



DATE: August 11, 2025

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A GENERAL PLAN AMENDMENT (GPA24-00002) TO CHANGE THE LAND USE DESIGNATION FROM CIVIC INSTITUTIONAL TO MEDIUM DENSITY RESIDENTIAL C, ZONE AMENDMENT (ZA24-00001) TO CHANGE THE ZONING DESIGNATION FROM PUBLIC/SEMI-PUBLIC TO PLANNED DEVELOPMENT; AND A TENTATIVE MAP (T24-00002) AND DEVELOPMENT PLAN (D24-00010) FOR THE CONSTRUCTION OF A PLANNED DEVELOPMENT COMMUNITY COMPRISED OF 140 TOWNHOMES AT THE FORMER GARRISON ELEMENTARY SCHOOL LOCATED AT 333 GARRISON STREET – GARRISON STREET DEVELOPMENT – APPLICANT: THE TRUE LIFE COMPANIES, LLC**

RECOMMENDATION

Staff recommends that the Planning Commission:

- 1) Adopt Planning Commission Resolution No. 2025-P21 recommending City Council adoption of a Mitigated Negative Declaration (SCH No. 2025060730) and approval of General Plan Amendment (GPA24-00002), Zone Amendment (ZA24-00001), Tentative Map (T24-00002) and Development Plan (D24-00010) to change the General Plan and zoning designation of an 8.32-acre site to allow for the construction of a 140-unit residential development.

BACKGROUND AND PROJECT DESCRIPTION

Background: The project site consists of 8.3 acres of the former Garrison Elementary School located at 333 Garrison Street (APN: 162-020-26). Records indicate the school was constructed in the 1960's and became operational in 1970. In 2019, the Oceanside Unified School District (OUSD) closed the school due to declining enrollment and excessive maintenance and rehabilitation costs, partially stemming from a failed stormdrain on the property which resulted in a sinkhole. OUSD and the applicant, The True Life Companies, LLC, would transfer ownership of the property upon approval of the proposed project.

Approximately 1.3 acres of the 8.3-acre site has an existing General Plan land use designation of Residential Medium Density C (MDC-R) and a corresponding zoning designation of RM-C. The balance of the site has an existing land use designation of Civic

Institutional (CI) and zoning designation of Public/Semi-Public (PS). Surrounding land uses include multifamily residential properties to the north, south, and east, and single-family residences to the west. An approximately 60- to 85-foot manufactured slope separates the site from the single-family subdivision to the west.

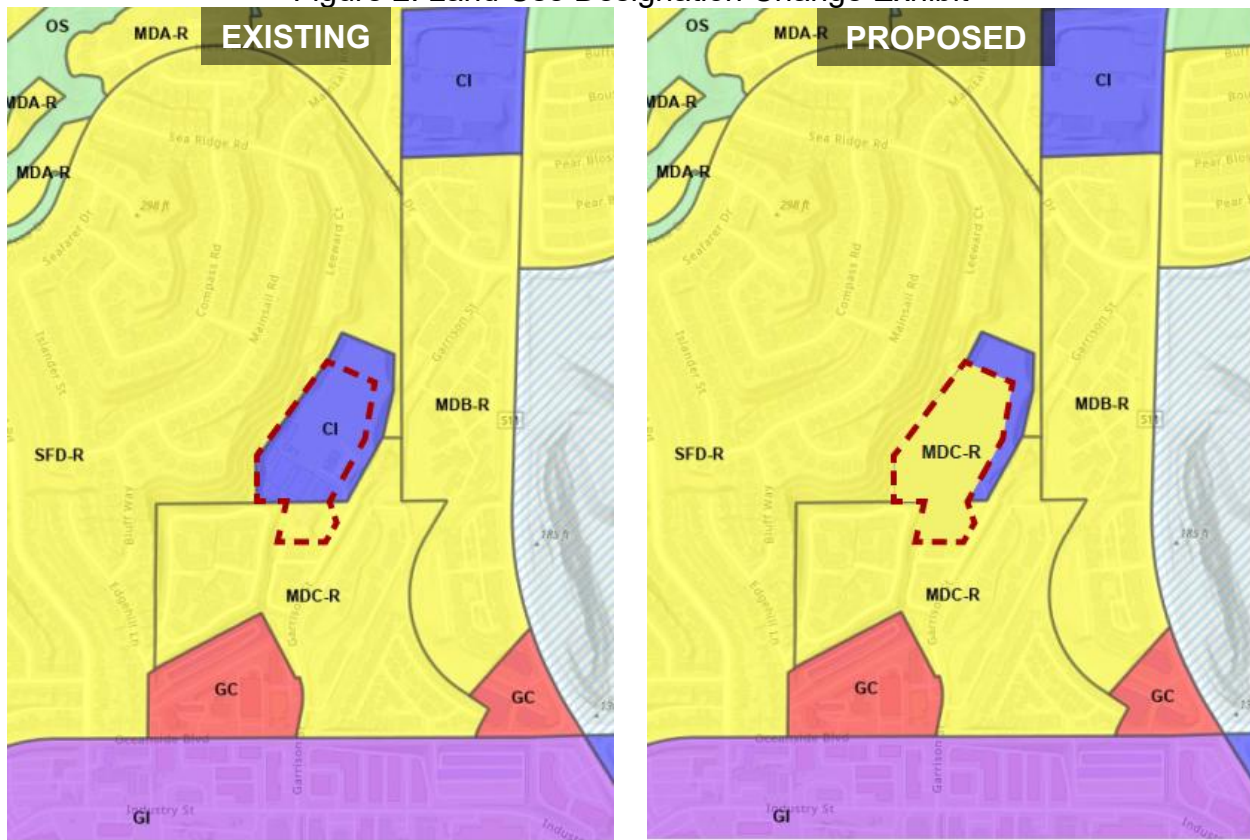
Figure 1: Location Map



Project Description: The proposed project requires five separate entitlements: a General Plan Amendment, Zone Amendment, Tentative Map, Development Plan, and Density Bonus. These entitlements involve the following:

General Plan Amendment (GPA24-00002) represents a request to change the existing General Plan land use designation to allow for medium density residential uses. Currently, the project site consists of approximately 1.3 acres with a land use designation of Medium Density C Residential (MDC-R) and approximately 7.0 acres with a land use designation of Civic Institutional (CI), which does not allow for residential development. The applicant proposes to change the land use designation so that the entire site is MDC-R. The maximum density allowed under the MDC-R designation is 20.9 dwelling units per acre (du/acre). Figure 2 below depicts the existing and proposed General Plan land use designation for the project site and its immediate surroundings.

Figure 2: Land Use Designation Change Exhibit

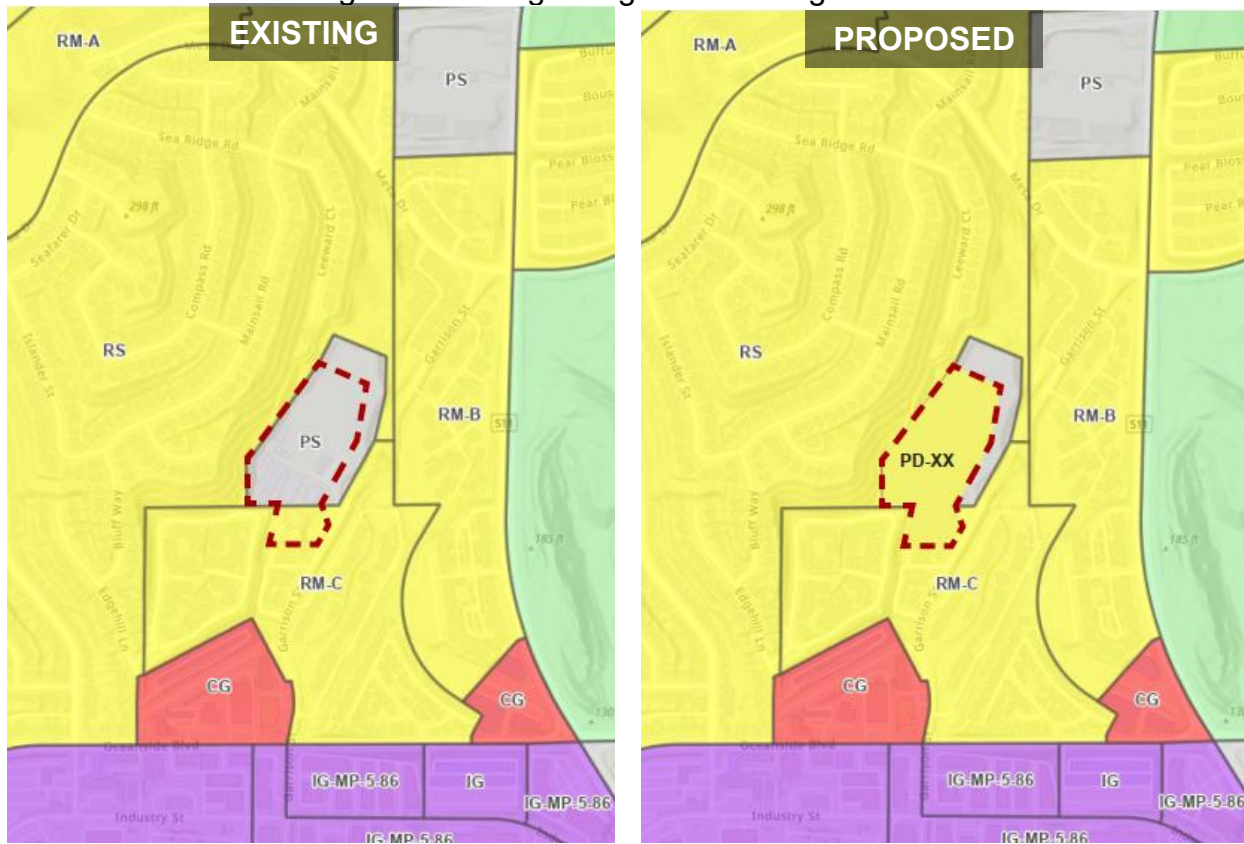


Zone Amendment (ZA24-00001) represents a request to change the existing zoning designation from RM-C (approximately 1.3 acres) and PS (approximately 7.0 acres) to Planned Development District (PD). Per Article 17 of the Zoning Ordinance, an application to reclassify a property to the PD District shall be accompanied by a PD plan and a Development Plan and be considered as a single project. The submitted application would establish the proposed Oceanside Garrison Street Planned Development Plan as the operative zoning for the project site.

In accordance with Article 17 of the Zoning Ordinance, PD plans seek to avoid monotony in design, speculative rezoning applications, and potential poor urban design stemming from strict application of zoning standards primarily crafted for small parcels by affording greater flexibility to create projects which are sensitive to the context of the site and the surrounding community. While the proposed PD zoning designation for the project site denotes a site-specific PD Plan that allows for deviation from development standards for standard residential zoning districts, the housing type (multiple unit structures) and density proposed (16.9 du/acre) must remain consistent with the standard zoning designation associated with the MDC-R General Plan designation (i.e. RM-C). The PD Plan prepared for this project (Oceanside Garrison Street Planned Development Plan) has been included as Attachment 3 to this staff report.

The project site's existing and proposed zoning are depicted in the figure below.

Figure 3: Zoning Designation Change Exhibit



Tentative Map (T24-00002) proposes a condominium map to allow individual ownership of the units and an undivided interest in the common areas, which would be managed by a homeowner’s association.

Development Plan (D24-00010) represents a request to construct 140 townhomes with associated improvements including common recreation areas, enhanced landscaping, a private road, and a public pocket park. As previously noted, the re-designation of property to the PD District requires both the establishment of a PD Plan and approval of a Development Plan. The proposed project includes the Oceanside Garrison Street Planned Development Plan, which would serve as the regulatory document for development at the project site.

