

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2025-P03 CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM AND UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2025-P02 APPROVING A DEVELOPMENT PLAN (D24-00006), TENTATIVE PARCEL MAP (P24-00002), AND DENSITY BONUS (DB24-00001)) TO ALLOW THE CONSTRUCTION OF A 100% AFFORDABLE HOUSING PROJECT CONSISTING OF 199 APARTMENTS LOCATED ON A 43.50-ACRE SITE SITUATED AT THE WESTERN TERMINUS OF OLIVE DRIVE (APN: 162-111-04)

**(Capstone Equities – Applicant)
(Mira Costa Neighbors for Responsible Development -Appellant)**

WHEREAS, applicant Capstone Equities filed a verified petition on the forms prescribed by the Planning Commission for approval of a Development Plan, Parcel Map, and a Density Bonus to allow the Construction of a 100% affordable housing project consisting of 199 rental apartments and associated amenities and site improvements located on a 43.50-acre site situated at the western terminus of Olive Drive; and

WHEREAS, an Environmental Impact Report (EIR) was prepared and circulated for this project in accordance with the California Environmental Quality Act (CEQA) (SCH No: 2024040851); and

WHEREAS, the Planning Commission, after giving the required notice, did on the 27th day of January, 2025 conduct a duly advertised public hearing as prescribed by law to consider the application; and

WHEREAS, following consideration of all applicable testimony and evidence and deliberation, the Planning Commission, by a 6-0 vote (with one Commissioner absent), adopted Resolution No. 2025-P03 certifying the Final EIR (FEIR) and adopting the Findings of Fact and Mitigation Monitoring and Reporting Program (“MMRP”); and adopted Resolution No. 2025-P02 approving Development Plan (D24-00006), Tentative Parcel Map (P24-00002), and Density Bonus (DB24-00001); and

1 WHEREAS, on February 6, 2025, a timely appeal of the Planning Commission's approval
2 of said project was filed with the City Clerk; and

3 WHEREAS, on May 7, 2025, the City Council of the City of Oceanside held a duly noticed
4 public hearing and heard and considered evidence and testimony by all interested parties concerning
5 the Planning Commission's certification of the FEIR and approval of the Development Plan (D24-
6 00006), Tentative Parcel Map (P24-00002), and Density Bonus (DB24-00001); and

7 WHEREAS, based on such evidence, testimony, and staff reports, this Council makes the
8 findings of fact as set forth in Planning Commission Resolution Nos. 2025-P03 and 2025-P02 as
9 attached hereto as Exhibit "A" and Exhibit "B", and incorporates them by reference as if fully set
10 forth herein;

11 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

12 1. The City Council affirms the Planning Commission's actions of January 27, 2025 and upholds
13 the certification of the FEIR and adoption of CEQA Findings of Fact and MMRP, and upholds the
14 approval of Development Plan (D24-00006), Tentative Parcel Map (P24-00002), and Density Bonus
15 (DB24-00001). The appeal of Planning Commission Resolution Nos. 2025- P03 and 2025-P02 is
16 denied.

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

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1 PASSED and ADOPTED by the City Council of the City of Oceanside, California this
2 ____ day of _____, by the following vote:

3
4 AYES:

5 NAYS:

6 ABSENT:

7
8 ABSTAIN:

9
10 _____
Mayor of the City of Oceanside

11 ATTEST:

12 APPROVED AS TO FORM:
13 OFFICE OF THE CITY ATTORNEY

14
15 _____
City Clerk

16
17 _____
City Attorney

EXHIBIT A

**PLANNING COMMISSION
RESOLUTION NO. 2025-P03**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF OCEANSIDE, CALIFORNIA CERTIFYING
THE FINAL ENVIRONMENTAL IMPACT REPORT AND
ADOPTING THE FINDINGS OF FACT AND MITIGATION
MONITORING AND REPORTING PROGRAM FOR THE
OLIVE PARK APARTMENTS PROJECT (STATE
CLEARINGHOUSE NO. 2024040851)**

**APPLICATION NO: D24-00006, P24-00002, DB24-00001
APPLICANT: CAPSTONE EQUITIES
LOCATION: WESTERN TERMINUS OLIVE DRIVE (APN: 162-111-04)**

**THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA
DOES RESOLVE AS FOLLOWS:**

**WHEREAS, on March 12, 2024, an application was filed by Capstone Equities, for
the construction of a 100% affordable housing project located on a 43.50-acre parcel at
the western terminus of Olive Drive just south of the College Boulevard Sprinter Station;**

**WHEREAS, the Project application was submitted to, and processed by, the City
of Oceanside Planning Division as a concurrent application for a Development Plan (D24-
00006), Tentative Parcel Map (P24-00002), and Density Bonus Application (DB24-
00001); and**

**WHEREAS, in conjunction with consideration of the Project application described
above, and in accordance with the California Environmental Quality Act (CEQA), an
Environmental Impact Report (SCH No.: 2024040851) was prepared for the project;**

**WHEREAS, the Draft Environmental Impact Report (DEIR) was circulated for a
45-day public and agency review from October 25, 2024 to December 9, 2024 and proper
notification was given in accordance with CEQA; and**

**WHEREAS, following the close of the public comment period on the DEIR, a Final
Environmental Impact Report (FEIR) was prepared for the Project; and**

1 WHEREAS, the Planning Commission did on the 27th day of January 2025 conduct
2 a duly advertised public hearing on the content of the FEIR, Findings of Fact, and Mitigation
3 Monitoring and Reporting Program (MMRP); and

4 WHEREAS, the Findings of Fact and MMRP are appended to this resolution as
5 Exhibit A and B, respectively; and

6 WHEREAS, studies and investigations made by this Commission and on its behalf
7 reveal the following facts:

For the Final Environmental Impact Report:

- 8 1. The FEIR, Findings of Fact, and MMRP were completed in compliance with the
9 provisions of CEQA.
- 10 2. There are certain significant environmental effects detailed in the FEIR and MMRP
11 which have been avoided or substantially lessened by the establishment of measures
12 which are detailed in Exhibit "B" Mitigation and Monitoring and Reporting Program.
- 13 3. The FEIR, Findings of Fact, and MMRP for the project were presented to the
14 Planning Commission, and the Planning Commission reviewed and considered the
15 information contained in these documents prior to making a decision on the project.
- 16 4. The FEIR, Findings of Fact, and MMRP prepared for the project have been
17 determined to be accurate and adequate documents, which reflect the independent
18 judgment of the City.

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1 NOW, THEREFORE, BE IT RESOLVED as follows:

- 2 1. The Planning Commission hereby certifies the Final Environmental Impact Report
3 for the Olive Park Apartments project.
4 2. Pursuant to Public Resources Code Section 21081, the Planning Commission hereby
adopts the Findings of Fact (Exhibit A) for the Olive Park Apartments project.
5 3. Pursuant to Public Resources Code Section 21081.6, the Planning Commission
6 hereby adopts the MMRP (Exhibit B) for the Olive Park Apartments project, finding
7 that said program is designed to ensure compliance with the mitigation measures
8 throughout the implementation of the Project.

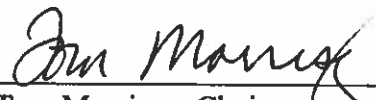
9 PASSED AND ADOPTED Resolution No. 2025-P03 on January 27, 2025 by the
following vote, to wit:

10 AYES: Morrissey, Malik, Rosales, Balma, Anthony, Ogden

11 NAYS:

12 ABSENT: Dodds

13 ABSTAIN:

14 
Tom Morrissey, Chairperson
Oceanside Planning Commission

15 ATTEST:

16 
17 Sergio Madera, Secretary

18 I, SERGIO MADERA, Secretary of the Oceanside Planning Commission, hereby certify
19 that this is a true and correct copy of Resolution No. 2025-P03.

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21 Dated: January 27, 2025

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EXHIBIT B

**PLANNING COMMISSION
RESOLUTION NO. 2025-P02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF OCEANSIDE, CALIFORNIA APPROVING A
DEVELOPMENT PLAN, TENTATIVE PARCEL MAP AND
DENSITY BONUS ON CERTAIN REAL PROPERTY IN THE
CITY OF OCEANSIDE**

**APPLICATION NO: D24-00006, P24-00002 & DB24-00001
APPLICANT: CAPSTONE EQUITIES
LOCATION: WESTERN TERMINUS OLIVE DRIVE (APN: 162-111-04)**

**THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA
DOES RESOLVE AS FOLLOWS:**

**WHEREAS, there was filed with this Commission a verified petition on the forms
prescribed by the Commission requesting a Development Plan, Parcel Map, and a Density Bonus
under the provisions of Articles 10, 30, 40, and 43, of the Zoning Ordinance of the City of
Oceanside and Article IV of the Subdivision Ordinance to permit the following:**

**Construction of a 100% affordable housing project consisting of 199 rental
apartments and associated amenities and site improvements. The project would
impact 10.87 acres of a 43.50-acre site with the remaining 32.63 acres placed in a
conservation easement and designated as natural open space;
on certain real property described in the project description.**

**WHEREAS, the Planning Commission, after giving the required notice, did on the
27th day of January 2025 conduct a duly-advertised public hearing as prescribed by law to
consider said application; and**

**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;**

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

Description	Authority for Imposition
Public Facility (Residential)	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)	Ord. No. 91-34 OUSD Res. 13(12-13) CUSD Res. 21-1314
Traffic Signal & Thoroughfare (Multi-Family Residential)	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 relieve the developer from paying all applicable fees at the time when such fees become due;

WHEREAS, the fee amount to be paid for each category referenced above shall be the amount listed on the schedule of fees published by the Development Services Department at the time when such fees become due and payable; and

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 consistent with applicable law; and

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other

1 exaction described in this resolution begins on the effective date of this resolution and any
2 such protest must be in a manner that complies with Section 66020; and

3 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution
4 becomes effective 10 days from its adoption in the absence of the timely filing of an appeal
5 or call for review prior to the expiration of the 10-day appeal period; and

6 WHEREAS, the EIR, together with any comments received, and Mitigation and
7 Monitoring and Reporting Program (MMRP) incorporated into the conditions of approval
8 for the project, were presented to the Planning Commission, and the Planning Commission
9 reviewed and considered the information contained in these documents prior to making a
10 decision on the project; and

11 WHEREAS, the EIR, Findings of Fact, and Mitigation and Monitoring and Reporting
12 Program (MMRP) have been determined to be accurate and adequate documents, reflecting
13 the independent judgment and analysis of the Planning Commission. On the basis of the
14 entire record before it, the Planning Commission finds that there is no substantial evidence
15 that the project, with implementation of the mitigation measures proposed, will have a
16 significant impact on the environment; and

17 WHEREAS, the documents or other material which constitute the record of
18 proceedings upon which the decision is based will be maintained by the City of Oceanside
19 Planning Department, 300 North Coast Highway, Oceanside, California 92054.

20 WHEREAS, studies and investigations made by this Commission and on its behalf
21 reveal the following facts:

22 FINDINGS:

23 For the Development Plan (D24-00006):

- 24 1. The site plan and physical design of the project as proposed are consistent with the
25 purposes of the Zoning Ordinance. The project site is located in the Single-Family
26 Residential (RS) Zoning District and is subject to the land use and development
27 standards of Article 10 of the Zoning Ordinance. The project complies with most
28 RS development standards and where it does not, the applicant applied waivers
and/or incentives/concessions of the development standards consistent with State

1 Law. Although no onsite parking is required per State Law, 382 parking spaces
2 are provided.

- 3 2. The Development Plan as proposed conforms to the General Plan of the City. The
4 development is consistent with the adopted Land Use Element and Housing
5 Element of the General Plan in that the project provides decent, safe, and sanitary
6 housing for current and future residents. The project would add to the variety of
7 existing housing types available in the area. The project is consistent with the Land
8 Use Element, in that project would provide decent, safe, and sanitary housing in an
9 area of the city with adequate access to employment opportunities, community
10 facilities, and public services within the Oceanside community. The project is
11 consistent with the Housing Element in that the project is providing housing that
12 will be affordable to lower income and moderate-income households and it is
13 developing moderate- and lower-income housing opportunities in an area of the
14 City that otherwise would be unattainable for moderate- and lower-income
15 households.

