

RESOLUTION NO.

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A TENTATIVE PARCEL MAP (P25-00002), DEVELOPMENT PLAN (D25-00004), AND REGULAR COASTAL PERMIT (RC25-00006) TO ALLOW THE CONSTRUCTION OF A THREE-STORY, THREE UNIT CONDOMINIUM STRUCTURE WITH SUBTERRANEAN PARKING AND A ROOFTOP DECK ON AN UNDEVELOPED PARCEL LOCATED AT 718 NORTH PACIFIC STREET - APPLICANT: ALLAN TETA (TRE ARCHITECTURE)

(ALLAN TETA (TRE ARCHITECTURE) – APPLICANT)

WHEREAS, on July 23, 2025, the applicant submitted an application for a Tentative Parcel Map (P25-00002), a Development Plan (D25-00004), and a Regular Coastal Permit (RC25-00006) to allow for the construction of a three-story, three-unit condominium structure with subterranean parking and a private rooftop deck for each unit on an undeveloped parcel located at 718 North Pacific Street; and

WHEREAS, on January 28, 2026, the Downtown Advisory Committee was presented with the project and after due consideration voted 5-0-4 to recommend Community Development Commission approval of a Tentative Parcel Map (P25-00002) Development Plan (D25-00004), and Regular Coastal Permit (RC-00006); and,

WHEREAS, on August 5, 2026, the Community Development Commission held a duly-noticed public hearing to consider an application by Allan Teta (Tre Architecture) for a Tentative Parcel Map (P25-00002), Development Plan (D25-00004), and Regular Coastal Permit (RC25-00006) to allow the construction of a three-story, three-unit condominium structure with subterranean parking and a rooftop deck at 718 North Pacific Street; and,

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15303 “New Construction and Conversion of Small Structures” of the CEQA Guidelines as the project includes construction of a new multifamily residential structure totaling no more than four dwelling units and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2; and,

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

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Description	Authority for Imposition
Public Facility (Residential)	Ord. No. 91-09 Reso. No. 15-R0638-1
Parks (Residential only)	Ord. No. 91-09 Reso. No. 25-R0669-1
School District Fee (Residential)	Ord. No. 91-34 OUSD Res. 13(12-13)
Traffic Signal & Thoroughfare (Multi-Family Residential)	Reso. No. 16-R0324-1 Reso. No. 12-R0626-1
Drainage and Flood Control Fee	Ord. No. 85-23 Reso. No. 16-R0324-1
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

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

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

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

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

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

3 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective
4 upon its adoption; and

5 WHEREAS, based on such evidence and testimony, including but not limited to the report of the
6 Planning Division, the Community Development Commission finds as follow:

7 FINDINGS:

8 For the Tentative Parcel Map (P25-00002)

- 9 1. The proposed Tentative Parcel Map is consistent with the General Plan and provisions of the
10 Subdivision Ordinance of the City. The proposed density of 26 dwelling units (du) per acre is within
11 the 29 du/ acre permitted in the (Downtown) DT land use designation. The project is consistent with
12 Goals 1.12 (Land Use Compatibility), 1.2 (Site Design) and 1.23 (Architecture) of the Land Use
13 Element.
- 14 2. The site is physically suited for the type of development in that the site is disturbed and located within
15 an established neighborhood.
- 16 3. That the design of the subdivision or proposed improvements will not cause substantial
17 environmental damage or substantially injure fish or wildlife or their habitat. The site is currently
18 acting as a gravel parking area with no wildlife or habitat.
- 19 4. The design of the subdivision or type of improvements will not conflict with easements, acquired by
20 the public at large, for access through or use of property within the subdivision as the proposed
21 subdivision and all improvements would be designed, constructed, and maintained consistent with
22 City Standards.
- 23 5. The project as proposed complies with all other applicable ordinances, regulations, and guidelines
24 of the City of Oceanside, including but not limited to the LCP and the Local Floodplain Ordinance.

25 For the Development Plan (D25-00004):

- 26 1. The site plan and physical design of the project as proposed is consistent with the purposes of the
27 Zoning Ordinance as the project complies with all applicable development standards of the
28 Downtown Subdistrict 5 (D-5). The project site is located in the D-5 Zoning District and is subject
to the land use and development standards of Article 12 of the Zoning Ordinance. The project as
proposed complies with the D-5 development standards, and although no onsite parking is required
pursuant to AB 2097, seven (7) spaces are provided.

2. The Development Plan, as proposed, conforms to the General Plan of the City by compliance of Goals 1.12 (Land Use Compatibility), 1.2 (Site Design) and 1.23 (Architecture) of the Land Use Element and the number and type of units proposed are consistent with General Plan land use designation of DT.
3. The area covered by the Development Plan can be adequately, reasonably, and conveniently served by the existing and planned public services, utilities, and public facilities.
4. The project, as proposed, is compatible with existing and potential development on adjoining properties as well as the surrounding neighborhood. The project has a proposed density of 26.2 du/acre falling within the allowable density of 29 du/acre allowed in the D-5 zoning district. The project as proposed has an architectural design compatible with other development in the immediate vicinity.
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 of Element of the General Plan and the Hillside development standards are not applicable. The project site is currently being utilized as a gravel parking area. The project site does not contain any qualifying slopes, topographic features that would be considered undevelopable, or any riparian areas.
6. The project, as proposed, is consistent with all applicable policies of the Local Coastal Program. The project site is located mid-block and would not impact public view corridors. Additionally, the development, as proposed, would be consistent in scale, color, and form to the surrounding neighborhood.

For the Regular Coastal Permit (RC25-00006):

1. The proposed project conforms to the policies of the Local Coastal Program in that the project would be compatible with the surrounding community in terms of height, scale, color, and form, while also conforming to all applicable development standards for Subdistrict 5 of the Downtown District.
2. The proposed project will not impact or obstruct any existing public views or planned public beach access, consistent with the policies of Chapter 3 of the Coastal Act. The proposed use is located midblock and would not impact public view corridors.

