



DATE: December 18, 2023
TO: Chairperson and Members of the Planning Commission
FROM: Development Services Department/Planning Division
SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D22-00023) AND CONDITIONAL USE PERMIT (CUP22-00030) FOR THE CONSTRUCTION AND OPERATION OF A 19,348 SQUARE-FOOT FIRE STATION LOCATED AT 1282 ROCKY POINT DRIVE (APN: 161-512-36) – FIRE STATION 8 – APPLICANT: CITY OF OCEANSIDE.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- 1) Consider an Addendum to the Pacific Coast Business Park Specific Plan Environmental Impact Report and Supplemental Environmental Impact Report (SCH#2004071011) pursuant to Section 15164 of the California Environmental Quality Act; and
- 2) Approve Development Plan (D22-00023) and Conditional Use Permit (CUP22-00030) by adopting Planning Commission Resolution No. 2023-P30 with findings and conditions of approval attached therein.

BACKGROUND AND PROJECT DESCRIPTION

Background: The Oceanside Fire Department (OFD) currently operates 8 fire stations, which are distributed throughout the City to ensure adequate emergency response times. In 2013, the City relocated Fire Station 8 from the City's Operations Center at 4925 Oceanside Boulevard to an industrial building at 1935 Avenida Del Oro. The City is currently leasing this building, with the current lease expiring on February 28, 2025. Rather than renew the lease, the City has decided to relocate the fire station and construct a permanent facility.

On February 23, 2022, the City Council provided direction to move forward with the design and construction of a new fire station to be located on City-owned property at 1282 Rocky Pointe Drive. Located within the Rancho Del Oro Specific Plan area, the site has a General Plan land use designation of Rancho Del Oro Industrial, a zoning designation of Planned Development-1/Light Industrial, and is within the Ivey Ranch/Rancho Del Oro Neighborhood Planning Area. Surrounding land uses include multi-family residential development to the north, professional offices to the east, industrial uses to the south, and medical offices to the west.

The 2.15-acre vacant site is located in the Pacific Coast Business Park (PCBP). In 2005, the City approved the PCBP Industrial Master Development Plan to guide development within the PCBP and certified an Environmental Impact Report (EIR) for development of the PCBP. Following certification of the EIR, the lots within the PCBP were graded to create building pads. Public infrastructure including roads, curb and sidewalk, utilities and common area landscaping were also installed throughout the PCBP.

The site would be shared with the Water Utilities Department, with the intent of utilizing the southerly portion of the site for the construction of a new recycled water storage reservoir. Plans for the reservoir are still under review and would be processed under a separate application.

The project site (outlined in red) and surrounding area are depicted in Figure 1.

Figure 1 - Location Map



Project Description: The project application is comprised of a Development Plan and Conditional Use Permit to construct and operate a 19,348-square-foot fire station and associated site improvements at 1282 Rocky Point Drive, as described below.

Development Plan (D22-00023) represents a request to:

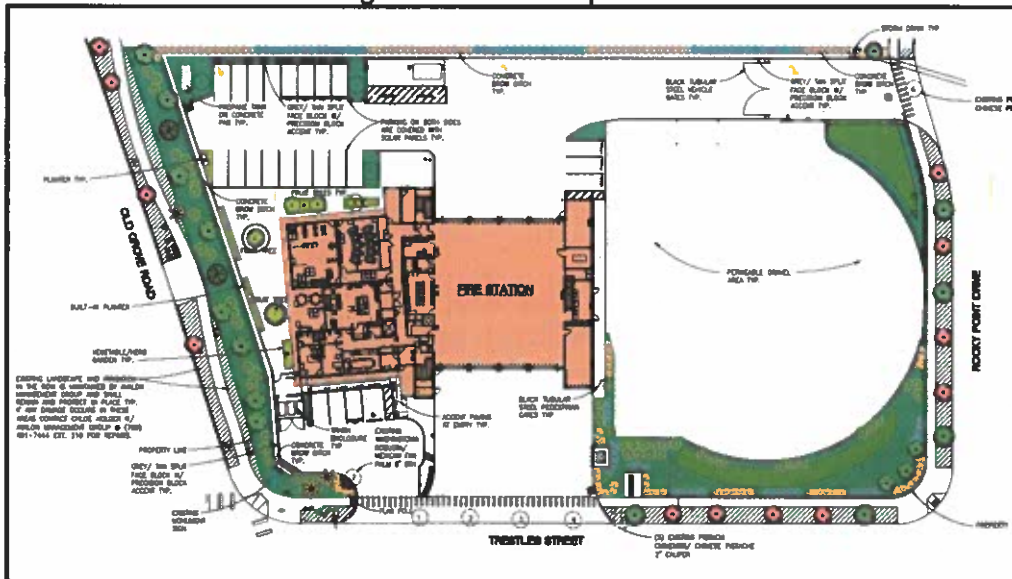
Approve the construction of a two-story, 19,348 square-foot fire station, including an emergency generator and concrete pad for a 1,000 gallon above-ground diesel fuel tank.

The new fire station would accommodate ten (10) firefighting and paramedics personnel and would provide facilities to meet the housing and training needs of the on-site OFD staff. The apparatus bay would accommodate a four-person Ladder Truck, a three-person Fire Engine, a Battalion Chief vehicle, and additional fire-fighting equipment as needed. The emergency generator and above-ground diesel fuel tank would be installed within a concrete enclosure located at the eastern portion of the site adjacent to the parking area.

Access to the site would be provided by three driveways. The first driveway is accessible to the public and is located just south of the intersection of Old Grove Road and Trestles Street. This driveway provides access to four visitor parking spaces immediately in front of the public entrance. The second and third driveways would be gated and restricted to Fire Department vehicles and Fire personnel vehicles. OFD vehicles would enter the property from a driveway on Rocky Pointe Drive to pull into the apparatus bays. When exiting the property, the vehicles would pull out onto a second driveway on Trestles Street. There would be 20 covered parking spaces onsite for fire personnel, with five of the spaces equipped with electric vehicle (EV) charging facilities. Parking spaces would be covered by solar carports which would provide at least 50 percent of the forecasted energy demand of the fire station.

The proposed building footprint of the fire station is 13,481 square feet. Landscaped areas, totaling approximately 34% of the site, would be located along the street frontages and throughout the site. Planter boxes and vertical landscaping, including vines and shrubs, would be provided along the building frontage. Additionally, fruit trees, a vegetable/herb garden and drought-resistant groundcover would be planted onsite and in the adjacent public right-of-way. The project proposes to plant an additional twenty-seven (27) 24" box trees onsite and within the adjacent right-of-way to provide a tree canopy of 14 percent, exceeding the City's Urban Forestry Ordinance requirement for minimum tree canopy area. All street trees shall comply with the City's approved Street Tree List. As illustrated in Figure 2, the site has extensive perimeter and onsite landscaping.

Figure 2: Landscape Plan



The fire station would be a two-level structure with a maximum height of 37'6" and a total square footage of 19,348 square feet. Table 1 provides a breakdown of the square footage for the fire station:

Table 1: Square Footage Allocation

Apparatus Bay/Garage	9,586 SF
Living Area	6,967 SF
Offices	2,796 SF
Total Square Footage	19,348 SF

The rectangular two-story building is designed with large apparatus bays to house firefighting equipment. Figure 3 depicts the proposed building. Building materials would consist of a wood frame structure with stucco finishes and metal accents. The first floor of the facility would include a lobby, conference room, training room, fitness area, kitchen/dining area, offices, Fire Chief's quarters, and storage space. The second story would include living accommodations for on-site staff and includes bedrooms, shared bathrooms, library, and office/storage space. The mechanical equipment would be located on the rooftop and screened by parapet walls extending up to a maximum height of 35 feet. The roof would be solar ready and if necessary equipped with solar panels to provide 50 percent of the forecasted energy demand in compliance with the City's on-site renewable energy requirements for new development projects (Zoning Ordinance Section 3047).

Figure 3: Fire Station 8 Rendering



Conditional Use Permit (CUP22-00030): represents a request to:

Operate a public safety facility within the PD-1/IL District. Since the project site is located within the PCBP, the PCBP Industrial Master Development Plan governs the allowable uses at the site. Although public safety facilities are not called out as a permitted use in the PCBP, in accordance with the PCBP Industrial Master Development Plan, "the permitted uses within the Pacific Coast Business Park shall include those allowed by the City of Oceanside regulations for the Light Industrial (IL) zone." Pursuant to Article 13 of the City's Zoning Ordinance, public safety facilities, including fire stations, are permitted in the IL District with the approval of a Conditional Use Permit (CUP).