- 16 3. The area covered by the Development Plan can be adequately, reasonably and
17 conveniently served by existing and planned public services, utilities and public
18 facilities because the project site is situated within an urbanized area and is already
19 served by existing public services, utilities, and public facilities. Technical analysis
20 has determined the project would have no significant impacts on these services and
21 facilities.

- 22 4. The project as proposed is compatible with existing and potential development on
23 adjoining properties or in the surrounding neighborhood. The project's density (5.77
24 du/acre) is less than the maximum density of 9.9 du/acre allowed under the General
25 Plan designation of Medium Density Residential (MDA-R) that applies to density
26 bonus projects, as well as less than the density for the RS Zone (5.99 du/acre).
27 Commercial and industrial development exists to the north of the rail line that runs
28 just north of the property line. Although the project is taller and denser than the
existing residential neighborhood, the buildings are set back 115' from the front
property line and there is enhanced landscaping at the project entry to help screen the

1 buildings. The design and architecture of the proposed project would minimize
2 potential adverse massing impacts on adjacent properties through the use of
3 adequate setbacks, articulated facades, high-quality finish materials and enhanced
4 landscaping. Additionally, the proposed development would support the adjacent
5 transit stop (College Boulevard Sprinter Station) by constructing a new
6 pedestrian/bicyclist pathway from the project site to the College Boulevard Sprinter
7 Station.

- 8 5. The site plan and physical design of the project is consistent with the policies
9 contained within Section 1.24 and 1.25 of the Land Use Element of the General
10 and Section 3039 (Hillside Development Provisions) of the Zoning Ordinance with
11 waivers and/or incentives/waivers per density bonus law. The project's net
12 development pad area is designed to minimize the grading footprint on the site.
13 The project will not impact 32.63 acres of the parcel as this area will be designated
14 open space and placed in an open space/conservation easement. The open
15 space/conservation easement, which would cover the southern and western
16 portions of the parcel, contains significant slope areas that features protected and
17 sensitive habitats. By avoiding this steep slope area the project demonstrates
18 consistency with the Hillside Development Provisions.

19 For the Tentative Parcel Map (P24-00002)

- 20 1. The proposed Tentative Parcel Map is consistent with the General Plan and
21 provisions of the Subdivision Ordinance of the City. The proposed density of 5.77
22 du/acre is within the density range allowed for the MDA-R land use designation.
23 In addition, the project is consistent with Goal 1.12, 1.16, 1.22, and 3.11 of the
24 Land Use Element and Policies 1.6, 2.2, 3.5, 3.7 of the Housing Element as it relates
25 to the provision of affordable housing. The project is also consistent with the
26 Energy and Action Plan Element Goals ECAE-2a and ECAE-2b.
- 27 2. The site is physically suitable for the type of development in that the total impact
28 area (10.87 acres) occurs on the northeastern portion of the parcel that has been
previously graded and is heavily disturbed. The building footprint would not

1 impact the Loma Alta Creek riparian area and the remaining site acreage (32.63
2 acres) would be placed under an open space/conservation easement.

3 3. The site is physically suitable for the proposed density of development as the total
4 impact area/developable footprint is located within an urbanized area with
5 residential, commercial, and industrial uses located adjacent or in the immediate
6 vicinity. The site is served by existing public services, utilities, and public
7 facilities.

8 4. The design of the subdivision or the proposed improvements will not cause
9 substantial environmental damage or substantially injure fish or wildlife or their
10 habitat. The project's total impact area occurs on approximately 10.87 acres of
11 mostly disturbed land thereby allowing the vegetated slopes along the southern
12 perimeter of the total impact area and the land to the west and south of the total
13 impact area to remain undeveloped. Additionally, a 32.63-acre open
14 space/conservation easement would be established at the west and southwest
15 portion of the site. Pursuant to the Environmental Impact Report (EIR) prepared
16 for the project, with the incorporation of mitigation measures, impacts to biological
17 resources will be less than significant. The project has been conditioned to comply
18 with all mitigation measures identified in the EIR.

19 5. The design of the subdivision or the type of improvements meet City standards and
20 will not conflict with easements, acquired by the public at large, for access through
21 or the use of property within the proposed subdivision. Easements on the property
22 will be improved and maintained in a manner consistent with City standards.

23 6. The subdivision complies with all other applicable ordinances, regulations and
24 guidelines of the City of Oceanside. The proposed tentative map exhibit accords
25 with the form and content requirements of the City's Subdivision Ordinance
26 (Section 401).

27 For the Density Bonus (DB24-00001):

28 1. 100% of the project qualifies as an affordable housing development. 40 units shall
be set aside for moderate-income households, 157 units shall be set aside for lower-
income households, and two units shall be set aside for on-site property managers

and/or maintenance staff.

2. The restricted affordability covenant associated with the units will be for a period of no less than 55 years.
3. The maximum allowable rent for the project's units will comply with State Law for affordable housing projects with moderate and lower-income units.
4. The project's units are intended to be part of the City's Affordable Housing rental stock, available at affordable housing costs, as defined in Health and Safety Code Section 50053.
5. All the affordable units will be rented to individuals that meet the criteria for the specified moderate- and lower-income households as defined in Health and Safety Code section 50053.
6. An Affordable Housing Regulatory Agreement that will be prepared for the project will outline the reporting requirements consistent with Section 3032(M)(7) of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D24-00006), Tentative Parcel Map (P24-00002) and Density Bonus (DB24-00001) subject to the following conditions:

Building:

1. Building addresses are required to facilitate the electric service and other utility releases. Verification that the address has been properly assigned by the City's Planning Division should be confirmed before listing it on a Building Permit Application and prior to permit issuance. Before plans can be approved and permit issuance building addresses must be provided on at least the submitted Building Permit Applications for the project and it is preferred that the addresses are also listed on the plans.
2. When plans are submitted for a proposed construction project they will need to show compliance with the applicable code that is in effect at the time of permit application. Please note on the first plan sheet that the applicable Code for this project is the 2022 edition of the California Code of Regulations (CCR); Title 24 (California Building Standards Code), and the amendments to the City of

Oceanside Administrative Code for Building Regulations Chapter 6 Building Construction Regulations Municipal Code.

3. The 2022 triennial edition of the California Code of Regulations (CCR), Title 24 (California Building Standards Code) applies to all occupancies that applied for a building permit on or after January 1, 2023, and remains in effect until the effective date of the 2025 triennial edition which will be January 1, 2026. More information about the CALIFORNIA BUILDING STANDARDS CODE can be obtained at the Building Standards Commission website: Codes (ca.gov) or <https://www.dgs.ca.gov/BSC/Codes>
4. Please be aware that mid code cycle updates for the 2022 CCR, Title 24 go into effect on 07/01/2024 and the applicable code for a project is based on the date of permit application; actual permit applications must be submitted that are accepted along with payment of plan check fees to establish date of application.
5. When plans are submitted with permit applications provide a table or summary on the plans that lists the allowable areas and proposed areas of the project per Chapter 5 of the 2022 California Building Code (CBC); also include a detailed breakdown of any allowable area increases that may be proposed.
6. Sections 17922, 17958 and 18941.5 of the California Health and Safety Code require that the latest edition of the California Building Standards code and Uniform Housing Code apply to local construction 180 days after publication
7. 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.
8. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.
9. The project must provide construction waste management per 2022 CALGreen section 5.408 Construction Waste Reduction, Disposal and Recycling. Before the plans can be approved a completed copy of the City of Oceanside "Waste Management Plan" (WMP) form must be submitted; a copy of the form can be

downloaded from the Building Division Applications and Forms | Oceanside, CA
website page [https://www.ci.oceanside.ca.us/government/development-
services/building/applications-and-forms](https://www.ci.oceanside.ca.us/government/development-services/building/applications-and-forms)

Engineering:

10. Prior to the demolition of any existing structure or surface improvements on site, a grading plan application shall be submitted to the Engineering Division and erosion control plans shall be approved by the City Engineer. No demolition shall be permitted without an approved erosion control plan.
11. Design and construction of all improvements shall be in accordance with the City of Oceanside's Engineers Design and Processing Manual, City Ordinances, standard engineering and specifications of the City of Oceanside, and subject to approval by the City Engineer.
12. All right-of-way alignments, street dedications, exact geometrics and widths shall be designed, dedicated, and constructed or replaced in accordance with the City of Oceanside Engineers Design and Processing Manual, and as required or approved by the City Engineer.
13. Owner/developer shall provide an updated Title Report dated within 6 months of the grading plan application submittal.
14. The approval of the tentative parcel map shall not mean that closure, vacation, or abandonment of any public street, right of way, easement, or facility is granted or guaranteed to the owner/developer. The owner/developer is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process(es) per codes, ordinances, and policies in effect at the time of the application. The City of Oceanside retains its full legislative discretion to consider any application to vacate a public street or right of way.
15. Owner/developer shall submit to the City for processing a covenant attesting to the project's development conditions. The approved covenant shall be recorded at the County prior to the issuance of a grading permit.

- 1 16. All public improvement requirements shall be covered by a Subdivision
2 Improvement Agreement and secured with sufficient improvement securities or
3 bonds guaranteeing performance and payment for labor and materials, setting of
4 survey monuments, and warranties against defective materials and workmanship
5 before the approval of the public improvement plans.
- 6 17. Prior to the issuance of any building permits, all improvements including
7 landscaping, landscaped medians, and frontage improvements shall be approved
8 (subject to acquisition of any necessary easements) to the satisfaction of the City
9 Engineer.
- 10 18. Prior to the issuance of a Certificate of Occupancy permit, all improvements,
11 including landscaping, landscaped medians, frontage improvements shall be
12 completed to the satisfaction of the City Engineer.
- 13 19. Prior to approval of the parcel map, provide the City of Oceanside with certification
14 from each public utility and each public entity owning easements within the
15 proposed project stating that: (a) they have received from the owner/developer a
16 copy of the proposed map; (b) they object or do not object to the filing of the map
17 without their signature; (c) in case of a street dedication affected by their existing
18 easement, they will sign a "subordination certificate" or "joint-use certificate" on
19 the map when required by the governing body.
- 20 20. Legal access to Olive Drive shall be provided to Parcel "1" and Parcel "B" on the
21 recorded parcel map.
- 22 21. The tract shall be recorded and developed as one or phased as approved. The City
23 Engineer shall require the dedication and construction of necessary utilities, streets
24 and other improvements outside the area of any particular map, if such is needed
25 for circulation, parking, access or for the welfare or safety of future occupants of
26 the development.
- 27 22. It is the responsibility of the owner/developer to provide legal access to future lot
28 owners of all parcels. A note shall be placed on the parcel map to demonstrate such
legal access.