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

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

1 NOW, THEREFORE, the Community Development Commission of the City of Oceanside does
2 resolve as follows:

3 SECTION 1. That Tentative Parcel Map (P25-00002), Development Plan (D25-00004), and Regular
4 Coastal Permit (RC25-00006) are hereby approved subject to the following conditions:

5 **Planning:**

6 GENERAL CONDITIONS OF APPROVAL:

- 7 1. This Tentative Parcel Map (P25-00002), Development Plan (D25-00004), and Regular Coastal
8 Permit (RC25-00006) shall expire on August 5, 2029, unless implemented as required by the
9 Zoning Ordinance.
- 10 2. Tentative Parcel Map (P25-00002), Development Plan (D25-00004), and Regular Coastal Permit
11 (RC25-00006) approves only the following: the construction of a three-story, three-unit
12 condominium structure with subterranean parking and a rooftop deck on the undeveloped parcel
13 at 718 North Pacific Street as shown on the plans and exhibits presented to the Community
14 Development Commission for review and approval. No deviation from these approved plans and
15 exhibits shall occur without Planning Division approval. Substantial deviations shall require a
16 revision to the Tentative Parcel Map, Development Plan, and Regular Coastal Permit.
- 17 3. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold harmless
18 the City of Oceanside, its agents, officers or employees from any claim, action or proceeding
19 against the City, its agents, officers, or employees to attack, set aside, void or annul an approval
20 of the City, concerning Tentative Parcel Map (P25-00002), Development Plan (D25-00004), and
21 Regular Coastal Permit (RC25-00006). The City will promptly notify the applicant of any such
22 claim, action or proceeding against the City and will cooperate fully in the defense. If the City
23 fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate
24 fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
25 harmless the City.
- 26 4. Unless expressly waived, all current zoning standards and City ordinances and policies in effect
27 at the time building permits are issued are required to be met by this project. The approval of this
28 project constitutes the applicant's agreement with all statements in the Description and

Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

5. Tentative Parcel Map (P25-00002), Development Plan (D25-00004), and Regular Coastal Permit (RC25-00006) may be called for review by the Community Development Commission if complaints are filed and verified as valid by the City Planner or the Code Enforcement Officer concerning the violation of any of the approved conditions or the project assumptions demonstrated under the application approval.
6. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and/or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.
7. Failure to meet any conditions of approval shall constitute a violation of the Tentative Parcel Map, Development Plan, and Regular Coastal Permit.

8.

PRIOR TO THE APPROVAL OF ANY FINAL MAP

9. Prior to approval of any Final Map that is for sale or financing purposes only, the final map shall include the language, "FOR SALE OR FINANCING PURPOSES ONLY," in prominent type/font on the title page of the final map. No development rights, except those established by an approved Development Plan, are attached to these parcels. A note to this effect shall be recorded with, and referenced on the Final Map/Final Parcel Map.
10. Prior to the approval of any final map, the developer/subdivider shall prepare and submit Conditions, Covenants and Restriction (CC&Rs) which shall be subject to review and approval by the City Attorney. Any subsequent amendment to the CC&Rs shall be subject to City review and approval. The CC&Rs shall include the following:
 - a. A provision that prior to transferring property ownership or interest, the property owner shall provide a copy of all City-adopted ordinances and resolutions for the project to the new property owner. This notification's provision shall run with the life of the project.
 - b. A provision stating that the property is subject to this Resolution and including an exhibit listing all conditions of approval.

- 1 c. A provision establishing a Homeowner's Association (HOA) or Property Owner's
2 Association (POA) to provide for the maintenance of all common open space, common
3 landscaping, landscaped street medians, common area fences and walls, and adjacent
4 public/private street parkways. The maintenance shall include normal care and irrigation
5 of landscaping, repair and replacement of plant material and irrigation systems as
6 necessary; and general cleanup of the landscaped and open area, parking lots and
7 walkways.
- 8 d. A provision for all apartment projects and condominium projects with collective parking
9 requiring that unit lease or rental agreements shall include both the dwelling unit and the
10 garage or allocated parking together, so that the dwelling unit and the garage or allocated
11 parking cannot be rented or leased independent of one another.
- 12 e. A provision regulating the design, location, and extent of individual patios, patio covers
13 and similar improvements.
- 14 f. A provision for the maintenance of all common open space and common open space
15 improvements (i.e.; gated entries, landscaping, swimming pools, Jacuzzis, lighting,
16 common driveways, parking lots, carports, etc.), as well as establishing a funding
17 mechanism to ensure adequate financial resources for maintenance and future capital
18 replacement of by the homeowners' association.
- 19 g. A provision that prohibits any private lot/unit owner from exercising development rights
20 or control over open space easement areas. Prohibitions shall include, but are not limited
21 to, the removal of retaining/privacy walls, the installation of structures (e.g.; trellises,
22 decks, pergolas, retaining walls or other hardscape), and the installation of any individual
23 landscape improvements.
- 24 h. Provisions prohibiting the homeowners' association from relinquishing its obligation to
25 maintain the common open space and open space easement areas without express, prior
26 consent of the City of Oceanside.
- 27 i. A provision acknowledging that the City of Oceanside does not have a view preservation
28 ordinance and that views may be subject to change with maturing off-site landscape and
the potential for future off-site building.

- 1 j. Provisions that neither the CC&Rs, sale contract, lease, nor other conveyance document
2 shall establish or attempt to establish any requirement, restriction, or limitation on the
3 developer or any other entity that would prevent or preclude compliance with all
4 applicable provisions of the Tentative Map and other City ordinances, rules, policies or
5 regulations.
- 6 k. A provision prohibiting parking or storage of recreational vehicles, trailers or boats.
- 7 l. A provision requiring all garages be kept available and useable for the parking of owner's
8 or tenant's vehicles at all times.
- 9 m. A provision requiring the alley to be free of obstruction, including private vehicles and
10 other objects.
- 11 n. A provision prohibiting vehicles or other objects from projecting over the property
12 boundaries or obstructing pedestrian pathways.
- 13 o. A provision requiring all trash/recycling bins for all waste streams shall be kept within the
14 designated space provided. No storage of bins on the outside shall occur. Bins shall be
15 wheeled out to an appropriate location on the designated pickup date and returned within
16 24 hours to the interior storage space.
- 17 p. A provision ensuring compliance with the applicable provisions of the City's anti-graffiti
18 ordinance (Ordinance No. 93-19, Section 20.25 of the City Code).