Site Plan: The proposed project has been designed with 22 buildings, each containing four to eight units, along an interior private street. Individual drive aisles between the buildings would provide access to the ground-floor garages. An approximately 10,900-square foot pocket park, which would be open to the public, as well as a separate smaller landscape area would be located at the entrance to the site. The pocket park would also double as a stormwater detention vault with large storage chambers underneath the lawn and play areas. Tree-lined footpaths would be provided between the fronts of adjacent buildings as well as in the rear of the project. A modest dog run would be also provided in the rear of the project site. Perimeter landscaping would surround the site on all sides

to provide a visual buffer from surrounding properties. In total, 33,300 square feet of common open space is proposed.

Figure 4: Site Plan



Architecture: Two design schemes are proposed for the townhomes which would visually separate the inner row of structures from the outer row, as shown below. Both are considered a Contemporary style with coastal influences. Flat roofs are proposed for all structures. As shown below, significant façade articulation as well as a wide variety of colors and materials are proposed in line with current trends. Specifically, the outer ring of buildings would consist mostly of stucco with some accent siding on the upper floors and brick veneer on the ground floor, with a grey/beige/red color palette. The inner ring of buildings would also consist mostly of stucco with some areas clad with siding and woodgrain shiplap siding accents, with an earth tone color palette.

Figure 5: Architecture



The three-story townhomes would have a maximum height of approximately 36 feet and be configured in buildings consisting of four to eight residences. Homes would range in size from 1,364 to 2,093 square feet. Table 1 below provides a summary of the different floorplans provided in the project. Each unit would have a two-car garage and private open space in the form of a balcony.

Table 1: Floorplan Summary

<u>3 Story Townhomes A:</u>				
<u>Plan</u>	<u>Type</u>	<u>Area</u>	<u>Quantity</u>	
P1	2 Bed/ 2.5 Bath	1364 sf Net	10 du	
P2	2 Bed/ 2.5 Bath	1378 sf Net	20 du	
P3	3 Bed/ 2.5 Bath	1561 sf Net	10 du	
P4	3 Bed/ 3.5 Bath	1747 sf Net	20 du	
P5	3 Bed/ 3.5 Bath	1788 sf Net	41 du	
P6	4 Bed/ 3.5 Bath	1948 sf Net	17 du	
P7	4 Bed/ 3.5 Bath	2093 sf Net	22 du	
Total:			140 du	

Vehicle Circulation and Parking: Primary access to the site would utilize a new driveway on Garrison Street near the existing elementary school exit. Secondary access for

emergency vehicles would be provided near the site's northern boundary, utilizing a proposed access road which would service a proposed sewer lift station just north of the project site. Individual garages would be accessed via shared drive aisles branching off of the main private road. 38 guest parking spaces would be provided throughout the project site. Each home would be equipped with a two-car garage, with some in a tandem configuration.

Traffic: The proposed project is estimated to result in 973 average daily vehicle trips (ADT) coming to and from the site. Assuming a trip generation rate of 1.89 trips per student (Institute of Traffic Engineers – Trip Generation Manual), and enrollment of 415 to 915 students, the previous school use generated 785 to 1,720 average daily weekday vehicle trips until it shuttered. Regardless, the project would be required to pay for traffic detection improvements at the intersection of El Camino Real and Oceanside Boulevard prior to occupancy of the homes to offset potential traffic impacts.

Density Bonus Application (DB25-00004) is included because the project proposes to reserve 14 units—10 percent of the total unit count—for sale at prices affordable to moderate-income households, as defined by Health and Safety Code Section 50093. Based on this commitment, the project qualifies for a five percent increase above the maximum allowable density under the proposed land use designation. It also becomes eligible for one concession to reduce an identifiable development cost and for waivers of development standards that would otherwise physically preclude the project at the proposed density. However, the applicant has chosen not to utilize the additional density, concession, or waivers.

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 project for consistency with the following goals, objectives, and policies of the City's General Plan as follows:

A. Land Use Element

Community Enhancement

Goal: The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character, and image of Oceanside as a safe, attractive, desirable, and well-balanced community.

1.1 Community Values

Objective: To ensure the enhancement of long-term community and neighborhood values

through effective land use planning.

Policy A: Land uses shall be attractively planned and benefit the community.

Policy B: Land uses shall not significantly distract from nor negatively impact surrounding conforming land uses.

Policy C: The City shall analyze the long-term effects of all proposed development to assure both the present and future social, economical, and physical enhancement of the community.

The proposed project is attractively planned and thus would not distract from nor negatively impact surrounding land uses. The site design and architecture would result in high-quality development of appropriate scale that would be adequately separated from adjacent single-family homes by the existing vegetated slopes. The project would provide social, economic, and physical enhancement by constructing and maintaining a pocket park at the entrance to the project, having a net surplus regarding tax revenues and expenditures, and implementing the standard street and utility improvement requirements for new development.

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 B: 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.

Policy C: The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.

Re-designating the property to allow for residential uses would contribute to the proper balance of land uses in the community as the City strives to meet its Regional Housing Needs Allocation and develop critically-needed housing at various affordability levels. Redevelopment of the project site into a residential land use would be consistent with existing surrounding residential uses and provide housing in proximity to existing transit and employment centers. Replacing the shuttered Garrison Elementary School with the proposed project would result in similar or reduced ADT traffic volumes. As such, the proposed project would not create an overburdened City circulation system beyond its design capacity.

1.12 Land Use Compatibility

Objective: To minimize conflicts with adjacent or related land uses.

Policy A: Adequate setbacks, buffering, and/or innovative site design shall be required.

Policy B: The use of land shall not create negative visual impacts to surrounding land uses.

Policy C: The use of land shall not subject people to potential sources of objectionable noise, light, odors, and other emissions or to exposure to toxic, radioactive or other dangerous materials.

With high-quality architecture and abundant landscaping along the project perimeter, the proposed project is attractively designed and thus would not distract from nor negatively impact surrounding land uses. The proposed project would not subject surrounding properties to objectionable noise, light, odors, or other emissions. As demonstrated by the noise analysis associated with the Mitigated Negative Declaration prepared for the proposed project, noise generated by the project would not exceed the thresholds established by the City's Noise Ordinance.

1.16 Housing

Objective: To ensure that decent, safe and sanitary housing is available to all current and future residents of the community at a cost that is within the reach of the diverse economic segments of Oceanside.

Policy B: The City shall strive to produce opportunities for decent and affordable housing in a pleasant environment for all Oceanside's residents.

Policy C: The City shall ensure that housing is developed in areas with adequate access to employment opportunities, community facilities, and public services.

Policy D: The City shall encourage development of a variety of housing opportunities, with special emphasis on providing:

- 1) A broad range of housing types, with varied levels of amenities and number of bedrooms

Policy E: The City shall protect, encourage, and where feasible, provide housing opportunities for persons of low and moderate income.

The proposed project would provide 126 market-rate and 14 deed-restricted moderate-income residences providing housing in a community with adequate access to employment centers and recreational facilities. Providing 140 attached townhomes would create more variety in housing choices in the community as the site is surrounded by apartment complexes to the south and east, a condo complex to the west, and single-family homes to the north. The project site consists of an infill location in an urbanized area with adequate access to employment opportunities, community facilities, and public

services.

1.17 Public Facilities Management

Objective: To provide a consistent and high level quality of public services and facilities to the residents of the City.

Policy D: Compact and infill development should be encouraged to concentrate expenditures for public services.

The project site is an infill lot within an existing, established neighborhood. Providing medium-density housing in such a location assists in reducing average costs for public services.

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 architectural design of the proposed townhomes would visually enhance the surrounding neighborhood given that the project would replace a shuttered, outdated school with newly-constructed homes of modern architecture and quality materials.

2.3 Potential Range of Residential Densities

Objective: To direct and encourage the proper type, location, timing, and design of housing to benefit the community consistent with the enhancement and establishment of neighborhoods and a well balanced and organized City.

Policy 2.32 B: Residential projects that possess an excellence of design features shall be granted the ability to achieve densities above the base density.

The proposed project exceeds the base requirements of development by including a publicly accessible pocket park, reserving 14 units for moderate-income households, and proposing quality architecture and exterior building materials.

B. Economic Development Element

Goal EDE-3a: The City will identify and address the long-term fiscal impacts of any proposed re-designations of property.

Policy EDE-3a-1: Require that proposals to change land use and zoning designations be accompanied by robust fiscal impact assessment in order to ensure an informed decision-

making process.

As depicted in Figure 6, the Fiscal Impact Analysis found the net fiscal impact of the proposed project would result in an annual surplus to the City’s general fund, while the former elementary school (which was allowed under existing land use and zoning regulations) resulted in a nominal annual deficit to the City’s general fund. The Fiscal Impact Analysis (Attachment 4) prepared for the project revealed that the annual recurring surplus to the City’s general fund at project buildout would be approximately \$115k. The proposed project would be expected to have an approximately \$123k annual benefit to the City (relative to its previous use as an elementary school).

Figure 6: Fiscal Impact Comparison

Proposed Residential Project	
General Fund Revenues	\$555,275
General Fund Expenses	440,309
General Fund Surplus/(Deficit)	\$114,966
Current Zoning - Public Elementary School	
General Fund Revenues	\$11,458
General Fund Expenses	19,333
General Fund Surplus/(Deficit)	(\$7,875)
General Fund Benefit of Proposed Residential Project vs. Operating Elementary School	\$122,840

C. Energy and Climate Action Element

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.

The proposed project includes installation of solar photovoltaic panels on the rooftops of the buildings. The solar panels are sized to provide 50 percent of the annual forecasted electricity demand, consistent with City requirements for new development. Additionally, the new homes would be all-electric and designed to include energy-saving features such as high-efficiency windows and appliances.

D. Housing Element

Goal 2: Encourage the development of a variety of housing opportunities.

Policy 2.1: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income level, with higher densities being focused in the vicinity of transit stops, smart growth focus areas, and in proximity to significant concentrations of employment opportunities.

The proposed project would re-designate institutional land for residential uses and provide housing for a range of household sizes (two to four bedrooms) and income levels (estimated from \$642k to \$900k, not including the 14 units reserved for moderate-income households). Proposed at 16.9 dwelling units per acre, the project would provide medium density residential uses in proximity to transit and employment opportunities.

Goal 3: Protect, encourage, and provide housing opportunities for persons of low and moderate income.

Policy 3.8: Encourage inclusionary housing to be built on or off-site for new housing projects rather than pay in-lieu fee.

The proposed project has committed to providing 10 percent of the total units (14 units) at a level affordable to moderate-income households on site. The affordable units would be spread around the project so as to not concentrate them in one location. Pursuant to the City's Inclusionary Housing requirement, "No development plan for a residential project of 10 or more units... shall be approved in any area of the city unless at least 15 percent of such housing units are reserved for sale to lower- and moderate-income households or reserved as rental units for low-income households. While the proposed project would result in 14 units reserved for moderate-income households, a pro-rated in-lieu fee would be paid to the City's Housing Division to cover the balance of the Inclusionary Housing requirement.

2. Zoning Ordinance Compliance

As previously mentioned, the project includes a request to change the existing zoning designation to Planned Development (PD). A PD Plan has been prepared pursuant to Article 17 of the Zoning Ordinance and meets the following development regulations established for PD districts:

- Minimum Area. As described in Section 1703 of the Zoning Ordinance, the minimum net area of a PD district shall be 4 acres. The proposed project has a net area of 8.3 acres.
- Residential Unit Density. Residential unit types included in a PD district shall conform to the applicable residential unit types for the corresponding General Plan land use designation and the total number of dwelling units in a PD Plan shall not exceed the maximum number permitted by the General Plan. A PD Plan may exceed the base density if the plan conforms to the provisions of Section 2.3 of the Land Use Element of the General Plan. The proposed project includes a General Plan Amendment to change the land use designation to MDC-R. The project

includes 140 attached townhomes, which are considered Multiple Unit Structures. Multiple Unit Structures are allowed under the MDC-R land use designation. Because the proposed project would include several features that exceed minimum requirements (and therefore provide a benefit to the surrounding community), it would be subject to the maximum potential density of the MDC-R land use designation of 20.9 dwelling units per acre. Proposed at 16.9 dwelling units per acre, the project is within the density range allowed by the General Plan.