- 1 23. Owner/developer shall obtain on behalf of the City an offsite ROW dedication from
2 the relevant property owner(s) along the Northern side of the Olive Drive Cul-De-
3 Sac/turnaround for a sufficient width to include curb and gutter and sidewalk and
4 shall show such improvements on the improvement plans. The owner/developer
5 shall be responsible for any preparation of documents, surveys, and costs associated
6 with obtaining the ROW. Such ROW dedication is to be in fee or by easement, and
7 the recorded document(s) and proof of dedication or proof of an attempt to obtain
8 such dedication shall be provided, prior to issuance of a building permit.
- 9 24. Owner/developer shall dedicate on the Parcel Map or process a separate easement
10 dedication application for any necessary easements located on the property for
11 existing or proposed public facilities, public access, emergency vehicle access,
12 pedestrian and recreational access, and infrastructure. The application(s) shall be
13 submitted prior to the issuance of a grading permit, and shall be recorded prior to
14 grading plan As-Builts. Additionally, the easement(s) shall be identified on the
15 parcel map, grading, and improvement plans.
- 16 25. A traffic control plan shall be prepared in accordance with the City's traffic control
17 guidelines and approved by the City Engineer prior to the start of work within the
18 public Right-of-Way. Traffic control safety and implementation for construction or
19 re-construction of streets shall be in accordance with construction signing,
20 marking, and other protection as required by Caltrans' Traffic Manual and City
21 Traffic Control Guidelines. Traffic control plan implementation and hours shall be
22 in accordance with the approved traffic control plans.
- 23 26. Proposed public improvements located within the City's ROW, onsite, or offsite
24 shall be displayed on separate public improvement plans in accordance with the
25 City's Engineer's Design and Processing Manual.
- 26 27. Any existing public or private improvements that are being joined to and that are
27 already damaged or damaged during construction of the project, shall be repaired
28 or replaced as necessary by the developer to provide a competent and stable
connection, and to the City's satisfaction.

- 1 28. An Encroachment Removal Agreement (ERA) application shall be submitted to
2 the City for proposed private improvements located within the City's ROW over
3 any City easements. The ERA shall be submitted for review prior to the issuance
4 of a grading permit or approval of an improvement plan, and shall be recorded at
5 the County prior to improvement plan As-Builts.
- 6 29. The north side of the Olive Drive cul-de-sac/turnaround shall be constructed with
7 new curb and gutter and sidewalk. Sidewalk improvements (construct/replace)
8 shall comply with current ADA requirements.
- 9 30. Minimum curb return radius at pedestrian ramps and driveway locations shall
10 comply with the City of Oceanside Engineers Design and Processing Manual.
- 11 31. Sight distance requirements at the project driveway(s) or street shall conform to the
12 sight distance criteria as provided by Caltrans. The owner/developer shall provide
13 a plan and profile of the line of sight for each direction of traffic at each proposed
14 driveway on the grading plans.
- 15 32. A pavement evaluation report shall be submitted for offsite street and/or alley
16 pavements with the grading and improvement plan application. The
17 owner/developer shall contract with a geotechnical engineering firm to perform a
18 field investigation of the existing pavement on all streets adjacent to the project
19 boundary. The limits of the study shall be the full width cul-de-sac/turnaround from
20 the project's Olive Drive frontage to the cul-de-sac Point of Curb Return. The field
21 investigation shall be performed according to a specific boring plan prepared by a
22 licensed Geotechnical Engineer and approved by the City Engineer prior to the
23 issuance of a grading permit. In the absence of an approved boring plan, the field
24 investigation shall include a minimum of one pavement boring per every fifty linear
25 feet (50) of street frontage.
- 26 Should the study conclude that the existing road pavement does not meet current
27 pavement thickness requirements set forth in the City of Oceanside Engineers
28 Design and Processing Manual, the Owner/developer shall remove and reconstruct
the existing pavement section in accordance with City requirements. Otherwise,
the City Engineer shall determine whether the Owner/developer shall: 1) Repair all

1 failed pavement sections, 2) header cut and grind per the direction of the City
2 Engineer, or 3) Perform R-value testing and submit a study that determines if the
3 existing pavement meets current City standards/traffic indices.

4 In lieu of a pavement evaluation of the existing pavement on the portion of Olive
5 Drive, the owner/developer may elect to remove and reconstruct the existing
6 pavement section of the full width cul-de-sac/turnaround at the project's frontage
7 on Olive Drive in accordance with City requirements. This proposed work shall be
8 displayed on the public improvement plans.

9 33. Operation and Maintenance responsibilities for the private driveways/roadways
10 and private improvements within City ROW or easements, shall be the
11 responsibility of the owner/developer or HOA, and clearly identified in the
12 project's CC&R's and on the grading and improvement plans.

13 34. A precise grading plan, which includes proposed onsite private improvements,
14 shall be prepared, reviewed, secured and approved prior to the issuance of any
15 building permit. The plan shall reflect all pavement, flatwork, landscaped areas,
16 special surfaces, curbs, gutters, medians, striping, and signage, footprints of all
17 structures, walls, drainage devices and utility services. Parking lot striping and any
18 on site traffic calming devices shall be shown on the precise grading plans.

19 35. The approval of the development plan shall not mean that proposed grading or
20 improvements on adjacent properties (including any City properties/right-of-way
21 or easements) is granted or guaranteed to the owner/developer. The
22 owner/developer is responsible for obtaining written permission to grade or
23 construct on adjacent properties prior to the issuance of a grading permit. Should
24 such permission be denied, the development plan shall be subject to going back to
25 public hearing or subject to a substantial conformity review. For the required offsite
26 sidewalk improvements on Olive Drive, exceptions to the timing may be
27 considered by the City Engineer provided that no construction on the sidewalk
28 improvements shall take place prior to written permission to grade or construct is
obtained.

1 36. Where proposed off-site improvements - potentially including but not limited to
2 emergency vehicle access roadways, retaining walls, slopes, public utility facilities,
3 and drainage facilities - are to be constructed, owner/developer shall, at its own
4 expense, obtain all necessary easements or other interests in real property and shall
5 dedicate the same to the City of Oceanside as required. Owner/developer shall
6 provide documentary proof satisfactory to the City of Oceanside that such
7 easements or other interest in real property have been obtained prior to the issuance
8 of any building permit for this development/project. Additionally, the City of
9 Oceanside, may at its sole discretion, require that the owner/developer obtain at its
10 sole expense a title policy insuring the necessary title for the easement or other
11 interest in real property to have vested with the City of Oceanside or the owner/
12 developer, as applicable.

13 Notwithstanding the above, for the proposed public off-site sidewalk
14 improvements that are to be constructed on Olive Drive, owner/developer shall
15 bear all expense associated with obtaining and dedicating all necessary easements
16 or other interests in real property. Owner/developer shall provide documentary
17 proof satisfactory to the City of Oceanside that such easements or other interest in
18 real property have been obtained or attempted to be obtained, prior to issuance of
19 a building permit. Additionally, the City of Oceanside, may at its sole discretion,
20 require that the owner/developer obtain at its sole expense a title policy insuring
21 the necessary title for the easement or other interest in real property to have vested
22 with the City of Oceanside or the owner/developer, as applicable.

23 37. Use of adjacent properties for construction without permission is prohibited.
24 Developer is required to obtain written permission from adjacent property owners
25 allowing access onto their site. There shall be no trespassing, grading, or
26 construction of any kind on adjacent properties without permission. "Failure to
27 comply will result in the revocation of the grading permit." This written permission
28 shall be provided to the City prior to the issuance of a grading permit.

38. A pavement evaluation report shall be submitted for the proposed onsite pavement
with the grading plan application. Pavement sections for all public and private

1 roadways, driveways and parking areas shall be based upon approved soil test
2 requirements and traffic indices identified within the City of Oceanside Engineers
3 Design and Processing Manual. The pavement design is to be prepared by the
4 owner/developer's geotechnical engineering firm and be approved by the City
5 Engineer prior to the issuance of a grading permit. Roadway alignments and
6 geometric layouts shall be in conformance with the City of Oceanside Engineers
7 Design and Processing Manual.

8 39. Prior to the issuance of a grading permit, a comprehensive soil and geologic
9 investigation shall be conducted for the project site. All necessary measures shall
10 be taken and implemented to assure slope stability, erosion control, and soil
11 integrity; and these measures shall be incorporated as part of the grading plan
12 design. No grading shall occur at the site without a grading permit.

13 40. It is the responsibility of the owner/developer to evaluate and determine that all soil
14 imported as part of this development is free of hazardous and/or contaminated
15 material as defined by the City and the County of San Diego Department of
16 Environmental Health. Exported or imported soils shall be properly screened,
17 tested, and documented regarding hazardous contamination.

18 41. Owner/developer shall develop and submit a draft neighborhood-notification flier
19 to the City for review. The flier shall contain information on the project,
20 construction schedule, notification of anticipated construction noise and traffic, and
21 contact information. Prior to the issuance of a grading permit, the owner/developer
22 shall distribute the approved flier to area residents, property owners, and business
23 owners located within a 500-foot radius area of the project.

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

43. Owner/developer shall monitor, supervise and control all construction and
construction-supportive activities, so as to prevent these activities from causing a

1 public nuisance, including but not limited to, ensuring strict adherence to the
2 following:

- 3 a. Dirt, debris and other construction material shall not be deposited on any
4 public street or into the City's storm water conveyance system.
- 5 b. All grading and related site preparation and construction activities shall be
6 limited to the hours of 7 AM to 6 PM, Monday through Friday. No
7 engineering-related construction activities shall be conducted on Saturdays,
8 Sundays or legal holidays unless written permission is granted by the City
9 Engineer with specific limitations to the working hours and types of
10 permitted operations. All on-site construction staging areas shall be located
11 as far as possible (minimum 100 feet) from any existing residential
12 development. As construction noise may still be intrusive in the evening or
13 on holidays, the City of Oceanside Noise Ordinance also prohibits "any
14 disturbing excessive or offensive noise which causes discomfort or
15 annoyance to reasonable persons of normal sensitivity."
- 16 c. The construction site shall accommodate the parking of all motor vehicles
17 used by persons working at or providing deliveries to the site. An alternate
18 parking site can be considered by the City Engineer in the event that the lot
19 size is too small or cannot otherwise accommodate parking of all motor
20 vehicles.
- 21 d. Owner/developer shall complete a haul route permit application (if required
22 for import/export of dirt) and submit to the City of Oceanside Transportation
23 Engineering Section forty-eight hours (48) in advance of beginning of work.
24 Hours of hauling operations shall be dictated by the approved haul route
25 permit.

26 44. Landscape and irrigation plans for disturbed areas shall be submitted to the City
27 Engineer prior to the issuance of a grading permit and approved by the City
28 Engineer prior to the issuance of building permits. Landscaping plans, including
plans for the construction of walls, fences or other structures at or near
intersections, must conform to intersection sight distance requirements. Frontage

1 and median landscaping shall be installed and established prior to the issuance of
2 any certificates of occupancy. Securities shall be required only for landscape items
3 in the public right-of-way. Any project fences, sound or privacy walls and
4 monument entry walls/signs shall be shown on, bonded for and built from the
5 approved landscape plans. These features shall also be shown on the precise
6 grading plans for purposes of location only. Plantable, segmental walls shall be
7 designed, reviewed and constructed from grading plans and landscape/irrigation
8 design/construction shall be from landscape plans. All plans must be approved by
9 the City Engineer and a pre-construction meeting held prior to the start of any
10 improvements.