19 **PRIOR TO ISSUANCE OF ANY GRADING PERMITS:**

- 20 11. Prior to the issuance of any grading permit, the grading permit plans shall be reviewed for
21 consistency with the Community Development Commission-approved discretionary application
22 plans and exhibit. No deviation from the approved plans and exhibits may occur without prior
23 Planning Division approval. Minor deviations from the approved plans and exhibits may be
24 processed as a Substantial Conformity application subject to determination by the City Planner.
25 Major deviations from the approved project plans and exhibits shall require a revision to the
26 project application or a new project application.
- 27 12. Prior to issuance of any grading permit, adjacent homeowners shall be notified of planned
28 construction activities and times prior to the start of work.

DURING CONSTRUCTION ACTIVITIES:

1 13. In the event any subsurface archaeological or cultural resources are encountered during grading
2 or construction activities, such activities in the locality of the find shall be halted immediately.
3 An archaeologist, certified by the Society of professional Archeologists (SOPA) and a Luiseño
4 Native American Monitor, shall be brought in to determine the significance of the archaeological
5 or cultural resources and implement appropriate mitigations prior to commencement of
6 earthwork.

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

12 **PRIOR TO ISSUANCE OF ANY BUILDING PERMITS:**

13 15. Prior to the issuance of any building permit, the building permit plans shall be reviewed for
14 consistency with the Community Development Commission-approved discretionary application
15 plans and exhibits. No deviation from the approved plans and exhibits may occur without prior
16 Planning Division approval. Minor deviations from the approved plans and exhibits may be
17 processed as a Substantial Conformity application subject to determination by the City Planner.
18 Major deviations from the approved project plans and exhibits shall require a revision to the
19 project application or a new project application.

20 16. Prior to the issuance of any building permit, the building permit plans shall include design details
21 and sections demonstrating that all mechanical (HVAC) rooftop and ground-mounted equipment
22 will be completed screened from public view as required by the Zoning Ordinance and that all
23 mechanical HVAC equipment, screens and/or vents shall be painted with non-reflective paint to
24 match the roof.

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

- 1 18. Prior to the issuance of any building permits, a letter of clearance from the affected school district
2 in which the property is located shall be provided as required by City policy.
- 3 19. Building elevations, siding materials, colors, roofing materials and floor plans shall be in
4 substantial compliance with those plans and exhibits approved by the Community Development
5 Commission.
- 6 20. Prior to the issuance of any building permits, the project shall submit and receive approval from
7 the Planning Division of a landscape plan that complies with the urban forestry standards outlined
8 in Table 1 of Article 30, Section 3049 of the Zoning Ordinance.
- 9 21. Prior to the issuance of any building permits, the project must provide a Landscape and Tree
10 Canopy Management Plan (LTCMP). The LTCMP shall include information regarding regular,
11 seasonal, and emergency maintenance, trash abatement, irrigation, tree/plant care, tree
12 replacement, insect and disease infestation prevention, integrated pest management, and
13 appropriate response process, etc. Projects that do not maintain landscape in a manner consistent
14 with the approved LTCMP shall be subject to code enforcement action.
- 15 22. Prior to the issuance of any building permits, the applicant shall submit a lighting plan for the
16 entire site that details that outdoor lighting shall be low emission, shielded and directed away
17 from neighboring properties.

18 **Building:**

- 19 23. When plans are submitted for the proposed project, they will need to show compliance with the
20 applicable code that is in effect at the time of permit application. Please note on the first plan
21 sheet that the applicable Code for this project is the 2025 edition of the California Code of
22 Regulations (CCR); Title 24 (California Building Standards Code), and the amendments to the
23 City of Oceanside Administrative Code for Building Regulations Chapter 6 Building
24 Construction Regulations Municipal Code; see the attached copy of the City of Oceanside 2025
25 Building Codes and Regulations handout. There are 12 parts to CCR Title 24 and the typical
26 applicable parts for most residential projects are listed below.

27 Part 2: The 2025 California Building Code (CBC)

28 Part 3: The 2025 California Electrical Code (CEC)

Part 4: The 2025 California Mechanical Code (CMC)

Part 5: The 2025 California Plumbing Code (CPC)

Part 6: The 2025 California Energy Code

Part 9: The 2025 California Fire Code (CFC)

Part 11: The 2025 California Green Building Standards Code (CALGreen)

24. The 2025 triennial edition of the California Code of Regulations, Title 24 (California Building Standards Code) applies to all occupancies that applied for a building permit on or after January 1, 2023, and remains in effect until the effective date of the 2025 triennial edition which will be January 1, 2026. More information about the CALIFORNIA BUILDING STANDARDS CODE can be obtained at the Building Standards Commission website.
25. The plans must include accessibility details and the 2025 California Building Code (CBC) is the only accessibility requirements source used for of plan review by the City of Oceanside Building Division in order to approve plans and issue permits for accessibility requirements.
26. Sections 17922, 17958 and 18941.5 of the California Health and Safety Code require that the latest edition of the California Building Standards code and Uniform Housing Code apply to local construction 180 days after publication.
27. All architects, engineers, designers, developers, owners and contractors MUST be familiar with the codes in effect at the time of plan submittal. ODS, as required by State law, CANNOT approve projects that do not comply with the codes in effect at the time of plan submittal.
28. The building plans for this project are required to be prepared by a licensed designer, architect or engineer.
29. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.
30. The project must provide construction waste management per 2025 CALGreen section 5.408 Construction Waste Reduction, Disposal and Recycling. Before the plans can be approved a completed copy of the City of Oceanside "Waste Management Plan" (WMP) form must be submitted; a copy of the form can be downloaded from the Building Division "Applications and Forms" website page.
31. For the proposed demolition work provide proof of approval or exemption from the County of San Diego Department of Environmental Health (DEH) plan check, on a plan check & Hazardous Materials Questionnaire form.

