

**RESOLUTION NO.**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A DEVELOPMENT PLAN (RD23-00005) AND DENSITY BONUS (DB23-00008) FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT PROJECT COMPRISED OF 230 RESIDENTIAL DWELLING UNITS, INCLUDING 23 LOW-INCOME UNITS, AND 5,240 SQUARE FEET OF COMMERCIAL SPACE ON A 1.50-ACRE SITE LOCATED AT 801-815 MISSION AVENUE**

**(OCEANSIDE MISSION INVESTMENTS, LLC INC- APPLICANT)**

WHEREAS, on May 20, 2026, the Community Development Commission held a duly-noticed public hearing to consider an application by Oceanside Mission Investments Inc. for a Development Plan (RD23-00005) and Density Bonus (DB23-00008) to allow the construction of a mixed-use development project comprised of 230 residential apartment units, including 23 low-income units, and 5,240 square feet of commercial space on a 1.50-acre site located at 801-815 Mission Avenue; and,

WHEREAS, on April 23, 2025, the Downtown Advisory Committee (DAC) was presented with the project and after due consideration, took action in an 5-1 vote to recommend Community Development Commission approval of a Development Plan (RD23-00005) and Density Bonus (DB23-00008) to the Community Development Commission for final action; and

WHEREAS, the proposed project is categorically exempt from further review under the California Environmental Quality Act ("CEQA"). Title 14 California Code of Regulations Section 15332 "In-fill Development Projects" of the CEQA Guidelines provides a categorical CEQA exemption where, as here, (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value, as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and (e) the site can be adequately served by all required utilities and public services; and

1 WHEREAS, there is hereby imposed on the subject development project certain fees,  
2 dedications, reservations and other exactions pursuant to state law and City ordinance; and,

3 WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN  
4 that the Project is subject to certain fees, dedications, reservations and other exactions as provided  
5 below:

Description	Authority for Imposition
Public Facility (Residential)	Ord. No. 91-09 Reso. No. 15-R0638-1
Public Facility (Commercial/Industrial)	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
School District Fee (Commercial/Industrial)	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
Traffic Signal & Thoroughfare (Commercial/Industrial)	Reso. No. 16-R0324-1
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

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

1           WHEREAS, an SB 330 Preliminary Application was deemed complete for the project  
2 on November 28, 2023 pursuant to the Housing Crisis Act of 2019 and freezes fees and  
3 development standards as of November 28, 2023, unless exceptions per Government Code  
4 Section 65889.5(o) are triggered.

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

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

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

15           WHEREAS, the documents or other material which constitute the record of  
16 proceedings upon which the decision is based will be maintained by the City of Oceanside  
17 Development Services Department Planning Division, 300 North Coast Highway, Oceanside,  
18 California 92054; and

19           WHEREAS, studies and investigations made by the Community Development  
20 Commission reveal the following facts:

21 **FINDINGS:**

22 **For the Development Plan (RD23-00005):**

- 23 1. The site plan and physical design of the project, as proposed, is consistent with the  
24 objectives of the Zoning Ordinance and the purposes of Downtown District 2 in which the  
25 site is located. The proposed development will further the long-term viability and  
26 rejuvenation of the Downtown District by redeveloping an underutilized site with a mix of  
27 commercial space and residential housing units. Downtown District 2 allows residential  
28 uses as part of mixed-use development and this project will provide housing, including 23  
low-income deed restricted units, for a range of income levels within the downtown area.

1 The site plan and physical design of the project meets or exceeds the applicable  
2 development standards contained within the Zoning Ordinance, except where the applicant  
3 has requested waivers consistent with State Density Bonus Law.

4 2. The Development Plan, as proposed, conforms to the General Plan of the City because the  
5 project is consistent with the Land Use and Housing Elements. The Regional Housing  
6 Needs Allocation (RHNA) for the Sixth Housing Element Cycle (2021-2029) estimates  
7 that the City of Oceanside will experience demand for 5,443 new dwelling units, including  
8 718 low income units. By contributing 230 rental dwelling units, including 23 reserved for  
9 low income households, to the City's existing housing stock, the proposed project would  
10 help to meet the projected RHNA housing demand.

11 3. The area covered by the Development Plan can be adequately, reasonably and  
12 conveniently served by existing and planned public services, utilities, and public  
13 facilities. The project constitutes an infill development within an existing established  
14 neighborhood in an urbanized part of the City.

15 4. The project, as proposed, is compatible with existing and potential development within  
16 the surrounding area in that the vertical mixed-use multi-family development is  
17 consistent with the pattern of redevelopment in the downtown area. In keeping with  
18 smart growth principles, the current trend of redevelopment in Oceanside is to bring  
19 forward high density vertically-oriented mixed-use development in order to  
20 accommodate the City's regional fair share of housing growth, support commercial  
21 establishments in the downtown area, enhance walkability, and support transit service.  
22 The project would include a modern style of architecture with quality materials and  
23 design in keeping with the vast variety of architectural designs in the surrounding  
24 downtown area. The project is in a highly urbanized area consisting of commercial land  
25 uses. The project, as designed and sited, would be consistent with the surrounding built  
26 environment and would enhance the area by activating the streetscape with street-facing  
27 commercial areas.

28 5. The site plan and physical design of the project is consistent with the policies contained  
within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the

1 Development Guidelines for Hillside, and Section 3039 of the Zoning Ordinance  
2 because the property does not have slopes subject to the Hillside Ordinance.

3 For the Mixed Use Development Plan

- 4 1. The 230 dwelling units proposed for the 801 Mission project would be approximately  
5 10% of the remaining units allowed in the Downtown District and combined with the  
6 recently approved projects would not cause the existing total number of dwelling units in  
7 the Downtown District to exceed 5,500.
- 8 2. The Mixed-Use Development Plan will enhance the potential for superior urban design  
9 in comparison with development under the regulations that exist if the Development  
10 Plan were not approved. The 801 Mission Mixed-Use Development Plan will allow for  
11 a pedestrian-friendly mixed-use development project that maximizes the amount of  
12 much needed rental housing units to help activate the downtown area with full-time  
13 residents. The plan incorporates design features to maintain commercial uses at the  
14 ground level along Mission Avenue and Clementine Street, with pedestrian orientation,  
15 connectivity and activation through design and use.
- 16 3. The Mixed-Use Development Plan is consistent with the adopted Land Use Element of  
17 the Redevelopment Plan and other applicable policies, and that it is compatible with  
18 development in the area it will directly affect. The project is consistent with the General  
19 Plan Land Use Downtown designation.
- 20 4. The Mixed-Use Development Plan includes adequate provisions for utilities, services,  
21 and emergency access, and public service demands will not exceed the capacity of  
22 existing systems. The area covered by the Mixed-Use Development Plan is an already  
23 developed downtown location and can be adequately and conveniently served by  
24 existing and planned public services, utilities and public facilities. All water,  
25 wastewater, and electrical services are available within the surrounding developed public  
26 roadway systems and within existing public utility easements.
- 27 5. The traffic expected to be generated by development in accord with the Mixed-Use  
28 Development Plan will not exceed the capacity of affected streets. The 801 Mission

1 Mixed Use project trip generation is consistent with the City's General Plan and within a  
2 Transit Priority Area.

- 3 6. The Mixed-Use Development Plan will not significantly increase shading of adjacent  
4 land in comparison with shading from development under regulations that would exist if  
5 the Mixed-Use Development Plan were not approved.
- 6 7. The benefits derived from the Mixed-Use Development Plan include but are not limited  
7 to traffic capture and pedestrian activity, by way of "active" street frontages and  
8 provision of flexible nonresidential use spaces at street level, where appropriate. The  
9 Mixed-Use Development Plan incorporates design features to maintain the existing  
10 street-level commercial character along Mission Avenue with ground floor pedestrian  
11 orientation, connectivity, and activation through design and use, consistent with other  
12 mixed-use development in downtown

13 For the Density Bonus (DB23-00008):

- 14 1. The affordable units will be reserved for tenancy by persons within the Low-income  
15 category.
- 16 2. The affordable units have been designed to be proportional to the project's market-rate  
17 units in terms of floor plan, square footage, and exterior design. The twenty-three (23)  
18 designated affordable units consist of two (2) studio units, fourteen (14) one-bedroom  
19 units, and seven (7) 2-bedroom units and have the same or similar floor area as all market-  
20 rate units. The affordable units will be interspersed throughout the building and will have  
21 the same appearance as the market-rate units.
- 22 3. The restrictive covenant associated with the affordable units will be for a period of 55  
23 years.
- 24 4. The maximum allowable rent for the project's affordable units complies with State Law for  
25 the Low-income category.
- 26 5. The project's affordable units are intended to be part of the City's Affordable Housing  
27 rental stock, available at affordable housing costs, as defined in Health and Safety Code  
28 Section 50053.
6. The project's affordable units will be for rent. The units will be rented to individuals that

1 meet the criteria for the specified low-income households as defined in Health and Safety  
2 Code Section 50053.