ANALYSIS

The proposed project has been reviewed for compliance with the General Plan, Zoning Ordinance, and the California Environmental Quality Act (CEQA).

1. General Plan Conformance

Staff has evaluated the request to construct a new fire station to replace the existing Fire Station 8 and has determined the project is consistent with the goals, objectives, and policies of the City's General Plan as follows:

A. Land Use Element

Goal 1.11 Balanced Land Use

Objective: To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

Policy C: The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

The proposed relocation of Fire Station 8 would provide a significant benefit to the community by balancing the citywide distribution of fire safety operations. Relative to the current location of Fire Station 8, the new facility would provide better access to residential areas in the Rancho del Oro/Ivey Ranch and San Luis Rey Neighborhood Planning Areas, thereby improving emergency response times in that area of the City. Additionally, having a ladder truck in closer proximity will reduce travel time and provide better response times to fire emergencies in this area of the City.

Goal 1.15 Public Safety

Objective: To ensure an acceptable level of public safety for the prevention and reduction of loss of life and personal property of the citizens and visitors of Oceanside.

Goal 1.153 Fire Hazards

Policy A: The City shall maintain the necessary equipment, personnel, and water supply levels to provide a Class 4 or better insurance rating to the entire City.

The existing temporary fire station does not meet the current or future needs of OFD. Current staffing at Fire Station 8 is made up of three firefighting personnel. The proposed station is larger and is able to accommodate 10 firefighting personnel. The new fire station has additional apparatus bays and is therefore able to accommodate more

emergency vehicles than the current Fire Station. The proposed fire station will allow the City's Fire Department to purchase additional fire equipment that is necessary to maintain adequate levels of service for the City and is planned to accommodate the City's growth over the next 75 years.

Goal 1.23 Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy A: Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

The proposed project reflects a contemporary architectural style and is designed to complement other office and industrial buildings in the Pacific Coast Business Park (PCBP). Similar to other buildings in the PCBP, building materials include metal accents and glazed windows. The architectural plans were reviewed by the PCBP Review Board (Board). The Board indicated the architectural plans are in compliance with the required design standards of the PCBP Association and are architecturally compatible and of similar quality to the existing buildings in the business park.

The project will enhance the neighborhood by providing a visually attractive and functional public safety facility.

B. Energy and Climate Action Element (ECAE)

Goal ECAE-1a: The Oceanside community will significantly reduce its dependence on fossil fuels.

Policy ECAE-1a-2: Require that new development supply a portion of its energy demand through renewable sources, to the extent practical and financially feasible.

Policy ECAE-1a-3: Continue to pursue the expansion of solar photo-voltaic systems in municipal facilities, to both reduce the carbon footprint of municipal operations and achieve long-term cost savings.

The project includes installation of solar photovoltaic panels on the rooftop of the new fire station and on the carports located to the east of the building. The solar panels are projected to provide at least 50 percent of forecasted electricity demand in accordance with Article 30, Section 3047 of the Zoning Ordinance.

Goal ECAE-5a: By 2035, the City will expand its tree canopy to at least 25% coverage citywide.

Policy ECAE-5a-5: Pursue opportunities to increase the tree canopy on City-owned properties.

Policy ECAE-5a-7: Encourage new development to incorporate shade trees, to the extent practical and financially feasible.

The project includes planting an additional 27 trees onsite and within the adjacent right-of-way, resulting in a tree canopy of 14%. This exceeds the minimum tree canopy area percentage required for the site.

2. Zoning Ordinance Compliance

The project site is regulated by the PCBP Industrial Master Development Plan and is also subject to the Limited Industrial (Article 13) regulations of the City's Zoning Ordinance. Per Article 13 of the Zoning Ordinance, a public safety facility (including a fire station) is allowed with the approval of a CUP. Pursuant to Section 4302 of the Zoning Ordinance, a Development Plan is required for the project because it involves new construction exceeding 2,500 square feet of floor area in a PD District.

As the following table demonstrates, the project meets or exceeds all applicable development standards for the PCBP and IL Zoning District. The project was also reviewed for compliance with the City's Climate Action Plan (CAP) Zoning Ordinances, including on-site renewable energy facilities, electric vehicle charging, and urban forestry. The project as proposed meets or exceeds all CAP requirements.

Table 2: Development Standards

Development Standard	Requirement	Proposed
Minimum Lot Area	20,000 sf	No Change (2.15 acres)
Minimum Front Yard Setback	Old Grove Road: 15'	20'
Minimum Side Yard Setback	5'	5'
Minimum Corner Side Yard Setback	10'	52.9"
Maximum Building Height	80'	37'6"
Maximum Lot Coverage	75%	21.6%
Maximum FAR	1.0	.20
Renewable Energy	50% of forecasted energy demand	Photovoltaic solar panels will be installed on rooftop and carports to offset 50% of forecasted energy demand

Development Standard	Requirement	Proposed
Minimum Landscaping	15%	34%
Permeable Area	22%	34%
Tree Canopy	12%	14%
Parking Spaces	As specified by CUP	24
EV Spaces	3	6

Pursuant to the PCBP Industrial Master Development Plan, the Pacific Coast Business Park Review Board (Board) must review and approve all proposed plans for site development. The architectural and landscape plans were provided to the Board on March 31, 2023 and the Board issued a letter approving the proposed plans (Attachment 2).

Articles 41 and 43 of the City's Zoning Ordinance establish specific findings which must be made in order for the City to approve a Conditional Use Permit and Development Plan. The required findings pursuant to Article 41, Section 4105 and Article 43, Section 4305 are provided in the Planning Commission Resolution No. 2023-30 (Attachment 1).

3. California Environmental Quality Act Conformance

Staff reviewed the proposed project pursuant to Section 15060 and 15164 of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's review, it was determined an Addendum to the PCBP EIR (SCH#2004071011) would be required for the project.

ENVIRONMENTAL DETERMINATION

Pursuant to CEQA and State Guidelines thereto, the City of Oceanside, as Lead Agency, has prepared an EIR Addendum for the proposed project which has determined that the proposed project would not result in any new impacts not previously identified, nor result in an increase in the severity of any impacts that were previously identified and analyzed in the Certified Environmental Impact Report (EIR) and Supplemental Environmental Impact Report (SEIR).

PUBLIC NOTIFICATION

In accordance with City Council Policy 300-14 "Enhanced Notification Program," a "Notice of Application" sign was posted and maintained on site and the City mailed a "Notice of Application" letter to the property owners within a 1,500-foot radius and tenants within a 100-foot radius of the property boundary. Additionally, a community outreach meeting was held on November 2, 2023. The project team and architect were available to answer questions regarding the project. One member of the public attended the meeting and voiced his support for the project.

Legal notice was published in the newspaper and notices of the Planning Commission Public Hearing were sent to property owners of record within a 1,500-foot radius of the subject property, tenants within a 100-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant, and other interested parties.

It should be noted that the applicant has complied with all the requirements of the City's Enhanced Notification Policy.

SUMMARY

Staff finds that the Development Plan and Conditional Use Permit are consistent with the requirements of the General Plan and Zoning Ordinance. Therefore, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions of approval contained in the attached Resolution.

Staff recommends that the Planning Commission by motion:

- 1) Consider an Addendum to the Pacific Coast Business Park Specific Plan Environmental Impact Report and Supplemental Environmental Impact Report (SCH#2004071011) pursuant to Section 15164 of the California Environmental Quality Act; and
- 2) Approve Development Plan (D22-00023) and Conditional Use Permit (CUP22-00030) by adopting Planning Commission Resolution No. 2023-P30 with findings and conditions of approval attached therein.

PREPARED BY:



Shannon Vitale
Senior Planner

SUBMITTED BY:



Sergio Madera
City Planner

Attachments:

1. Planning Commission Resolution No. 2023-P30
2. Architectural, Landscape and Civil Plans (Online)
3. Architectural Renderings (Online)
4. Pacific Coast Business Property Owner Association Approval (Online)
5. Other Attachments (Online)
 - a. Application Page
 - b. Description and Justification
 - c. Legal Description
6. Addendum to the Environmental Impact Report online (Online)

4.01 ATTACHMENT 1

PLANNING COMMISSION
RESOLUTION NO. 2023-P30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT
PLAN AND CONDITIONAL USE PERMIT ON CERTAIN REAL
PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D22-00023 & CUP22-00030
APPLICANT: CITY OF OCEANSIDE
LOCATION: 1282 ROCKY POINT DRIVE (APN 161-512-36)

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan (D22-00023) and Conditional Use Permit (CUP22-00030) under the provisions of Articles 41 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

Construction and operation of a fire station comprised of 19,348 square-feet of building floor area, a 1,000 gallon above-ground fuel tank and emergency generator, and associated site improvements.