- 1 32. Plans must comply with EV requirements under section 4.106 of the 2025 Cal Green Code.
- 2 33. Stairs, elevator, and common area(s) are subject to Chapter 11A of the 2025 CBC and must be
- 3 designed to be adaptable and on an accessible route.
- 4 34. Outdoor showers are prohibited from direct connections to sanitary sewer system.
- 5 35. Exit egress from the uppermost point of the roof-top deck shall not exceed 125' as indicated in
- 6 Table 1006.3.4(1) of the CBC.
- 7 36. Theatre room shall meet minimum light and ventilation requirements found within the building
- 8 code.
- 9 37. Plans shall accurately depict the number of stories as defined by the Building code.
- 10 38. Enclosed framing in exterior balconies and elevated walking surfaces that have weather-exposed
- 11 surfaces shall be provided with openings that provide a net free cross-ventilation area not less
- 12 than 1/150 of the area of each separate space as indicated in CBC 2304.12.2.5.
- 13 39. ABS and PVC drain, waste, and vent piping installations are limited to not more than 2-stories of
- 14 areas of residential accommodation. [CPC 701.2(2)(a), 903.1(2)(a), 1101.4]. ABS and PVC are
- 15 permitted to be installed in the top two stories of a multi-story residential building. Plans shall
- 16 specify the proposed drain, waste, and vent piping material for all floors.

17 **Engineering**

- 18 40. Prior to the demolition of any existing structure or surface improvements on site, a grading plan
- 19 application shall be submitted to the Engineering Division and erosion control plans shall be
- 20 approved by the City Engineer. No demolition shall be permitted without an approved erosion
- 21 control plan.
- 22 41. Design and construction of all improvements shall be in accordance with the City of Oceanside's
- 23 Engineers Design and Processing Manual, City Ordinances, standard engineering and
- 24 specifications of the City of Oceanside, and subject to approval by the City Engineer.
- 25 42. All right-of-way alignments, street dedications, exact geometrics and widths shall be designed,
- 26 dedicated, and constructed or replaced in accordance with the City of Oceanside Engineers Design
- 27 and Processing Manual, and as required by the City Engineer.
- 28 43. Owner/developer shall provide an updated Title Report dated within 6 months of the grading plan
- application submittal.

- 1 44. The tract shall be recorded and developed as one. The City Engineer shall require the dedication
2 and construction of necessary utilities, streets and other improvements outside the area of any
3 particular map, if such is needed for circulation, parking, access or for the welfare or safety of
4 future occupants of the development. The boundaries of any multiple final map increments shall
5 be subject to the approval of the City Engineer.
- 6 45. Prior to the issuance of any building permits, all improvements including landscaping, landscaped
7 medians, and frontage improvements shall be under construction to the satisfaction of the City
8 Engineer.
- 9 46. Prior to the issuance of a Certificate of Occupancy permit, all improvements, including
10 landscaping, landscaped medians, and frontage improvements shall be completed to the
11 satisfaction of the City Engineer.
- 12 47. Prior to approval of the map, provide the City of Oceanside with certification from each public
13 utility and each public entity owning easements within the proposed project stating that: (a) they
14 have received from the owner/developer a copy of the proposed map; (b) they object or do not
15 object Prior to the demolition of any existing structure or surface improvements on site, a grading
16 plan application shall be submitted to the Engineering Division and erosion control plans shall be
17 approved by the City Engineer. No demolition shall be permitted without an approved erosion
18 control plan to the filing of the map without their signature; (c) in case of a street dedication
19 affected by their existing easement, they will sign a "subordination certificate" or "joint-use
20 certificate" on the map when required by the governing body.
- 21 48. The approval of the tentative parcel map shall not mean that closure, vacation, or abandonment
22 of any public street, right of way, easement, or facility is granted or guaranteed to the
23 owner/developer. The owner/developer is responsible for applying for all closures, vacations, and
24 abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the
25 City of Oceanside under separate process (es) per codes, ordinances, and policies in effect at the
26 time of the application. The City of Oceanside retains its full legislative discretion to consider any
27 application to vacate a public street or right of way.
28

- 1 49. Owner/developer shall submit to the City for processing a covenant attesting to the project's
2 development conditions. The approved covenant shall be recorded at the County prior to the
3 issuance of a grading permit.
- 4 50. All public improvement requirements shall be covered by a Subdivision Improvement Agreement
5 and secured with sufficient improvement securities or bonds guaranteeing performance and
6 payment for labor and materials, setting of survey monuments, and warranties against defective
7 materials and workmanship before the approval of the public improvement plans.
- 8 51. A traffic control plan shall be prepared in accordance with the City's traffic control guidelines
9 and approved by the City Engineer prior to the start of work within the public Right-of-Way.
10 Traffic control safety and implementation for construction or re-construction of streets shall be in
11 accordance with construction signing, marking, and other protection as required by Caltrans'
12 Traffic Manual and City Traffic Control Guidelines. Traffic control plan implementation and
13 hours shall be in accordance with the approved traffic control plans.
- 14 52. New sidewalk shall be constructed along the North Pacific Street property frontage. Sidewalk
15 improvements (construct/replace) shall comply with current ADA requirements.
- 16 53. New curb and gutter shall be constructed along the property frontage and in front of 724 North
17 Pacific Street.
- 18 54. North Pacific Street shall maintain a 10-foot minimum parkway between the face of curb and
19 Right-of-Way line and shall be displayed on the improvement plans.
- 20 55. Proposed vertical improvements adjacent to alley roadways at a height greater than 30 inches and
21 that would have the potential to obstruct the driver's line-of-sight are not allowed. Existing
22 vertical obstructions should be removed or lowered, if practical. Such obstructions may include
23 buildings, hedges, trees, bushes, un-mowed grass, tall crops, walls, fences, and terrain itself.
- 24 56. Proposed public improvements located within the City's ROW or onsite shall be displayed on
25 separate public improvement plans in accordance with the City's Engineer's Design and
26 Processing Manual.
- 27 57. Any existing public or private improvements that are being joined to and that are already damaged
28 or damaged during construction of the project, shall be repaired or replaced as necessary by the
developer to provide a competent and stable connection, and to the City's satisfaction.