- 3 7. An Affordable Housing Regulatory Agreement that will be prepared for the project will  
4 outline the reporting requirements consistent with Section 3032(M)(7) of the Zoning  
5 Ordinance.

6 NOW, THEREFORE, the Community Development Commission of the City of Oceanside  
7 does resolve as follows:

8 SECTION 1. That Development Plan (RD23-00005) and Density Bonus (DB23-00008) is  
9 hereby approved subject to the following conditions:

10 **Planning:**

- 11 1. This Development Plan (RD23-00005) and Density Bonus (DB23-00008) shall expire 36  
12 months from its approval (May 20, 2029), unless this time period is extended by the  
13 provisions of Article 1 of the Zoning Ordinance.
- 14 2. This Development Plan (RD23-00005) and Density Bonus (DB23-00008) allows the  
15 construction of a mixed-use development project comprised of 230 dwelling units,  
16 including 23 low-income household units, and 5,240 square feet of commercial-retail  
17 space located at 801-815 Mission Avenue as shown on the plans and exhibits presented  
18 to the Community Development Commission for review and approval. No deviation  
19 from these approved plans and exhibits shall occur without Planning Division approval.  
20 Substantial deviations shall require a revision to the Development Plan and Density  
21 Bonus or a new Development Plan and Density Bonus.
- 22 3. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold  
23 harmless the City of Oceanside, its agents, officers or employees from any claim, action  
24 or proceeding against the City, its agents, officers, or employees to attack, set aside, void  
25 or annul an approval of the City, concerning Development Plan (RD23-00005) and  
26 Density Bonus (DB23-00008) and the CEQA exemption for this Project. The City will  
27 promptly notify the applicant of any such claim, action or proceeding against the City  
28 and will cooperate fully in the defense. If the City fails to promptly notify the applicant  
of any such claim action or proceeding or fails to cooperate fully in the defense, the

1 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the  
2 City.

3 4. A covenant or other recordable document approved by the City Attorney shall be  
4 prepared by the property owner and recorded prior to the issuance of a certificate of  
5 occupancy. The covenant shall provide that the property is subject to this resolution, and  
6 shall list the conditions of approval.

7 5. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
8 written copy of the applications, staff report and resolutions for the project to the new  
9 owner and or operator. This notification shall run with the life of the project and shall  
10 be recorded as a covenant on the property.

11 6. Failure to meet any conditions of approval shall constitute a violation of the  
12 Development Plan and Density Bonus.

13 7. Unless expressly waived, the project shall adhere to all current zoning standards and  
14 City ordinances and policies in effect at the time the SB330 Application was submitted  
15 on November 28, 2023. The approval of this project constitutes the applicant's  
16 agreement with all statements in the Description and Justification and other materials  
17 and information submitted with this application, unless specifically waived by an  
18 adopted condition of approval.

19 8. Prior to building permit issuance, the applicant shall submit and obtain final approval of  
20 the Construction Management Plan from the City Planner or their designee. The  
21 Construction Management Plan shall be implemented during the entire duration of  
22 construction of the project.

23 9. The project is subject to compliance with the City's anti-graffiti provisions (Ordinance  
24 No. 93-19/Section 20.25 of the City Code). These requirements, including the obligation  
25 to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the  
26 Landscape Plan and shall be recorded in the form of a covenant affecting the subject  
27 property.

28 10. Outdoor lighting shall be low emission, shielded, and directed away from neighboring  
properties.

- 1 11. All multiple family dwelling units proposed as part of this project shall be rented for no  
2 less than 31-days.
- 3 12. Elevations, siding materials, colors, and floor plans shall be substantially the same as  
4 those approved by the Community Development Commission. These shall be shown on  
5 plans submitted to the Building Division and Planning Division.
- 6 13. All lighting showcasing building architecture shall be shown on the building plans.
- 7 14. All dwelling units shall dispose of or recycle solid waste in a manner provided in City  
8 Code Section 13.3.
- 9 15. Prior to the issuance of building permits, the applicant shall submit a lighting plan for  
10 the entire site. The plan shall contain details as to the type of fixtures that will be used  
11 and placement.
- 12 16. Electrical outlets visible to the public should be secured with locking tamperproof boxes.
- 13 17. All mechanical rooftop and ground equipment shall be screened from public view as  
14 required by the Zoning Ordinance. The roof jacks, mechanical equipment, screen and  
15 vents shall be painted with non-reflective paint to match the roof. This information shall  
16 be shown on the building plans.
- 17 18. No project signage is approved with this application. All project signage shall be subject  
18 to a separate sign permit and be in compliance with Article 33, Signs, of the Zoning  
19 Ordinance.
- 20 19. This project shall comply with all provisions of the City's Affirmative Fair Housing  
21 Marketing Agreement policy. Such agreement shall be submitted to and approved by the  
22 Housing and Neighborhood Services Director prior to the recordation of a Final Map or  
23 at least six (6) months before the issuance of a Certificate of Occupancy for the first unit  
24 for the project whichever comes first.
- 25 20. A letter of clearance from the affected school district in which the property is located  
26 shall be provided as required by City policy at the time building permits are issued.
- 27 21. Landscape plans, meeting the criterial of the City's Landscape Guidelines and Water  
28 Conservation Ordinance No. 91-15, including the maintenance of such landscaping,  
shall be reviewed and approved by the City Engineer and City Planner prior to the

1 issuance of building permits. Landscaping shall not be installed until bonds have been  
2 posted, fees paid, and plans signed for final approval.

3 22. Construction of the proposed project shall comply with the California Administrative  
4 Code. The building must be for a minimum exterior-to-interior noise reduction resulting  
5 in interior noise levels, due to exterior sources, of 45 dBA Community Noise Equivalent  
6 Level or less. This noise reduction could be achieved using standard construction  
7 methods, including but not limited to mechanical ventilation, double-paned windows  
8 and acoustically insulated doors where they face roadways.

9 23. Any trash, debris, or waste material found onsite during grading or cleanup operations  
10 shall be disposed of off-site in accordance with local, state, and federal regulations. Any  
11 buried trash/debris or materials containing petroleum encountered shall be evaluated  
12 prior to removal and disposal.

13 24. In accordance with Density Bonus requirements, ten (10) percent of the residential units  
14 [twenty-three (23) housing units] shall be reserved for rental to low income households.  
15 These affordable units shall be provided proportional to the overall project in unit size,  
16 dispersed throughout the project, and have access to all amenities available to other  
17 residents. The city shall determine the eligibility of the low-income households. A deed  
18 restriction, covenant, and/or other instrument enforceable by the city and approved by the  
19 City Attorney and Director of Housing and Neighborhood Services, limiting the rental of  
20 such units to eligible low-income households shall be recorded against the title of the  
21 property. The duration of such rental restrictions shall run with the life of the project  
22 and/or a minimum of fifty-five (55) years. Additionally, the property shall be so restricted  
23 as to prohibit the conversion of the restricted units for the term of the rent restriction to a  
24 condominium, stock cooperative, community dwelling unit, or such other form of  
25 ownership which would eliminate the restricted units as rental units.

26 25. The required "Affordable Housing Regulatory Agreement" shall be recorded against the  
27 project site prior to the issuance of any grading permits for the project.

28 26. This project is subject to the provisions of Chapter 14C of the City Code regarding  
Inclusionary Housing.