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 18th day of December, 2023 conduct a duly-advertised public hearing as prescribed by law to consider said application; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) of 1970 and State Guidelines thereto, an Addendum to the 2005 Pacific Coast Business Park (PCBP) Environmental Impact Report (EIR) and the 2009 PCBP Supplemental EIR (SEIR) has been prepared per CEQA Guidelines Article 15, Section 15164; and

WHEREAS, the Addendum establishes that the proposed project will not result in any new impacts or any increase in the severity of any new impacts not previously identified, nor result in an increase in the severity of any impacts that were previously identified and analyzed in the Certified Environmental Impact Report (EIR) and Supplemental Environmental Impact Report (SEIR); 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 Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the
4 project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition
Public Facility (Commercial/Industrial)	Ord. No. 91-09 Reso. No. 15-R0638-1
School District Fee (Commercial/Industrial)	Ord. No. 91-34 OUSD Reso. No. 30(19-20) VUSD Reso. No. 21-04 CUSD Reso No. 33-2122
Traffic Signal & Thoroughfare (Commercial/Industrial)	Reso. No. 16-R0324-1
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 32.7.29
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. 2022-4

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

21 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be
22 calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside
23 City Code and the City expressly reserves the right to amend the fees and fee calculations
24 consistent with applicable law; and

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

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

1 must be in a manner that complies with Section 66020; and

2 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
3 effective 10 days from its adoption in the absence of the filing of an appeal or call for review; and

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

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

9 FINDINGS:

10 For the Development Plan (D22-00023):

- 11 1. The site plan and physical design of the project as proposed is consistent with the purposes of
12 the Zoning Ordinance because the project complies with all applicable development standards
13 of the Pacific Coast Business Park Master Development Plan and Limited Industrial Zoning
14 District. No variations to code requirements have been requested.
- 15 2. The Development Plan as proposed conforms to the General Plan of the City, in that the
16 project is a public safety facility that will contribute to the proper balance of land uses
17 within the community and will provide a significant benefit to the community by
18 providing a larger fire station facility to accommodate more fire personnel and
19 firefighting equipment.
- 20 3. The area covered by the Development Plan can be adequately, reasonably and
21 conveniently served by existing and planned public services, utilities and public
22 facilities because public utilities are already installed within the Pacific Coast Business
23 Park and the site was designed to accommodate future development.
- 24 4. The project, as proposed, is compatible with existing and potential development on
25 adjoining properties or in the surrounding neighborhood because the project was
26 designed to complement existing office and industrial buildings in the Pacific Coast
27 Business Park.
- 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 Conditional Use Permit (CUP22-00030):

- 4 1. The proposed location of the use is in accord with the objectives of the Zoning Ordinance
5 and the purposes of the district in which the site is located based on the fact that proposed
6 use (fire station) is allowed at this location with a Conditional Use Permit.
- 7 2. The proposed location of the conditional use and the proposed conditions under which it would
8 be operated or maintained will be consistent with the General Plan; will not be detrimental to
9 the public health, safety or welfare of persons residing or working in or adjacent to the
10 neighborhood of such use; and will not be detrimental to properties or improvements in the
11 vicinity or to the general welfare of the City. The proposed use will improve public safety by
12 increasing fire personnel and fire response equipment located in this area of the City.
- 13 3. The proposed conditional use will comply with the provisions of this ordinance, including
14 any specific condition required for the operation of the new fire station. The project
15 conditions of approval will ensure the project is constructed and operated in a manner so
16 that it will not become a detriment to the public health, safety, or general welfare.

17 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
18 approve Development Plan (D22-00028) and Conditional Use Permit (CUP22-00030) subject to
19 the following conditions:

20 **Building:**

- 21 1. The 2022 triennial edition of the California Code of Regulations, Title 24 (California
22 Building Standards Code) applies to all occupancies that applied for a building permit on or
23 after January 1, 2023, and remains in effect until the effective date of the 2022 triennial
24 edition which will be January 1, 2026. Beginning on January 1, 2023, Oceanside
25 Development Services (ODS) is required by State law to enforce the 2022 Edition of
26 California Building Standards Codes (a.k.a., Title 24 of the California Codes of
27 Regulations). Sections 17922, 17958 and 18941.5 of the California Health and Safety
28 Code require that the latest edition of the California Building Standards code and Uniform
Housing Code apply to local construction 180 days after publication.

- a) Part 2: The 2022 California Building Code (CBC).
- b) Part 2.5: The 2022 California Residential Code (CRC).
- c) Part 3: The 2022 California Electrical Code (CEC).
- d) Part 4: The 2022 California Mechanical Code (CMC).
- e) Part 5: The 2022 California Plumbing Code (CPC).
- f) Part 6: The 2022 California Energy Code
- g) Part 9: The 2022 California Fire Code (CFC)
- h) Part 11: The 2022 California Green Building Standards Code (CALGreen Code) This Part is known as the California Green Building Standards Code, and it is intended that it shall also be known as the CALGreen Code.

2. The building plans for this project are required to be prepared by a licensed architect or engineer. Project must be built per Building Division approved plans.

3. The City of Oceanside Lighting Ordinance. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important high- pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans.

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

5. Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application.

6. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).

7. A complete set of Soil Reports, Structural Calculations, Energy Calculations, & California Title 24 Energy Form(s) shall be required at time of plans submittal to the Building Division for plan check.

8. The specific requirements of the Soil Report must be incorporated into the plans and the Geo Technical Engineer must in writing indicate that the plans that have been submitted to the Building Division have been reviewed and meet the Soils Report recommendations.

- 1 9. A form or foundation survey shall be required prior to the placement of concrete to show
2 the location of the new structure in respect to the property lines, known easements, and
3 known setback lines. By obtaining a form survey the location of the foundation is checked
4 prior to the placement of concrete, and can save costly corrective measures in case of an
5 encroachment of a property line.
- 6 10. Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of
7 the nonhazardous construction and demolition waste in accordance with either CAL Green
8 Section 4.408.2 Waste Management Plan, 4.408.3 Waste Management Company or
9 4.408.4 Waste Stream Reduction Alternative.
- 10 11. The City of Oceanside has adopted the latest version of California's Green Building
11 Standards Code (CALGreen) and requires waste diversion of C&D materials from new
12 construction, commercial renovation, and most residential additions/alterations. To comply
13 with the City of Oceanside's requirements, you must submit a Waste Management Plan
14 before permits are issued and construction begins.
- 15 a) Demonstrate how your project will fulfill the CALGreen waste diversion requirement
16 b) Include an estimate of the amount of waste produced during construction and
17 demolition, the actual amount of waste produced, and the ways the different materials
18 will be diverted.
- 19 c) After construction is completed and during the final inspection, you will be required
20 to sign an affidavit stating that your project met the C&D diversion requirement in
21 your Waste Management Plan.
- 22 d) By diverting C&D materials, you are reusing resources, helping the City of Oceanside
23 reach its city-wide waste diversion goal of 75-90% by 2020, and potentially saving
24 money on your project.
- 25 12. Electric Vehicle Charging for New Construction. Show electric vehicle charging wiring
26 and panels per the requirements found in CGC 4.106.4.
- 27 13. Water conserving plumbing fixtures. Plumbing fixtures (water closets and urinals) shall
28 comply with the following:

- 1 a) The effective flush volume of all water closets shall not exceed 1.28 gal/flush (CGC
2 403.1.1).
- 3 b) The effective flush volume of wall-mounted urinals shall not exceed 0.125 gal/flush.
4 The effective flush volume for all other urinals shall not exceed 0.5 gal/flush (CGC
5 403.1.2).
- 6 14. Operation and maintenance manual. An operation and maintenance manual will be
7 provided to the building occupant or owner per CGC 4.410.1.
- 8 15. Duct and mechanical systems protection. At the time of rough installation, during storage
9 on the construction site and until final startup of the heating, cooling and ventilating
10 equipment, all duct and other related air distribution components openings shall be covered
11 with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to
12 reduce the amount of water, dust or debris, which may enter the system per CGC 4.504.1.
- 13 16. Concrete slab foundations. A capillary break shall be installed if a slab on grade foundation
14 system is used. The use of a 4" thick base of ½" or larger clean aggregate under a 6 mil
15 vapor retarder with joint lapped not less than 6" will be provided per CGC 4.505.2 and
16 CRC R506.2.3.
- 17 17. The roof plan must indicate that it is Solar ready.
- 18 18. All Occupancies must be shown on the plan to verify Fire resistive construction, rated
19 walls, corridors, etc.
- 20 19. The mechanical plans must show exhaust fans for all areas of hazardous fumes.
- 21 20. The plans must clearly show Hazardous materials that will be used.
- 22 21. Plumbing plans must show the correct disposal of manufacturing waste.
- 23 22. Electrical plans must show compliance with all equipment to be listed by a Nationally
24 Recognized Testing Agency or have third party review and approval.
- 25 23. The developer must show compliance with the 2019 CBC for Disabled Access including:
26 a) Parking
27 b) Access to the Building
28 c) Exiting
d) Bathroom Facilities

1 24. Changes in elevation etc.