In accordance with Section 1706 of the Zoning Ordinance, the Planning Commission shall consider an application for reclassification to a PD District at the same time as reviewing the accompanying Development Plan. The proposed PD Plan and Development Plan must meet the required findings for approval by providing a development that: 1) complies with the General Plan; 2) provides quality urban design; 3) provides justification for deviations from base district regulations; and 4) includes adequate provisions for utilities, services, and emergency vehicle access.

Land use and development on the project site would be governed by the Oceanside Garrison Street Planned Development Plan. The PD Plan is included as Attachment 3 to the staff report. The following table compares the proposed PD Plan development standards to the base zoning standards which would correlate to the underlying zoning associated with the proposed MDC-R land use designation. As the following table demonstrates, the project complies with or exceeds the development standards for the RM-C Zoning District, with the exception of garage configuration, maximum building height, alley setbacks, and maximum retaining wall height.

Table 2: Development Regulations Compliance Summary

Standard	RM-C	PD Plan	Dev. Plan
Density			
Min. Site Area/Unit	2,000 sf	2,000 sf	2,583 sf
Max. Site Area/Unit	2,500 sf	2,500 sf	
Base Density	15.1 du/ac	15.1 du/ac	16.9 du/ac
Max. Density	20.9 du/ac	20.9 du/ac	
Min. Lot Area	7,500 sf	7,500 sf	361,548 sf
Min. Lot Width	60 ft	60 ft	~ 995 ft
Minimum Building Setbacks			
Front Yard	15 ft	15 ft	107 ft
Side Yard	5 ft	5 ft	7 ft
Corner Side Yard	10 ft	10 ft	10 ft
Rear Yard	15 ft	15 ft	15 ft
Private Drive Aisle (Alley)	5 ft (0 ft garage)	0 ft	3 ft
Other Standards			
Max Building Height	36 ft	40 ft	36 ft
Maximum Coverage	-	-	30.3%

Standard	RM-C	PD Plan	Dev. Plan
Max. Fence and Wall Height	6' maximum (3.5' front yard)	6' max (3.5' front yard) Retaining Walls 8 ft max	6 ft
Parking			
Garage	2 spaces / unit	2 spaces / unit Tandem allowed	2 spaces / unit Some tandem
Guest	1 space + 20% total number of units = 29	1 space + 20% total number of units = 29	38
Vehicular Access Lane width	24' (28' for fire lane)	24' (28' for fire lane)	24' (28' for fire lane)
Usable Open Space			
Basic Requirement	300 sf/unit	300 sf/unit	314 sf/unit
Min. Dimension for Patios / Balconies	5 ft	5 ft	5 ft
Common Usable Open Space	Min 50% of total	Min 50% of total	74% of total
Climate Action Plan*			
Renewable Energy	50% offset by onsite renewables	50% offset by onsite renewables	50% offset by onsite renewables
Electric Vehicle Charging	Garages EV ready; 1 visitor EV charging space	Garages EV ready; 2 visitor EV charging spaces	Garages EV ready; 2 visitor EV charging spaces
Permeable Surface Area	22%	22%	39.3%
Tree Canopy	12%	12%	17.9%

*Required by Article 30 of the Zoning Ordinance.

Compliance with GOV § 54220 et seq. (Surplus Land Act)

OUSD determined the property is exempt surplus land as defined in Government Code section 54221. Exempt surplus land is not subject to the Surplus Land Act per Government Code section 54222.3. The California Department of Housing and Community Development (HCD) accepted the school district's determination that the property is exempt surplus land and therefore there is no mandate to provide onsite affordable housing pursuant to the Surplus Land Act. Correspondence regarding this determination is provided as Attachment 5 to this staff report.

Compliance with GOV § 65852.9

Pursuant to GOV § 65852.9, the City shall rezone unused school sites at the school district's request to that of the surrounding properties to allow the site to be developed to the same extent as is permitted on adjacent property.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) has been prepared for the project due to potentially significant impacts to biological resources, cultural resources, geology and soils, and tribal cultural resources. As described in the Draft MND, implementation of mitigation measures would reduce impacts to a less-than-significant level for all identified environmental topic areas.

The Draft MND was circulated for a 30-day public review beginning on June 18, 2025 and ending on July 18, 2025. During the public review period the City received four public comment letters (including the San Diego County Archaeological Society). In response to a comment received during the public review period, minor revisions were made to the text of the Final MND. The revisions do not constitute a “significant revision” as set forth in CEQA Guidelines Section 15073.5 and recirculation of the MND is not required.

The Final MND, including the Mitigation Monitoring and Reporting Program, findings of fact, and responses to public comments, are available on the City’s website at:

www.ci.oceanside.ca.us/government/development-services/planning/ceqa/oceanside-garrison-mnd

PUBLIC NOTIFICATION

The applicant held two community outreach meetings to solicit input from the public. The first meeting was held on November 18, 2024 at the John Landes Community Center. There were approximately 10 people in attendance at this meeting. A second meeting was held on April 23, 2025 at the Mission Branch Library Community Room. Approximately five people attended this meeting. A summary of the comments received during the community outreach meetings is provided in the Community Outreach Report (Attachment 6).

Potential traffic impacts and geological safety for future residents were the most common concerns from the public. Both issues were analyzed in technical reports included as appendices to the project’s MND. The sinkhole that emerged on the project site was caused by a failed stormdrain and not underlying conditions which would result in safety hazards to future residents. Development of the project site would be required to follow geotechnical engineering best practices regarding soil stability to alleviate the existing sinkhole condition.

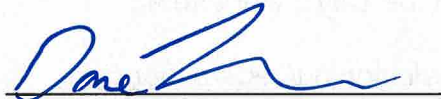
SUMMARY

Staff finds that the General Plan Amendment, Zone Amendment, Tentative Map, and Development Plan are consistent with the requirements of the General Plan and Zoning Ordinance.

Therefore, staff recommends that the Planning Commission by motion:

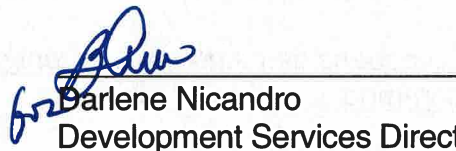
- 1) Adopt Planning Commission Resolution No. 2025-P21 recommending City Council adoption of a Mitigated Negative Declaration (SCH No. 2025060730) and approval of General Plan Amendment (GPA24-00002), Zone Amendment (ZA24-00001), Tentative Map (T24-00002) and Development Plan (D24-00010) to change the General Plan and zoning designation of an 8.32-acre site to allow for the construction of a 140-unit residential development.

PREPARED BY:



Dane Thompson
Associate Planner

SUBMITTED BY:



Darlene Nicandro
Development Services Director

Attachments:

1. Planning Commission Resolution No. 2025-P21
2. Project Plans (Online)
3. Oceanside Garrison Street Planned Development Plan (Online)
4. Fiscal Impact Analysis (Online)
5. Surplus Land Act Determination Correspondence (Online)
6. Community Outreach Report (Online)
7. Other Attachments (Online)
 - a. Application Page
 - b. Description and Justification
 - c. Legal Description
8. Final Mitigated Negative Declaration (Including Mitigation Monitoring and Reporting Program, Technical Appendices, and Response to Comments online at www.ci.oceanside.ca.us/government/development-services/planning/ceqa/oceanside-garrison-mnd)

1 PLANNING COMMISSION
2 RESOLUTION NO. 2025-P21

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA RECOMMENDING CITY
5 COUNCIL ADOPTION OF A MITIGATED NEGATIVE
6 DECLARATION AND APPROVAL OF A GENERAL PLAN
7 AMENDMENT, ZONE AMENDMENT, TENTATIVE MAP, AND
8 DEVELOPMENT PLAN, ON CERTAIN REAL PROPERTY IN
9 THE CITY OF OCEANSIDE

10 APPLICATION NO: GPA24-00002, ZA24-00001, T24-00002, D24-00010
11 APPLICANT: THE TRUE LIFE COMPANIES, LLC
12 LOCATION: 333 GARRISON STREET (APN: 162-020-26)

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

15 WHEREAS, there was filed with this Commission a verified petition on the forms
16 prescribed by the Commission requesting a General Plan Amendment, Zone Amendment,
17 Tentative Map, and Development Plan, under the provisions of Articles 17, 30, 31, 40,
18 43, and 45 of the Zoning Ordinance of the City of Oceanside and Article IV of the
19 Subdivision Ordinance of the City of Oceanside to permit the following:

20 a change in the existing General Plan land use and zoning designations to allow
21 for the construction of a planned residential development community comprised
22 of 140 townhomes and associated amenities and site improvements;
23 on certain real property described in the project description.

24 WHEREAS, the Planning Commission, after giving the required notice, did on the
25 25th day of August, 2025 conduct a duly advertised public hearing as prescribed by law to
26 consider said application; and

27 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and
28 State Guidelines thereto; a Mitigated Negative Declaration (MND) was prepared and
29 circulated for this project;

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

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

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

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

27 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be
 28 calculated and collected at the time and in the manner provided in Chapter 32B of the
 29 Oceanside City Code and the City expressly reserves the right to amend the fees and fee

1 calculations subject to applicable law including Government Code Section 65589.5(o);
2 and

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

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

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

13 WHEREAS, studies and investigations made by this Commission and in its behalf
14 reveal the following facts:

15 FINDINGS

16 For the General Plan Amendment (GPA24-00002):

17 To change the existing land use designations of the project site to allow for medium density
18 residential land uses:

- 19 1. The re-designation of the project site from Civic Institution (CI) to Medium Density
20 C Residential (MDC-R) would provide for a land use consistent with housing
21 policies contained in the adopted General Plan. The proposed land use would be
22 sensitive to and compatible with the adjoining residential neighborhoods. The site
23 design and architecture would result in high-quality development of appropriate
24 scale that would be adequately buffered from adjacent single-family homes by the
25 existing vegetated slopes. The proposed designation of MDC-R is consistent with
26 the area given that 1.3 acres of the site is already designated MDC-R, as well as the
27 properties to the south.

28 For the Zone Amendment (ZA24-00001):

1 To re-designate the project site as a Planned Development (PD) District subject to the land
2 use and development standards of the Oceanside Garrison Planned Development Plan:

- 3 1. The PD Plan and Development Plan would be compatible with surrounding
4 development and are consistent with Policies 1.11, 1.12, 1.16, 1.17, 1.23, and 2.32
5 of the Land Use Element; Policy 3a-1 of the Economic Development Element;
6 Policy 1a-2 of the Energy and Climate Action Element; and Policies 2.1 and 3.8 of
7 the Housing Element. The proposed project is consistent with the above policies due
8 to its quality design; on-site deed-restricted housing; compatibility with surrounding
9 land uses; and proximity to transit, employment centers, and City facilities. The
10 development standards of the PD Plan, including allowable density and allowable
11 unit types, are comparable to the RM-C zone, which would be the corresponding
12 zone to the MDC-R land use designation.
- 13 2. The PD Plan and Development Plan would enhance the potential for superior urban
14 design as the PD Plan introduces objective development standards that allows the
15 project to contain a comprehensive site plan for a property with unique shape and
16 constraints that might otherwise be developed to the detriment of surrounding
17 neighborhoods. The PD Plan affords the applicant greater flexibility to design a more
18 context-sensitive project which would enhance the visual quality of the surrounding
19 community where strict application of development standards crafted for small lots
20 could have resulted in poor urban design.
- 21 3. The minor deviations from the base district regulations requested with the PD Plan
22 are considerably justified given the proposed community benefits of a privately-
23 maintained pocket park that is open to the public and deed-restricted homes onsite.
- 24 4. The PD Plan and Development Plan include adequate provisions for utilities,
25 services, and emergency vehicle access as shown in the studies included in the
26 Mitigated Negative Declaration. Public service demands will not exceed the capacity
27 of existing and planned systems.