- 1 58. A pavement evaluation report shall be submitted for the proposed onsite pavement with the
2 grading plan application. Pavement sections for all public and private roadways, driveways and
3 parking areas shall be based upon approved soil test requirements and traffic indices identified
4 within the City of Oceanside Engineers Design and Processing Manual. The pavement design is
5 to be prepared by the owner/developer's geotechnical engineering firm and be approved by the
6 City Engineer prior to the issuance of a grading permit. Roadway alignments and geometric
7 layouts shall be in conformance with the City of Oceanside Engineers Design and Processing
8 Manual.
- 9 59. A pavement evaluation report shall be submitted for offsite street pavements with the grading
10 plan application. The owner/developer shall contract with a geotechnical engineering firm to
11 perform a field investigation of the existing pavement along N. Pacific Street. The limits of the
12 study shall be half-street width of Pacific Street along the project's frontage. The field
13 investigation shall be performed according to a specific boring plan prepared by a licensed
14 Geotechnical Engineer and approved by the City Engineer prior to the issuance of a grading
15 permit. In the absence of an approved boring plan, the field investigation shall include a minimum
16 of one pavement boring per every fifty feet of street frontage.
- 17 60. Should the study conclude that the existing road pavement along the project's N. Pacific Street
18 frontage does not meet current pavement thickness requirements set forth in the City of Oceanside
19 Engineers Design and Processing Manual, the Owner/developer shall remove and reconstruct the
20 existing pavement section in accordance with City requirements. Otherwise, the City Engineer
21 shall determine whether the Owner/developer shall: 1) Repair all failed pavement sections, 2)
22 header cut and grind per the direction of the City Engineer, or 3) Perform R-value testing and
23 submit a study that determines if the existing pavement meets current City standards/traffic
24 indices.
- 25 61. Pavement rehabilitation along the north adjacent property's Pacific Street frontage shall be
26 limited to a half-street grind-and-overlay treatment. The required pavement removal depth shall
27 be determined based on the recommendations of the geotechnical investigation.
- 28 62. Maintenance responsibilities for the private driveways and roadways, used as access to the land
being divided, shall be clearly identified in the project's CC&R's.

- 1 63. A precise grading plan, which includes proposed onsite private improvements, shall be prepared,
2 reviewed, secured, and approved prior to the issuance of any building permit. The plan shall
3 reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians,
4 striping, and signage, footprints of all structures, walls, drainage devices and utility services.
5 Parking lot striping and any on site traffic calming devices shall be shown on the precise grading
6 plans.
- 7 64. Owner/developer shall develop and submit a draft neighborhood-notification flier to the City for
8 review. The flier shall contain information on the project, construction schedule, notification of
9 anticipated construction noise and traffic, and contact information. Prior to the issuance of a
10 grading permit, the approved flier shall be distributed to area residents, property owners, and
11 business owners located within a 300-foot radius area of the project.
- 12 65. Where proposed off-site improvements, including but not limited to slopes, public utility
13 facilities, and drainage facilities, are to be constructed, owner/developer shall, at his own expense,
14 obtain all necessary easements or other interests in real property and shall dedicate the same to
15 the City of Oceanside as required. Owner/developer shall provide documentary proof satisfactory
16 to the City of Oceanside that such easements or other interest in real property have been obtained
17 prior to the issuance of any grading, building or improvement permit for this development/project.
18 Additionally, the City of Oceanside, may at its sole discretion, require that the owner/developer
19 obtain at his sole expense a title policy insuring the necessary title for the easement or other
20 interest in real property to have vested with the City of Oceanside or the owner/ developer, as
21 applicable.
- 22 66. Use of adjacent properties for construction without permission is prohibited. Developer is
23 required to obtain written permission from adjacent property owners allowing access onto their
24 site. There shall be no trespassing, grading, or construction of any kind on adjacent properties
25 without permission. "Failure to comply will result in the revocation of the grading permit." This
26 written permission shall be provided to the City prior to the issuance of a grading permit.
- 27 67. Owner/developer shall monitor, supervise and control all construction and construction-
28 supportive activities, so as to prevent these activities from causing a public nuisance, including
but not limited to, ensuring strict adherence to the following:

- 1 68. Dirt, debris and other construction material shall not be deposited on any public street or into the
2 City's storm water conveyance system.
- 3 69. All grading and related site preparation and construction activities shall be limited to the hours of
4 7 AM to 6 PM, Monday through Friday. No engineering-related construction activities shall be
5 conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the
6 City Engineer with specific limitations to the working hours and types of permitted operations.
7 All on-site construction staging areas shall be located as far as possible (minimum 100 feet) from
8 any existing residential development. As construction noise may still be intrusive in the evening
9 or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive
10 or offensive noise which causes discomfort or annoyance to reasonable persons of normal
11 sensitivity."
- 12 70. The construction site shall accommodate the parking of all motor vehicles used by persons
13 working at or providing deliveries to the site. An alternate parking site can be considered by the
14 City Engineer in the event that the lot size is too small and cannot accommodate parking for all
15 motor vehicles.
- 16 71. Owner/developer shall complete a haul route permit application (if required for import/export of
17 dirt) and submit to the City of Oceanside Transportation Engineering Section forty-eight hours
18 (48) in advance of beginning work. Hours of hauling operations shall be dictated by the approved
19 haul route permit.
- 20 72. It is the responsibility of the owner/developer to evaluate and determine that all soil imported as
21 part of this development is free of hazardous and/or contaminated material as defined by the City
22 and the County of San Diego Department of Environmental Health. Exported or imported soils
23 shall be properly screened, tested, and documented regarding hazardous contamination.
- 24 73. The approval of the development plan shall not mean that proposed grading or improvements on
25 adjacent properties (including any City properties/right-of-way or easements) is granted or
26 guaranteed to the owner/developer. The owner/developer is responsible for obtaining written
27 permission to grade or construct on adjacent properties prior to the issuance of a grading permit.
28 Should such permission be denied, the development plan shall be subject to going back to public
hearing or subject to a substantial conformity review.