2 a) Construction Hours: Per City of Oceanside Municipal Code section 6.25:

3 i. It shall be unlawful to operate equipment or perform any construction in the
4 erection, demolition, alteration, or repair of any Building or structure or the
5 grading or excavation of land during the following hours:

6 1. It shall be unlawful to operate equipment or perform any construction
7 in the erection, demolition, alteration, or repair of any building or
8 structure or the grading or excavation of land during the following
9 hours:

10 2. Before 7:00 a.m. and after 7:00 p.m. Monday through Saturday.

11 3. All day on Sunday; and

12 4. On any federal holiday.

13 ii. Exceptions.

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

19 2. The building official may authorize extended or alternate hours of
20 construction for the following circumstances:

21 a. Emergency work.

22 b. Adverse weather conditions.

23 c. Compatibility with store business hours.

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

26 e. Per direction of the city manager's office for projects that have
27 been determined that rapid completion is in the best interest of
28 the general public.

1 25. The construction site shall be kept reasonably free of construction debris as specified in
2 Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste
3 containers shall be considered compliance with this requirement. Small amounts of
4 construction debris may be stored on site in a neat, safe manner for short periods of time
5 pending disposal.

6 **Engineering:**

7 26. Prior to the demolition of any existing structure or surface improvements on site, a
8 grading plan application shall be submitted to the Engineering Division and erosion
9 control plans shall be approved by the City Engineer. No demolition shall be permitted
10 without an approved erosion control plan.

11 27. Design and construction of all improvements shall be in accordance with the City of
12 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard
13 engineering and specifications of the City of Oceanside and subject to approval by the
14 City Engineer.

15 28. All right-of-way alignments, street dedications, exact geometrics and widths shall be
16 designed, dedicated, and constructed or replaced in accordance with the City of
17 Oceanside Engineers Design and Processing Manual, and as required by the City
18 Engineer.

19 29. Owner/developer shall provide an updated Title Report dated within 6 months of the
20 grading plan application submittal.

21 30. The approval of the development plan/project shall not mean that closure, vacation, or
22 abandonment of any public street, right of way, easement, or facility is granted or
23 guaranteed to the owner/developer. The owner/developer is responsible for applying for
24 all closures, vacations, and abandonments as necessary. The application(s) shall be
25 reviewed and approved or rejected by the City of Oceanside under separate process(es)
26 per codes, ordinances, and policies in effect at the time of the application. The City of
27 Oceanside retains its full legislative discretion to consider any application to vacate a
28 public street or right of way.

- 1 31. Owner/developer shall submit to the City for processing a covenant attesting to the
2 project's development conditions. The approved covenant shall be recorded at the
3 County prior to the issuance of a grading permit
- 4 32. All public improvement requirements shall be covered by a Development Improvement
5 Agreement and secured with sufficient improvement securities or bonds guaranteeing
6 performance and payment for labor and materials, setting of survey monuments, and
7 warranties against defective materials and workmanship before the approval of the
8 public improvement plans.
- 9 33. Prior to the issuance of any building permits, all improvements including landscaping,
10 landscaped medians, frontage improvements shall be under construction to the
11 satisfaction of the City Engineer.
- 12 34. Prior to the issuance of a Certificate of Occupancy permit, all improvements, including
13 landscaping, landscaped medians, frontage improvements shall be completed to the
14 satisfaction of the City Engineer.
- 15 35. A traffic control plan shall be prepared in accordance with the City's traffic control
16 guidelines and approved by the City Engineer prior to the start of work within the public
17 Right-of-Way. Traffic control safety and implementation for construction or re-
18 construction of streets shall be in accordance with construction signing, marking, and
19 other protection as required by Caltrans' Traffic Manual and City Traffic Control
20 Guidelines. Traffic control plan implementation and hours shall be in accordance with
21 the approved traffic control plans.
- 22 36. Publicly-maintained pedestrian ramps (maintained by the City of Oceanside) must be
23 located entirely within the public right-of-way (ROW). Pedestrian ramps not located
24 entirely within the City's ROW shall be provided with a ROW dedication through a
25 separate ROW dedication application and shown on the improvement plans and grading
26 plans. The ROW dedication shall be submitted prior to the approval of the grading plans
27 and recorded prior to the grading plan As-Builts.
- 28 37. Minimum curb return radius at pedestrian ramp and driveway locations shall comply
with the City of Oceanside Engineers Design and Processing Manual.

- 1 38. Old Grove Road, Trestles Street, and Rocky Point Drive shall be provided with a 10-foot
2 minimum parkway between the face of curb and Right-of-Way line, and the design shall
3 be displayed on the improvement plans.
- 4 39. Sight distance requirements at the project driveway(s) or street shall conform to the sight
5 distance criteria as provided by Caltrans. The owner/developer shall provide a plan and
6 profile of the line of sight for each direction of traffic at each proposed driveway on the
7 grading plans.
- 8 40. Maintenance responsibilities for private driveways, parking lots, and roadways are the
9 responsibility of the property owner.
- 10 41. A pavement evaluation report shall be submitted for the proposed onsite pavement with
11 the grading plan application. Pavement sections for all public and private roadways,
12 driveways and parking areas shall be based upon approved soil test requirements and
13 traffic indices identified within the City of Oceanside Engineers Design and Processing
14 Manual. The pavement design is to be prepared by the owner/developer's geotechnical
15 engineering firm and be approved by the City Engineer prior to the issuance of a grading
16 permit. Roadway alignments and geometric layouts shall be in conformance with the
17 City of Oceanside Engineers Design and Processing Manual.
- 18 42. A pavement evaluation report shall be submitted for offsite street and/or alley pavements
19 with the grading plan application. The owner/developer shall contract with a
20 geotechnical engineering firm to perform a field investigation of the existing pavement
21 on all streets adjacent to the project boundary. The limits of the study shall be half-street
22 width along the project's Old Grove Road, Trestles Street, and Rocky Point Drive
23 frontage. The field investigation shall be performed according to a specific boring plan
24 prepared by a licensed Geotechnical Engineer and approved by the City Engineer prior
25 to the issuance of a grading permit. In the absence of an approved boring plan, the field
26 investigation shall include a minimum of one pavement boring per every fifty linear feet
27 (50) of street frontage.
- 28 Should the study conclude that the existing road pavement does not meet current
pavement thickness requirements set forth in the City of Oceanside Engineers Design

1 and Processing Manual, the Owner/developer shall remove and reconstruct the existing
2 pavement section in accordance with City requirements. Otherwise, the City Engineer
3 shall determine whether the Owner/developer shall: 1) Repair all failed pavement
4 sections, 2) header cut and grind per the direction of the City Engineer, or 3) Perform R-
5 value testing and submit a study that determines if the existing pavement meets current
6 City standards/traffic indices.

7 43. Proposed public improvements located within the City's ROW or onsite shall be
8 displayed on separate public improvement plans in accordance with the City's Engineers
9 Design and Processing Manual.

10 44. Any existing public or private improvements that are being joined to and that are already
11 damaged or damaged during construction of the project, shall be repaired or replaced as
12 necessary by the developer to provide a competent and stable connection, and to the
13 City's satisfaction.

14 45. Approval and recordation of the street vacation shall occur prior to the approval of the
15 public improvement plans and the issuance of a grading permit. Should the street
16 vacation be denied, the Regular Coastal Permit and approved Development Plan shall no
17 longer be effective.