28 For the Tentative Map (T24-00002):
29

- 1 1. The proposed Tentative Map is consistent with the General Plan and provisions of
2 the Subdivision Ordinance of the City. The proposed density of 16.9 dwelling units
3 per acre is within the density range allowed for the MDC-R land use designation.
- 4 2. The site is physically suitable for the type of development in that the site includes
5 8.3 acres of relatively flat, largely disturbed land that is not significantly constrained
6 by topography, geological or hydrological hazards, protected habitat or other
7 limiting features.
- 8 3. The site is physically suitable for the proposed density of development as the site
9 is located within an urbanized area and surrounded by residential uses. The site is
10 served by existing public services, utilities, and public facilities.
- 11 4. The design of the subdivision or the proposed improvements would not cause
12 substantial environmental damage or substantially injure fish or wildlife or their
13 habitat. The subject property is located in an urbanized area that was previously
14 developed as an elementary school. Any potential environmental impacts would
15 be mitigated to a less than significant level with the proposed mitigation in the
16 Mitigated Negative Declaration.
- 17 5. The design of the subdivision or the type of improvements meet City standards and
18 will not conflict with easements, acquired by the public at large, for access through
19 or the use of property within the proposed subdivision. Easements on the property
20 would be improved and maintained in a manner consistent with City standards.
- 21 6. The subdivision complies with all other applicable ordinances, regulations and
22 guidelines of the City of Oceanside. The proposed tentative map exhibit accords
23 with the form and content requirements of the City's Subdivision Ordinance (Section
24 401).

25 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of
26 Oceanside does hereby recommend City Council approval of General Plan Amendment
27 (GPA24-00002), Zone Amendment (ZA24-00001), Tentative Map (T24-00002), and
28 Development Plan (D24-00010) subject to the following conditions:

29 **Building:**

1. Beginning on January 1, 2023, Oceanside Development Services (ODS) is required by State law to enforce the 2022 Edition of California Building Standards Codes (a.k.a., Title 24 of the California Codes of Regulations).

Every three years, the State adopts new model codes (known collectively as the California Building Standards Code) to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems.

- Part 2: The 2022 California Building Code (CBC).
- Part 2.5: The 2022 California Residential Code (CRC).
- Part 3: The 2022 California Electrical Code (CEC).
- Part 4: The 2022 California Mechanical Code (CMC).
- Part 5: The 2022 California Plumbing Code (CPC).
- Part 6: The 2022 California Energy Code
- Part 9: The 2022 California Fire Code (CFC)
- Part 11: The 2022 California Green Building Standards Code (CALGreen Code)

This Part is known as the California Green Building Standards Code, and it is intended that it shall also be known as the CALGreen Code.

Also the City of Oceanside Municipal Code

2. Clearly label and identify on plans (fire walls, fire barriers, fire partitions, shafts, smoke barriers, and smoke partitions), along with their fire-resistance ratings. Provide a legend.

3. The building plans for this project are required by State law to be prepared by a licensed architect or engineer.

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

5. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately.

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

1 10. Site development, parking, access into buildings and building interiors shall
2 comply WITH ALL CURRENT State of California Accessibility Code where
3 required. You must clearly show compliance on the plans.

4 • Buildings or portions of buildings and facilities within the scope of this chapter
5 shall be accessible to persons with disabilities. Each building on a building site
6 shall be considered separately when determining the requirements contained in
7 this chapter, except when calculating the number of units which must comply with
8 Section 1102A.3.1. Dwelling units within a single structure separated by firewalls
9 do not constitute separate buildings.

10 • Newly-constructed covered multifamily dwellings as defined in this chapter,
11 include, but are not limited to, the following:

12 • Apartment buildings with 3 or more dwelling units including timeshare
13 apartments not considered a place of public accommodation or transient lodging
14 as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the
15 California Building Code.

16 • Condominiums with 4 or more dwelling units including timeshare
17 condominiums not considered a place of public accommodation or transient
18 lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of
19 the California Building Code.

20 • Lodging houses, as defined in Chapter 2 of the California Building Code, used
21 as a residence with more than 3 but not more than 5 guest rooms.

22 • Public housing as defined in Chapter 2 of this code is subject to provisions of the
23 Division of the State Architect (DSA-AC) in Chapter 11B. Newly constructed
24 covered multifamily dwellings, which can also be defined as public housing, shall
25 be subject to the requirements of Chapter 11A and Chapter 11B. 1102A.3.2
26 Multistory dwelling units in buildings with one or more elevators Multistory
27 dwelling units contained in buildings with elevators shall comply with this section.

28 For multistory dwelling units in buildings with elevators, the story of the unit that
29

1 is served by the building elevator is considered a ground floor and the primary
2 entry floor to the unit and shall comply with the following:

- 3 • At least 1 powder room or bathroom shall be located on the primary entry level.
- 4 • At least 1 kitchen shall be located on the primary entry level.
- 5 • All rooms or spaces located on the primary entry level shall be served by an
6 accessible route and shall comply with Division IV.

7 1109A.3 Required accessible parking spaces

8 Accessible parking spaces shall be provided at a minimum rate of 2 percent of the
9 covered multifamily dwelling units. At least one space of each type of parking
10 facility shall be made accessible even if the total number exceeds 2 percent.

11 1109A.7 Location of accessible parking spaces

12 The location of accessible parking spaces shall comply with the following:

- 13 • Accessible parking spaces shall be located on the shortest possible accessible
14 route to an accessible building, or covered multifamily dwelling unit entrance. All
15 van accessible spaces may be grouped on one level of a multilevel parking facility.
16 Please illustrate compliance on the plans.

- 17 • When parking facilities are located adjacent to a building with multiple
18 accessible entrances, accessible parking spaces shall be dispersed and located near
19 the accessible building entrances.

- 20 • When practical, the accessible route shall not cross lanes for vehicular traffic.
21 When crossing vehicle traffic lanes is necessary, the accessible route shall be
22 designated and marked as a crosswalk.

- 23 • Parking facilities that do not serve a particular building shall have accessible
24 parking spaces located on the shortest possible accessible route to an accessible
25 pedestrian entrance of the parking facility.

- 26 • Accessible parking spaces shall be located so that persons with disabilities are
27 not compelled to wheel or walk behind parked cars other than their own.

28 Exception: When the enforcement agency determines that compliance with this
29 section or providing equivalent facilitation would create an unreasonable hardship,

1 parking spaces may be provided which would require a person with physical
2 disabilities to wheel or walk behind other than accessible parking spaces.

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

6 12. City of Oceanside Enforces the 2019 California Green Building Standards Code.
7 A Construction Waste Management Plan shall be required at time of plans
8 submittal to the Building Division for plan check.

9 5.408.1 Construction waste diversion. Recycle and/or salvage for reuse a
10 minimum of 65 percent of the nonhazardous construction and demolition waste
11 in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local
12 construction and demolition waste management ordinance, whichever is more
13 stringent.

14 5.408.1.1 Construction waste management plan. Where a local jurisdiction does
15 not have a construction and demolition waste management ordinance that is more
16 stringent, submit a construction waste management plan that:

17 1. Identifies the construction and demolition waste materials to be diverted from
18 disposal by efficient usage, recycling, reuse on the project or salvage for future
19 use or sale.

20 2. Indicates if construction and demolition waste materials will be sorted on-site
21 (source-separated) or bulk mixed (single stream).

22 3. Identifies diversion facilities where construction and demolition waste material
23 collected will be taken.

24 4. Specifies that the amount of construction waste and demolition materials
25 diverted shall be calculated by weight or volume, but not by both.

26 13. Plans must specify, as applicable, the type of automatic sprinkler system – NFPA
27 13, NFPA 13R, or NFPA 13D – installed in each building.

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

1 15. Electric vehicle (EV) charging. [N] Construction shall comply with Section
2 5.106.5.3.1 or 5.106.5.3.2 to facilitate future installation of electric vehicle supply
3 equipment (EVSE) in compliance with California Building Code (CBC) and
4 California Electrical Code (CEC).

5 Multiple charging space requirements. [N] When multiple charging spaces are
6 required per Table 56.106.5.3.3, raceway(s) is/are required to be installed at the
7 time of construction and shall be installed in accordance with CEC. Construction
8 plans and specifications shall comply with CGBSC 5.106.5.3.2

9 16. Construction Hours:

10 Per City of Oceanside Municipal Code section 6.25:

11 It shall be unlawful to operate equipment or perform any construction in the
12 erection, demolition, alteration, or repair of any Building or structure or the
13 grading or excavation of land during the following hours:

- 14 1. Before 7:00 a.m. and after 7:00 p.m. Monday through Saturday
- 15 2. All day Sunday; and
- 16 3. On any federal holiday.

17 Exceptions.

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

22 The Building official may authorize extended or alternate hours of construction
23 for the following circumstances:

- 24 i. Emergency work
- 25 ii. Adverse weather conditions
- 26 iii. Compatibility with store Business hours.
- 27 iv. When the work is less objectionable at night than during daylight hours.
- 28 v. Per the direction of the City Managers office for projects that have been
29 determined that rapid completion is in the best interest of the general public.

(Ord. No. 19-OR0757-1, 1, 12-18-2019; Ord. No. 22-OR0685-1, 1, 10-5-2022)

17. Addresses for meters

The Developer must carefully submit the correct address to SDGE for meter release with addresses that are the same as what has been given for each House.

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

19. Per CBC Table 1006.3.4(1) R2 Buildings with 4 units or more may only have 125 feet to an exit from the furthest location on the top floor.

20. Buildings over two stories may not use ABS or PVC piping per CPC.

21. Veneer and Siding must be installed per the Manufacturing instructions.

Engineering:

22. Prior to the demolition of any existing structure or surface improvements on site, a demolition permit application shall be submitted to the Building Division and include erosion control plans. No demolition shall be permitted without an approved erosion control plan.

23. Design and construction of all improvements shall be in accordance with the City of Oceanside's Engineers Design and Processing Manual, City Ordinances, standard engineering and specifications of the City of Oceanside, and subject to approval by the City Engineer.

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

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

26. The approval of the tentative map shall not mean that closure, vacation, or abandonment of any public street, right of way, easement, or facility is granted or guaranteed to the owner/developer. The owner/developer is responsible for applying for all closures, vacations, and abandonments as necessary. The

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

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

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

13 29. Prior to the issuance of any building permits, all improvements including
14 landscaping, landscaped medians, frontage improvements shall be under
15 construction to the satisfaction of the City Engineer.

16 30. Prior to the issuance of a Certificate of Occupancy permit, all improvements,
17 including landscaping, landscaped medians, frontage improvements shall be
18 completed to the satisfaction of the City Engineer.

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

26 32. Prior to the issuance of any grading, improvement or building permits for a model
27 complex, a construction-phasing plan for the entire project shall be reviewed and
28 approved by the Engineering Division, Water Utilities Department, and Fire
29 Department. All public and private improvements including landscaping and

1 offsite streets or arterials required to serve the model complex shall be completed
2 prior to the issuance of any Certificate of Occupancy permit.

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

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

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

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

20 37. The project frontage along Garrison Street shall be constructed with new curb and
21 gutter and sidewalk. Sidewalk improvements (construct/replace) shall comply
22 with current ADA requirements.

23 38. Pedestrian ramps have been proposed on each side of the entry from Garrison
24 Street. Pedestrian ramps shall be ADA-compliant. Additional coordination/design
25 may be required as the northern ramp affects the adjacent property.