- 1 27. Prior to issuance of any building permit, the Director of Housing and Neighborhood  
2 Services shall certify that the proposed development has complied with the requirements  
3 for inclusionary housing and all provisions of Chapter 14C .
- 4 28. The parking or storage of recreational vehicles, trailers or boats within the parking  
5 spaces is prohibited.
- 6 29. The applicant shall comply with the requirements of Section 3047, Renewable Energy  
7 Facilities, of the Zoning Ordinance. If supplying 50 percent of the project's anticipated  
8 energy demand on-site proves infeasible, the applicant shall work with staff to come up  
9 with an acceptable alternative. The applicant shall work with staff to ensure that the  
10 requirements of Section 3047(A) are met prior to issuance of a Certificate of Occupancy  
11 and/or the final inspection for the project or to the satisfaction of the City Planner.
- 12 30. The project shall comply with the requirements of Section 3048, Electric Vehicle and  
13 Charging Facilities, of the Zoning Ordinance.
- 14 31. The project shall comply with the requirements of Section 3049, Urban Forestry  
15 Program, of the Zoning Ordinance. The project must also provide a Landscape and Tree  
16 Canopy Management Plan (LTCMP). The LTCMP shall include information regarding  
17 regular, seasonal, and emergency maintenance, trash abatement, irrigation, tree/plant  
18 care, tree replacement, insect and disease infestation prevention, integrated pest  
19 management, and appropriate response process etc. Projects that do not maintain  
20 landscape in a manner consistent with the approved LTCMP shall be subject to code  
21 enforcement action.
- 22 32. The residential and commercial aspects of this project shall be developed simultaneously  
23 as a single Mixed-Use project. No deferral of the commercial use shall be permitted as  
24 the project's approval was for a Mixed-Use project.
- 25 33. Prior to the issuance of a Grading Permit, the Applicant/Owner shall enter into a pre-  
26 excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and  
27 Tribal Monitoring Agreement with the "Traditionally and Culturally Affiliated (TCA)  
28 Native American Monitor associated with a TCA Luiseño Tribe". A copy of the  
agreement shall be included in the Grading Plan Submittals for the Grading Permit. The

1 purpose of this agreement shall be to formalize protocols and procedures between the  
2 Applicant/Owner and the “Traditionally and Culturally Affiliated (TCA) Native  
3 American Monitor associated with a TCA Luiseño Tribe” for the protection and  
4 treatment of, including but not limited to, Native American human remains, funerary  
5 objects, cultural and religious landscapes, ceremonial items, traditional gathering areas  
6 and tribal cultural resources, located and/or discovered through a monitoring program in  
7 conjunction with the construction of the proposed project, including additional  
8 archaeological surveys and/or studies, excavations, geotechnical investigations, grading,  
9 and all other ground disturbing activities. At the discretion of the Luiseño Native  
10 American Monitor, artifacts may be made available for 3D scanning/printing, with  
11 scanned/printed materials to be curated at a local repository meeting the federal  
12 standards of 36CFR79.

13 34. Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor  
14 shall provide a written and signed letter to the City of Oceanside Planning Division  
15 stating that a Qualified Archaeologist and Luiseño Native American Monitor have been  
16 retained at the Applicant/Owner or Grading Contractor’s expense to implement the  
17 monitoring program, as described in the pre-excavation agreement.

18 35. The Qualified Archaeologist shall maintain ongoing collaborative consultation with the  
19 Luiseño Native American monitor during all ground disturbing activities. The  
20 requirement for the monitoring program shall be noted on all applicable construction  
21 documents, including demolition plans, grading plans, etc. The Applicant/Owner or  
22 Grading Contractor shall notify the City of Oceanside Planning Division of the start and  
23 end of all ground disturbing activities.

24 36. In the event any subsurface archaeological or cultural resources are encountered during  
25 grading or construction activities, such activities in the locality of the find shall be halted  
26 immediately. A Qualified archaeologist, certified by the Society of Professional  
27 Archaeologists (SOPA) and a Luiseño Native American Monitor, shall be brought in to  
28 determine the significance of the archaeological or cultural resources and implement  
appropriate mitigations prior to recommencement of earthwork.

1 37. Construction-related ground-disturbing activities (e.g., clearing/grubbing, grading, and  
2 other intensive activities) that occur during the breeding season (typically February 1  
3 through September 15) shall require a one-time biological survey for nesting bird  
4 species to be conducted within the limits of grading and a 500-foot buffer within 72  
5 hours prior to construction. If any active nests are detected, the area shall be flagged and  
6 mapped on the construction plans or a biological resources figure, and the information  
7 provided to the construction supervisor and any personnel working near the nest buffer.  
8 Active nests will have buffers established around them by the project biologist. The  
9 project biologist may adjust the setback at his or her discretion depending on the species  
10 and the location of the nest. Once the nest is no longer occupied for the season,  
11 construction may proceed in the setback areas.

12 **Building:**

13 38. When plans are submitted for the proposed project, they will need to show compliance  
14 with the applicable code that is in effect at the time of permit application. Please note on  
15 the first plan sheet that the applicable Code for this project is the 2025 edition of the  
16 California Code of Regulations (CCR); Title 24 (California Building Standards Code),  
17 and the amendments to the City of Oceanside Administrative Code for Building  
18 Regulations Chapter 6 Building Construction Regulations Municipal Code.

19 39. The 2025 triennial edition of the California Code of Regulations, Title 24 (California  
20 Building Standards Code) applies to all occupancies that applied for a building permit on  
21 or after January 1, 2026, and remains in effect until the effective date of the 2028  
22 triennial edition which will be January 1, 2029. More information about the  
23 CALIFORNIA BUILDING STANDARDS CODE can be obtained at the Building  
24 Standards Commission website: Codes (ca.gov) or <https://www.dgs.ca.gov/BSC/Codes>.

25 40. The City of Oceanside Building Division staff does not perform plan reviews or  
26 inspections of Civil Drawings, Precise Grading, or Landscape plans since they are  
27 reviewed by the City of Oceanside Engineering Division and are reviewed by other  
28 regulations and standards than those used by the Building Division staff. The Building  
Division does require site plans that have specific required details for plan review and

1 inspections associated with foundations, setbacks, and accessibility compliance that  
2 must be made part of the Building Division plans in order to be able to conduct and  
3 approve those inspections from a Building Division approved set of plans. It may be  
4 acceptable to include site plans from the Civil Drawings in the Building Division plan  
5 set if they are marked as "For Reference Only" for items that are only reviewed and  
6 inspected by the City of Oceanside Engineering Division staff.

7 41. Sections 17922, 17958 and 18941.5 of the California Health and Safety Code require  
8 that the latest edition of the California Building Standards code and Uniform Housing  
9 Code apply to local construction 180 days after publication. All architects, engineers,  
10 designers, developers, owners and contractors MUST be familiar with the codes in effect  
11 at the time of plan submittal. ODS, as required by State law, CANNOT approve projects  
12 that do not comply with the codes in effect at the time of plan submittal.

13 42. The building plans for this project are required to be prepared by a licensed designer,  
14 architect or engineer.

15 43. The 2025 California Building Code (CBC) is the only accessibility requirements source  
16 used for performing plan reviews and inspections by the City of Oceanside Building  
17 Division; while the ADA is applicable the Building Division staff does not have  
18 jurisdiction to enforce the federal regulations.

19 44. Separate demolition permits for the existing buildings on the site must be obtained prior  
20 to approval of permits for new construction. Proof of approval from the County of San  
21 Diego Department of Environmental Health (DEH) Hazardous Materials Division will  
22 be required before demolition permits can be issued.

23 45. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the  
24 plans.

25 46. The project must provide construction waste management per 2025 CALGreen section  
26 5.408 Construction Waste Reduction, Disposal and Recycling. Before the plans can be  
27 approved a completed copy of the City of Oceanside "Waste Management Plan" (WMP)  
28 form must be submitted.