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

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

- 1 48. Owner/developer shall develop and submit a draft neighborhood-notification flier to the
2 City for review. The flier shall contain information on the project, construction schedule,
3 notification of anticipated construction noise and traffic, and contact information. Prior
4 to the issuance of a grading permit, the approved flier shall be distributed to area
5 residents, property owners, and business owners located within a 500-foot radius area of
6 the project.
- 7 49. Owner/developer shall monitor, supervise and control all construction and construction-
8 supportive activities, so as to prevent these activities from causing a public nuisance,
9 including but not limited to, ensuring strict adherence to the following:
- 10 a) Dirt, debris and other construction material shall not be deposited on any public
11 street or into the City's storm water conveyance system.
- 12 b) All grading and related site preparation and construction activities shall be limited
13 to the hours of 7 AM to 6 PM, Monday through Friday. No engineering-related
14 construction activities shall be conducted on Saturdays, Sundays or legal holidays
15 unless written permission is granted by the City Engineer with specific limitations
16 to the working hours and types of permitted operations. All on-site construction
17 staging areas shall be located as far as possible (minimum 100 feet) from any
18 existing residential development. As construction noise may still be intrusive in the
19 evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any
20 disturbing excessive or offensive noise which causes discomfort or annoyance to
21 reasonable persons of normal sensitivity."
- 22 c) The construction site shall accommodate the parking of all motor vehicles used by
23 persons working at or providing deliveries to the site. An alternate parking site can
24 be considered by the City Engineer in the event that the lot size is too small and
25 cannot accommodate parking of all motor vehicles.
- 26 d) Owner/developer shall complete a haul route permit application (if required for
27 import/export of dirt) and submit to the City of Oceanside Transportation
28 Engineering Section forty-eight hours (48) in advance of beginning of work. Hours
of hauling operations shall be dictated by the approved haul route permit.

- 1 50. It is the responsibility of the owner/developer to evaluate and determine that all soil
2 imported as part of this development is free of hazardous and/or contaminated material
3 as defined by the City and the County of San Diego Department of Environmental
4 Health. Exported or imported soils shall be properly screened, tested, and documented
5 regarding hazardous contamination.
- 6 51. The approval of the development plan shall not mean that proposed grading or
7 improvements on adjacent properties (including any City properties/right-of-way or
8 easements) is granted or guaranteed to the owner/developer. The owner/developer is
9 responsible for obtaining written permission to grade or construct on adjacent properties
10 prior to the issuance of a grading permit. Should such permission be denied, the
11 development plan shall be subject to going back to public hearing or subject to a
12 substantial conformity review.
- 13 52. Prior to the issuance of a grading permit, a comprehensive soil and geologic
14 investigation shall be conducted for the project site. All necessary measures shall be
15 taken and implemented to assure slope stability, erosion control, and soil integrity; and
16 these measures shall be incorporated as part of the grading plan design. No grading shall
17 occur at the site without a grading permit.
- 18 53. Where proposed off-site improvements, including but not limited to slopes, public utility
19 facilities, and drainage facilities, are to be constructed, owner/developer shall, at his own
20 expense, obtain all necessary easements or other interests in real property and shall
21 dedicate the same to the City of Oceanside as required. Owner/developer shall provide
22 documentary proof satisfactory to the City of Oceanside that such easements or other
23 interest in real property have been obtained prior to the issuance of any grading, building
24 or improvement permit for this development/project. Additionally, the City of
25 Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole
26 expense a title policy insuring the necessary title for the easement or other interest in real
27 property to have vested with the City of Oceanside or the owner/ developer, as
28 applicable.

1 54. Use of adjacent properties for construction without permission is prohibited. Developer
2 is required to obtain written permission from adjacent property owners allowing access
3 onto their site. There shall be no trespassing, grading, or construction of any kind on
4 adjacent properties without permission. “Failure to comply will result in the revocation
5 of the grading permit.” This written permission shall be provided to the City prior to the
6 issuance of a grading permit.

7 55. Landscape and irrigation plans for disturbed areas shall be submitted to the City
8 Engineer prior to the issuance of a grading permit and approved by the City Engineer
9 prior to the issuance of building permits. Landscaping plans, including plans for the
10 construction of walls, fences or other structures at or near intersections, must conform to
11 intersection sight distance requirements. Frontage and median landscaping shall be
12 installed and established prior to the issuance of any certificates of occupancy. Securities
13 shall be required only for landscape items in the public right-of-way. Any project fences,
14 sound or privacy walls and monument entry walls/signs shall be shown on, bonded for
15 and built from the approved landscape plans. These features shall also be shown on the
16 precise grading plans for purposes of location only. Plantable, segmental walls shall be
17 designed, reviewed and constructed from grading plans and landscape/irrigation
18 design/construction shall be from landscape plans. All plans must be approved by the
19 City Engineer and a pre-construction meeting held prior to the start of any
20 improvements.

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

25 57. The drainage design shown on the conceptual grading/site plan, and the drainage report
26 for this development plan is conceptual only. The final drainage report and design shall
27 be based upon a hydrologic/hydraulic study that is in accordance with the latest San
28 Diego County Hydrology and Drainage Manual, and is to be approved by the City
Engineer prior to the issuance of a grading permit. All drainage picked up in an

1 underground system shall remain underground until it is discharged into an approved
2 channel, or as otherwise approved by the City Engineer.

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

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

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

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

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

19 63. Owner/developer shall comply with the provisions of the National Pollution Discharge
20 Elimination System (NPDES) General Permit for Storm Water Discharges Associated
21 with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ. The
22 General Permit continues in force and effect until a new General Permit is issued or the
23 SWRCB rescinds this General Permit. Only those owner/developers authorized to
24 discharge under the expiring General Permit are covered by the continued General
25 Permit. Construction activity subject to the General Permit includes clearing, grading,
26 and disturbances to the ground such as stockpiling, or excavation that results in land
27 disturbances of equal to or greater than one acre.

28 64. The owner/developer shall obtain coverage under the General Permit by submitting a
Notice of Intent (NOI) and obtaining a Waste Discharge Identification Number

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

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

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

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

1 The owner/developer shall retain records for a minimum of 10 years. The records shall
2 be made available to the City upon request.

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

15 68. The BMPs described in the project's approved SWQMP shall not be altered in any way,
16 unless reviewed and approved by the City Engineer. The determination of whatever
17 action is required for changes to a project's approved SWQMP shall be made by the City
18 Engineer.

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

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

27 71. Prior to the approval of plans and the issuance of a grading permit, owner/developer
28 shall obtain all necessary permits and clearances from public agencies having
jurisdiction over the project due to its type, size, location, or infrastructure impact. The

1 list of public agencies includes, but is not limited to, Public Utility Companies, the
2 California Department of Transportation (Caltrans), the City of Carlsbad, the City of
3 Vista, Fallbrook, the County of San Diego, the U. S. Army Corps of Engineers, the
4 California Department of Fish & Game, the U. S. Fish and Wildlife Service, the San
5 Diego Regional Water Quality Control Board, and the San Diego County Health
6 Department.

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

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

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

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

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

27 **Fire:**

28 77. Project will comply with the 2022 California Fire Code and all applicable and referenced
Standards along with the currently adopted City of Oceanside Municipal Code.

- 1 a) This includes areas such as but not limited to:
 - 2 i. Water Supply (hydrants, hydrant outlets, hydrant spacing, minimum fire flow
 - 3 required for building, fire flow report/test, etc.)
 - 4 ii. Fire Apparatus Access Roads (widths, dead end lengths, turn-arounds, etc.)
 - 5 iii. Fire Protection Systems (automatic fire sprinkler system requirements,
 - 6 automatic fire alarm requirements, standpipes, FDC location, etc.)

7 78. In addition to the comments provided by other City Departments, several items will be
8 asked for on the building plans to provide detail and analysis of the building including:

- 9 a) Egress plan with occupant load per room or space
- 10 b) Egress and emergency lighting must match between electrical sheets and egress
- 11 sheet
- 12 c) Detail of the elevator to show it will allow space for a gurney
- 13 d) Location of fire suppression equipment:
 - 14 i. FDC on exterior of the building (on the address side of the building within 40'
 - 15 of a fire hydrant)
 - 16 ii. Fire extinguisher locations throughout the building.
 - 17 iii. Fire sprinkler riser
 - 18 iv. Fire alarm panel
- 19 e) Deferred submittal block will include the following but not limited to;
 - 20 i. Fire Underground Systems per the 2019 ed. NFPA 24
 - 21 ii. Automatic Fire Sprinkler System per the 2022 ed. NFPA 13
 - 22 iii. Automatic Fire Alarm System per the 2022 ed. NFPA 72
 - 23 iv. Above Ground Storage Tanks
 - 24 v. Geo-Reference Building Plan
 - 25 vi. Emergency Responder Radio Coverage Systems (if applicable/required)

26 79. All roadways in this project shall be a minimum of 28ft in width with no street parking.

27 80. All roadways shall be a minimum of 10ft away from the building(s) they serve.