- 1 74. Prior to the issuance of a grading permit, a comprehensive soil and geologic investigation shall
2 be conducted for the project site. All necessary measures shall be taken and implemented to assure
3 slope stability, erosion control, and soil integrity; and these measures shall be incorporated as part
4 of the grading plan design. No grading shall occur at the site without a grading permit.
- 5 75. The project shall provide and maintain year-round erosion control for the site. Prior to the issuance
6 of a grading permit, an approved erosion control plan, designed for all proposed stages of
7 construction, shall be secured by the owner/developer with cash securities or a Letter-of-Credit
8 and approved by the City Engineer; a Certificate of Deposit will not be accepted for this security.
- 9 76. Prior to the issuance of a grading permit, landscape and irrigation plans for disturbed areas shall
10 be submitted to the City and approved by the City Engineer prior to the issuance of building
11 permits. Landscaping plans, including plans for the construction of walls, fences or other
12 structures at or near intersections, must conform to intersection sight distance requirements.
13 Frontage and median landscaping shall be installed and established prior to the issuance of any
14 certificates of occupancy. Securities shall be required only for landscape items in the public right-
15 of-way. Any project fences, sound or privacy walls and monument entry walls/signs shall be
16 shown on, bonded for and built from the approved landscape plans. These features shall also be
17 shown on the precise grading plans for purposes of location only. Plantable, segmental walls shall
18 be designed, reviewed and constructed from grading plans and landscape/irrigation
19 design/construction shall be from landscape plans. All plans must be approved by the City
20 Engineer and a pre-construction meeting held prior to the start of any improvements.
- 21 77. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch-high barrier,
22 approved by the City Engineer, shall be provided at the top of all slopes whose height exceeds 20
23 feet or where the slope exceeds 4 feet and is adjacent to any streets, an arterial street or state
24 highway.
- 25 78. The drainage design shown on the conceptual grading/site plan, and the drainage report for this
26 development plan is conceptual only. The final drainage report and design shall be based upon a
27 hydrologic/hydraulic study that is in accordance with the latest San Diego County Hydrology and
28 Drainage Manual and is to be approved by the City Engineer prior to the issuance of a grading

1 permit. All drainage picked up in an underground system shall remain underground until it is
2 discharged into an approved channel, or as otherwise approved by the City Engineer.

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

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

9 81. Drainage facilities shall be designed and installed to adequately accommodate the local storm
10 water runoff and shall be in accordance with the San Diego County Hydrology Manual and the
11 City of Oceanside Engineers Design and Processing Manual, and to the satisfaction of the City
12 Engineer.

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

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

18 84. The project is categorized as a stormwater-Standard Development Project (SDP). A final Storm
19 Water Quality Management Plan (SWQMP) shall be submitted to the City for review at the final
20 engineering phase. Approval of this document is required prior to the issuance of a grading permit.

21 85. Open space areas, down-sloped areas visible from a collector-level or above roadway
22 classification, and improvements within the common areas that are not maintained by the property
23 owner, shall be maintained by a homeowners' association that will ensure operation and
24 maintenance of these items in perpetuity. These areas shall be indicated on the parcel map and
25 reserved for an association. Future buyers shall be made aware of any estimated monthly
26 maintenance costs. The CC&R's shall be submitted and approved by the City prior to the
27 recordation of the parcel map.
28

- 1 86. All new extension services for the development of the project, including but not limited to,
2 electrical, cable and telephone, shall be placed underground as required by the City Engineer and
3 current City policies.
- 4 87. Prior to the approval of plans and the issuance of a grading permit, owner/developer shall obtain
5 all necessary permits and clearances from public agencies having jurisdiction over the project due
6 to its type, size, location, or infrastructure impact. The list of public agencies includes, but is not
7 limited to, Public Utility Companies, the California Department of Transportation (Caltrans), the
8 City of Carlsbad, the City of Vista, Fallbrook, the County of San Diego, the U. S. Army Corps of
9 Engineers, the California Department of Fish & Game, the U. S. Fish and Wildlife Service, the
10 San Diego Regional Water Quality Control Board, and the San Diego County Health Department.
- 11 88. Owner/developer shall comply with all the provisions of the City's cable television ordinances,
12 including those relating to notification as required by the City Engineer.
- 13 89. As part of the City's Opportunistic Beach Fill Permit, this project has been conditioned to test
14 proposed excavated material to determine suitability for deposit on city beaches as part of the
15 Beach Sand Replenishment program. Test results shall be provided as part of the project
16 geotechnical report which is required prior to approval of the grading plan and issuance for the
17 grading permit.
- 18 90. Suitable beach replenishment material shall be at least 75% sand with no more than a 10%
19 difference in sand content between material at the source and discharge site. Replenishment
20 material shall contain only clean construction materials suitable for use in the oceanic
21 environment; no debris, silt, soil, sawdust, rubbish, cement or concrete washings, oil or petroleum
22 products hazardous/toxic/radioactive/munitions from construction or dredging or disposal shall
23 be allowed to enter into or be placed where it may be washed by rainfall or runoff into waters of
24 the United States. Any and all excess or unacceptable material shall be completely removed from
25 the site/work area and disposed of in an appropriate upland site.
- 26 91. If the soil to be exported is determined to be suitable beach replenishment material, the
27 developer's contractor will coordinate with the City's Public Works Department to determine the
28 location for acceptance of the excavated material for spreading by Public Works staff.

