relating to garages, gasoline stations, wash racks or when deemed necessary shall be shown on building plans at each building sewer in an appropriate location and 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.

210. 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.

211. Connections to a public sewer main with a 6-inch or larger sewer lateral will require a new sewer manhole for connection to main per Section 3.3 of Water, Sewer, and Recycled Water Design and Construction Manual.

212. Connection to an existing sewer manhole will require rehabilitation of the manhole per City standards. Rehabilitation may include, but not be limited to, re-channeling of the manhole base, surface preparation and coating the interior of the manhole, and replacing the manhole cone with a 36" opening and double ring manhole frame and lid.

213. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter and reduced pressure principle backflow device on Landscape Plans.

214. All existing and proposed on-site sewer manholes shall be accessible by an access road, turf block, or pavement that can support H-20 loading for sewer vector truck.

Access road or pavement must allow a minimum turning radius of 46-feet (outer wheel) for curb clearance and a wall clearance of 46'-11". Truck length is 41'-6".

215. Provide stationing and offsets for existing and proposed water service connections and sewer laterals on plans.

216. Subterranean parking structures shall be designed with a drainage system that conveys runoff to the City's Storm Drain System and shall comply with the California Regional Water Quality Control Board Order No. 2013-0001.

217. Any unused water services or sewer laterals by the proposed development or redevelopment, shall be abandoned in accordance with Water Utilities requirements. If an existing water meter is abandoned then a credit will be applied towards future buy-in fees in the amount of the current buy-in fee of the existing meter.

The following conditions of approval shall be met prior to building permit issuance.

218. 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 buildings.

219. Show location and size of existing and proposed sewer lateral(s) from property line or connection to sewer main to connection point at building.

220. Provide a fixture unit count table and supply demand estimate per the latest adopted California Plumbing Code (Appendix A) to size the water meter(s) and service line(s).

221. Provide drainage fixture unit count per the latest adopted California Plumbing Code to size sewer lateral for property.

222. 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.

223. 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,

1 inlet/outlet piping, and a plumbing schematic of the separator along with the required
2 appurtenances at each building sewer lateral.

3 224. Water and Wastewater buy-in fees and the San Diego County Water Authority Fees
4 are to be paid to the City at the time of Building Permit issuance per City Code
5 Section 32B.7.

6 PASSED AND ADOPTED by the City Council and Community Development
7 Commission of the City of Oceanside, California this 7th day of October, 2025 by the
8 following vote:

9 AYES:

10 NAYS:

11 ABSENT:

12 ABSTAIN:

13
14 _____
Mayor/Community Development Commission
Chair of the City of Oceanside

15
16
17 ATTEST:

18 APPROVED AS TO FORM:
19 OFFICE OF THE CITY ATTORNEY

20
21 _____
City Clerk/Community Development
Commission Secretary

22
23 _____
24 City Attorney/CDC General Counsel
25
26
27
28
29