28

- 1 81. Roadways shall be provided within 150ft of all exterior walls of the first floor of the
2 building. The 150ft is measured by means of unobstructed route around the exterior of
3 the building. This measurement will be used as your hose pull distance.
- 4 82. A minimum vertical clearance of 13'6" shall be provided and maintained.
- 5 83. Access roadways shall be provided with a 50 foot outside and 30 foot inside turning
6 radius.
- 7 84. Grade shall not exceed 12%.
- 8 85. An approved turnaround shall be provided for all access roadways exceeding 150' in
9 length.
- 10 86. All fire department access roadways shall be painted/striped as Fire Lanes.
- 11 87. Fire hydrants shall be within 400' of all exterior walls of all structures. This is measured
12 by means of unobstructed route around the exterior of the building.
- 13 88. All hydrants will need to be identified as Public or Private.
- 14 89. If private hydrants are to be installed, the fire underground system shall be looped.
- 15 90. Each FDC shall be located within 40' of a hydrant and be located on the same side of the
16 street.
- 17 91. Fire Hydrant at front of property to be bronze.
- 18 92. Building address shall be posted on the street side.
- 19 93. A Knox Box shall be provided on each building.
- 20 94. Any electronic vehicle gate will require a Knox key switch. Any manual vehicle gate
21 will require a Knox padlock.
- 22 95. All utility rooms, such as mechanical, electrical, fire sprinkler riser, etc, shall be labeled
23 accordingly. Keys to these rooms shall be provided inside of the Knox box on the
24 building.
- 25 96. Fire extinguishers are required to be installed in accordance with the 2022 California
26 Fire Code.
- 27 97. Smoke Alarms and Carbon Monoxide Alarms shall be installed throughout in
28 accordance with the 2022 California Fire Code and 2022 California Building Code.

1 98. Emergency egress requirements and emergency egress lighting shall be provided and
2 maintained in accordance with the 2022 California Fire Code and 2022 California
3 Building Code.

4 99. A “Fire Master Plan” will be required as a deferred submittal.

5 **Landscaping:**

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

18 The following landscaping items shall be required prior to plan approval and certificate
19 of occupancy:

- 20 a) Final landscape plans shall accurately show placement of all plant material such as
21 but not limited to trees, shrubs, and groundcovers.
- 22 b) Landscape Architect shall be aware of all utility, sewer, water, gas and storm drain
23 lines and utility easements and place planting locations accordingly to meet City of
24 Oceanside requirements.
- 25 c) Final landscape plans shall be prepared under the direct supervision of a Registered
26 Landscape Architect (State of California), with all drawings bearing their
27 professional stamp and signature.
- 28 d) All required landscape areas both public and private (including trees and palms in
the public rights-of-way) shall be maintained by owner, project association,

1 homeowners association, or successor of the project (including public rights-of-
2 way along Old Grove Road, Trestles Street and Rocky Point Drive). The landscape
3 areas shall be maintained per City of Oceanside requirements.

- 4 e) The As-built/ Maintenance Guarantee (refundable cash deposit) shall not be
5 released until the as-built drawings have been approved on the original approved
6 Mylar landscape plan and the required maintenance period has been successfully
7 terminated.
- 8 f) Proposed landscape species shall fit the site and meet climate changes indicative to
9 their planting location. The selection of plant material shall also be based on
10 cultural, aesthetic, and maintenance considerations. In addition, proposed
11 landscape species shall be low water users as well as meet all fire department
12 requirements.
- 13 g) All planting areas shall be prepared and implemented to the required depth with
14 appropriate soil amendments, fertilizers, and appropriate supplements based upon a
15 soils report from an agricultural suitability soil sample taken from the site.
- 16 h) Ground covers or bark mulch shall fill in between the shrubs to shield the soil from
17 the sun, evapotranspiration and run-off. All the flower and shrub beds shall be
18 mulched to a 3” depth to help conserve water, lower the soil temperature and
19 reduce weed growth.
- 20 i) The shrubs shall be allowed to grow in their natural forms. All landscape
21 improvements shall follow the City of Oceanside Guidelines.
- 22 j) Root barriers shall be installed adjacent to all paving surfaces where a paving surface is
23 located within 6 feet of a tree trunk on site (private) and within 10 feet of a tree trunk in
24 the right-of-way (public). Root barriers shall extend 5 feet in each direction from the
25 centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in
26 depth. Installing a root barrier around the tree’s root ball is unacceptable.
- 27 k) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
28 obtain Planning Division approval for these items in the conditions or application
stage prior to 1st submittal of working drawings.

- 1 l) For the planting and placement of trees and their distances from hardscape and
2 other utilities/ structures the landscape plans shall follow the City of Oceanside's
3 (current) Tree Planting Distances and Spacing Standards.
- 4 m) An automatic irrigation system shall be installed to provide coverage for all
5 planting areas shown on the plan. Low volume equipment shall provide sufficient
6 water for plant growth with a minimum water loss due to water run-off.
- 7 n) Irrigation systems shall use high quality, automatic control valves, controllers and
8 other necessary irrigation equipment. All components shall be of non-corrosive
9 material. All drip systems shall be adequately filtered and regulated per the
10 manufacturer's recommended design parameters.
- 11 o) All irrigation improvements shall follow the City of Oceanside Guidelines and
12 Water Conservation Ordinance.
- 13 p) The landscape plans shall match all plans affiliated with the project.
- 14 q) Landscape construction drawings are required to implement approved Fire
15 Department regulations, codes, and standards at the time of plan approval.
- 16 r) Landscape plans shall comply with Biological and/or Geotechnical reports, as
17 required, shall match the grading and improvement plans, comply with Storm
18 Water Management Plan (SWMP), Hydromodification Plan, or Best Management
19 Practices and meet the satisfaction of the City Engineer.
- 20 s) Existing landscaping on and adjacent to the site shall be protected in place and
21 Supplemented or replaced to meet the satisfaction of the City Engineer.
- 22 t) All pedestrian paving (both decorative and standard) shall comply with the most
23 current edition of the American Disability Act.
- 24 101. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way
25 and within any adjoining public parkways shall be permanently maintained by the
26 owner, his assigns or any successors-in-interest in the property. The maintenance
27 program shall include: a) normal care and irrigation of the landscaping b) repair and
28 replacement of plant materials (including interior trees and street trees) c) irrigation
systems as necessary d) general cleanup of the landscaped and open areas e)

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

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

11 **Planning:**

12 103. This resolution approves the following entitlements:

- 13 a) A Development Plan to construct a 19,348 square-foot fire station with apparatus
14 bays, a 1,000 gallon above-ground diesel fuel tank, and an emergency generator.
- 15 b) A Conditional Use Permit to allow a public safety facility located in the Planned
16 Development-1/Light Industrial Zone;

17 104. The Development Plan and Conditional Use Permit shall expire on December 18, 2026
18 unless implemented as required by Articles 41 and 43 of the Zoning Ordinance or a time
19 extension is granted.

20 105. This development project approval shall become effective and final at the expiration of
21 the appeal period without the filing of a valid appeal. The filing of a valid appeal during
22 the appeal period shall stay the Planning Commission’s decision pending review and
23 final decision by the City Council on the appeal. At such time that the development
24 project approval becomes effective and final, the applicant/developer shall either secure
25 a grading permit, a building permit, or timely file a time extension request prior to the
26 expiration of the development approval. Failure by the applicant/developer to do so will
27 result in the expiration of the development approval and a new development project
28 application(s) submittal and approval will be required for the project to move forward.

- 1 106. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
2 harmless the City of Oceanside, its agents, officers or employees from any claim, action
3 or proceeding against the City, its agents, officers, or employees to attack, set aside, void
4 or annul the City's approval of this development project (D22-00023 and CUP22-
5 00030). The City will promptly notify the applicant of any challenge, claim, suit, action
6 or legal proceeding against the City. The City will cooperate fully with the applicant,
7 permittee or any successor-in-interest in the legal defense of the City's approving action.
- 8 107. Unless expressly waived, all current zoning standards and City ordinances and policies
9 in effect at the time building permits are issued are required to be met by this project.
10 The approval of this project constitutes the applicant's agreement with all statements in
11 the Description and Justification, Application and other materials and information
12 submitted with this application, unless specifically waived by an adopted condition of approval.
- 13 108. A covenant or other recordable document approved by the City Attorney shall be
14 prepared by the property owner and recorded prior to grading permit issuance. The
15 covenant shall provide that the property is subject to this resolution and all listed
16 conditions of approval.
- 17 109. Prior to the transfer of ownership and/or operation of the site, the owner shall provide
18 written copy of the application, staff report and resolution for the project to the new
19 owner and/or operator. This notifications provision shall run with the life of the project
20 and shall be recorded as a covenant on the property.
- 21 110. No deviations from these approved plans and exhibits shall occur without Planning
22 Division approval. Substantial deviations shall require a revision to the Development
23 Plan or a new Development Plan shall be filed.
- 24 111. Elevations, materials, colors, roofing materials and floor plans shall be substantially the
25 same as those approved by the Planning Commission. These shall be shown on plans
26 submitted to the Building Division and Planning Division.
- 27 112. Failure to meet any conditions of approval for this development shall constitute a
28 violation of the Development Plan and Conditional Use Permit.