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

92. If shoring is required for the construction of the proposed development, the shoring design plans shall be included within the grading plan set, and the structural design calculations shall be submitted with the grading plan application.

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

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

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

Fire

96. Any new development, which necessitates updating emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates. Provide geo-referenced building plan in CAD (dwg) format using the following coordinate system: NAD_1983_StatePlan_California_VI_FIPS_0406_Feet. Data deliverables (CAD and GIS) shall specifically include a site plan, building plan, all Utility shut-offs, fire sprinkler risers and shut-off valves, the fire department connection for sprinkler and class-I standpipe, all standpipe hose outlets, all stairwells, retail spaces, living units -numbers /locations, fire alarm panels, elevators, fire hydrants and all Knox boxes and key switch locations.

- 1 97. Show the location of the proposed DCDA and fire department connection (FDC). FDC should be
2 within 40 feet of a fire hydrant. Based on the location of the FDC, an additional fire hydrant may
3 be required.
- 4 98. Address numbers shall be installed and placed in a position that is contrasting in color and plainly
5 visible from the street or road fronting the property. Building numbers shall be 12" inches high
6 with a minimum stroke of 1-1/2 inches. Individual unit numbers shall be placed on each door.
- 7 99. Knox Key Boxes (3200 series) shall be provided. Knox boxes shall be installed at the front
8 entrance area and pedestrian gates.
- 9 100. Smoke alarms and carbon monoxide alarms shall be installed in accordance with the California
10 Residential Code Sections R314 & R315.

11 **Landscape**

- 12 101. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and
13 Specifications for Landscape Development (latest revision), Water Conservation Ordinance
14 No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and ordinances, including
15 the maintenance of such landscaping shall be submitted, reviewed and approved by the City
16 Engineer prior to the issuance of building permits. Landscaping shall not be installed until bonds
17 have been posted, fees paid, and plans signed for final approval. In addition, a refundable cash
18 deposit for the preparation of the final As-built/ Maintenance Guarantee shall be secured with the
19 City prior to the final approval of the landscape construction plan. A landscape pre-construction
20 meeting 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 the
22 landscape and irrigation installation. The following landscaping items shall be required prior to
23 plan approval and certificate of occupancy:
- 24 a. Final landscape plans shall accurately show placement of all plant material such as but not
25 limited to trees, shrubs, and groundcovers.
 - 26 b. Landscape Architect shall be aware of all utility, sewer, water, gas and storm drain lines
27 and utility easements and place planting locations accordingly to meet City of Oceanside
28 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 professional
3 stamp and signature.
- 4 d. All required landscape areas both public and private (including trees and palms in the
5 public rights-of-way) shall be maintained by owner, project association or successor of
6 the project (including public rights-of-way along N. Pacific Street.) The landscape areas
7 shall be maintained per City of Oceanside requirements.
- 8 e. The As-built/ Maintenance Guarantee (refundable cash deposit) shall not be released until
9 the as-built drawings have been approved on the original approved Mylar landscape plan
10 and the required maintenance period has been successfully terminated.
- 11 f. Proposed landscape species shall fit the site and meet climate changes indicative to their
12 planting location. The selection of plant material shall also be based on cultural, aesthetic,
13 and maintenance considerations. In addition, proposed landscape species shall be low
14 water users as well as meet all fire department requirements.
- 15 g. All planting areas shall be prepared and implemented to the required depth with
16 appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils
17 report from an agricultural suitability soil sample taken from the site.
- 18 h. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the
19 sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a
20 3" depth to help conserve water, lower the soil temperature and reduce weed growth.
- 21 i. The shrubs shall be allowed to grow in their natural forms. All landscape improvements
22 shall follow the City of Oceanside Guidelines.
- 23 j. Root barriers shall be installed adjacent to all paving surfaces where a paving surface is
24 located within 6 feet of a tree trunk on site (private) and within 10 feet of a tree trunk in
25 the right-of-way (public). Root barriers shall extend 5 feet in each direction from the
26 centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in
27 depth. Installing a root barrier around the tree's root ball is unacceptable.
- 28

- k. All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain Planning Division approval for these items in the conditions or application stage prior to 1st submittal of working drawings.
 - l. For the planting and placement of trees and their distances from hardscape and other utilities/ structures the landscape plans shall follow the City of Oceanside's (current) Tree Planting Distances and Spacing Standards.
 - m. An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.
 - n. Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.
 - o. All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.
 - p. The landscape plans shall match all plans affiliated with the project.
 - q. Landscape construction drawings are required to implement approved Fire Department regulations, codes, and standards at the time of plan approval.
 - r. Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with Storm Water Management Plan (SWMP), Hydromodification Plan, or Best Management Practices and meet the satisfaction of the City Engineer.
 - s. Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.
 - t. All pedestrian paving (both decorative and standard) shall comply with the most current edition of the American Disability Act.
102. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way and within any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include: a) normal

1 care and irrigation of the landscaping b) repair and replacement of plant materials (including
2 interior trees and street trees) c) irrigation systems as necessary d) general cleanup of the
3 landscaped and open areas e) maintenance of parking lots, walkways, enhanced hardscape, trash
4 enclosures, walls, fences, etc. f) pruning standards for street trees shall comply with the
5 International Society of Arboriculture (ISA) Standard Practices for Tree Care Operations – ANSI
6 A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning Guidelines,
7 Appendix F (most current edition). Failure to maintain landscaping shall result in the City taking
8 all appropriate enforcement actions including but not limited to citations. This maintenance
9 program condition shall be recorded with a covenant as required by this resolution.

- 10 103. In the event that the conceptual landscape plan (CLP) does not match the conditions of approval,
11 the resolution of approval shall govern.