**Engineering:**

- 1 47. Prior to the demolition of any existing structure or surface improvements on site, a  
2 building permit application shall be submitted to the Building Division and include  
3 erosion control plans. No demolition shall be permitted without an approved erosion  
4 control plan.
- 5 48. Design and construction of all improvements shall be in accordance with the City of  
6 Oceanside's Engineers Design and Processing Manual, City Ordinances, standard  
7 engineering and specifications of the City of Oceanside, and subject to approval by the  
8 City Engineer.
- 9 49. All right-of-way alignments, street dedications, exact geometrics and widths shall be  
10 designed, dedicated, and constructed or replaced in accordance with the City of  
11 Oceanside Engineers Design and Processing Manual, and as required by the City  
12 Engineer.
- 13 50. Owner/developer shall provide an updated Title Report dated within 6 months of the  
14 grading plan application submittal.
- 15 51. The owner/developer is responsible for applying for all closures, vacations, and  
16 abandonments as necessary. The application(s) shall be evaluated by the City of  
17 Oceanside under separate process(es) per codes, ordinances, and policies in effect at the  
18 time of the application. The City of Oceanside retains its full legislative discretion to  
19 consider any application to vacate a public street or right of way.
- 20 52. Owner/developer shall submit to the City for processing a covenant attesting to the  
21 project's development conditions. The approved covenant shall be recorded at the  
22 County prior to the issuance of a grading permit
- 23 53. All public improvement requirements shall be covered by a Development Improvement  
24 Agreement and secured with sufficient improvement securities or bonds guaranteeing  
25 performance and payment for labor and materials, setting of survey monuments, and  
26 warranties against defective materials and workmanship before the approval of the  
27 public improvement plans.
- 28

- 1 54. Prior to the issuance of any building permits, all improvements including landscaping,  
2 landscaped medians, frontage improvements shall be under construction to the  
3 satisfaction of the City Engineer.
- 4 55. Prior to the issuance of a Certificate of Occupancy permit, all improvements, including  
5 landscaping, landscaped medians, frontage improvements shall be completed to the  
6 satisfaction of the City Engineer.
- 7 56. Prior to the issuance of a grading permit, a Lot Merger application shall be processed  
8 and filed with the City of Oceanside. The Lot Merger shall not be in effect until all  
9 required documents are recorded at the County, which includes a Certificate of  
10 Compliance and Grant Deeds.
- 11 57. A traffic control plan shall be prepared in accordance with the City's traffic control  
12 guidelines and approved by the City Engineer prior to the start of work within the public  
13 Right-of-Way. Traffic control safety and implementation for construction or re-  
14 construction of streets shall be in accordance with construction signing, marking, and  
15 other protection as required by Caltrans' Traffic Manual and City Traffic Control  
16 Guidelines. Traffic control plan implementation and hours shall be in accordance with  
17 the approved traffic control plans.
- 18 58. Vehicular access rights to Mission Avenue, Clementine Street, Seagaze Drive, and  
19 Nevada Street shall be relinquished to the City from all abutting lots except at the  
20 proposed driveway(s). Process an access relinquishment application with the City prior  
21 to the issuance of a grading permit, and record the approved document prior to the  
22 grading plan As-Builts. Access rights may be restored thru a remandment at a later date.
- 23 59. An Encroachment Removal Agreement (ERA) application shall be submitted to the City  
24 for proposed private improvements located within the City's ROW. The ERA shall be  
25 submitted for review prior to the issuance of a grading permit and recorded at the  
26 County prior to improvement plan As-Builts.
- 27 60. The project frontage (Mission Avenue, Clementine Street, Seagaze Drive, and Nevada  
28 Street) shall be constructed with new curb and gutter and sidewalk. Sidewalk  
improvements (constructed/replaced) shall comply with current ADA requirements.

- 1 61. Publicly-maintained pedestrian ramps and sidewalks (maintained by the City of  
2 Oceanside) must be located entirely within the public right-of-way (ROW). Pedestrian  
3 ramps and sidewalks not located entirely within the City's ROW shall be provided with  
4 a ROW dedication through a separate ROW dedication application and shown on the  
5 improvement plans and grading plans. The ROW dedication shall be submitted prior to  
6 the approval of the grading plans and recorded prior to the grading plan As-Builts.
- 7 62. Minimum curb return radius at pedestrian ramp and driveway locations shall comply  
8 with the City of Oceanside Engineers Design and Processing Manual.
- 9 63. Sight distance requirements at the project driveway(s) or street shall conform to the sight  
10 distance criteria as provided by Caltrans. The owner/developer shall provide a plan and  
11 profile of the line of sight for each direction of traffic at each proposed driveway on the  
12 grading plans.
- 13 64. Maintenance responsibilities for private driveways, parking lots, and roadways are the  
14 responsibility of the property owner.
- 15 65. A pavement evaluation report shall be submitted for the proposed onsite pavement with  
16 the grading plan application. Pavement sections for all public and private roadways,  
17 driveways and parking areas shall be based upon approved soil test requirements and  
18 traffic indices identified within the City of Oceanside Engineers Design and Processing  
19 Manual. The pavement design is to be prepared by the owner/developer's geotechnical  
20 engineering firm and be approved by the City Engineer prior to the issuance of a grading  
21 permit. Roadway alignments and geometric layouts shall be in conformance with the  
22 City of Oceanside Engineers Design and Processing Manual.
- 23 66. A pavement evaluation report shall be submitted for offsite street pavements with the  
24 grading plan application. The owner/developer shall contract with a geotechnical  
25 engineering firm to perform a field investigation of the existing pavement on all streets  
26 adjacent to the project boundary. The limits of the study shall be half-street width along  
27 the project's Mission Avenue, Clementine Street, Seagaze Drive, and Nevada Street  
28 frontage. The field investigation shall be performed according to a specific boring plan  
prepared by a licensed Geotechnical Engineer and approved by the City Engineer prior

1 to the issuance of a grading permit. In the absence of an approved boring plan, the field  
2 investigation shall include a minimum of one pavement boring per every fifty linear feet  
3 (50) linear feet of street frontage.

4 67. Should the study conclude that the existing road pavement does not meet current  
5 pavement thickness requirements set forth in the City of Oceanside Engineers Design  
6 and Processing Manual, the Owner/developer shall remove and reconstruct the existing  
7 pavement section in accordance with City requirements. Otherwise, the City Engineer  
8 shall determine whether the Owner/developer shall: 1) Repair all failed pavement  
9 sections, 2) header cut and grind per the direction of the City Engineer, or 3) Perform R-  
10 value testing and submit a study that determines if the existing pavement meets current  
11 City standards/traffic indices.

12 68. Proposed public improvements located within the City's ROW or onsite shall be  
13 displayed on separate public improvement plans in accordance with the City's Engineers  
14 Design and Processing Manual.

15 69. Any existing public or private improvements that are being joined to and that are already  
16 damaged or damaged during construction of the project, shall be repaired or replaced as  
17 necessary by the developer to provide a competent and stable connection, and to the  
18 City's satisfaction.

19 70. A Right-of-Way Vacation application shall be processed with the City for the alley that  
20 runs parallel to Mission Avenue and Seagaze Drive, and is bounded by Nevada Street  
21 and Clementine Street. Right-of-Way Vacation applications shall be reviewed and  
22 approved or rejected by the City of Oceanside per codes, ordinances, and policies in  
23 effect at the time of the application. The City of Oceanside retains its full discretion to  
24 consider any application to vacate a public street or Right-of-Way.

25 71. Approval and recordation of the Right-of-Way vacation shall occur prior to the approval  
26 of the public improvement plans and the issuance of a grading permit. Should the Right-  
27 of-Way vacation be denied, the Regular Coastal Permit and approved Development Plan  
28 shall no longer be effective.

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

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

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

18 75. Owner/developer shall monitor, supervise and control all construction and construction-  
19 supportive activities, so as to prevent these activities from causing a public nuisance,  
20 including but not limited to, ensuring strict adherence to the following:

21  
22 a. Dirt, debris and other construction material shall not be deposited on any public  
23 street or into the City's storm water conveyance system.

24 b. All grading and related site preparation and construction activities shall be limited  
25 to the hours of 7 AM to 6 PM, Monday through Friday. No engineering-related  
26 construction activities shall be conducted on Saturdays, Sundays or legal holidays  
27 unless written permission is granted by the City Engineer with specific limitations  
28 to the working hours and types of permitted operations. All on-site construction  
staging areas shall be located as far as possible (minimum 100 feet) from any

1 existing residential development. As construction noise may still be intrusive in  
2 the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits  
3 “any disturbing excessive or offensive noise which causes discomfort or  
4 annoyance to reasonable persons of normal sensitivity.”