- 1 113. This Development Plan and Conditional Use Permit shall be called for review by the
2 Planning Commission if complaints are filed and verified as valid by the Code
3 Enforcement Office concerning the violation of any of the approved conditions or does
4 not conform with the information contained in or representations made in the
5 application, any supporting material submitted to the City or during any hearing on the
6 application.
- 7 114. The project shall comply with the provisions of the City's anti-graffiti (Ordinance No.
8 93-19/Section 20.25 of the City Code). These requirements, including the obligation to
9 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
10 Landscape Plan and shall be recorded in the form of a covenant affecting the subject
11 property.
- 12 115. Prior to the issuance of any grading or building permit, the grading or building permit
13 plans shall be reviewed for consistency with the Planning Commission approved
14 discretionary application plans and exhibit. Building elevations, siding materials, colors,
15 roofing materials and floor plans shall be in substantial compliance with those plans and
16 exhibits approved by the Planning Commission.
- 17 116. Building permit plans shall demonstrate that all mechanical (HVAC) rooftop and
18 ground-mounted equipment will be completely screened from public view as required by
19 the Zoning Ordinance and that all mechanical HVAC equipment, screens and/or vents
20 shall be painted with non-reflective paint to match the roof.
- 21 117. Parking spaces shall be kept available and useable for the parking of vehicles at all times.
- 22 118. Outdoor lighting shall be low emission, shielded, and directed away from neighboring
23 properties.
- 24 119. All fencing and walls constructed with the project shall be in conformance with the
25 approved Development Plan.
- 26 120. Renewable Energy Facilities (Zoning Ordinance Article 30, Section 3048): The project
27 shall install and maintain renewable energy facilities (e.g. solar photovoltaic systems)
28 that supply at least 50 percent of forecasted electricity demand. Installation shall be
completed prior to building occupancy.

- 1 121. Electric Vehicle Parking and Charging Facilities (Zoning Ordinance Article 30, Section
2 3048): Prior to issuance of building permits, the project shall comply with non-
3 residential electric vehicle (EV) parking and charging facility requirements as provided
4 in Table 2 of Article 30, Section 3048 of the Zoning Ordinance.
- 5 122. Urban Forestry Program (Zoning Ordinance Article 30, Section 3049): Prior to issuance
6 of building permits, the project shall comply with the urban forestry standards outlined
7 in Table 1 of Article 30, Section 3049 of the Zoning Ordinance:
- 8 a) Project site area of 1 acre or more shall provide a minimum tree canopy area of
9 12 percent and a minimum permeable surface area of 22 percent.
- 10 b) The project must also provide a Landscape and Tree Canopy Management Plan
11 (LTCMP). The LTCMP shall include information regarding regular, seasonal,
12 and emergency maintenance, trash abatement, irrigation, tree/plant care, tree
13 replacement, insect and disease infestation prevention, integrated pest
14 management, and appropriate response process etc. Projects that do not maintain
15 landscape in a manner consistent with the approved LTCMP shall be subject to
16 code enforcement action.
- 17 123. All mitigation measures identified in the certified Environmental Impact Report (SCH
18 No. 2004071011) and Supplemental Environmental Impact Report for the Pacific Coast
19 Business Park shall be complied with as stated in that document.
- 20 124. Prior to the issuance of a Grading Permit, the Applicant/Owner shall enter into a pre-
21 excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and
22 Tribal Monitoring Agreement with the “Traditionally and Culturally Affiliated (TCA)
23 Native American Monitor associated with a TCA Luiseño Tribe”. A copy of the
24 agreement shall be included in the Grading Plan Submittals for the Grading Permit. The
25 purpose of this agreement shall be to formalize protocols and procedures between the
26 Applicant/Owner and the “Traditionally and Culturally Affiliated (TCA) Native
27 American Monitor associated with a TCA Luiseño Tribe” for the protection and
28 treatment of, including but not limited to, Native American human remains, funerary
objects, cultural and religious landscapes, ceremonial items, traditional gathering areas

1 and tribal cultural resources, located and/or discovered through a monitoring program in
2 conjunction with the construction of the proposed project, including additional
3 archaeological surveys and/or studies, excavations, geotechnical investigations, grading,
4 and all other ground disturbing activities. At the discretion of the Luiseño Native
5 American Monitor, artifacts may be made available for 3D scanning/printing, with
6 scanned/printed materials to be curated at a local repository meeting the federal
7 standards of 36CFR79.

8 125. Prior to the issuance of a Grading Permit, the Applicant/Owner shall enter into a pre-
9 excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and
10 Tribal Monitoring Agreement with the “Traditionally and Culturally Affiliated (TCA)
11 Native American Monitor associated with a TCA Luiseño Tribe”. A copy of the
12 agreement shall be included in the Grading Plan Submittals for the Grading Permit. The
13 purpose of this agreement shall be to formalize protocols and procedures between the
14 Applicant/Owner and the “Traditionally and Culturally Affiliated (TCA) Native
15 American Monitor associated with a TCA Luiseño Tribe” for the protection and
16 treatment of, including but not limited to, Native American human remains, funerary
17 objects, cultural and religious landscapes, ceremonial items, traditional gathering areas
18 and tribal cultural resources, located and/or discovered through a monitoring program in
19 conjunction with the construction of the proposed project, including additional
20 archaeological surveys and/or studies, excavations, geotechnical investigations, grading,
21 and all other ground disturbing activities. At the discretion of the Luiseño Native
22 American Monitor, artifacts may be made available for 3D scanning/printing, with
23 scanned/printed materials to be curated at a local repository meeting the federal
24 standards of 36CFR79.

25 126. The Qualified Archaeologist shall maintain ongoing collaborative consultation with the
26 Luiseño Native American monitor during all ground disturbing activities. The
27 requirement for the monitoring program shall be noted on all applicable construction
28 documents, including demolition plans, grading plans, etc. The Applicant/Owner or

1 Grading Contractor shall notify the City of Oceanside Planning Division of the start and
2 end of all ground disturbing activities.

3 127. The Qualified Archaeologist and Luiseño Native American Monitor shall attend all
4 applicable pre-construction meetings with the General Contractor and/or associated
5 Subcontractors to present the archaeological monitoring program. The Qualified
6 Archaeologist and Luiseño Native American Monitor shall be present on-site full-time
7 during grubbing, grading and/or other ground altering activities, including the placement
8 of imported fill materials or fill used from other areas of the project site, to identify any
9 evidence of potential archaeological or tribal cultural resources. All fill materials shall
10 be absent of any and all tribal cultural resources.

11 128. In order for potentially significant archaeological artifact deposits and/or cultural
12 resources to be readily detected during mitigation monitoring, a written "Controlled
13 Grade Procedure" shall be prepared by a Qualified Archaeologist, in consultation with
14 the Luiseño Native American monitor, other TCA Luiseño Tribes that have participated
15 in the state-prescribed process for this project, and the Applicant/Owner, subject to the
16 approval of City representatives. The Controlled Grade Procedure shall establish
17 requirements for any ground disturbing work with machinery occurring in and around
18 areas the Qualified Archaeologist and Luiseño Native American monitor determine to be
19 sensitive through the cultural resource mitigation monitoring process. The Controlled
20 Grade Procedure shall include, but not be limited to, appropriate operating pace,
21 increments of removal, weight and other characteristics of the earth disturbing
22 equipment. A copy of the Controlled Grade Procedure shall be included in the Grading
23 Plan Submittals for the Grading Permit.