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

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

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

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

- 1 49. Drainage facilities shall be designed and installed to adequately accommodate the
2 local storm water runoff, and shall be in accordance with the San Diego County
3 Hydrology Manual and the City of Oceanside Engineers Design and Processing
4 Manual, and to the satisfaction of the City Engineer.
- 5 50. Storm drain facilities shall be designed and constructed to allow inside travel lanes
6 of streets classified as a Collector or above, to be passable during a 100-year storm
7 event.
- 8 51. Sediment, silt, grease, trash, debris, and pollutants shall be collected on site and
9 disposed of in accordance with all state and federal requirements, prior to
10 discharging of stormwater into the City drainage system.
- 11 52. Elevation adjustments and flood proofing shall be in accordance with City of
12 Oceanside Floodplain Management Regulations and Federal Emergency
13 Management Agency (FEMA) and National Flood Insurance Program (NFIP)
14 requirements.
- 15 53. The owner/developer shall submit a finished construction elevation certificate on
16 current FEMA forms for each structure proposed in the development project. The
17 finished construction elevation certificate(s) shall be completed with surveyed
18 information for post construction and shall be submitted to the Engineering
19 Division for review and acceptance prior to Occupancy or Final Building
20 Inspection.
- 21 54. Development in any floodway is prohibited unless a California licensed civil
22 engineer prepares certification that encroachments will not result in any increase in
23 the base flood elevation during the occurrence of the base flood discharge. A "No-
24 Rise" hydraulic analysis and certification shall be provided for any encroachments
25 located in the floodway. The analysis and certification must indicate that the base
26 flood elevation does not increase at all (greater than 0.00 feet) due to the
27 encroachments. As outlined in Section 11.1.1 of Floodway Analysis and Mapping
28 Guidance Document 79 (FEMA Guidance for Flood Risk Analysis and Mapping,
December 2020), these requirements shall not apply to hardscaping for a pedestrian
connection to the existing NCTD station at existing grade that does not obstruct

1 floodwaters or increase flood stage; provided, however, that a "No-Rise"
2 certification memo shall be provided for such improvements.

3 55. Owner/developer shall comply with the provisions of the National Pollutant
4 Discharge Elimination System (NPDES) General Permit for Storm Water
5 Discharges Associated with Construction and Land Disturbance Activities
6 (General Permit) Water Quality Order 2022-0057-DWQ. The General Permit
7 continues in force and effect until the effective date of a new General Permit
8 adopted the State Water Board or the State Water Board rescinds this General
9 Permit. Dischargers that obtain coverage under the expiring General Permit prior
10 to the effective date of this permit, may continue coverage under the previous
11 permit up to two years after the effective date of this General Permit (September 1,
12 2023). Construction activity subject to the General Permit includes, but not limited
13 to, clearing, demolition, grading, excavation and other land disturbance activities
14 that results in one or more acre of land surface, or that are part of common plan of
15 development or sale.

16 The discharger shall obtain a Waste Discharge Identification (WDID) number prior
17 to the commencement of construction activity by electronically certifying and
18 submitting the Permit Registration Documents from Section III of the General
19 Permit through the State Water Board Stormwater Multiple Application and Report
20 Tracking System (SMARTS). In addition, coverage under the General Permit shall
21 not occur until an adequate SWPPP is developed for the project as outlined in
22 Section A of the General Permit. The site specific SWPPP shall be maintained on
23 the project site at all times. The SWPPP shall be provided, upon request, to the
24 United States Environmental Protection Agency (USEPA), State Water Resources
25 Control Board (SWRCB), Regional Water Quality Control Board (RWQCB), City
26 of Oceanside, and other applicable governing regulatory agencies. The SWPPP is
27 considered a report that shall be available to the public by the RWQCB under
28 section 308(b) of the Clean Water Act. The provisions of the General Permit and
the site specific SWPPP shall be continuously implemented and enforced until the
owner/developer obtains a Notice of Termination (NOT) for the SWRCB.

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

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

57. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to the City of Oceanside BMP Design Manual (BDM). At a minimum, the O&M Plan shall include the designated responsible party to manage the storm water BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a non-refundable cash security to provide maintenance funding in the event of noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The owner/developer shall retain records for a minimum of 10 years. The records shall be made available to the City upon request.

58. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement (SWFMA) with the City, obliging the owner/developer to maintain, repair and replace the Storm Water Best Management Practices (BMPs) structures identified in the project's approved SWQMP, as detailed in the O&M Plan, in perpetuity. Furthermore, the SWFMA will allow the City with access to the site for the purpose of BMP inspection and maintenance, if necessary. The Agreement shall be approved by the City Attorney's Office and recorded at the County Recorder's Office prior to the issuance of a precise grading permit. A non-

1 refundable Security in the form of cash shall be required prior to issuance of a
2 precise grading permit. The amount of the non-refundable security shall be equal
3 to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed
4 a total of \$25,000. The owner/developer's civil engineer shall prepare the O&M
5 cost estimate.

6 59. The BMPs described in the project's approved SWQMP shall not be altered in any
7 way, unless reviewed and approved by the City Engineer. The determination of
8 whatever action is required for changes to a project's approved SWQMP shall be
9 made by the City Engineer.

10 60. Prior to receiving a temporary or permanent occupancy permit, the project shall
11 demonstrate that all structural BMPs, including Storm Water Pollutant Control
12 BMPs and Hydromodification Management BMPs, are constructed and fully
13 operational, are consistent with the approved SWQMP and the approved Precise
14 Grading Plan, and are in accordance with San Diego RWQCB Order No. R9-2013-
15 0001 §E.3.e. (1)(d).

16 61. The project shall verify the assumed drainage patterns utilizing sufficient field-
17 level means and methods and shall revise and/or supplement the supporting
18 stormwater and/or drainage analyses as informed by the field verification. The
19 required field verification shall include the onsite and offsite flow paths and
20 corresponding points of discharge within the immediate vicinity of the project site.
21 The field verification shall include field photographs and/or land survey for the
22 areas of interest. The results of the field verification shall be documented in the
23 project-specific SWQMP and drainage report and reflected in the supporting
24 stormwater and/or drainage analyses.

25 62. Owner/Developer shall assist the City as necessary with the ROW dedication of a
26 1' strip of land designated as Lot A per FM-08292 located at the end of Olive Drive.
27 Owner/Developer shall be responsible for all costs associated with such dedication.

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

- 1 64. Prior to the approval of plans and the issuance of a grading permit, owner/developer
2 shall obtain all necessary permits and clearances from public agencies having
3 jurisdiction over the project due to its type, size, location, or infrastructure impact.
4 The list of public agencies includes, but is not limited to, Public Utility Companies,
5 the California Department of Transportation (Caltrans), the City of Carlsbad, the
6 City of Vista, Fallbrook, the County of San Diego, the U. S. Army Corps of
7 Engineers, the California Department of Fish & Game, the U. S. Fish and Wildlife
8 Service, the San Diego Regional Water Quality Control Board, and the San Diego
9 County Health Department.
- 10 65. Owner/developer shall comply with all the provisions of the City's cable television
11 ordinances, including those relating to notification as required by the City
12 Engineer.
- 13 66. If shoring is required for the construction of the proposed development, the shoring
14 design plans shall be included within the grading plan set, and the structural design
15 calculations shall be submitted with the grading plan application.
- 16 67. Prior to the issuance of a grading permit, a geotechnical report shall be submitted
17 to the City for the evaluation of the soils, slopes, and formations in the project. All
18 necessary measures shall be taken and implemented to assure slope stability,
19 erosion control, and soil integrity. The geotechnical report shall include detailed
20 analysis of the landslide remediation, the proposed structural support and its
21 structural integrity, as well as potential drainage impact on the slope (due to rainfall
22 and irrigation). No grading activities shall occur until a grading plan, prepared by
23 a California-licensed Civil Engineer and in accordance with the City of Oceanside
24 Engineers Design and Processing Manual, is approved by the City Engineer.
- 25 a) The slope area will require a landslide stabilization system adequate to
26 satisfy all City and State safety requirements and be satisfactory to the City
27 Engineer.
- 28 b) The landslide stabilization system shall last the lifetime of the structure,
without the need for any maintenance or future structural additions or amendments.

1 c) The design, development, and construction footprint of the landslide
2 stabilization system shall be contained onsite, without the need to encroach onto
3 adjacent properties.

4 d) All landslide stabilization construction and permanent structures shall be
5 designed to be safe and stable and in compliance with all City and State
6 requirements.

7 68. Approval of this development project is conditioned upon payment of all applicable
8 impact fees and connection fees in the manner provided in chapter 32B of the
9 Oceanside City Code. All traffic signal fees and contributions, highway
10 thoroughfare fees, park fees, reimbursements, drainage impact fees, and other
11 applicable charges, fees and deposits shall be paid prior to the issuance of any
12 building permits, in accordance with City Ordinances and policies. As applicable,
13 the owner/developer shall also be required to join into, contribute, or participate in
14 any improvement, lighting, or other special district affecting or affected by this
15 project.

16 69. Upon acceptance of any fee waiver or reduction by the owner/developer, to the
17 extent required by applicable law, the entire project will be subject to prevailing
18 wage requirements as specified by Labor Code section 1720(b) (4). The
19 owner/developer shall agree to execute a form acknowledging the prevailing wage
20 requirements prior to the granting of any fee reductions or waivers.

21 70. In the event that there are discrepancies in information between the conceptual plan
22 and the conditions set forth in the project's entitlement resolution (Conditions of
23 Approval), the project's entitlement resolution shall prevail.

24 **Fire:**

25 71. Project will comply with the 2022 California Fire Code and all applicable and
26 referenced Standards along with the currently adopted City of Oceanside Municipal
27 Code.

28 a. 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.)

1 ii. Fire Apparatus Access Roads (widths, dead end lengths, turn-
2 arounds, etc.)

3 iii. Fire Protection Systems (automatic fire sprinkler system
4 requirements, automatic fire alarm requirements, standpipes, FDC
5 location, etc.

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

9 a. Egress plan with occupant load per room or space

10 b. Egress and emergency lighting must match between electrical sheets and
11 egress sheet

12 c. Detail of the elevator to show it will allow space for a gurney

13 d. Location of fire suppression equipment:

14 i. FDC on exterior of the building (on the address side of the building
15 within 40' of a fire hydrant)

16 ii. Standpipe connections/outlets in the stairwells and on roof

17 iii. Fire extinguisher locations throughout the building

18 e. Dwelling units will be uniformly numbered to provide continuity on each
19 floor for first responders. (i.e. 100, 101, 102 will be roughly, directly
20 underneath 200, 201, and 202 respectively.

21 f. Deferred submittal block will include the following but not limited to;

22 i. Fire Underground Systems per the 2019 ed. NFPA 24

23 ii. Automatic Fire Sprinkler System per the 2022 ed. NFPA 13

24 1. A standpipe will be required in each stairwell and tied into the
25 sprinkler system

26 iii. Automatic Fire Alarm System with Voice Evacuation per the
27 2022ed. NFPA 72

28 iv. Fire Master Plan

 v. Geo-Reference Building Plan

 vi. Emergency Responder Radio Coverage System

vii. Tennant Improvement (as applicable)

73. Building must comply with the cities Mid-Rise ordinance (see below).

Sec. 11.19. - Mid-rise buildings.

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.

Building access. Building access must be provided and approved by the Fire Code Official.

Automatic fire sprinklers/standpipes. Every mid-rise building must be protected throughout by an automatic fire sprinkler system that is designed and installed in conformance with the adopted edition of NFPA 13 and in accordance with the following:

1. A control valve and a water-flow alarm device must be provided for each floor. Each control valve and flow device must be electronically supervised.
2. Every mid-rise building must be provided with a class I standpipe system that is interconnected with the fire sprinkler system. The system must consist of two and one-half-inch (2½") hose valves that must be located in each stair enclosure on every floor level. First floor outlets are optional only with approval of the fire code official. Two (2) hose outlets must also be located on the roof, outside of each stair shaft enclosure that penetrates the roof. The standpipe system must be designed, installed, and tested in accordance with the adopted edition of NFPA 14.