5 c. The construction site shall accommodate the parking of all motor vehicles used  
6 by persons working at or providing deliveries to the site. An alternate parking site  
7 can be considered by the City Engineer in the event that the lot size is too small  
8 and cannot accommodate parking of all motor vehicles.

9 d. Owner/developer shall complete a haul route permit application (if required for  
10 import/export of dirt) and submit to the City of Oceanside Transportation  
11 Engineering Section forty-eight hours (48) in advance of beginning of work.  
12 Hours of hauling operations shall be dictated by the approved haul route permit.

13 76. 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 material  
15 as defined by the City and the County of San Diego Department of Environmental  
16 Health. Exported or imported soils shall be properly screened, tested, and documented  
17 regarding hazardous contamination.

18 77. The approval of the development plan shall not mean that proposed grading or  
19 improvements on adjacent properties (including any City properties/right-of-way or  
20 easements) is granted or guaranteed to the owner/developer. The owner/developer is  
21 responsible for obtaining written permission to grade or construct on adjacent properties  
22 prior to the issuance of a grading permit. Should such permission be denied, the  
23 development plan shall be subject to going back to public hearing or subject to a  
24 substantial conformity review.

25 78. Prior to the issuance of a grading permit, a comprehensive soil and geologic  
26 investigation shall be conducted for the project site. All necessary measures shall be  
27 taken and implemented to assure slope stability, deep excavation stability, erosion  
28 control, and soil integrity; and these measures shall be incorporated as part of the  
grading plan design. No grading shall occur at the site without a grading permit.

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

12 80. Use of adjacent properties for construction without permission is prohibited. Developer  
13 is required to obtain written permission from adjacent property owners allowing access  
14 onto their site. There shall be no trespassing, grading, or construction of any kind on  
15 adjacent properties without permission. "Failure to comply will result in the revocation  
16 of the grading permit." This written permission shall be provided to the City prior to the  
17 issuance of a grading permit.

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

1 City Engineer and a pre-construction meeting held prior to the start of any  
2 improvements.

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

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

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

17 85. Drainage facilities shall be designed and installed to adequately accommodate the local  
18 storm water runoff, and shall be in accordance with the San Diego County Hydrology  
19 Manual and the City of Oceanside Engineers Design and Processing Manual, and to the  
20 satisfaction of the City Engineer.

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

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

26 88. Owner/developer shall comply with the provisions of the National Pollution Discharge  
27 Elimination System (NPDES) General Permit for Storm Water Discharges Associated  
28 with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ. The  
General Permit continues in force and effect until a new General Permit is issued or the

1 SWRCB rescinds this General Permit. Only those owner/developers authorized to  
2 discharge under the expiring General Permit are covered by the continued General  
3 Permit. Construction activity subject to the General Permit includes clearing, grading,  
4 and disturbances to the ground such as stockpiling, or excavation that results in land  
5 disturbances of equal to or greater than one acre.

6 89. The owner/developer shall obtain coverage under the General Permit by submitting a  
7 Notice of Intent (NOI) and obtaining a Waste Discharge Identification Number  
8 (WDID#) from the State Water Resources Control Board (SWRCB). In addition,  
9 coverage under the General Permit shall not occur until an adequate SWPPP is  
10 developed for the project as outlined in Section A of the General Permit. The site  
11 specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be  
12 provided, upon request, to the United States Environmental Protection Agency  
13 (USEPA), SWRCB, Regional Water Quality Control Board (RWQCB), City of  
14 Oceanside, and other applicable governing regulatory agencies. The SWPPP is  
15 considered a report that shall be available to the public by the RWQCB under section  
16 308(b) of the Clean Water Act. The provisions of the General Permit and the site  
17 specific SWPPP shall be continuously implemented and enforced until the  
18 owner/developer obtains a Notice of Termination (NOT) for the SWRCB.

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

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

28 92. 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

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

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

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

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

1 consistent with the approved SWQMP and the approved Precise Grading Plan, and are  
2 in accordance with San Diego RWQCB Order No. R9-2013-0001 §E.3.e. (1)(d).

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

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

15 98. Owner/developer shall comply with all the provisions of the City's cable television  
16 ordinances, including those relating to notification as required by the City Engineer.

17 99. As part of the City's Opportunistic Beach Fill Permit, this project has been conditioned  
18 to test proposed excavated material to determine suitability for deposit on city beaches  
19 as part of the Beach Sand Replenishment program. Preliminary soil test results shall be  
20 provided as part of the project geotechnical report which is required prior to approval of  
21 the grading plan and issuance of the grading permit.

22 Suitable beach replenishment material shall be at least 75% sand with no more than a  
23 10% difference in sand content between material at the source and discharge site.  
24 Replenishment material shall contain only clean construction materials suitable for use  
25 in the oceanic environment; no debris, silt, soil, sawdust, rubbish, cement or concrete  
26 washings, oil or petroleum products, hazardous/toxic/radioactive/munitions from  
27 construction or dredging or disposal shall be allowed to enter into or be placed where it  
28 may be washed by rainfall or runoff into waters of the United States. Any and all excess

1 or unacceptable material shall be completely removed from the site/work area and  
2 disposed of in an appropriate upland site.

3 If the sediment to be exported is determined to be suitable beach replenishment material  
4 and is approved by the regulatory agencies, the developer's contractor will coordinate  
5 with the City's Coastal Zone Administrator for further discussion and direction on  
6 placement.

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

9 100. Shoring is required for the construction of the proposed development; the shoring design  
10 plans shall be included within the grading plan set and the structural design calculations  
11 shall be submitted with the grading plan application. Vertical shoring elements (e.g. H-  
12 beams) will not be approved within the Right-of-Way, however, horizontal support  
13 elements such tiebacks may be considered and will be subject to constraints (clearance  
14 from utilities, clearance from ground surface, removable unbonded sections, etc.) and  
15 must be documented through an Encroachment Removal Agreement.

16 101. Approval of this development project is conditioned upon payment of all applicable  
17 impact fees and connection fees in the manner provided in Chapter 32B of the  
18 Oceanside City Code, which will be construed to be consistent with recently updated  
19 state law (SB 937). For any such fee or charge for the construction of public  
20 improvements or facilities that is not paid prior to issuance of a building permit for  
21 construction of any portion of the residential development, the property owner shall  
22 execute a contract to pay the fee or charge prior to the date of final inspection or the date  
23 the certificate of occupancy is issued, whichever occurs first, as provided in California  
24 Government Code section 66007(d). Such contract shall be recorded in the office of the  
25 county recorder of San Diego County and shall constitute a lien for the payment of the  
26 fee or charge. The owner/developer shall also be required to join into, contribute, or  
27 participate in any improvement, lighting, or other special district affecting or affected by  
28 this project.

1 102. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire  
2 project will be subject to prevailing wage requirements as specified by Labor Code  
3 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging  
4 the prevailing wage requirements prior to the granting of any fee reductions or waivers.

5 103. In the event that there are discrepancies in information between the conceptual plan and  
6 the conditions set forth in the project's entitlement resolution (Conditions of Approval),  
7 the project's entitlement resolution shall prevail.