12 **Solid Waste and Recycling**

- 13 104. Each single-family residential property unit must have landfill, recycling, and organics services
14 (residential carts). The carts must be stored on private property and screened from public view by
15 a solid fence, wall or garage. The plans need to show where the storage for each stream of
16 residential carts will be located. Label the three carts in their storage area to ensure service and
17 proper storage for all three streams for each single-family residence.

- 18 105. The plans must demonstrate where servicing will occur for the residential carts to ensure adequate
19 access by service vehicles.

- 20 106. The City of Oceanside reserves the right to review program and services levels and request
21 increases if deemed necessary. The City of Oceanside Municipal Code Chapter 13 requires that
22 Oceanside residents, businesses and multifamily projects are to separate all recyclable material
23 from other solid waste.

24 **Water Utilities**

25 **GENERAL CONDITIONS:**

- 26 107. The Developer will be responsible for developing all water and sewer utilities necessary to
27 develop the property. Any relocation of water and/or sewer utilities is the responsibility of the
28 developer and shall be done by an approved licensed contractor at the Developer's expense.

- 1 108. All Water and Wastewater construction shall conform to the most recent edition of the Water,
2 Sewer, and Recycled Water Design and Construction Manual or as approved by the Water
3 Utilities Director.
- 4 109. The property Owner shall maintain private water and wastewater utilities located on private
5 property.
- 6 110. Water services and sewer laterals constructed in existing right-of-way locations are to be
7 constructed by an approved and licensed contractor at developer's expense.
- 8 111. Minimum separation between water services and sewer laterals shall be 10 feet.
- 9 112. Water facilities, backflows or meters, shall have a minimum of 10' separation from trees. Palm
10 tree minimum separation is lowered to 5' from water facilities.
- 11 113. Each new residential dwelling unit, and commercial suite shall be metered individually.
- 12 114. If a larger water meter is required, then the incremental increase in water and sewer buy-in fees
13 between the existing and proposed meter size will be charged.
- 14 115. For new buildings with multiple residential dwelling units; the City has accepted, as an
15 alternative, a public master meter for each building provided there is a private sub-meter for each
16 individual dwelling unit. The Property Manager or Building Owner would be responsible for the
17 ownership, maintenance, reading, and replacement of the private sub-meters. There shall be a
18 shared agreement for the shared water supply line and private water and sewer facilities among
19 the owners. This should be addressed in the CC&Rs or maintenance agreement.
- 20 116. Per the latest approved California Fire Code, all new residential units shall be equipped with fire
21 sprinkler system.
- 22 117. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire protection
23 shall have a dedicated fire service connection to a public water main with a double check detector
24 backflow assembly. Location of the backflow assembly must be approved by Fire Department.
- 25 118. Hot tap connections will not be allowed for size-on-size connections, and 6-inch connections to
26 an 8-inch water main. The connection shall be a cut-in tee with three valves for each end of the
27 tee. Provide a connection detail on the improvement plans

28 **PRIOR TO THE APPROVAL OF ENGINEERING DESIGN PLANS:**

- 1 119. Any water and/or sewer improvements required to develop the proposed property will need to be
2 included in the improvement plans and designed in accordance with the Water, Sewer, and
3 Recycled Water Design and Construction Manual.
- 4 120. All public water and/or sewer facilities not located within the public right-of-way shall be
5 provided with easements sized according to the Water, Sewer, and Recycled Water Design and
6 Construction Manual. Easements shall be constructed for all weather access.
- 7 121. No trees, structures, or building overhangs shall be located within any water or wastewater utility
8 easement.
- 9 122. An Oil and Sand Interceptor, as described by the latest adopted California Plumbing Code Chapter
10 10, relating to garages, gasoline stations, wash racks or when deemed necessary shall be shown
11 on building plans at each building sewer in an appropriate location and shall be maintained in
12 accordance with the Fats, Oil, and Grease permit. The location shall be shown on the approved
13 Engineering Plans with reference to Building Plans for design and detail.
- 14 123. Connections to public sewer main with 6-inch or larger sewer lateral will require a new sewer
15 manhole for connection to main per Section 3.3 of Water, Sewer, and Recycled Water Design and
16 Construction Manual.
- 17 124. Connection to an existing sewer manhole will require rehabilitation of the manhole per City
18 standards. Rehabilitation may include, but not be limited to, re-channeling of the manhole base,
19 surface preparation and coating the interior of the manhole, and replacing the manhole cone with
20 a 36" opening and double ring manhole frame and lid.
- 21 125. When an existing water meter is to be upsized, the water service line from the main must be at
22 least the same size as the meter. If the existing water service connection is less than the proposed
23 meter size, then the Owner/Developer may be required to abandon the existing water service and
24 show on engineering and building plans the location and size of the new service connection to
25 public main.
- 26 126. Subterranean parking structures shall be designed with a drainage system that conveys runoff to
27 the City's Storm Drain System and shall comply with the California Regional Water Quality
28 Control Board Order No. 2013-0001.

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

5 **PRIOR TO BUILDING PERMIT ISSUANCE:**

6 128. Show location and size of existing and proposed water meter(s) on site plan of building plans.

7 129. Show waterline from proposed meter to connection point to building.

8 130. Indicate the size and location of the private water sub-meters.

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

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

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

15 134. If a Sand and Oil Separator is required, then building plans must show drainage fixture unit count
16 and calculations per the latest California Plumbing Code to size oil and sand separator and show
17 on plans the location, make and model of separator, inlet/outlet piping, and a plumbing schematic
18 of the separator along with the required appurtenances at each building sewer lateral

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

21 **PASSED AND ADOPTED** by the Community Development Commission of the City of Oceanside,
22 California, this 4th day of February, 2026 by the following vote:

23
24 **AYES:**

25 **NAYS:**

26 **ABSENT:**

27 **ABSTAIN:**

28 **CHAIRPERSON** _____

ATTEST:

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

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SECRETARY


GENERAL COUNSEL