Smoke detection. Smoke detectors must be provided in accordance with this section. Smoke detectors must be connected to an automatic fire alarm system

1 installed in accordance with the adopted edition of NFPA 72. The actuation of any
2 detector required by this section will operate the emergency voice alarm signaling
3 system and will place into operation all equipment necessary to prevent the
4 circulation of smoke through air return and exhaust ductwork. Smoke detectors
5 must be located as follows:

- 6 1. In every mechanical equipment, electrical, transformer, telephone
7 equipment, unmanned computer equipment, elevator machinery or similar
8 room and in all elevator lobbies. Elevator lobby detectors must be connected
9 to an alarm verification zone or be listed as a releasing device.
- 10 2. In the main return-air and exhaust-air plenum of each air-conditioning
11 system having a capacity greater than 2,000 cubic feet per minute. Such
12 devices must be located in a serviceable area downstream of the last duct
13 inlet.
- 14 3. At each connection to a vertical duct or riser serving two (2) or more stories
15 from a return-air duct or plenum of an air conditioning system. In Group R-
16 1 and R-2 occupancies, a smoke detector is allowed to be used in each
17 return-air riser carrying not more than five thousand (5,000) cubic feet per
18 minute and serving not more than ten (10) air inlet openings.
- 19 4. In all corridors serving as a means of egress.

20
21 *Fire alarm system:* An approved and listed, automatic and manual, fully
22 addressable and electronically supervised fire alarm system shall be provided in
23 conformance with the California Fire Code and California Building Code. Fire
24 Alarm Control and Emergency Voice Alarm Communication Panel must be located
25 in either a dedicated Fire Alarm Control Panel room with exterior access or in the
26 main lobby, or as approved by the fire code official.

27
28 *Emergency voice alarm communication system:* An emergency voice alarm
communication system shall be designed and installed in accordance with NFPA

1 72 and California Building Code 907.5.2.2 and its subsections, and 11B-215 and
2 its subsections.

3 *Locking of stairway doors:* All stairway doors that are locked to prohibit access
4 from the interior of the stairway must have the capability of being unlocked
5 simultaneously, without unlatching, upon a signal from the main fire panel area.
6 Upon failure of normal electrical service, or activation of any fire alarm, the locking
7 mechanism must automatically retract to the unlocked position.
8

9 74. In addition to the above notated requirements for Mid-Rise buildings, the below
10 are items that also pertain to this project. Please refer to the 2022 California Fire
11 Code, 2022 California Building Code, Chapter 11 of the City of Oceanside
12 Municipal Code, and all other adopted and approved codes and standards for
13 further explanation and requirements. Please note that this project includes but is
14 not limited to the following:

15 75. Fire Department Apparatus Access Roadways:
16 This project has an approved Alternate Means & Methods (AM&M) and Fire
17 Access Site Plan for fire department access and hose pull requirements. This project
18 shall comply with the items mentioned in this section, the approved AM&M/Fire
19 Access Site Plan, Chapter 11 of the City of Oceanside Municipal Code, and the
20 most recent edition of the California Fire Code.

- 21 a. Due to the height of the building exceeding 35ft, roadways/driveways shall
22 be a minimum of 35ft in width with no street parking. 28ft has been
23 approved in certain areas. 35ft required at all other portions.
- 24 b. Roadways shall be provided within 150ft of all exterior walls of the first
25 floor of the building. The 150ft is measured by means of unobstructed route
26 around the exterior of the building. This distance has been approved to be
27 increased to approximately 220ft in specific areas as per the AM&M/Fire
28 Access Site Plan.
- c. A minimum vertical clearance of 13'6" shall be provided and maintained.

- d. Access roadways shall be provided with a 50 foot outside and 30 foot inside turning radius.
- e. Grade shall not exceed 12%.
- f. An approved turnaround shall be provided for all access roadways exceeding 150' in length.
- g. All fire department access roadways shall be painted/marked as Fire Lanes.
- h. All fire department access roadways shall be all weather surface and capable of supporting 78,000lbs.
- i. All vehicle roadway gates that are to be installed shall meet the requirements of section 503.6 in the City of Oceanside Ordinance.

76. Fire Underground Systems

- a. 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.
- b. All hydrants will need to be identified as Public or Private.
- c. Due to onsite fire hydrants being installed, the fire underground system shall be looped. Final determination of the secondary connection point will be discussed during grading/fire underground plan review (this may be conducted prior to those plan submittals).
- d. Each FDC shall be located within 40' of a hydrant and be located on the same side of the street.

77. Building Access

- a. The building shall have its respective address posted on the street side. Addressing shall be 12in tall with 1in stroke and be posted on a contrasting background. A monument address shall also be provided.
- b. An address directory board shall be provided at the main entrance and at the elevators.
- c. All units, business suites, etc., shall have numbered/lettered identification. Their addressing shall be 4" tall with ½" stroke and posted on a contrasting background.

- d. A Knox Box shall be provided on the building at all main entrances and stairwells. Additionally, all vehicle access gates shall be provided with a Knox Padlock (if a manual gate) or a Knox Key Switch (if an electronic gate).
- e. All utility rooms, such as mechanical, electrical, riser, etc., shall be labeled accordingly. Keys to these rooms shall be provided inside of the Knox box on the building.
- f. Elevator(s) shall meet the requirements for Fire Fighter operations as listed in Chapter 30 of the California Building Code.
- g. At least one stairwell shall provide access to the roof for each building. Additional stairwells to the roof shall be provided as required/as previously approved. The stairwell(s) serving the roof shall be labeled.

78. General

- a. Fire extinguishers are required to be installed in accordance with the 2022 California Fire Code.
- b. Each dwelling unit is required to have Smoke Alarms and Carbon Monoxide Alarms. Dwelling unit smoke alarms in these buildings shall also comply with California Fire/Building Code Section 907.5.2.1.3 for audible signal frequency requirements.
- c. Emergency egress requirements and lighting shall be provided and maintained in accordance with the 2022 California Building Code.
- d. A valid Fire Flow Test shall be provided during the building plan submittal.
- e. A 100ft Fuel Management Zone (FMZ) shall comply with the applicable sections of the California Fire Code and Government Code to provide the necessary weed abatement defensible space around both buildings.
- f. At this time, the project and property are not currently located within a Fire Severity Zone. However, the project and property shall comply with any changes or zone re-classification to the CAL FIRE "Fire Hazard Severity Zones Maps" (Local Responsibility Area). Additionally, it shall meet all

applicable codes and standards if later deemed to be within the Fire Severity Zones (construction requirements, secondary vehicle access/egress, etc.).

79. Additional Documentation:

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

<https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=45392>

- b. 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.

- c. 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.

80. Please be aware that this project will be in the CFD (unless otherwise exempted by the City of Oceanside).

Housing:

81. In order to obtain the density bonus, incentives/concessions, and waivers under the City's Comprehensive Zoning Ordinance Section 3032 and California Government Code Section 65915 (collectively known as "Density Bonus" law) and to satisfy the reserved affordable housing requirements for low and moderate-income households under Oceanside City Code Chapter 14C, the occupancy of 197 of the 199 rental apartment units shall be restricted for occupancy by Lower- and

1 Moderate-Income Households, with 80% of the units or 157 units for lower-income
2 households at 80% or less of the Area Median Income (AMI), as defined in
3 California Health and Safety Code Section 50079.5, 40 units for moderate-income
4 households at 120% or less of the AMI as defined in Section 50093 of the Health
5 and Safety Code, and two units reserved for on-site property management or
6 maintenance staff. The Affordable Rent, including a reasonable utility allowance,
7 for a household size appropriate for the unit size, as set forth in Sections 50053 and
8 50052.5 of the California Health and Safety Code shall not exceed the rent
9 prescribed by deed restrictions or regulatory agreements pursuant to the terms of
10 the public financing or public financial assistance for the rental housing
11 development (e.g. Federal or state low-income housing tax credits or tax-exempt
12 private activity bonds) . The occupancy and affordability restrictions shall remain
13 in effect for a period of not less than 55 years. The property shall be so restricted
14 as to prohibit the conversion of the restricted units for the term of the rent restriction
15 to a condominium, stock cooperative, community apartment, or such other form of
16 ownership which would eliminate the restricted units as rental units.

17 82. To demonstrate compliance with Density Bonus law, Chapter 14C, and any
18 housing and occupant protection obligations under Housing Element law, Density
19 Bonus law, the Housing Crisis Act of 2019 or the Mello Act, an Affordable
20 Housing Agreement and a deed of trust securing such covenants, as approved by
21 the City Attorney and the Housing and Neighborhood Services Director, shall be
22 recorded against the title of the property and the relevant terms and conditions
23 recorded as a deed restriction, regulatory agreement or other enforceable
24 instrument. The Agreement will be recorded prior to the approval of any final or
25 parcel map or issuance of a grading permit or the building permit for the first
26 dwelling unit of the Project. The Agreement shall be binding to all future owners
27 and successors in interest.

28 83. Occupancy & Monitoring of Affordability Covenants: Compliance with the
applicable restrictions of the Affordable Housing Agreement and/or the Regulatory
Agreement will be subject annually to a regulatory audit and such restrictions must

1 be maintained for the full applicable compliance period. A monitoring fee will be
2 required for the total number of restricted units. An initial set up fee of \$500 will
3 be required at the time of the Certificate of Occupancy is issued for the first housing
4 unit and \$80 per affordable unit for the first year for the project and increased
5 annually by one percent (1%), as applicable on an annual basis. Such fee covers
6 the costs of software, third-party vendors, and for monitoring of compliance with
7 the applicable restrictions on an annual basis. The City also reserves the right to
8 periodically inspect the restricted units to ensure compliance with the health and
9 safety standards associated with the restricted units.

- 10 84. Affirmatively Furthering Fair Housing: An Affirmative Fair Housing Marketing
11 Plan (AFHMP) shall be submitted for review and acceptance by the Housing and
12 Neighborhood Services Department at least 6 months before issuance of the
13 Certificate of Occupancy for the first dwelling unit of the Project utilizing Form
14 HUD-935.2A -Affirmative Fair Housing Marketing Plan (Multifamily Housing).

15 The purpose of this affirmative fair housing marketing program is to target and
16 outreach to specific groups who may need differing efforts in order to be made
17 aware of and apply for the available affordable housing opportunities. The
18 affirmative fair housing marketing program should identify the demographic
19 groups within the housing market area which are least likely to apply for housing
20 without special outreach efforts and an outreach program which includes special
21 measures designed to attract those groups, in addition to other efforts designed to
22 attract persons from the total population. All marketing materials must include the
23 applicable fair housing logos, including the Equal Housing Opportunity and
24 Accessibility logos.

- 25 85. Prior to the approval and/or issuance of a grading permit, building permit or final
26 or parcel map for the residential project, whichever comes first, the Project
27 applicant shall make payment of the applicable Inclusionary Housing
28 Administrative fees related to the administration and implementation OCC Chapter
14C-Inclusionary Housing and to ensure the residential project's compliance with
all requirements and provisions thereof.

Landscaping:

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

- a. Final landscape plans shall accurately show placement of all plant material such as but not limited to trees, shrubs, and groundcovers.
- b. Landscape Architect shall be aware of all utility, sewer, water, gas and storm drain lines and utility easements and place planting locations accordingly to meet City of Oceanside requirements.
- c. Final landscape plans shall be prepared under the direct supervision of a Registered Landscape Architect (State of California), with all drawings bearing their professional stamp and signature.
- d. All required landscape areas both public and private (including trees and palms in the public rights-of-way) shall be maintained by owner, project association or successor of the project (including public rights-of-way along Olive Drive). The landscape areas shall be maintained per City of Oceanside requirements.
- e. The As-built/ Maintenance Guarantee (refundable cash deposit) shall not be released until the as-built drawings have been approved on the original

1 approved Mylar landscape plan and the required maintenance period has
2 been successfully terminated.