8 **Fire:**

9 104. Deferred submittals shall include:

- 10 a. Private fire service main (NFPA 24)
- 11 b. Automatic fire sprinkler system with Class I standpipes in each stairwell. (NFPA  
12 13 and 14)
- 13 c. Automatic fire alarm system with voice evacuation and two-way communication  
14 system. (NFPA 72 and California Fire Code (CFC) 1009)
- 15 d. Emergency responder radio coverage system. (CFC §510)
- 16 e. Site safety plan per CFC Chapter 33. (CFC §3303.1)
- 17 f. GIS-based pre-plan per Oceanside Fire Department specifications. (OCO, Chp.  
18 11, Art. II, Sec. 11.18, Sec. 505.5)

19 105. The location, type, and number of fire hydrants connected to a water supply capable of  
20 delivering the required fire flow shall be provided on the public or private street, or on  
21 the site of the premises to be protected, or both, as required in the California Fire Code,  
22 including appendices, and in the City of Oceanside Engineering Design Manual,  
23 whichever is more restrictive. An approved water supply for fire protection, either  
24 temporary or permanent, shall be made available at construction sites prior to  
25 combustible material arriving on the site. (OCO, Chp. 11, Art. II, Sec. 11.18, Sec.  
26 507.5.1.2)

27 106. Fire Department connections (FDCs) shall be located within forty (40) feet of a fire  
28 hydrant, and no closer than forty (40) feet from the buildings they supply or other  
locations as approved by the Fire Code Official. The FDC or FDCs shall also be

1 located on the same side of the access road or driveway as the building it serves and  
2 marked with the address and/or area supplied by the FDC. FDCs shall have an  
3 unobstructed path from the FDC to the street where fire apparatus will be located. There  
4 must be no parking spots between the FDC and the roadway to allow for hose  
5 connections to the FDC. (OCO, Chp. 11, Art. II, Sec. 11.18, Sec. 912.2.3)

6 107. Room numbering/titling shall be consistent from floor to floor to facilitate quick  
7 identification of rooms by first responders.

8 108. A directory floor map shall be provided outside of each elevator for quick  
9 identification of units by first responders.

10 109. For the purposes of determining the applicability of the Citywide Public Safety  
11 Community Facilities District (CFD) to residential occupancies, any new development  
12 or change in occupancy classified as an R occupancy in the most recently adopted  
13 California Building and/or California Fire codes with 16 or more dwelling or sleeping  
14 units (not intended for use as a hotel or motel where Transient Occupancy Taxes  
15 [TOT] will be collected) will be required to annex into the CFD as a condition of  
16 development. Additionally, for properties converted from a facility where TOT has  
17 been previously collected, the property will be required to annex into the CFD as a  
18 condition of development.

19 a. These projects include residential projects over 16 units in size that meet the  
20 following criteria:

21 i. Projects which are subject to a General Plan Amendment necessary to  
22 accommodate residential uses

23 ii. Mixed-Use projects proposed on commercially-zoned land, including  
24 mixed-use projects in the Downtown District

25 iii. Residential projects exceeding base density allowances

26 iv. Assisted Living or Skilled Nursing facilities of any size

27 110. Project will comply with the Oceanside Code of Ordinances, Chapter 11 – Fire  
28 Protection, Article II. – Fire Prevention, Sec. 11.19. – Mid-rise buildings. (Provided  
below for reference).

1 a. In addition to other applicable provisions of the California Fire Code, the City  
2 Code, other laws and regulations, and any policies of the fire code official, the  
3 provisions of this article apply to every newly constructed mid-rise building of  
4 any type construction, or any mid-rise building which undergoes a complete  
5 renovation that requires the complete vacancy of the building to complete the  
6 renovation.

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

9 b. Building access. Building access must be provided and approved by the fire code  
10 official.

11 c. Access roads. Fire apparatus access roads shall have an unobstructed width of not  
12 less than thirty-five (35) feet. The location of access roads shall be approved by  
13 the fire code official.

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

18 i. A control valve and a water-flow alarm device must be provided for each  
19 floor. Each control valve and flow device must be electronically  
20 supervised.

21 ii. Every mid-rise building must be provided with a class I standpipe system  
22 that is interconnected with the fire sprinkler system. The system must  
23 consist of two and one-half-inch (2½") hose valves that must be located in  
24 each stair enclosure on every floor level. First floor outlets are optional  
25 only with approval of the fire code official. Two (2) hose outlets must also  
26 be located on the roof, outside of each stair shaft enclosure that penetrates  
27 the roof. The standpipe system must be designed, installed, and tested in  
28 accordance with the adopted edition of NFPA 14.

1 e. Smoke detection. Smoke detectors must be provided in accordance with this  
2 section. Smoke detectors shall be connected to an automatic fire alarm system  
3 installed in accordance with the adopted edition of NFPA 72. The actuation of  
4 any detector required by this section shall operate the emergency voice alarm  
5 signaling system and shall operate all equipment necessary to prevent the  
6 circulation of smoke through air return and exhaust ductwork. Smoke detectors  
7 must be located as follows:

8 i. In every mechanical equipment, electrical, transformer, telephone  
9 equipment, unmanned computer equipment, elevator machinery or similar  
10 room and in all elevator lobbies. Elevator lobby detectors must be  
11 connected to an alarm verification zone or be listed as a releasing device.

12 ii. In the main return-air and exhaust-air plenum of each air-conditioning  
13 system having a capacity greater than two thousand (2,000) cubic feet per  
14 minute. Such devices must be located in a serviceable area downstream of  
15 the last duct inlet.

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

21 iv. In all corridors serving as a means of egress

22 f. Fire alarm system. An approved and listed, automatic and manual, fully  
23 addressable and electronically supervised fire alarm system shall be provided in  
24 conformance with the California Fire Code and California Building Code. Fire  
25 alarm control and emergency voice alarm communication panel must be located  
26 in either a dedicated fire alarm control panel room with exterior access or in the  
27 main lobby, or as approved by the fire code official.

28 g. 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 h. 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  
7 locking mechanism must automatically retract to the unlocked position.

8 **Housing:**

9 111. In order to obtain the density bonus, incentives/concessions, and waivers under the  
10 City's Comprehensive Zoning Ordinance Section 3032 and California Government Code  
11 Section 65915 (collectively known as "Density Bonus" law) and to satisfy the reserved  
12 affordable housing requirements for low and moderate-income households under  
13 Oceanside City Code Chapter 14C, the occupancy of 23 of the 230 rental dwelling units  
14 shall be restricted for occupancy by Low-Income Households, as defined in California  
15 Health and Safety Code Section 50105, at an Affordable Housing Cost for a household  
16 size appropriate for the unit size, as set forth in Sections 50053 and 50052.5 of the  
17 California Health and Safety Code for a period of not less than 55 years. The property  
18 shall be so restricted as to prohibit the conversion of the restricted units for the term of  
19 the rent restriction to a condominium, stock cooperative, community dwelling unit, or  
20 such other form of ownership which would eliminate the restricted units as rental units.

21 112. In accordance with City's Comprehensive Zoning Ordinance Section 3032 M.2, the 23  
22 dwelling units reserved for rental to Low-Income Households units shall be provided  
23 proportional to the overall project in unit size, dispersed throughout the project, and have  
24 access to all amenities available to other residents based upon the same terms.  
25 Specifically, of the 23 dwelling units, two studio units, 14 one-bedroom units, and 7  
26 two-bedroom units shall be reserved and affordable low-income households.

27 113. To demonstrate compliance with Density Bonus law, Chapter 14C, and any housing and  
28 occupant protection obligations under Housing Element law, Density Bonus law, the  
Housing Crisis Act of 2019 or the Mello Act, an Affordable Housing Agreement and a

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

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

19 115. **Affirmatively Furthering Fair Housing:** An Affirmative Fair Housing Marketing Plan  
20 (AFHMP) shall be submitted for review and acceptance by the Housing and  
21 Neighborhood Services Department at least 6 months before issuance of the Certificate  
22 of Occupancy for the first dwelling unit of the Project utilizing Form HUD-935.2A -  
23 Affirmative Fair Housing Marketing Plan (Multifamily Housing). The purpose of this  
24 affirmative fair housing marketing program is to target and outreach to specific groups  
25 who may need differing efforts in order to be made aware of and apply for the available  
26 affordable housing opportunities. The affirmative fair housing marketing program  
27 should identify the demographic groups within the housing market area which are least  
28 likely to apply for housing without special outreach efforts and an outreach program  
which includes special measures designed to attract those groups, in addition to other

1 efforts designed to attract persons from the total population. All marketing materials  
2 must include the applicable fair housing logos, including the Equal Housing Opportunity  
3 and Accessibility logos.

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

10 **Landscaping:**

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

- 24 a. Final landscape plans shall accurately show placement of all plant material such as  
25 but not limited to trees, shrubs, and groundcovers.  
26 b. Landscape Architect shall be aware of all utility, sewer, water, gas and storm drain  
27 lines and utility easements and place planting locations accordingly to meet City of  
28 Oceanside requirements.