26 39. Publicly-maintained pedestrian ramps (maintained by the City of Oceanside) must
27 be located entirely within the public right-of-way (ROW). Pedestrian ramps not
28 located entirely within the City's ROW shall be provided with a ROW dedication
29 on the final map and shown on the improvement plans and grading plans. The

1 ROW dedication shall be submitted prior to the approval of the grading plans and
2 recorded prior to the grading plan As-Builts.

3 40. Minimum curb return radius at pedestrian ramps and driveway locations shall
4 comply with the City of Oceanside Engineers Design and Processing Manual.

5 41. Garrison Street shall be provided with a 10-foot minimum parkway between the
6 face of curb and Right-of-Way line, and the design shall be displayed on the
7 improvement plans.

8 42. Sight distance requirements at the project driveway(s) or street shall conform to
9 the sight distance criteria as provided by Caltrans. The owner/developer shall
10 provide a plan and profile of the line of sight for each direction of traffic at each
11 proposed driveway on the grading plans.

12 43. A pavement evaluation report shall be submitted for offsite street and/or alley
13 pavements with the grading plan application. The owner/developer shall contract
14 with a geotechnical engineering firm to perform a field investigation of the
15 existing pavement on all streets adjacent to the project boundary. The limits of the
16 study shall be half-street width along the project's (Garrison Street) frontage. The
17 field investigation shall be performed according to a specific boring plan prepared
18 by a licensed Geotechnical Engineer and approved by the City Engineer prior to
19 the issuance of a grading permit. In the absence of an approved boring plan, the
20 field investigation shall include a minimum of one pavement boring per every fifty
21 linear feet (50) linear feet of street frontage.

22 44. Should the study conclude that the existing road pavement does not meet current
23 pavement thickness requirements set forth in the City of Oceanside Engineers
24 Design and Processing Manual, the Owner/developer shall remove and reconstruct
25 the existing pavement section in accordance with City requirements. Otherwise,
26 the City Engineer shall determine whether the Owner/developer shall: 1) Repair
27 all failed pavement sections, 2) header cut and grind per the direction of the City
28 Engineer, or 3) Perform R-value testing and submit a study that determines if the
29 existing pavement meets current City standards/traffic indices.

- 1 45. Maintenance responsibilities for the private driveways and roadways, used as
2 access to the land being divided, shall be clearly identified in the project's CC&Rs.
- 3 46. A precise grading plan, which includes proposed onsite private improvements,
4 shall be prepared, reviewed, secured and approved prior to the issuance of any
5 building permit. The plan shall reflect all pavement, flatwork, landscaped areas,
6 special surfaces, curbs, gutters, medians, striping, and signage, footprints of all
7 structures, walls, drainage devices and utility services. Parking lot striping and any
8 on site traffic calming devices shall be shown on the precise grading plans.
- 9 47. The approval of the development plan shall not mean that proposed grading or
10 improvements on adjacent properties (including any City properties/right-of-way
11 or easements) is granted or guaranteed to the owner/developer. The
12 owner/developer is responsible for obtaining written permission to grade or
13 construct on adjacent properties prior to the issuance of a grading permit. Should
14 such permission be denied, the development plan shall be subject to going back to
15 public hearing or subject to a substantial conformity review.
- 16 48. Where proposed off-site improvements, including but not limited to slopes, public
17 utility facilities, and drainage facilities, are to be constructed, owner/developer
18 shall, at his own expense, obtain all necessary easements or other interests in real
19 property and shall dedicate the same to the City of Oceanside as required.
20 Owner/developer shall provide documentary proof satisfactory to the City of
21 Oceanside that such easements or other interest in real property have been
22 obtained prior to the issuance of any grading, building or improvement permit for
23 this development/project. Additionally, the City of Oceanside, may at its sole
24 discretion, require that the owner/developer obtain at his sole expense a title policy
25 insuring the necessary title for the easement or other interest in real property to
26 have vested with the City of Oceanside or the owner/ developer, as applicable.
- 27 49. Use of adjacent properties for construction without permission is prohibited.
28 Developer is required to obtain written permission from adjacent property owners
29 allowing access onto their site. There shall be no trespassing, grading, or

1 construction of any kind on adjacent properties without permission. "Failure to
2 comply will result in the revocation of the grading permit." This written
3 permission shall be provided to the City prior to the issuance of a grading permit.

4 50. A pavement evaluation report shall be submitted for the proposed onsite pavement
5 with the grading plan application. Pavement sections for all public and private
6 roadways, driveways and parking areas shall be based upon approved soil test
7 requirements and traffic indices identified within the City of Oceanside Engineers
8 Design and Processing Manual. The pavement design is to be prepared by the
9 owner/developer's geotechnical engineering firm and be approved by the City
10 Engineer prior to the issuance of a grading permit. Roadway alignments and
11 geometric layouts shall be in conformance with the City of Oceanside Engineers
12 Design and Processing Manual.

13 51. 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
15 be taken and implemented to assure slope stability, erosion control, and soil
16 integrity; and these measures shall be incorporated as part of the grading plan
17 design. No grading shall occur at the site without a grading permit.

18 52. It is the responsibility of the owner/developer to evaluate and determine that all
19 soil imported as part of this development is free of hazardous and/or contaminated
20 material as defined by the City and the County of San Diego Department of
21 Environmental Health. Exported or imported soils shall be properly screened,
22 tested, and documented regarding hazardous contamination.

23 53. Owner/developer shall place a covenant on the non-title sheet of the grading plan
24 agreeing to the following: "The present or future owner/developer shall indemnify
25 and save the City of Oceanside, its officers, agents, and employees harmless from
26 any and all liabilities, claims arising from any landslide on this site".

27 54. Owner/developer shall develop and submit a draft neighborhood-notification flier
28 to the City for review. The flier shall contain information on the project,
29 construction schedule, notification of anticipated construction noise and traffic,

1 and contact information. Prior to the issuance of a grading permit, the approved
2 flier shall be distributed to area residents, property owners, and business owners
3 located within a 300-foot radius area of the project.

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

9 56. Owner/developer shall monitor, supervise and control all construction and
10 construction-supportive activities, so as to prevent these activities from causing a
11 public nuisance, including but not limited to, ensuring strict adherence to the
12 following:

13 57. Dirt, debris and other construction material shall not be deposited on any public
14 street or into the City's storm water conveyance system.

15 58. All grading and related site preparation and construction activities shall be limited
16 to the hours of 7 AM to 6 PM, Monday through Friday. No engineering-related
17 construction activities shall be conducted on Saturdays, Sundays or legal holidays
18 unless written permission is granted by the City Engineer with specific limitations
19 to the working hours and types of permitted operations. All on-site construction
20 staging areas shall be located as far as possible (minimum 100 feet) from any
21 existing residential development. As construction noise may still be intrusive in
22 the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits
23 "any disturbing excessive or offensive noise which causes discomfort or
24 annoyance to reasonable persons of normal sensitivity."

25 59. The construction site shall accommodate the parking of all motor vehicles used by
26 persons working at or providing deliveries to the site. An alternate parking site can
27 be considered by the City Engineer in the event that the lot size is too small and
28 cannot accommodate parking of all motor vehicles.

- 1 60. Owner/developer shall complete a haul route permit application (if required for
2 import/export of dirt) and submit to the City of Oceanside Transportation
3 Engineering Section forty-eight hours (48) in advance of beginning of work.
4 Hours of hauling operations shall be dictated by the approved haul route permit.
- 5 61. Landscape and irrigation plans for disturbed areas shall be submitted to the City
6 Engineer prior to the issuance of a grading permit and approved by the City
7 Engineer prior to the issuance of building permits. Landscaping plans, including
8 plans for the construction of walls, fences or other structures at or near
9 intersections, must conform to intersection sight distance requirements. Frontage
10 and median landscaping shall be installed and established prior to the issuance of
11 any certificates of occupancy. Securities shall be required only for landscape items
12 in the public right-of-way. Any project fences, sound or privacy walls and
13 monument entry walls/signs shall be shown on, bonded for and built from the
14 approved landscape plans. These features shall also be shown on the precise
15 grading plans for purposes of location only. Plantable, segmental walls shall be
16 designed, reviewed and constructed from grading plans and landscape/irrigation
17 design/construction shall be from landscape plans. All plans must be approved by
18 the City Engineer and a pre-construction meeting held prior to the start of any
19 improvements.
- 20 62. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch
21 high fall-arrest barrier, approved by the City Engineer, shall be provided at the top
22 of all slopes whose height exceeds 20 feet or where the slope height exceeds 4 feet
23 and is adjacent to any streets, an arterial street or state highway.
- 24 63. The drainage design shown on the conceptual grading/site plan, and the drainage
25 report for this development plan is conceptual only. The final drainage report and
26 design shall be based upon a hydrologic/hydraulic study that is in accordance with
27 the latest San Diego County Hydrology and Drainage Manual, and is to be
28 approved by the City Engineer prior to the issuance of a grading permit. All
29 drainage picked up in an underground system shall remain underground until it is

1 discharged into an approved channel, or as otherwise approved by the City
2 Engineer.

3 64. 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
5 the system. The written permission letter shall be provided to the City prior to the
6 issuance of a grading permit. The owner/developer shall be responsible for
7 obtaining any off-site easements for storm drainage facilities.

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

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

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

17 68. Owner/developer shall comply with the provisions of the National Pollutant
18 Discharge Elimination System (NPDES) General Permit for Storm Water
19 Discharges Associated with Construction and Land Disturbance Activities
20 (General Permit) Water Quality Order 2022-0057-DWQ. The General Permit
21 continues in force and effect until the effective date of a new General Permit
22 adopted the State Water Board or the State Water Board rescinds this General
23 Permit. Dischargers that obtain coverage under the expiring General Permit prior
24 to the effective date of this permit, may continue coverage under the previous
25 permit up to two years after the effective date of this General Permit (September
26 1, 2023). Construction activity subject to the General Permit includes, but not
27 limited to, clearing, demolition, grading, excavation and other land disturbance
28 activities that results in one or more acre of land surface, or that are part of
29 common plan of development or sale.

- 1 69. The discharger shall obtain a Waste Discharge Identification (WDID) number
2 prior to the commencement of construction activity by electronically certifying
3 and submitting the Permit Registration Documents from Section III of the General
4 Permit through the State Water Board Stormwater Multiple Application and
5 Report Tracking System (SMARTS). In addition, coverage under the General
6 Permit shall not occur until an adequate SWPPP is developed for the project as
7 outlined in Section A of the General Permit. The site specific SWPPP shall be
8 maintained on the project site at all times. The SWPPP shall be provided, upon
9 request, to the United States Environmental Protection Agency (USEPA), State
10 Water Resources Control Board (SWRCB), Regional Water Quality Control
11 Board (RWQCB), City of Oceanside, and other applicable governing regulatory
12 agencies. The SWPPP is considered a report that shall be available to the public
13 by the RWQCB under section 308(b) of the Clean Water Act. The provisions of
14 the General Permit and the site specific SWPPP shall be continuously
15 implemented and enforced until the owner/developer obtains a Notice of
16 Termination (NOT) for the SWRCB.
- 17 70. Owner/developer is required to retain records of all monitoring information,
18 copies of all reports required by this General Permit, and records of all data used
19 to complete the NOT for all construction activities to be covered by the General
20 Permit for a period of at least three years from the date generated. This period may
21 be extended by request of the SWRCB and/or RWQCB.
- 22 71. The project is categorized as a stormwater-Priority Development Project (PDP).
23 A final Storm Water Quality Management Plan (SWQMP) and Operation &
24 Maintenance (O&M) Plan shall be submitted to the City for review at the final
25 engineering phase. Both documents are to be approved prior to the issuance of a
26 grading permit.
- 27 72. The O&M Plan shall include an approved and executed Maintenance Mechanism
28 pursuant to the City of Oceanside BMP Design Manual (BDM). At a minimum,
29 the O&M Plan shall include the designated responsible party to manage the storm

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

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

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

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

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

4 76. Open space areas, down-sloped areas visible from a collector-level or above
5 roadway classification, and improvements within the common areas that are not
6 maintained by the property owner, shall be maintained by a homeowners'
7 association that will ensure operation and maintenance of these items in
8 perpetuity. These areas shall be indicated on the map and reserved for an
9 association. Future buyers shall be made aware of any estimated monthly
10 maintenance costs. The CC&R's shall be submitted and approved by the City prior
11 to the recordation of the map.