- 3 f. Proposed landscape species shall fit the site and meet climate changes
4 indicative to their planting location. The selection of plant material shall
5 also be based on cultural, aesthetic, and maintenance considerations. In
6 addition proposed landscape species shall be low water users as well as
7 meet all fire department requirements.
- 8 g. All planting areas shall be prepared and implemented to the required depth
9 with appropriate soil amendments, fertilizers, and appropriate supplements
10 based upon a soils report from an agricultural suitability soil sample taken
11 from the site.
- 12 h. Ground covers or bark mulch shall fill in between the shrubs to shield the
13 soil from the sun, evapotranspiration and run-off. All the flower and shrub
14 beds shall be mulched to a 3" depth to help conserve water, lower the soil
15 temperature and reduce weed growth.
- 16 i. The shrubs shall be allowed to grow in their natural forms. All landscape
17 improvements shall follow the City of Oceanside Guidelines.
- 18 j. Root barriers shall be installed adjacent to all paving surfaces where a
19 paving surface is located within 6 feet of a tree trunk on site (private) and
20 within 10 feet of a tree trunk in the right-of-way (public). Root barriers
21 shall extend 5 feet in each direction from the centerline of the trunk, for a
22 total distance of 10 feet. Root barriers shall be 24 inches in depth.
23 Installing a root barrier around the tree's root ball is unacceptable.
- 24 k. All fences, gates, walls, stone walls, retaining walls, and plantable walls
25 shall obtain Planning Division approval for these items in the conditions or
26 application stage prior to 1st submittal of working drawings.
- 27 l. For the planting and placement of trees and their distances from hardscape
28 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.
- r. Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with Storm Water Management Plan (SWMP), Hydromodification Plan, or Best Management Practices and meet the satisfaction of the City Engineer.
- s. Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.
- t. All pedestrian paving (both decorative and standard) shall comply with the most current edition of the American Disability Act

87. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way and within any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include: a) normal care and irrigation of the landscaping b) repair and replacement of plant materials (including interior trees and street trees) c) irrigation systems as necessary d) general cleanup of the landscaped and open areas e) maintenance of parking lots, walkways, enhanced hardscape, trash enclosures, walls, fences, etc. f) pruning standards for street trees shall comply with the International Society of Arboriculture (ISA) *Standard Practices for Tree Care*

1 *Operations – ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H;*
2 *and Tree Pruning Guidelines, Appendix F* (most current edition). Failure to
3 maintain landscaping shall result in the City taking all appropriate enforcement
4 actions including but not limited to citations. This maintenance program condition
5 shall be recorded with a covenant as required by this resolution.

- 6 88. In the event that the conceptual landscape plan (CLP) does not match the conditions
7 of approval, the resolution of approval shall govern.

8 **Planning:**

- 9 89. This Development Plan (D24-00006), Tentative Parcel Map (P24-00002), and
10 Density Bonus (DB24-00001) allows the construction of a 100% affordable housing
11 project consisting of 199 rental apartments located on approximately 10.87 acres of a
12 43.50-acre vacant site at the western terminus of Olive Drive (APN:162-111-04).
- 13 90. This Development Plan, Tentative Map, and Density Bonus Approval shall expire
14 36 months from its approval, unless this time period is extended by the provisions
15 of Article 1, section 150 of the Zoning Ordinance.
- 16 91. No deviation from these approved plans and exhibits shall occur without Planning
17 Division approval. Substantial deviations shall require a revision to the Development
18 Plan/Tentative Map or a new Development Plan/Tentative Map.
- 19 92. The proposed project shall comply with all mitigation measures and project design
20 features identified in the Final Environmental Impact Report (SCH No.
21 2024040851) and associated Mitigation, Monitoring, and Reporting Program for
22 the subject development.
- 23 93. A portion of the project site (32.63 acres as shown as “Parcel A” on the Tentative
24 Parcel Map) shall include a conservation easement to permanently preserve Parcel
25 A as natural open space. The applicant shall establish an endowed management
26 mechanism utilizing a Wildlife Agency-approved management entity. The
27 conserved area also contains 3.69 acres of disturbed habitat that will be restored to
28 Diegan coastal sage scrub. The applicant will submit a draft restoration plan for the
 3.69 acres onsite Diegan coastal sage scrub restoration to the USFWS for review
 and approval at least 60 days prior to initiating project impacts. The applicant will

1 submit the final restoration/enhancement plan to the USFWS within 60 days of
2 receiving approval of the draft plan. The draft restoration plan will include the
3 following information and conditions. The restoration maintenance and monitoring
4 program will be for a length of at least 5 years unless success criteria are met earlier
5 and any artificial water supply has been off for at least 2 years. The plan will be
6 prepared by a restoration ecologist and the construction plans will be prepared by
7 a State of California Licensed Landscape Architect. Restoration objectives,
8 restoration site biological resource map, 11 x 17 landscape plan, map showing
9 restoration areas according to mitigation type and amount, site preparation
10 information, type of planting materials (e.g., species ratios, source, size material),
11 planting program, success criteria, and a detailed cost estimate will be provided.
12 All final specifications and topographic-based planting and irrigation plans (with
13 10-foot contours) will be provided. The coastal sage scrub restoration site will be
14 prepared for planting by decompacting the topsoil in a way that mimics natural
15 upland habitat topsoil to the maximum extent practicable while maintaining slope
16 stability (as applicable). All planting will be installed in a way that mimics natural
17 plant distribution, and not in rows. Planting palettes (plant species, size, and
18 number per acre) and seed mix (plant species and pounds per acre) will be provided.
19 The coastal sage scrub plant palette proposed in the plan will include native species
20 specifically associated with the habitat type(s). Unless otherwise approved by the
21 USFWS, only locally native species (no cultivars) obtained from as close to the
22 plan area as possible will be used. The source and proof of local origin of all plant
23 material and seeds will be provided. Container plant survival will be 80% of the
24 initial plantings for the first 5 years. At the first and second anniversary of plant
25 installation, all dead plants will be replaced unless their function has been replaced
26 by natural recruitment. A final implementation schedule that indicates when all
27 habitat impacts, as well as coastal sage scrub restoration planting and irrigation,
28 will begin and end will be provided. Coastal sage scrub restoration planting and
irrigation will be completed during the planting season (i.e., late fall to early spring)
concurrent with or after the initiation of habitat impacts. Coastal sage scrub

1 restoration sites will have 5 years of success criteria, including a total of 60%
2 absolute cover, evidence of natural recruitment of multiple species, 0 percent
3 coverage for Cal-IPC List A and B species, and no more than 10 percent coverage
4 for other exotic/weed species; and survivorship of container plants greater than
5 80%. A qualitative and quantitative vegetation monitoring plan with a map of
6 proposed sampling locations will be provided. Photo points will be used for
7 qualitative monitoring, and stratified-random sampling will be used for all
8 quantitative monitoring. Contingency measures in the event of restoration failure
9 will be provided. Annual mitigation maintenance and monitoring reports will be
10 submitted to the USFWS no later than December 1 (or the first business day after
11 if that date falls on a weekend). Maintenance of coastal sage scrub restoration areas
12 will be avoided between February 15 and August 31 to the maximum extent
13 practicable. If maintenance of a coastal sage scrub restoration area is necessary
14 between February 15 and August 31, gnatcatcher surveys will be done within the
15 restoration/enhancement area, access paths to it, and other areas susceptible to
16 disturbances by site maintenance. Surveys will consist of three visits separated by
17 two weeks starting March 1 of each maintenance/monitoring year. Work will be
18 allowed to continue on the site during the survey period. However, if gnatcatchers
19 are found during any of the visits, the applicant (or successor) will notify and
20 coordinate with the USFWS to identify measures to avoid and/or minimize effects
21 to the gnatcatcher (e.g., nests and an appropriate buffer will be flagged by a
22 biologist and avoided by the maintenance work).

- 23
24 94. The proposed open space area (0.42 acres as shown as "Parcel B" on the Tentative
25 Parcel Map) and pedestrian walkway from the project site to the College Boulevard
26 Sprinter Station located near the project entrance shall be open for use by the general
27 public. The Property Manager, or their designee, shall be responsible for maintenance
28 of the area, including landscape maintenance, irrigation, and trash removal.

- 1 95. There shall be no soil export from the project site. All qualifying Traditional and
2 Culturally Affiliated resources shall be placed in the designated conservation
3 easement on site subject to approval by the City and Wildlife Agencies.
- 4 96. The developer, the Rincon Band of Luiseno Indians and the City of Oceanside have
5 agreed in concept to a Memorandum of Agreement regarding the incorporation of
6 interpretative signage portraying the history and culture of the Luiseno people into
7 the Olive Park Apartments project. The formal approval of the Memorandum of
8 Agreement shall be documented within twelve months of building permit application
9 submittal and approval of the design for the interpretative signage by the Rincon Band
10 shall be finalized prior to issuance of any building permits.
- 11 97. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership
12 of all cultural resources that are unearthed on the Project property during any ground-
13 disturbing activities, including previous investigations and/or data recovery, where
14 enforceable.
- 15 98. Reburial of the resources on the Project property. The measures for reburial shall
16 include, at least, the following: Measures to protect the reburial area from any future
17 impacts. Reburial shall not occur until all required cataloguing have been completed
18 on the cultural resources, with an exception that sacred items, burial goods and Native
19 American human remains are excluded. Any reburial processes shall be culturally
20 appropriate and consulted with the Rincon Band of Luiseño Indians. Listing of
21 contents and location of the reburial shall be included in the confidential Monitoring
22 Report and/or Evaluation Report, if appropriate. The Monitoring Report and/or
23 Evaluation Report, if appropriate, shall be filed with the City under a confidential
24 cover and not subject to a Public Records Request.
- 25 99. A water pollution and erosion control plan shall be developed that describes sediment
26 and hazardous materials control, dewatering or diversion structures, fueling and
27 equipment management practices and other factors as deemed necessary. Erosion
28 control measures shall be monitored on a regularly scheduled basis, particularly
during time or rainfall. Corrective measures shall be implemented in the event erosion
control strategies are inadequate. Sediment/erosion control measures shall be

continued at the project site until such time as the revegetation efforts are successful at soil stabilization.

100. The footprint of habitat disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.

101. The upstream and downstream limits of project disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.

102. Placement of equipment and personnel within environmentally sensitive habitat areas stream channels or on sand and gravel bars, banks and adjacent upland habitats used by target species of concern shall be avoided. Activities that cannot be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of the target species of concern.

103. Equipment storage, fueling and staging areas shall be located to minimize risks of direct drainage into riparian areas or other environmentally sensitive habitats. These designated areas shall be located in such a manner as to prevent runoff from entering sensitive habitats. All necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. All project related spills of hazardous materials shall be reported to appropriate entities including but not limited to the City of Oceanside, FWS, and CDFG, SWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

104. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.

105. "No-fueling zones" shall be established within a minimum of 10 meters (33 feet) from all drainages and fire sensitive areas.

106. Artificial lighting adjacent to the preserve area shall be eliminated except where essential for roadway, facility use and safety and security purposes. Where use of artificial lighting is necessary it shall be limited to low-pressure sodium sources. Use of low voltage outdoor or trail lighting, spotlights or bug lights is prohibited. All light

sources shall be shielded so that lighting is focused downward to restrict any light spillover onto sensitive habitat.

107. To avoid attracting predators of the target species of concern, the project site shall be kept clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site. Pets of project personnel shall not be allowed on site where they may come in contact with any listed species.

108. The City of Oceanside shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project conditions and BMPs. The FWS and CDFG may accompany the City representatives on this inspection.

109. The parking or storage of personal belongings, recreational vehicles, trailers or boats within the parking spaces is prohibited.

110. No project signage is approved with this application. All project signage shall be subject to a separate sign permit and comply with Article 33, Signs, of the Zoning Ordinance.