- 1 c. Final landscape plans shall be prepared under the direct supervision of a Registered  
2 Landscape Architect (State of California), with all drawings bearing their  
3 professional stamp and signature.
- 4 d. All required landscape areas shall be maintained by owner, project association or  
5 successor of the project (including public rights-of-way along Mission Ave, N.  
6 Clementine St, Seagaze Dr, and N. Nevada St.). The landscape areas shall be  
7 maintained per City of Oceanside requirements.
- 8 e. The As-built/ Maintenance Guarantee (refundable cash deposit) shall not be released  
9 until the as-built drawings have been approved on the original approved Mylar  
10 landscape plan and the required maintenance period has been successfully  
11 terminated.
- 12 f. Proposed landscape species shall fit the site and meet climate changes indicative to  
13 their planting location. The selection of plant material shall also be based on  
14 cultural, aesthetic, and maintenance considerations. In addition, proposed landscape  
15 species shall be low water users as well as meet all fire department requirements.
- 16 g. All planting areas shall be prepared and implemented to the required depth with  
17 appropriate soil amendments, fertilizers, and appropriate supplements based upon a  
18 soils report from an agricultural suitability soil sample taken from the site.
- 19 h. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from  
20 the sun, evapotranspiration and run-off. All the flower and shrub beds shall be  
21 mulched to a 3” depth to help conserve water, lower the soil temperature and reduce  
22 weed growth.
- 23 i. The shrubs shall be allowed to grow in their natural forms. All landscape  
24 improvements shall follow the City of Oceanside Guidelines.
- 25 j. Root barriers shall be installed adjacent to all paving surfaces where a paving surface  
26 is located within 6 feet of a tree trunk on site (private) and within 10 feet of a tree  
27 trunk in the right-of-way (public). Root barriers shall extend 5 feet in each direction  
28 from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be

1 24 inches in depth. Installing a root barrier around the tree's root ball is  
2 unacceptable.

- 3 k. All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain  
4 Planning Division approval for these items in the conditions or application stage  
5 prior to 1<sup>st</sup> submittal of working drawings.
- 6 l. For the planting and placement of trees and their distances from hardscape and other  
7 utilities/ structures the landscape plans shall follow the City of Oceanside's (current)  
8 Tree Planting Distances and Spacing Standards.
- 9 m. An automatic irrigation system shall be installed to provide coverage for all planting  
10 areas shown on the plan. Low volume equipment shall provide sufficient water for  
11 plant growth with a minimum water loss due to water run-off.
- 12 n. Irrigation systems shall use high quality, automatic control valves, controllers and  
13 other necessary irrigation equipment. All components shall be of non-corrosive  
14 material. All drip systems shall be adequately filtered and regulated per the  
15 manufacturer's recommended design parameters.
- 16 o. All irrigation improvements shall follow the City of Oceanside Guidelines and Water  
17 Conservation Ordinance.
- 18 p. The landscape plans shall match all plans affiliated with the project.
- 19 q. Landscape construction drawings are required to implement approved Fire  
20 Department regulations, codes, and standards at the time of plan approval.
- 21 r. Landscape plans shall comply with Biological and/or Geotechnical reports, as  
22 required, shall match the grading and improvement plans, comply with Storm Water  
23 Management Plan (SWMP), Hydromodification Plan, or Best Management Practices  
24 and meet the satisfaction of the City Engineer.
- 25 s. Existing landscaping on and adjacent to the site shall be protected in place and  
26 supplemented or replaced to meet the satisfaction of the City Engineer.
- 27 t. All pedestrian paving (both decorative and standard) shall comply with the most  
28 current edition of the American Disability Act.

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

15 119. In the event that the conceptual landscape plan (CLP) does not match the conditions of  
16 approval, the resolution of approval shall govern.

17 **Solid Waste:**

18 120. The plans must include an area for storage of landfill, recycling, and food  
19 scraps/organics within an enclosure and/or storage area screened from public view.  
20 Plans should include separate enclosure or storage areas for commercial tenants and  
21 residential tenants to ensure proper use of services and mitigate dumping. Plans should  
22 also label service bins for each stream. For additional information or questions on  
23 bin/cart dimensions and servicing please refer to the City of Oceanside Enclosure  
24 Guidelines and the City's website.

25 \* In Oceanside, food scraps and green waste are collected separately. All customers  
26 must subscribe and store for landfill, recycling, and food scraps. Green waste recycling  
27 may be accommodated through the franchise provider, by a third party, or waived for  
28 green waste only if there is no green waste onsite. Documentation is required by the city  
annually for management of green waste services.

- 1 121. The City of Oceanside Enclosure Guidelines establish a minimum number of enclosures  
2 required based on the number of dwelling units or square footage in order to establish  
3 adequate service levels. Adjustments to the amount of enclosures required may be  
4 permitted if the applicant can indicate adequate servicing (same cubic yard  
5 requirements) through increased frequency of service.
- 6 122. Enclosure location(s) cannot block the alleyway, public right of way, or create public  
7 nuisance. Plans should provide the traffic pathway for service vehicles to ensure  
8 adequate access. Refer to the City of Oceanside Enclosure Guidelines for enclosure  
9 location and hauler access requirements. Projects with underground collection services  
10 must provide unobstructed pull out access without curbs, rolled curbs or pavement gaps  
11 that would limit hauler access of the dumpster(s) from the street. Additional service fees  
12 may apply for pull out service.
- 13 123. If trash chutes are planned for the residential/rental units on each floor, a trash chute for  
14 each stream (landfill, recycling, and food scraps) will need to be demonstrated on the  
15 plans for each floor. Label each chute for its appropriate stream. Chute room design and  
16 projects must comply with fire code regulations.
- 17 124. The City of Oceanside reserves the right to review program and services levels and  
18 request increases if deemed necessary. The City of Oceanside Municipal Code Chapter  
19 13 requires that Oceanside residents, businesses and multifamily projects are to separate  
20 all recyclable material from other solid waste. Additionally, the State of California  
21 regulations require all California businesses participate in Mandatory Recycling (AB  
22 341) and Mandatory Commercial Organics Recycling (AB 1826 & SB 1383) as outlined  
23 in the Oceanside Solid Waste code.

24 **Transportation:**

- 25 125. The project shall be responsible for the fair share payment to the City, which shall be  
26 \$64,414.03 to be paid to the City's Thoroughfare and Signal Account. The funds will be  
27 used at the City's discretion for projects that will improve traffic safety and mobility in  
28 the City of Oceanside. The \$64,414.03 shall be paid in full prior to issuance of any  
permit (precise grading, building or otherwise) for any phase or any component of the

1 project. The \$64,414.03 fair share payment only satisfies the offsite improvement  
2 obligations. All other onsite improvements such as roadway, sidewalk, bike trail/lane,  
3 etc., that is contiguous to the project, or needed to provide access to the project shall be  
4 done at the project developer's cost.

5 126. The proposed closure of the existing driveways shall be replaced with curb and gutter  
6 per City standards. The new curb shall match existing conditions. This improvement  
7 shall be completed prior to the issuance of occupancy and to the satisfaction of the City  
8 Traffic Engineer.

9 127. Proposed driveways shall be 24 feet wide. This improvement shall be completed prior  
10 to the issuance of occupancy and to the satisfaction of the City Traffic Engineer. This  
11 improvement shall be completed prior to the issuance of occupancy and to the  
12 satisfaction of the City Traffic Engineer.

13 128. Loading zone(s) shall not conflict with driveway sight distance requirements or  
14 intersection turning movements. The developer shall coordinate with the City Traffic  
15 Engineer to determine the final location(s) of the loading zone(s). This improvement  
16 shall be completed prior to the issuance of occupancy and to the satisfaction of the City  
17 Traffic Engineer.

18 **Water Utilities:**

19 129. The developer will be responsible for developing all water and sewer utilities necessary  
20 to develop the property. Any relocation of water and/or sewer utilities is the  
21 responsibility of the developer and shall be done by an approved licensed contractor at  
22 the developer's expense.