12 77. All existing overhead utility lines located within the project development property
13 and/or within any full width street or Right-of-Way abutting a new development,
14 and all new extension services for the development of the project, including but
15 not limited to, electrical, cable and telephone, shall be placed underground per
16 Section 901.G. of the Subdivision Ordinance (R91-166), and as required by the
17 City Engineer and current City policies.

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

21 79. Prior to the approval of plans and the issuance of a grading permit,
22 owner/developer shall obtain all necessary permits and clearances from public
23 agencies having jurisdiction over the project due to its type, size, location, or
24 infrastructure impact. The list of public agencies includes, but is not limited to,
25 Public Utility Companies, the California Department of Transportation (Caltrans),
26 the County of San Diego, the U. S. Army Corps of Engineers, the California
27 Department of Fish & Game, the U. S. Fish and Wildlife Service, the San Diego
28 Regional Water Quality Control Board, and the San Diego County Health
29 Department.

- 1 80. Owner/developer shall comply with all the provisions of the City's cable television
2 ordinances, including those relating to notification as required by the City
3 Engineer.
- 4 81. If shoring is required for the construction of the proposed development, the
5 shoring design plans shall be included within the grading plan set, and the
6 structural design calculations shall be submitted with the grading plan application.
- 7 82. This property is located in the vicinity of an airport, within what is known as an
8 airport influence area. As a result, the property may be exposed to some of the
9 common annoyances or inconveniences associated with airport operations (for
10 example: noise, vibration, or odors). An Airport Overflight Notification shall be
11 provided to the City for review prior to issuance of a grading permit. The
12 notification will need to be recorded prior to occupancy.
- 13 83. Approval of this development project is conditioned upon payment of all
14 applicable impact fees and connection fees in the manner provided in chapter 32B
15 of the Oceanside City Code. All traffic signal fees and contributions, highway
16 thoroughfare fees, park fees, reimbursements, and other applicable charges, fees
17 and deposits shall be paid prior to recordation of the map or the issuance of any
18 building permits, in accordance with City Ordinances and policies. Payment of
19 drainage impact fees are required prior to docketing the map for City Council
20 hearing and the recording of the final map. The owner/developer shall also be
21 required to join into, contribute, or participate in any improvement, lighting, or
22 other special district affecting or affected by this project.
- 23 84. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
24 project will be subject to prevailing wage requirements as specified by Labor Code
25 section 1720(b) (4). The owner/developer shall agree to execute a form
26 acknowledging the prevailing wage requirements prior to the granting of any fee
27 reductions or waivers.
- 28
29

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

4 **Fire:**

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

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

25 88. These projects include residential projects over 16 units in size that meet the
26 following criteria:

- 27 i. Projects which are subject to a General Plan Amendment necessary to
28 accommodate residential uses

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

3 iii. Residential projects exceeding base density allowances

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

5 89. MATERIALS on SITE: Prior to delivery of combustible building construction
6 materials to the project site; the following conditions shall be completed to the
7 satisfaction of the Fire Dept.:

8 (1) Fire Hydrant(s) shall be installed, approved, and usable.

9 (2) Fire Lane or Access Roads shall be in place and provide a permanent all-
10 weather surface for emergency vehicles that support the weight of fire apparatus
11 (78,000 lbs).

12 90. HYDRANTS REQUIRED: Install multifamily, commercial-style fire hydrant.
13 Minimum GPM shall be per CFC Appendix B. Industrial fire hydrants shall have
14 One 4-inch port and Two 2.5-inch ports. Installation shall be as per Oceanside
15 Water Department specifications. Maximum spacing from one hydrant to another
16 cannot exceed 400 feet from another. Maximum distance from a fire hydrant to
17 any fire department connection cannot exceed 40 feet.

18 91. Deferred Submittals:

19 -Automatic Fire Sprinkler, CFC & NFPA 13, 13R or 13D (Depending on
20 construction)

21 -Fire Alarm System, CFC & NFPA 72 (Depending on type of fire sprinklers)

22 -Private Underground Fire Mains per CFC & NFPA 24 (If applicable)

23 92. FIRE LANE SIGNS: Signs reading “NO PARKING FIRE LANE” are required.
24 The number of, placement, and wording for all fire lane signs and/or red curbs
25 shall be as required by CA. Vehicle Code, section 22500.1, 22658(a) and
26 Oceanside Fire Department Standards.

27 NOTE: No parking on roads where width is 28 feet or less. Parking is allowed on
28 one side of the road at 32 feet.

29

1 93. MAP DIRECTORIES: A lighted directory map, shall be installed at each
2 driveway entrance to residential projects where the numbers of units in such
3 projects exceed 15.

4 **Housing:**

5 94. In order to satisfy the reserved affordable housing requirements for low and
6 moderate-income households under Oceanside City Code Chapter 14C, the
7 occupancy of 14 of the 140 ownership units shall be restricted for occupancy by
8 Moderate-Income Households, as defined in California Health and Safety Code
9 Section 50093, at an Affordable Housing Cost for a household size appropriate for
10 the unit size, as set forth in Sections 50053 and 50052.5 of the California Health
11 and Safety Code for a period of not less than 55 years.

12 95. Fourteen (14) dwelling units reserved for ownership to Moderate-Income
13 Households units shall be provided proportional to the overall project in unit size,
14 dispersed throughout the project, and have access to all amenities available to
15 other residents based upon the same terms. Specifically, of the fourteen dwelling
16 units, seven (7) two-bedroom units and seven (7) three-bedroom shall be reserved
17 and affordable moderate-income households.

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

26 97. Affirmatively Furthering Fair Housing: An Affirmative Fair Housing Marketing
27 Plan (AFHMP) shall be submitted for review and acceptance by the Housing and
28 Neighborhood Services Department at least 6 months before issuance of the
29 Certificate of Occupancy for the first dwelling unit of the Project utilizing Form

1 HUD-935.2B -Affirmative Fair Housing Marketing Plan (Single Family
2 Housing). The purpose of this affirmative fair housing marketing program is to
3 target and outreach to specific groups who may need differing efforts in order to
4 be made aware of and apply for the available affordable housing opportunities.
5 The affirmative fair housing marketing program should Identify the demographic
6 groups within the housing market area which are least likely to apply for housing
7 without special outreach efforts and an outreach program which includes special
8 measures designed to attract those groups, in addition to other efforts designed to
9 attract persons from the total population. All marketing materials must include
10 the applicable fair housing logos, including the Equal Housing Opportunity and
11 Accessibility logos.

12 98. Prior to the issuance of the building permit for the first residential dwelling unit
13 of the project, the Project applicant shall make payment of the applicable
14 Inclusionary Housing In-Lieu fee for seven (7) low/moderate-income housing
15 units times the square feet of livable space of all of the dwelling units within the
16 Project and the Administrative Fees (\$1,000 per development and \$100 per unit
17 for all units) related to the administration and implementation OCC Chapter 14C-
18 Inclusionary Housing and to ensure the residential project's compliance with all
19 requirements and provisions thereof.

20 **Landscape:**

21 99. Landscape plans, shall meet the criteria of the City of Oceanside Landscape
22 Guidelines and Specifications for Landscape Development (latest revision), Water
23 Conservation Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering
24 criteria, City code and ordinances, including the maintenance of such landscaping
25 shall be submitted, reviewed and approved by the City Engineer prior to the
26 issuance of building permits. Landscaping shall not be installed until bonds have
27 been posted, fees paid, and plans signed for final approval. In addition, a
28 refundable cash deposit for the preparation of the final As-built/ Maintenance
29 Guarantee shall be secured with the City prior to the final approval of the

1 landscape construction plan. A landscape pre-construction meeting shall be
2 conducted by the landscape architect of record, Public Works Inspector, developer
3 or owner's representative and landscape contractor prior to commencement of the
4 landscape and irrigation installation. The following landscaping items shall be
5 required prior to plan approval and certificate of occupancy:

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

1 based upon a soils report from an agricultural suitability soil sample taken
2 from the site.

3 h) Ground covers or bark mulch shall fill in between the shrubs to shield the
4 soil from the sun, evapotranspiration and run-off. All the flower and shrub
5 beds shall be mulched to a 3” depth to help conserve water, lower the soil
6 temperature and reduce weed growth.

7 i) The shrubs shall be allowed to grow in their natural forms. All landscape
8 improvements shall follow the City of Oceanside Guidelines.

9 j) Root barriers shall be installed adjacent to all paving surfaces where a paving
10 surface is located within 6 feet of a tree trunk on site (private) and within 10
11 feet of a tree trunk in the right-of-way (public). Root barriers shall extend 5
12 feet in each direction from the centerline of the trunk, for a total distance of
13 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier
14 around the tree’s root ball is unacceptable.

15 k) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
16 obtain Planning Division approval for these items in the conditions or
17 application stage prior to 1st submittal of working drawings.

18 l) For the planting and placement of trees and their distances from hardscape
19 and other utilities/ structures the landscape plans shall follow the City of
20 Oceanside’s (current) Tree Planting Distances and Spacing Standards.

21 m) An automatic irrigation system shall be installed to provide coverage for all
22 planting areas shown on the plan. Low volume equipment shall provide
23 sufficient water for plant growth with a minimum water loss due to water
24 run-off.

25 n) Irrigation systems shall use high quality, automatic control valves,
26 controllers and other necessary irrigation equipment. All components shall
27 be of non-corrosive material. All drip systems shall be adequately filtered
28 and regulated per the manufacturer’s recommended design parameters.
29

- 1 o) All irrigation improvements shall follow the City of Oceanside Guidelines
2 and Water Conservation Ordinance.
- 3 p) The landscape plans shall match all plans affiliated with the project.
- 4 q) Landscape construction drawings are required to implement approved Fire
5 Department regulations, codes, and standards at the time of plan approval.
- 6 r) Landscape plans shall comply with Biological and/or Geotechnical reports,
7 as required, shall match the grading and improvement plans, comply with
8 Storm Water Management Plan (SWMP), Hydromodification Plan, or Best
9 Management Practices and meet the satisfaction of the City Engineer.
- 10 s) Existing landscaping on and adjacent to the site shall be protected in place
11 and supplemented or replaced to meet the satisfaction of the City Engineer.
- 12 t) All pedestrian paving (both decorative and standard) shall comply with the
13 most current edition of the American Disability Act.
- 14 100. All landscaping, fences, walls, etc. on the site, in medians within the public right-
15 of-way and within any adjoining public parkways shall be permanently maintained
16 by the owner, his assigns or any successors-in-interest in the property. The
17 maintenance program shall include: a) normal care and irrigation of the
18 landscaping b) repair and replacement of plant materials (including interior trees
19 and street trees) c) irrigation systems as necessary d) general cleanup of the
20 landscaped and open areas e) maintenance of parking lots, walkways, enhanced
21 hardscape, trash enclosures, walls, fences, etc. f) pruning standards for street trees
22 shall comply with the International Society of Arboriculture (ISA) *Standard*
23 *Practices for Tree Care Operations – ANSI A300, Appendix G: Safety Standards,*
24 *ANSI Z133; Appendix H; and Tree Pruning Guidelines, Appendix F* (most current
25 edition). Failure to maintain landscaping shall result in the City taking all
26 appropriate enforcement actions including but not limited to citations. This
27 maintenance program condition shall be recorded with a covenant as required by
28 this resolution.
- 29

1 101. In the event that the conceptual landscape plan (CLP) does not match the
2 conditions of approval, the resolution of approval shall govern.