111. This project shall comply with all provisions of the City's Affirmative Fair Housing Marketing Agreement policy. Such agreement shall be submitted to and approved by the Housing and Neighborhood Services Director prior to the issuance of a building permit for the project.

112. In accordance with the Density Bonus application, twenty (20) percent of the residential units (40 units) shall be reserved for rental to moderate income households earning no greater than 120% of the area median income (AMI) and eighty (80) percent of the residential units (157 units) to households earning no greater than 80% AMI and two units reserved for on-site property management or maintenance staff. The city shall determine the eligibility of such households. A deed restriction, covenant, and/or other instrument enforceable by the city and approved by the City Attorney and Director of Housing and Neighborhood Services, limiting the rental of such units to eligible households shall be recorded against the title of the reserved units. The duration of such rental restrictions on

the reserved units shall run with life of the project and/or a minimum of fifty-five (55) years.

113. An "Affordable Housing Regulatory Agreement" shall be recorded against the project site prior to the issuance of any building permits for the project.

114. All units proposed as part of this project shall be rented for no less than 31 days.

115. The project shall install and maintain renewable energy facilities (e.g. solar photovoltaic systems) that supply at least 50 percent of forecasted electricity demand, or as otherwise allowed per Section 3047 of the Zoning Ordinance.

116. The project shall install and maintain electric vehicle parking and charging facilities as outlined in Section 3048 of the Zoning Ordinance and described on the approved Development Plan.

117. Prior to issuance of building permits, the project shall submit and receive approval from the Planning Division of a landscape plan that complies with the urban forestry standards outlined in Table 1 of Article 30, Section 3049 of the Zoning Ordinance. The project must also provide a Landscape and Tree Canopy Management Plan (LTCMP). The LTCMP shall include information regarding regular, seasonal, and emergency maintenance, trash abatement, irrigation, tree/plant care, tree replacement, insect and disease infestation prevention, integrated pest management, and appropriate response process etc. Projects that do not maintain landscape in a manner consistent with the approved LTCMP shall be subject to code enforcement action.

118. A covenant or other recordable document approved by the City Attorney shall be prepared by the property owner and recorded prior to the approval of the Final Map. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

119. The developer shall prepare and submit Covenants, Conditions and Restrictions (CC&Rs) that shall provide for the maintenance of all common open space and commonly owned fences and walls. The maintenance shall include normal care and irrigation of landscaping; repair and replacement of plant material and irrigation systems as necessary; and general clean-up of the landscaped and open area, parking lots and walkways. The CC&Rs shall be subject to review and

1 approval of the City Attorney prior to the approval of the Final Map. Any
2 amendments to the CC&Rs in which the property owner relinquishes responsibility
3 for the maintenance of any common open space shall not be permitted without the
4 specific approval of the City of Oceanside. Such a clause shall be a part of the
5 CC&Rs. The CC&Rs shall also contain provisions for the following:

- 6 a. Provisions for the maintenance of all common open space.
- 7 b. Prohibition of parking or storage of recreational vehicles, trailers or boats.
- 8 c. Provisions that restrict any private use of open space easement areas.
9 Restrictions shall include, but are not limited to, removing retaining walls,
10 installing structures such as trellises, decks, retaining walls and other
11 hardscape and any individual landscape improvements.
- 12 d. Provisions prohibiting the property owner from relinquishing its obligation to
13 maintain the common open areas without prior consent of the City of
14 Oceanside.
- 15 e. An acknowledgement that the City of Oceanside does not have a view
16 preservation ordinance and those views may be subject to change with
17 maturing off-site landscape and the potential for future off-site building.

18 120. The applicant, permittee, or any successor-in-interest shall defend, indemnify and
19 hold harmless the City of Oceanside, its agents, officers or employees from any
20 claim, action or proceeding against the City, its agents, officers, or employees to
21 attack, set aside, void or annul an approval of the City, concerning the Development
22 Plan (D24-00006), Tentative Parcel Map (P24-00002) and Density Bonus (DB24-
23 00001). The City will promptly notify the applicant of any such claim, action or
24 proceeding against the City and will cooperate fully in the defense. If the City fails to
25 promptly notify the applicant of any such claim action or proceeding or fails to cooperate
26 fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify
27 or hold harmless the City.

28 121. Prior to the issuance of any grading permit, the grading permit plans shall be
reviewed for consistency with the Planning Commission discretionary application
plans and exhibit. No deviation from the approved plans and exhibits may occur

1 without prior Planning Department approval. Minor deviations from the approved
2 plans and exhibits may be processed as a Substantial Conformity application
3 subject to determination by the City Planner. Major deviations from the approved
4 project plans and exhibits shall require a revision to the project application or a new
5 project application.

6 122. Prior to the issuance of any building permit, the building permit plans shall be
7 reviewed for consistency with the City Planner/Planning Commission/City
8 Council-approved discretionary application plans and exhibits. No deviation from
9 the approved plans and exhibits may occur without prior Planning Department
10 approval. Minor deviations from the approved plans and exhibits may be processed
11 as a Substantial Conformity application subject to determination by the City
12 Planner. Major deviations from the approved project plans and exhibits shall
13 require a revision to the project application or a new project application.

14 123. Prior to the issuance of any building permit, the project developer shall comply
15 with the provisions of Municipal Code Chapter 14C, Inclusionary Housing by
16 submitting an affordable housing plan and agreement to provide for the
17 development of the required number of affordable housing units subject to review
18 and approval by the City Planner and Director of Housing and Neighborhood
19 Services.

20 124. Prior to issuance of any building permit, the Director of Housing and Neighborhood
21 Services shall certify that the proposed development has complied with the
22 requirements for inclusionary housing and all provisions of Chapter 14C.

23 125. This project shall comply with all provisions of the City's Affirmative Fair Housing
24 Marketing Agreement policy. Such agreement shall be submitted to and approved by
25 the Housing and Neighborhood Services Director prior to the issuance of a building
26 permit for the project.

27 126. Prior to the issuance of any building permit, the building permit plans shall include
28 design details and sections demonstrating that all mechanical (HVAC) rooftop and
ground-mounted equipment will be 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.

127. Prior to the issuance of any building permit, the building permit plans for all multi-family dwelling unit projects shall demonstrate that sufficient trash enclosures are provided and located along with separate waste bins to accommodate solid waste, green waste and recyclable materials waste consistent with Municipal Code Chapter 13 as determined by the City's Solid Waste Disposal staff.

128. Prior to the issuance of any building permit for project fencing and walls not covered by an approved Development Plan, the building permit plans shall include design plans and details that shall conform to the development standards of the City Zoning Ordinance. In no case, shall the construction of fences and walls, including combinations thereof, exceed the limitations of the Zoning Ordinance, unless expressly granted by a Density Bonus Waiver or other development approval.

129. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

130. Prior to Building Permit issuance, the applicant shall submit and obtain final approval of the Construction Management Plan from the City Planner or their designee. The Construction Management Plan shall be implemented during the entire duration of construction of the project.

131. Prior to issuance of building permits, the applicant shall submit a lighting plan for the entire site. The plan should contain details as to the type of fixtures that will be used and placement.

132. Outdoor lighting shall be low emission, shielded, and directed away from neighboring properties and abutting sensitive areas.

- 1 133. Elevations, siding materials, colors, roofing materials, and floor plans shall be
2 substantially the same as those approved by the Planning Commission. These shall
3 be shown on plans submitted to the Building Division and Planning Division.
- 4 134. The developer is prohibited from entering into any agreement with a cable
5 television franchisee of the City, which gives such franchisee exclusive rights to
6 install, operate, and or maintain its cable television system in the development.
- 7 135. A letter of clearance from the affected school district in which the property is
8 located shall be provided as required by City policy at the time building permits
9 are issued.
- 10 136. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water
11 Conservation Ordinance No. 91-15, including the maintenance of such
12 landscaping, shall be reviewed and approved by the City Engineer and City Planner
13 prior to the issuance of building permits. Landscaping shall not be installed until
14 bonds have been posted, fees paid, and plans signed for final approval.
- 15 137. Construction of the proposed project shall comply with the California
16 Administrative Code. The building must be for a minimum exterior-to-interior
17 noise reduction resulting in interior noise levels, due to exterior sources, of 45 dBA
18 CNEL or less. This noise reduction could be achieved using standard construction
19 methods, including but not limited to mechanical ventilation, double-paned
20 windows and acoustically insulated doors where they face roadways.
- 21 138. Any trash, debris, or waste material found onsite during grading or cleanup
22 operations shall be disposed of off-site in accordance with local, state, and federal
23 regulations. Any buried trash/debris or materials containing petroleum encountered
24 shall be evaluated prior to removal and disposal.
- 25 139. Unless expressly waived, the project shall adhere to all current zoning standards
26 and City ordinances and policies in effect at the time the SB330 Application was
27 deemed complete. The approval of this project constitutes the applicant's
28 agreement with all statements in the Description and Justification and other
materials and information submitted with this application, unless specifically
waived by an adopted condition of approval.

1 140. Prior to the transfer of ownership and/or operation of the site the owner shall
2 provide a written copy of the applications, staff report and resolutions for the
3 project to the new owner and or operator. This notification provision shall run with
4 the life of the project and shall be recorded as a covenant on the property.

5 141. Failure to meet any conditions of approval shall constitute a violation of the
6 Development Plan, Tentative Parcel Map, and Density Bonus.

7 **Solid Waste:**

8 142. The plans must include an area for storage of landfill, recycling, and food
9 scraps/organics within an enclosure and/or storage area screened from public view.
10 Plans should also label service bins for each stream. For additional information or
11 questions on bin/cart dimensions and servicing please refer to the City of Oceanside
12 Enclosure Guidelines and the City's website. In Oceanside, food scraps and green
13 waste are collected separately. All customers must subscribe and store for landfill,
14 recycling, and food scraps. Green waste recycling may be accommodated through
15 the franchise provider, by a third party, or waived for green waste only if there is
16 no green waste onsite. Documentation is required by the city annually for
17 management of green waste services.

18 143. The City of Oceanside Enclosure Guidelines establish a minimum number of
19 enclosures required based on the number of dwelling units or square footage in
20 order to establish adequate service levels. Adjustments to the amount of enclosures
21 required may be permitted if the applicant can indicate adequate servicing (same
22 cubic yard requirements) through increased frequency of service.

23 144. Enclosure location(s) cannot block the alleyway, public right of way, or create
24 public nuisance. Plans should provide the traffic pathway for service vehicles to
25 ensure adequate access. Refer to the City of Oceanside Enclosure Guidelines for
26 enclosure location and hauler access requirements. Projects with underground
27 collection services must provide unobstructed pull out access without curbs, rolled
28 curbs or pavement gaps that would limit hauler access of the dumpster(s) from the
street. Additional service fees may apply for pull out service.

1 145. If trash chutes are planned for the residential/rental units on each floor, a trash chute
2 for each stream (landfill, recycling, and food scraps) will need to be demonstrated
3 on the plans for each floor. Label each chute for its appropriate stream. Chute room
4 design and projects must comply with fire code regulations.

5 146. The City of Oceanside reserves the right to review program and services levels and
6 request increases if deemed necessary. The City of Oceanside Municipal Code
7 Chapter 13 requires that Oceanside residents, businesses and multifamily projects
8 are to separate all recyclable material from other solid waste. Additionally, the
9 State of California regulations requires all California businesses participate in
10 Mandatory Recycling (AB 341) and Mandatory Commercial Organics Recycling
11 (AB 1826 & SB 1383) as outlined in the Oceanside Solid Waste code.