24 129. The Qualified Archaeologist or the Luiseño Native American monitor may halt ground
25 disturbing activities if unknown tribal cultural resources, archaeological artifact deposits
26 or cultural features are discovered. Ground disturbing activities shall be directed away
27 from these deposits to allow a determination of potential importance. Isolates and clearly
28 non-significant deposits will be minimally documented in the field, and before grading
proceeds these items shall be secured until they can be repatriated. If items cannot be

1 securely stored on the project site, they may be stored in off-site facilities located in San
2 Diego County. If the Qualified Archaeologist and Luiseño Native American monitor
3 determine that the unearthened tribal cultural resource, artifact deposits or cultural features
4 are considered potentially significant TCA Luiseño Tribes that have participated in the
5 state-prescribed consultation process for this project shall be notified and consulted
6 regarding the respectful and dignified treatment of those resources. The avoidance and
7 protection of the significant tribal cultural resource and/or unique archaeological
8 resource is the preferable mitigation. If, however, it is determined by the City that
9 avoidance of the resource is infeasible, and it is determined that a data recovery plan is
10 necessary by the City as the Lead Agency under CEQA, TCA Luiseño Tribes that have
11 participated in the state-prescribed consultation process for this project shall be notified
12 and consulted regarding the drafting and finalization of any such recovery plan. For
13 significant tribal cultural resources, artifact deposits or cultural features that are part of a
14 data recovery plan, an adequate artifact sample to address research avenues previously
15 identified for sites in the area will be collected using professional archaeological
16 collection methods. The data recovery plan shall also incorporate and reflect the tribal
17 values of the TCA Luiseño Tribes that have participated in the state-prescribed
18 consultation process for this project. If the Qualified Archaeologist collects such
19 resources, the Luiseño Native American monitor must be present during any testing or
20 cataloging of those resources. Moreover, if the Qualified Archaeologist does not collect
21 the tribal cultural resources that are unearthened during the ground disturbing activities, the
22 Luiseño Native American monitor, may at their discretion, collect said resources and
23 provide them to the appropriate TCA Luiseño Tribe, as determined through the
24 appropriate process, for respectful and dignified treatment in accordance with the Tribe's
25 cultural and spiritual traditions. Ground disturbing activities shall not resume until the
26 Qualified Archaeologist, in consultation with the Luiseño Native American Monitor,
27 deems the cultural resource or feature has been appropriately documented and/or
28 protected.

- 1 130. The landowner shall relinquish ownership of all tribal cultural resources unearthed
2 during the cultural resource mitigation monitoring conducted during all ground
3 disturbing activities, and from any previous archaeological studies or excavations on the
4 project site to the appropriate TCA Luiseño Tribe, as determined through the appropriate
5 process, for respectful and dignified treatment and disposition, including reburial at a
6 protected location on-site, in accordance with the Tribe's cultural and spiritual traditions.
7 All cultural materials that are associated with burial and/or funerary goods will be
8 repatriated to the Most Likely Descendant as determined by the Native American
9 Heritage Commission per California Public Resources Code Section 5097.98. No tribal
10 cultural resources shall be subject to curation.
- 11 131. Prior to the release of the grading bond, a monitoring report and/or evaluation report, if
12 appropriate, which describes the results, analysis and conclusions of the archaeological
13 monitoring program (e.g., data recovery plan) shall be submitted by the Qualified
14 Archaeologist, along with the Luiseño Native American monitor's notes and comments,
15 to the City of Oceanside Planning Division for approval.
- 16 132. As specified by California Health and Safety Code Section 7050.5, if human remains are
17 found on the project site during construction or during archaeological work, the person
18 responsible for the excavation, or his or her authorized representative, shall immediately
19 notify the San Diego County Office of the Medical Examiner by telephone. No further
20 excavation or disturbance of the site or any nearby area reasonably suspected to overlie
21 adjacent remains shall occur until the Medical Examiner has made the necessary
22 findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such
23 a discovery occurs, a temporary construction exclusion zone shall be established
24 surrounding the area of the discovery so that the area would be protected, and
25 consultation and treatment could occur as prescribed by law. If suspected Native
26 American remains are discovered, the remains shall be kept in-situ, or in a secure
27 location in close proximity to where they were found, and the analysis of the remains
28 shall only occur on-site in the presence of a Luiseño Native American monitor. By law,
the Medical Examiner will determine within two working days of being notified if the

1 remains are subject to his or her authority. If the Medical Examiner identifies the
2 remains to be of Native American ancestry, he or she shall contact the Native American
3 Heritage Commission (NAHC) within 24 hours. The NAHC shall make a determination
4 as to the Most Likely Descendent.
5

6 **Solid Waste:**

7 133. The project must demonstrate adequate solid waste service and storage for all three
8 streams (solid waste, recycling, and food scraps). Please label bins for solid waste,
9 recycling, and food scraps to ensure service and storage for all three streams. For
10 dimensions of the bins please refer to the City of Oceanside Enclosure Guidelines.

11 134. Enclosure location(s) cannot block the alleyway, public right of way, or create a public
12 nuisance. For reference on enclosure examples and turning radius requirements, refer to
13 the City of Oceanside Enclosure Guidelines

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

21 **Water Utilities:**

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

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

1 138. The property owner shall maintain private water and wastewater utilities located on
2 private property.

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

5 140. Provide a separate irrigation water meter. The irrigation meter shall be located for future
6 connection to the City's recycled water system. An address assignment will need to be
7 completed for the meter, and can be processed through the City Planning Department.

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

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

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

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

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

24 145. No trees, structures or building overhang shall be located within any water or
25 wastewater utility easement.

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

27 147. Water facilities, backflows or meters, shall have a minimum 10' separation from trees.
28 Palm tree minimum separation is lowered to 5' from water facilities.

- 1 148. All lots with a finish pad elevation located below the elevation of the next upstream
2 manhole cover of the public sewer shall be protected from backflow of sewage by
3 installing and maintaining an approved type backwater valve, per the latest adopted
4 California Plumbing Code.
- 5 149. An inspection manhole as described by the *Water, Sewer, and Recycled Water Design*
6 *and Construction Manual*, shall be on each building sewer lateral and the location shall
7 be called out on the approved engineering plans.
- 8 150. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 & 18-
9 OR0021-1 relating to food service establishments shall be on each building sewer when
10 deemed necessary in an appropriate outside location and shall be maintained by the
11 property owner. The grease interceptor shall be shown on Engineering Plans with
12 reference to Building Plans for design and detail.
- 13 151. Connections to a public sewer main with a 6-inch or larger sewer lateral will require a
14 new sewer manhole for connection to main per Section 3.3 of *Water, Sewer, and*
15 *Recycled Water Design and Construction Manual*.
- 16 152. Connection to an existing sewer manhole will require rehabilitation of the manhole per
17 City standards. Rehabilitation may include, but not be limited to, re-channeling of the
18 manhole base, surface preparation and coating the interior of the manhole, and replacing
19 the manhole cone with a 36" opening and double ring manhole frame and lid.
- 20 153. Recycled water is anticipated to be supplied to the property in the near future. When
21 recycled water becomes available, this property shall be required to convert its irrigation
22 supply to recycled water. The irrigation system shall be designed in anticipation of a
23 future recycled water service and meter off Trestles Street.
- 24 154. Developer shall prepare and submit recycled water irrigation plans to the Water Utilities
25 Department for an independent review and pay a separate recycled water review fee. The
26 review shall include the processing, plan submittal, permitting, inspection, and testing of
27 the proposed irrigation system for approval by the State Water Resources Control Board
28 / San Diego County Department of Environmental Health and Quality for on-site
recycled water use. If Development is responsible for the irrigation or maintenance of

1 any landscaping in the right-of-way, then a separate/dedicated recycled irrigation meter
2 and service shall be required for this irrigation system. Local regulations do not permit a
3 single irrigation meter to service landscaping areas across property lines.

4 155. A separate irrigation meter and connection with an approved backflow prevention device
5 is required to serve landscaped areas and shall be displayed on the plans. The irrigation
6 meter shall be located for future connection to the City's recycled water system.

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

9 157. Provide stationing and offsets for existing and proposed water service connections and
10 sewer laterals on plans.

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

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

16 159. Show location and size of existing and proposed water meter(s) on site plan of building
17 plans. Show waterline from proposed meter to connection point to building.

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

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

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

24 163. If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1, then
25 building plans must show sizing calculations per the latest California Plumbing Code,
26 the location, the make and model, and plumbing schematic showing the required
27 appurtenances at each building sewer lateral.

28

1 164. 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 PASSED AND ADOPTED Resolution No. 2023-P30 on December 18, 2023, by the
5 following vote, to wit:

6 AYES:
7 NAYS:
8 ABSENT:
8 ABSTAIN:

9 _____
10 Tom Rosales, Chairperson
10 Oceanside Planning Commission

11 ATTEST:
12 _____
13 Sergio Madera, Secretary

14 I, SERGIO MADERA, Secretary of the Oceanside Planning Commission, hereby certify that
15 this is a true and correct copy of Resolution No. 2023-P30.

16 Dated: December 18, 2023

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