3 **Planning:**

4 102. The Tentative Map, Development Plan and Planned Development (PD) Text shall
5 not become effective until the effective date of the Ordinance approving Zoning
6 Amendment ZA24-00001. The effective date of the Ordinance shall be used for
7 determining expiration dates for the Tentative Map and Development Plan and no
8 more than three years from the effective date of the Ordinance approving the
9 Zoning Amendment.

10 103. This Tentative Map and Development Plan approve only a residential
11 development, which includes 140 attached townhome units, as shown on the plans
12 and exhibits presented to the Planning Commission for review and
13 recommendation. No deviation from these approved plans and exhibits shall occur
14 without Planning Division approval. Substantial deviations shall require a
15 revision to the Tentative Map and/or Development Plan or a new Tentative Map
16 and/or Development Plan.

17 104. The proposed project shall comply with all mitigation measures identified in the
18 Final Mitigated Negative Declaration (SCH No. 2025060730) and associated
19 Mitigation, Monitoring, and Reporting Program for the subject development. The
20 applicant shall submit a mitigation compliance binder (digital format) to the
21 Planning Division documenting compliance with all mitigation measures.

22 105. The applicant, permittee, or any successor-in-interest shall defend, indemnify, and
23 hold harmless the City of Oceanside, its agents, officers, or employees from any
24 claim, action, or proceeding against the City, its agents, officers, or employees to
25 attack, set aside, void, or annul an approval of the City, concerning General Plan
26 Amendment (GPA24-00002), Zoning Amendment (ZA24-00001), Tentative Map
27 (T24-00002) and Development Plan (D24-00010). The City will promptly notify
28 the applicant of any such claim, action, or proceeding against the City and will
29 cooperate fully in the defense. If the City fails to promptly notify the applicant of

1 any such claim action or proceeding or fails to cooperate fully in the defense, the
2 applicant shall not, thereafter, be responsible to defend, indemnify, or hold
3 harmless the City.

4 106. A covenant or other recordable document approved by the City Attorney shall be
5 prepared by the property owner and recorded prior to the approval of the final
6 map. The covenant shall provide that the property is subject to this resolution, and
7 shall generally list the conditions of approval.

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

12 108. Unless expressly waived, any future development project shall be subject to all
13 current zoning standards, unless superseded by the Oceanside Garrison Planned
14 Development Plan text, and City ordinances and policies in effect at the time
15 building permits are issued. The approval of this project constitutes the applicant's
16 agreement with all statements in the Description and Justification and other
17 materials and information submitted with this application, unless specifically
18 waived by an adopted condition of approval.

19 109. All dwelling units shall dispose of or recycle solid waste in a manner provided in
20 City Code Section 13.3.

21 110. Outdoor lighting shall be low emission, shielded, and directed away from all
22 property lines.

23 111. The project must comply with the recommendations of the Asbestos and Lead
24 Survey dated May 17 2021 for demolition of all onsite structures.

25 112. The developer's construction of all fencing and walls associated with the project
26 shall be in conformance with the approved Development Plan. If any aspect of the
27 project fencing and walls is not covered by an approved Development Plan, the
28 construction of fencing and walls shall conform to the development standards of
29 the City Zoning Ordinance. In no case, shall the construction of fences and walls

1 (including combinations thereof) exceed the limitations of the City of Oceanside
2 Zoning Ordinance and/or the Oceanside Garrison Planned Development Plan,
3 unless expressly granted by a Variance or other development approval.

4 113. Elevations, siding materials, colors, roofing materials, and floor plans shall be
5 substantially the same as those approved by the City Council. These shall be
6 shown on plans submitted to the Building Division and Planning Division.

7 114. Garages shall be kept available and useable for the parking of tenant's automobiles
8 at all times.

9 115. The developer is prohibited from entering into any agreement with a cable
10 television franchisee of the City, which gives such franchisee exclusive rights to
11 install, operate, and or maintain its cable television system in the development.

12 116. An association shall be formed and Covenants, Conditions and Restrictions
13 (CC&Rs) shall provide for the maintenance of all common open space and
14 commonly owned fences and walls. The maintenance shall include normal care
15 and irrigation of landscaping; repair and replacement of plant material and
16 irrigation systems as necessary; and general clean-up of the landscaped and open
17 area, parking lots and walkways. The CC&Rs shall be subject to review and
18 approval of the City Attorney prior to the approval of the Final Map. The CC&Rs
19 are required to be recorded prior to, or concurrently with, the Final Map. Any
20 amendments to the CC&Rs in which the association relinquishes responsibility for
21 the maintenance of any common open space shall not be permitted without the
22 specific approval of the City of Oceanside. Such a clause shall be a part of the
23 CC&Rs. The CC&Rs shall also contain provisions for the following:

- 24 a) Prohibition of parking or storage of recreational vehicles, trailers or boats.
 - 25 b) Provision that garages shall be kept available and useable for the parking of
26 tenant's automobiles at all times.
 - 27 c) Provisions regulating individual patio covers, prohibiting room additions or
28 other appurtenances.
- 29

- 1 d) Provisions for the maintenance of all common open space including
2 provisions establishing mechanisms to ensure adequate and continued
3 monetary funding for such maintenance by the homeowners' association.
- 4 e) Provisions that restrict any private use of open space areas. Restrictions shall
5 include, but are not limited to, removing retaining walls, installing structures
6 such as trellises, decks, retaining walls and other hardscape and any
7 individual landscape improvements.
- 8 f) Provisions prohibiting the homeowners' association from relinquishing its
9 obligation to maintain the common open space areas without prior consent
10 of the City of Oceanside.
- 11 g) An acknowledgement that the City of Oceanside does not have a view
12 preservation ordinance and that views may be subject to change with
13 maturing off-site landscape and the potential for future off-site building.
- 14 h) An acknowledgement that the park located at the project entrance is a public
15 amenity that shall be available for public use subject to reasonable rules and
16 regulations established by the association. The park is not designed to
17 accommodate organized sporting events or gatherings, and thus the general
18 public shall not be entitled to use the park for such purposes, unless expressly
19 authorized by the HOA.
- 20 117. The proposed park located at the project entrance shall be open for use by the general
21 public. The Homeowner's Association shall be responsible for maintenance of the
22 park, including landscape maintenance, irrigation, and trash removal.
- 23 118. All residential units will be all-electric and will not use natural gas. No gas fireplaces
24 shall be permitted inside residential units.
- 25 119. The project shall install and maintain renewable energy facilities (e.g. solar
26 photovoltaic systems) that supply at least 50 percent of forecasted electricity
27 demand.
- 28 120. The project shall install and maintain electric vehicle parking and charging facilities
29 as outlined in Section 3048 of the Zoning Ordinance.

- 1 121. Prior to issuance of building permits, the project shall comply with the urban forestry
2 standards outlined in Table 1 of Article 30, Section 3049 of the Zoning Ordinance.
3 The project must also provide a Landscape and Tree Canopy Management Plan
4 (LTCMP). The LTCMP shall include information regarding regular, seasonal, and
5 emergency maintenance, trash abatement, irrigation, tree/plant care, tree
6 replacement, insect and disease infestation prevention, integrated pest management,
7 and appropriate response process etc. Projects that do not maintain landscape in a
8 manner consistent with the approved LTCMP shall be subject to code enforcement
9 action.
- 10 122. A letter of clearance from the affected school district in which the property is
11 located shall be provided as required by City policy at the time building permits
12 are issued.
- 13 123. A set of building plans shall be reviewed and approved by the City Planner prior
14 to the issuance of building permits.
- 15 124. All mechanical rooftop and ground equipment shall be screened from public view as
16 required by the Zoning Ordinance. The roof jacks, mechanical equipment, screens,
17 and vents shall be painted with non-reflective paint to match the roof. This
18 information shall be shown on the building plans.
- 19 125. Any project entrance signs shall meet the requirements of the Sign Ordinance and be
20 approved by the City Planner.
- 21 126. Failure to meet any conditions of approval shall constitute a violation of the
22 Tentative Map and Development Plan.
- 23 127. In accordance with Density Bonus requirements, fourteen (14) dwelling units shall
24 be reserved for sale to moderate-income households. These affordable units shall be
25 provided proportional to the overall project in unit size, dispersed throughout the
26 project per the plans approved by the City Council, and have access to all amenities
27 available to other residents. An Affordable Housing Agreement, limiting the sale of
28 such units to eligible moderate-income households, and a deed of trust securing such
29 covenants, as approved by the City Attorney and the Housing and Neighborhood

1 Services Director, shall be recorded against the title of the property and the relevant
2 terms and conditions recorded as a deed restriction, regulatory agreement or other
3 enforceable instrument. The Agreement will be recorded prior to the approval of any
4 final or parcel map or issuance of a grading permit or the building permit for the first
5 dwelling unit of the Project. The Agreement shall be binding to all future owners and
6 successors in interest and shall be in effect for a minimum of fifty-five (55) years.

7 128. The required "Affordable Housing Regulatory Agreement" shall be recorded against
8 the project site prior to the approval and/or issuance of a grading permit, the building
9 permit or final or parcel map for the first residential dwelling unit of the project,
10 whichever comes first for the project. The required Affordable Housing Agreement
11 under Chapter 14C – Inclusionary Housing may be utilized to secure the covenants
12 required under density bonus law.

13 129. All units proposed as part of this project shall be sold for owner occupancy and fully
14 utilized in accordance with the approvals of the Project; each single-family
15 residential property unit shall be prohibited for use as a "short-term vacation rental"
16 (as such term is defined in Chapter 24 of the City of Oceanside City Code, as may
17 be amended from time to time.

18 130. All amenities and improvements associated with the project shall be installed prior
19 to occupancy of the first unit, unless a phasing plan is submitted to the satisfaction
20 of the City Planer and City Engineer.

21 **Solid Waste:**

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

28 132. The plans must demonstrate where servicing will occur for the residential carts to
29 ensure adequate access by service vehicles. For cart dimensions and service vehicle

1 requirements, including street turning radius and minimum road lengths, reference
2 the City of Oceanside Enclosure Guidelines.

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

7 **Transportation:**

- 8 134. To mitigate the project's impact at the intersection of Oceanside Blvd. and Garrison
9 St., the project shall make a financial contribution to the City in the amount of
10 \$110,000, to be paid into the City's Thoroughfare and Signal Account. These funds
11 will be used at the City's discretion for projects that improve traffic safety and
12 mobility within the City of Oceanside. The \$110,000 shall be paid in full prior to the
13 issuance of the building permit for the 108th unit. This payment satisfies only the
14 offsite improvement obligation. All other onsite improvements—such as roadway,
15 sidewalk, bike trail/lane, etc.—that are contiguous to the project or needed to provide
16 access to the project shall be completed at the project developer's expense.

17 **Water Utilities**

18 **General Conditions:**

- 19 135. The developer will be responsible for developing all water and sewer utilities
20 necessary to develop the property. Any relocation of water and/or sewer utilities is
21 the responsibility of the developer and shall be done by an approved licensed
22 contractor at the developer's expense.
- 23 136. All Water and Wastewater construction shall conform to the most recent edition of
24 the *Water, Sewer, and Recycled Water Design and Construction Manual* or as
25 approved by the Water Utilities Director.
- 26 137. The property owner shall maintain private water and wastewater utilities located on
27 private property.
- 28 138. Water services and sewer laterals constructed in existing right-of-way locations are
29 to be constructed by an approved and licensed contractor at developer's expense.