12 **Transportation Engineering:**

13 147. The project shall be responsible for the fair share payment to the City, which shall
14 be \$45,000 to be paid to the City's Thoroughfare and Signal Account. The funds
15 will be used at the City's discretion for the right turn lane improvement or such
16 other improvement that would reduce the project's contribution to a level consistent
17 with the City's Guidelines. The \$45,000 fair share payment only satisfies the offsite
18 improvement obligations related to the project's contribution of delay at the
19 College Blvd / Olive Drive intersection. All other offsite improvement conditions
20 and onsite improvement conditions such as roadway, sidewalk, bike trail/lane, etc.,
21 shall be done at the project developer's cost. The \$45,000 shall be paid in full prior
22 to issuance of any permit (precise grading, building or otherwise) for any phase or
23 any component of the project.

24 148. The project shall be responsible for the preparation of a traffic signal modification
25 plan to document pre-existing conditions of the signal operations (including
26 possible east-west split phase operation) and fiber locations at the College
27 Blvd/Olive Drive intersection. The traffic signal modification plan shall identify
28 the potential for new signal design elements such as the pull box improvements for
fiber capabilities, cabinet equipment improvements for a fiber distribution unit,
splicing fiber between the existing pull box and the existing cabinet, vehicle

1 detection system for all 4 approaches in the College Blvd/Olive Drive intersection
2 and general field verifications of the east-west split phase operations work at the
3 intersection. It is the project's responsibility to verify the accuracy of all
4 information provided by the City to the applicant when preparing the traffic signal
5 modification plan. Upon the applicant's receipt of written notice from the City to
6 begin preparation of the traffic signal modification plan and the City providing the
7 applicant with all necessary information required for preparation of the traffic
8 signal modification plan, the applicant shall prepare and submit the first draft of
9 the traffic signal modification plan to the City for review within six months. The
10 applicant and the City shall use commercially reasonable efforts to finalize the
11 traffic signal modification plan within 12 months after the date of the applicant's
12 receipt of written notice from the City to begin preparation of the traffic signal
13 modification plan and the City providing the applicant with all necessary
14 information required for preparation of the traffic signal modification plan, but
15 finalizing the traffic signal modification plan shall not be required in advance of
16 issuance of project certificate of occupancy. The traffic signal modification plan
17 shall be completed to the satisfaction of the City Traffic Engineer and City
18 Engineer, and prior to final completion of the project.

19 **Water Utilities:**

20 149. For developments requiring new water service or increased water service to a
21 property, the landowner must enter into an agreement with the City providing for
22 landowner's assignment of any rights to divert or extract local groundwater
23 supplies for the benefit of the property to receive new or increased water service,
24 in return for water service from the City, upon such terms as may be provided by
25 the Water Utilities Director.

26 150. All existing active and non-active groundwater wells must be shown on conceptual,
27 grading, and improvement plans.

28 151. The developer will be responsible for developing all water and sewer utilities
necessary to develop the property. Any relocation of water and/or sewer utilities is

the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

152. All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Recycled Water Design and Construction Manual or as approved by the Water Utilities Director.

153. The property owner shall maintain private water and wastewater utilities located on private property.

154. On-site water and sewer systems shall be private, and designed in accordance with the most recent edition of the Water, Sewer, and Recycled Water Design and Construction Manual or as approved by the Water Utilities Director.

155. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by an approved and licensed contractor at developer's expense.

156. Minimum separation between water services and sewer laterals shall be 10 feet.

157. Each new residential dwelling unit shall be metered individually.

158. For new buildings with multiple residential buildings; the City has accepted a public master meter to serve the development. This development is exempt from providing water sub-meters for each individual dwelling unit because it is low-income housing. The master meter shall be equipped with a reduced pressure principle backflow device. Meter shall be managed and paid for by the Property Owner of the development.

159. The commercial spaces that are associated with and support the residential units may be served by the master water meter.

160. Provide a separate irrigation water meter with a reduced pressure principle backflow device for common area landscaping. Irrigation meter shall have a dedicated connection to a public water main, separate from the domestic master meter. Meter shall be managed and paid for by the Property Owner of the development. An address assignment will need to be completed for the meter, and can be processed through the City Planning Department.

161. Per the latest approved California Fire Code, all new residential units shall be equipped with a fire sprinkler system.

1 162. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire
2 protection shall have a dedicated fire service connection to a public water main
3 with a double check detector backflow assembly. Location of the backflow
4 assembly must be approved by Fire Department.

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

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

11 164. Any water and/or sewer improvements required to develop the proposed property
12 shall be included in the improvement plans and designed in accordance with the
13 Water, Sewer, and Recycled Water Design and Construction Manual.

14 165. All public water and/or sewer facilities not located within the public right-of-way
15 shall be provided with easements sized according to the Water, Sewer, and
16 Recycled Water Design and Construction Manual. Easements shall be constructed
17 for all weather access.

18 166. No trees, structures or building overhang shall be located within any water or
19 wastewater utility easement.

20 167. Water facilities, backflows and meters, shall have a minimum 10' separation from
21 trees. Palm tree minimum separation is lowered to 5' from water facilities.

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

26 169. Per City of Oceanside Ordinance No. 21-OR0475-1, the developer shall pay a
27 recycled water impact fee since the proposed project is not within 75 feet of a
28 recycled water main. The impact fee shall be established by submitting a formal
letter requesting the City to determine this fee, which is based on 75% of the design
and construction cost to construct a recycled water line within the property

development from the east property line at Olive St to the private driveway road along the easternmost portion of Building 1.

170. The Water System Analysis for the Olive Park Apartments Project in the City of Oceanside dated November 25, 2024 was reviewed by the Water Utilities Department. The water analysis was based on an estimated design fire flow of 2000 gpm. To verify the capacity of the existing public water system to serve the development, please revise study with fire flow requirement of 3,000 gpm plus maximum day demands as per Table 2.1 and Section 2.4 of the Oceanside Water, Sewer, and Recycled Water Design and Construction Manual. The revised study may be submitted along with the first engineering plan submittal. The updated water study must demonstrate that the existing public water infrastructure that supplies the project is adequate with the design fire flow requirement of 3,000 gpm plus maximum day demand.

171. The proposed on-site fire system shall be private and separate from the domestic water system. The fire system shall be looped with two connection points to the existing public water system. The first connection shall be to an existing 8" AC water main (511 HGL) in Olive Drive at the entrance of the proposed development. The second connection shall be a new private fire main within the proposed pedestrian access path for connection to the existing 10" AC water main (511 HGL) in College Blvd. Each fire service connection to the City main will require a DCDA backflow preventer.

172. The proposed on-site domestic water system shall be private with a public master meter at the entrance to the development on Olive Drive.

173. The domestic water meter, irrigation meter, and water service lines are public facilities.

174. The public water main extension from the existing water main in Olive Drive shall be located within a minimum 20-ft wide dedicated water easement. The proposed water easement must be shown on the grading and improvement plans.

175. The Sewer System Analysis for the Olive Park Apartments Project in the City of Oceanside dated March 13, 2024 was reviewed by the Water Utilities Department.

1 The results of the sewer analysis showed that the existing sewer collection system
2 has adequate capacity to receive flows from the Project. However, discussions with
3 City sewer maintenance staff revealed existing surcharge and overflow incidents in
4 the sewer system along Bradley Street that is not planned for replacement in time
5 for the development and will be further exacerbated by the new development.
6 Therefore, the Developer is required to design and construct off-site sewer
7 improvements to resolve the deficiencies. A new public sewer main shall be
8 constructed in Olive Drive from the existing manhole at Bradley Street, and
9 connect to the existing 8" sewer main in College Blvd. The new sewer main will
10 partially parallel the College Blvd. main until invert elevations allow for an
11 adequate connection. The existing manhole base at the intersection of Olive Drive
12 and Bradley Street shall be reconfigured to send all flows east. The Developer shall
13 plug the northerly manhole outlet at Olive Drive and Bradley Street, and remove
14 approximately 50 linear feet of sewer main to the north in Bradley Street. A new
15 manhole shall be installed at the terminus of the existing sewer main in Bradley
16 Street.

17 176. The City currently uses the existing dirt path, south of the NCTD tracks where the
18 proposed pedestrian access path and fire line will be installed for access to existing
19 public water and sewer facilities west of the development. Since the proposed
20 development will eliminate access, the development shall provide an access
21 easement for City maintenance through the development with a rolled curb and
22 minimum 20-ft wide gate at the west side of the development. There shall be no
23 parking stalls in front of the maintenance gate.

24 177. The on-site sewer system shall be private but designed in accordance with
25 Oceanside's Water, Sewer, and Recycled Water Design and Construction Manual.
26 Sewer manholes are required at terminus points, connection points, changes in
27 grade, and at horizontal bends where sewer lines are 6-inches or larger. A radius in
28 sewer pipe design is not acceptable.

- 1 178. Connections to public sewer main with a 6-inch or larger sewer lateral will require
2 a new sewer manhole for connection to main per Section 3.3 of Water, Sewer, and
3 Recycled Water Design and Construction Manual.
- 4 179. Connection to an existing sewer manhole will require rehabilitation of the manhole
5 per City standards. Rehabilitation may include, but not be limited to, re-channeling
6 of the manhole base, surface preparation and coating the interior of the manhole,
7 and replacing the manhole cone with a 36" opening and double ring manhole frame
8 and lid.
- 9 180. A separate irrigation meter and connection with an approved backflow prevention
10 device is required to serve common landscaped areas and shall be displayed on the
11 plans.
- 12 181. Provide peak irrigation flows per zone or control valve to verify size of irrigation
13 meter and reduced pressure principle backflow device on Landscape Plans.
- 14 182. Provide stationing and offsets for existing and proposed water service connections
15 and sewer laterals on the plans.
- 16 183. An Oil and Sand Interceptor, as described by the latest adopted California
17 Plumbing Code Chapter 10, relating to garages, gasoline stations, wash racks or
18 when deemed necessary shall be shown on building plans at each building sewer
19 in an appropriate location and shall be maintained in accordance with the Fats, Oil,
20 and Grease permit. The location shall be shown on the approved Engineering Plans
21 with reference to Building Plans for design and detail.
- 22 184. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1
23 & 18-OR0021-1 relating to food service establishments shall be on each building
24 sewer when deemed necessary in an appropriate outside location and shall be
25 maintained by the property owner. The grease interceptor shall be shown on
26 Engineering Plans with reference to Building Plans for design and detail.
- 27 185. Subterranean parking structures shall be designed with a drainage system that
28 conveys runoff to the City's Storm Drain System and shall comply with the
California Regional Water Quality Control Board Order No. 2013-0001.

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

- 1 186. Show location and size of proposed water meters on site plan of building plans.
2 Show waterlines from proposed meters to connection points to each building.
3 187. Show location and size of the proposed sewer lateral(s) from property line or
4 connection to sewer main to connection point at building(s).
5 188. Provide a fixture unit count table and supply demand estimate per the latest adopted
6 California Plumbing Code (Appendix A) to size the water meter(s) and service
7 line(s).
8 189. Provide drainage fixture unit count per the latest adopted California Plumbing Code
9 to size sewer lateral for property.
10 190. Water and Wastewater Buy-in fees and the San Diego County Water Authority
11 Fees are to be paid to the City at the time of Building Permit issuance per City Code
12 Section 32B.7.

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1 PASSED AND ADOPTED Resolution No. 2025-P02 on January 27, 2025, by the
2 following vote, to wit:

3 AYES: Morrissey, Malik, Rosales, Balma, Anthony, Ogden

4 NAYS:

5 ABSENT: Dodds

6 ABSTAIN:

7
8
9 
10 Tom Morrissey, Chairperson
Oceanside Planning Commission

11 ATTEST:

12
13 
14 Sergio Madera, Secretary

15 I, SERGIO MADERA, Secretary of the Oceanside Planning Commission, hereby certify
16 that this is a true and correct copy of Resolution No. 2025-P02.

17 Dated: January 27, 2025

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