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

26 131. The property owner shall maintain private water and wastewater utilities located on  
27 private property.

28 132. 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.

- 1 133. Each new residential dwelling unit or commercial suite shall be metered individually.
- 2 134. For new buildings with multiple residential dwelling units; the City has accepted, as an  
3 alternative, a public master meter for each building provided there is a private sub-meter  
4 for each individual dwelling unit. The Building Owner would be responsible for the  
5 ownership, maintenance, reading, and replacement of the private sub-meters.
- 6 135. The commercial spaces that are associated with and support the residential units may be  
7 served by the residential domestic water meter(s). Any commercial space that will  
8 operate as a separate business and serve the public shall have it's own separate dedicated  
9 commercial water meter.
- 10 136. Provide a separate irrigation water meter with reduced pressure principle backflow  
11 device for common area landscaping. Meter shall be managed and paid for by the  
12 Property Owner of the development. An address assignment will need to be completed  
13 for the meter, and can be processed through the City Planning Department.
- 14 137. Per the latest approved California Fire Code, all new residential units shall be equipped  
15 with fire sprinkler system.
- 16 138. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire  
17 protection shall have a dedicated fire service connection to a public water main with a  
18 double check detector backflow assembly. Location of the backflow assembly must be  
19 approved by Fire Department.
- 20 139. Hot tap connections will not be allowed for size on size connections, and connections  
21 that are one (1) pipe size smaller than the water main. These connections shall be cut-in  
22 tees with three valves for each end of the tee. Provide a connection detail on the  
23 improvement plans for all cut-in tee connections.
- 24 140. Any water and/or sewer improvements required to develop the proposed property will  
25 need to be included in the improvement plans and designed in accordance with the  
26 Water, Sewer, and Recycled Water Design and Construction Manual.
- 27 141. All public water and/or sewer facilities not located within the public right-of-way shall  
28 be provided with easements sized according to the Water, Sewer, and Recycled Water  
Design and Construction Manual. Easements shall be constructed for all weather access.

- 1 142. No trees, structures or building overhang shall be located within any water or  
2 wastewater utility easement.
- 3 143. Minimum separation between water services and sewer laterals shall be 10 feet.
- 4 144. Water facilities, backflows or meters, shall have a minimum 10' separation from trees.  
5 Palm tree minimum separation is lowered to 5' from water facilities.
- 6 145. Per City of Oceanside Ordinance No. 14-OR0565-1, the developer shall pay a recycled  
7 water impact fee since the proposed project is not within 75 feet of a recycled water  
8 main. The impact fee shall be established by submitting a formal letter requesting the  
9 City to determine this fee, which is based on 75% of the design and construction cost to  
10 construct a recycled water line fronting the property in Mission Avenue.
- 11 146. A water study and sewer study must be prepared by the developer at the developer's  
12 expense and approved by the Water Utilities Department. The water study shall  
13 demonstrate that adequate fire flows and pressures can be delivered to the development.  
14 The sewer study shall determine if the existing downstream sewer collection system has  
15 adequate capacity to serve the proposed development. Sewer flow monitoring  
16 downstream of the proposed development may be required by a City approved flow  
17 monitoring company for at least a one-week period to confirm existing sewer capacity.  
18 Off-site improvements may be required as a result of the studies and flow monitoring.  
19 Off-site improvements may include replacing sewer infrastructure that is in poor  
20 condition that would be exacerbated by the development.
- 21 147. Developer shall design, permit, and construct a new 8-inch PVC water main to replace  
22 the planned water main abandonment within the project site. The new water main will  
23 connect to an existing water main at Clementine St. and the alleyway and extend north  
24 in Clementine to Mission Ave, then west in Mission Ave. to Nevada St, and finally  
25 south in Nevada St. to the existing water main in Seagaze Dr.
- 26 148. Developer shall design, permit, and construct a new 8-inch PVC sewer main to replace  
27 the planned sewer main abandonment within the project site. The new sewer main will  
28 transport flows from Clementine St. around the project site, and re-connect to the  
existing sewer in Nevada St. The design will be finalized during final engineering.

- 1 149. An Oil and Sand Interceptor, as described by the latest adopted California Plumbing  
2 Code Chapter 10, relating to garages, gasoline stations, wash racks or when deemed  
3 necessary shall be shown on building plans at each building sewer in an appropriate  
4 location and shall be maintained in accordance with the Fats, Oil, and Grease permit.  
5 The location shall be shown on the approved Engineering Plans with reference to  
6 Building Plans for design and detail.
- 7 150. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 & 18-  
8 OR0021-1 relating to food service establishments shall be on each building sewer when  
9 deemed necessary in an appropriate outside location and shall be maintained by the  
10 property owner. The grease interceptor shall be shown on Engineering Plans with  
11 reference to Building Plans for design and detail.
- 12 151. Connections to public sewer main with 6-inch or larger sewer lateral will require a new  
13 sewer manhole for connection to main per Section 3.3 of Water, Sewer, and Recycled  
14 Water Design and Construction Manual.
- 15 152. Connection to an existing sewer manhole will require rehabilitation of the manhole per  
16 City standards. Rehabilitation may include, but not be limited to, re-channeling of the  
17 manhole base, surface preparation and coating the interior of the manhole, and replacing  
18 the manhole cone with a 36" opening and double ring manhole frame and lid.
- 19 153. An inspection manhole as described by the Water, Sewer, and Recycled Water Design  
20 and Construction Manual, shall be on each building sewer lateral and the location shall  
21 be called out on the approved engineering plans.
- 22 154. Any commercial space that will operate as a separate business and serve the public shall  
23 have it's own separate sewer lateral from the residential units. Sewage from all units  
24 (commercial, residential) may combine on site before entering the public sewer system,  
25 but the commercial space sewage shall be capable of being isolated and sampled on site.
- 26 155. A separate irrigation meter and connection with an approved backflow prevention device  
27 is required to serve common landscaped areas and shall be displayed on the plans.
- 28 156. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter  
and reduced pressure principle backflow device on Landscape Plans.

- 1 157. Provide stationing and offsets for existing and proposed water service connections and  
2 sewer laterals on the plans.
- 3 158. Subterranean parking structures shall be designed with a drainage system that conveys  
4 runoff to the City's Storm Drain System and shall comply with the California Regional  
5 Water Quality Control Board Order No. 2013-0001.
- 6 159. Any unused water mains and services or sewer mains and laterals by the proposed  
7 development, shall be abandoned in accordance with Water Utilities requirements. If an  
8 existing water meter is abandoned then a credit will be applied towards future buy-in  
9 fees in the amount of the buy-in fee of the existing meter.
- 10 160. Show location and size of existing and proposed water meter(s) on site plan of building  
11 plans. Show waterline from proposed meter to connection point to building.
- 12 161. Indicate the size and location of the private water sub-meters.
- 13 162. Show location and size of existing and proposed sewer lateral(s) from property line or  
14 connection to sewer main to connection point at building.
- 15 163. Provide a fixture unit count table and supply demand estimate per the latest adopted  
16 California Plumbing Code (Appendix A) to size the water meter(s) and service line(s).
- 17 164. Provide drainage fixture unit count per the latest adopted California Plumbing Code to  
18 size sewer lateral for property.
- 19 165. If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1, then  
20 building plans must show sizing calculations per the latest California Plumbing Code,  
21 the location, the make and model, and plumbing schematic showing the required  
22 appurtenances at each building sewer lateral.
- 23 166. If a Sand and Oil Separator is required, then building plans must show drainage fixture  
24 unit count and calculations per the latest California Plumbing Code to size oil and sand  
25 separator and show on plans the location, make and model of separator, inlet/outlet  
26 piping, and a plumbing schematic of the separator along with the required appurtenances  
27 at each building sewer lateral.
- 28

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

5 PASSED AND ADOPTED by the Community Development Commission of the City of  
6 Oceanside, California, this 20<sup>th</sup> day of May, 2026 by the following vote:  
7

8 AYES:

9 NAYS:

10 ABSENT:

11 ABSTAIN:

12  
13 ATTEST:

CHAIRPERSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

14  
15  
16 SECRETARY

GENERAL COUNSEL

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