- 1 139. Minimum separation between water services and sewer laterals shall be 10 feet.
- 2 140. Each new residential dwelling unit shall be metered individually.
- 3 141. For a new multi-family residential development; the City has accepted, as an
4 alternative, public master meter(s), provided there is a private sub-meter for each
5 individual dwelling unit. The Property Owner or Homeowner's Association would
6 be responsible for the ownership, maintenance, reading, and replacement of the
7 private sub-meters. This should be addressed in the CC&Rs or a maintenance
8 agreement
- 9 142. The Home Owner's Association shall be responsible for the shared water and sewer
10 systems including the ownership, maintenance, repair and replacement of private on-
11 site water and sewer mains, fire hydrants, sub-meters, sewer laterals and all other
12 water and sewer appurtenances. This shall be included in the CC&Rs.
- 13 143. There shall be a minimum of two (2) master meters to serve the Development. Each
14 master meter shall have a separate connection to a public water main such that the
15 total peak domestic water demand can be served by the combined meters. Meters
16 shall be equipped with a backflow device.
- 17 144. Provide a separate irrigation water meter for common area landscaping. Meter shall
18 be managed and paid for by the Property Owner or Homeowner's Association. An
19 address assignment will need to be completed for the meter, and can be processed
20 through the City Planning Department.
- 21 145. A private on-site fire system shall be installed, separate from the private domestic
22 water system, to supply the on-site private fire hydrants and fire services. The fire
23 system shall be looped with two connections to a public water main. The private fire
24 system shall connect to the existing 10-inch public water main in Garrison Street at
25 the main entrance to the development. A second connection shall be made at the
26 proposed public water main in the future access road at the easterly driveway to the
27 development. Each connection shall be equipped with an approved double check
28 detector backflow assembly.
- 29

1 146. Per the latest approved California Fire Code, all new residential units shall be
2 equipped with fire sprinkler system. Water services that feed the fire sprinkler system
3 along with the domestic water system shall be equipped with a backflow assembly
4 that meets the latest state and local regulations.

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

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

13 149. The City has entered into a Cooperation Agreement (dated July 13, 2023) with the
14 Developer (TTLC Management, Inc) in which the Developer agrees to pay a fair-
15 share allocation equivalent to fifty percent (50%) of the actual design and
16 construction costs of the proposed emergency access road required for the
17 Developer's Parcel if constructed by the City on the City Parcel as required by the
18 Fire Department. This also includes additional design and construction costs the
19 developer would be responsible for paying should there be revisions to the City's
20 capital improvement project for the benefit of the Development as described in the
21 Amended and Restated Cooperation Agreement by and between the City of
22 Oceanside and TTLC Management, Inc. and the Oceanside Unified School District
23 relating to the 333 Garrison Street Property. Proposed changes to the City's capital
24 project and/or property must be approved by the Water Utilities Department.

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

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

- 1 151. All public water and/or sewer facilities not located within the public right-of-way
2 shall be provided with easements sized according to the *Water, Sewer, and Recycled*
3 *Water Design and Construction Manual*. Easements shall be constructed for all
4 weather access.
- 5 152. No building foundations will be allowed within 10 feet of the outside edge of a City
6 easement. No trees, structures or building overhang shall be located within any water
7 or wastewater utility easement.
- 8 153. Minimum separation between water services is 3 feet, and minimum separation
9 between water services and sewer laterals shall be 10 feet.
- 10 154. Any water, sewer, storm drain or recycled water location not meeting minimum
11 separation requirements will require a variance from the State Water Resources
12 Control Board Division of Drinking Water, applied for by the developer.
- 13 155. Water and Sewer facilities, backflows or meters, shall have a minimum 10'
14 separation from trees. Palm tree minimum separation is lowered to 5' from water
15 and sewer facilities.
- 16 156. Avoid directing any drainage from the development onto or through the City's sewer
17 lift station parcel.
- 18 157. The roadway and curb return of Private Drive "A" on the City's parcel require an
19 Encroachment Removal Agreement. The Developer – and eventually the Home
20 Owner's Association – will be responsible for maintenance of the roadway and curb
21 return at Private Drive "A".
- 22 158. The City has entered into a Cooperation Agreement (dated July 13, 2023) with the
23 Developer (TTLC Management, Inc) in which the City agrees to grant the Developer
24 temporary access for construction across portions of the City Parcels for the benefit
25 of the Developer Parcel as reasonably required for development and construction of
26 the Developer Parcel. The Developer agrees to grant the City temporary access for
27 construction across portions of the Developer Parcel for the benefit of the City Parcel
28 as reasonably required for construction of the sewer lift station. If construction of the
29 new public lift station has not commenced prior to final engineering plan approval

- 1 of the Development, the Developer shall grant City permission to grade on
2 development parcel for the access road and lift station improvements. The City will
3 coordinate with the Developer to minimize disruptions to construction activities.
- 4 159. All buildings with a finished pad elevation located below the elevation of the next
5 upstream manhole cover of the public sewer shall be protected from backflow of
6 sewage by installing and maintaining an approved type backwater valve, per the
7 latest adopted California Plumbing Code.
- 8 160. Recycled water is anticipated to be supplied through the existing 10-inch San Luis
9 Rey Force Main pipeline line in the near future. When recycled water becomes
10 available, this property shall be required to convert its irrigation supply to recycled
11 water. The irrigation system shall be designed in anticipation of a future recycled
12 water service and meter off of Garrison Street.
- 13 161. Developer shall prepare and submit recycled water irrigation plans to the Water
14 Utilities Department for an independent review and pay a separate recycled water
15 review fee. The review shall include the processing, plan submittal, permitting,
16 inspection, and testing of the proposed irrigation system for approval by the State
17 Water Resources Control Board / San Diego County Department of Environmental
18 Health and Quality for on-site recycled water use. If Development is responsible for
19 the irrigation or maintenance of any landscaping in the right-of-way, then a
20 separate/dedicated recycled irrigation meter and service shall be required for this
21 irrigation system. Local regulations do not permit a single irrigation meter to service
22 landscaping areas across property lines.
- 23 162. On-site water mains shall be private, but designed and constructed per the most
24 recent edition of the *Water, Sewer, and Recycled Water Design and Construction*
25 *Manual*.
- 26 163. The on-site private water main shall be looped with two (2) connections to a public
27 water main. The on-site water main shall connect to a public water main in Garrison
28 Street at the main entrance to the development. A second connection in Garrison
29 Street shall be made at the future access road, and the public main shall be installed

1 within the access road and connect to the on-site system at the easterly driveway. A
2 tee with three valves shall be installed at the easterly driveway for a future main
3 extension by the City.

4 164. There shall be no private utilities in the access road or City property, unless otherwise
5 approved by Water Utilities Department.

6 165. The Water System Analysis for the Garrison Street Project in the City of Oceanside
7 dated April 29, 2025 was reviewed by the Water Utilities Department. The results of
8 the water analysis show that the proposed 12-inch sewer main in the emergency
9 access road and the existing water system surrounding the development is adequate
10 for both domestic and fire protection service. Any changes to the on-site or off-site
11 water system design during improvement plan review may necessitate a revised
12 water study to be submitted by the Developer for City review and approval.

13 166. All water and sewer mains along the property frontage not meeting the minimum
14 main diameter and material requirements shall be replaced by the Developer, and at
15 the Developer's expense, to meet current design standards for all new commercial,
16 industrial, institutional, and residential developments of four (4) units or more.

17 167. The City has a capital improvement plan to construct a new public sewer lift station
18 in the City's parcel APN: 1620202500 adjacent to the Development. If construction
19 of the new public lift station has not commenced prior to final engineering plan
20 approval of the Development, then the Developer will be responsible for installing
21 the new public water main from the Development's south property line in Garrison
22 Street to the northernmost point of proposed water main in the emergency access
23 road, terminating at locations designated by the City to allow for future water main
24 extension by the City, and constructing the new emergency access road, along with
25 the domestic water and fire service connections for the Development. If construction
26 of the new public lift station has commenced prior to final engineering plan approval
27 of the Development, then the City will be responsible for installing the new water
28 main in the emergency access road from the proposed southern water service
29 connection for the Development in Garrison Street and the water main extension to

- 1 the existing water main in Garrison Street northeast of the Development. The
2 Developer shall coordinate with the sewer lift station designer to determine the
3 correct size and location of the proposed connections in the emergency access road.
- 4 168. The Developer shall be responsible for the cost of design, permitting and
5 construction of the water main replacement from Development's south property line
6 in Garrison Street to the proposed water and fire service connections for the
7 Development in the emergency access road, along with the domestic water and fire
8 service connections for the Development. If the City requires a water main pipe
9 diameter larger than the minimum size proposed by the Developer in the emergency
10 access road, as determined by the City-approved water study for the Development,
11 the City shall be responsible only for the incremental material cost of the larger pipe.
12 If construction of the new public lift station has not commenced prior to final
13 engineering plan approval of the Development, the City agrees to reimburse the
14 Developer solely for the difference in material costs, excluding all design,
15 permitting, and construction expenses. If construction of the new public lift station
16 has commenced prior to final engineering plan approval of the Development, the
17 Developer shall reimburse the City for all costs for which the Developer is
18 responsible, as outlined above. The Developer and the City shall execute a
19 reimbursement agreement prior to final approval of the Development engineering
20 plan.
- 21 169. Prior to final engineering plan approval of the Development, the Developer execute
22 an agreement to reimburse the City for fifty percent (50%) of the actual design and
23 construction costs of the approximately 285-foot water main extension from the
24 proposed water and fire service connections for the Development in the emergency
25 access road to the connection to the existing water main in Garrison Street north of
26 the Development. The City agrees to perform the construction of the water main
27 extension, including obtaining a water easement with SDG&E and abandoning the
28 existing 10" water main in parcels APN 1620202300 and 1620202200. The
29 estimated cost of the Developer's fair-share allocation to design and construct the

1 water main extension is \$92,220.50. Any discrepancy between the estimated cost
2 and the actual cost shall be reconciled upon the completion of the improvements.

3 170. The Water Utilities Department has reviewed the Sewer System Analysis for the
4 Garrison Street Project in the City of Oceanside, dated April 15, 2025. The study
5 evaluated the sewer collection system downstream of the Development, extending
6 to the 15-inch trunk sewer line on Industry Street, just south of Oceanside Boulevard.
7 This included analysis of the existing 8-inch VCP sewer main located within a public
8 easement between Oceanside Boulevard and Industry Street. The findings indicate
9 that the existing downstream sewer collection system has sufficient capacity to
10 accommodate flows from the Development, and no additional off-site improvements
11 will be required.

12 171. The on-site sewer collection system shall be private, but designed and constructed
13 per the most recent edition of the *Water, Sewer, and Recycled Water Design and*
14 *Construction Manual*. Radius or bends on gravity sewer main are not acceptable.

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

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

23 174. Provide peak irrigation flows per zone or control valve to verify size of irrigation
24 meter and reduced pressure principle backflow device on Landscape Plans. Plans
25 shall be in compliance with the latest California Department of Water Resources
26 Model Water Efficient Landscape Ordinance

27 175. All existing and proposed on-site sewer manholes shall be accessible by an access
28 road, turf block, or pavement that can support H-20 loading for sewer vector truck.
29

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

3 176. Provide stationing and offsets for existing and proposed water service connections
4 and sewer laterals on plans.

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

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

10 178. Show location and size of existing and proposed water meter(s), including sub-
11 meters, on site plan of building plans. Show waterline from proposed meter to
12 connection point to buildings.

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

15 180. Provide a fixture unit count table and supply demand estimate per the latest adopted
16 California Plumbing Code (Appendix A) to size the water meter(s), sub-meters, and
17 service line(s).

18 181. Provide drainage fixture unit count per the latest adopted California Plumbing Code
19 to size sewer lateral for each building.

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

PASSED AND ADOPTED Resolution No. 2025-P21 on August 25, 2025 by the following vote, to wit:

- AYES:
- NAYS:
- ABSENT:
- ABSTAIN:

Tom Morrissey, Chairperson
Oceanside Planning Commission

ATTEST:

Darlene Nicandro, Acting Secretary

I, DARLENE NICANDRO, Acting Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2025-P21.

Dated: August 25, 2025