



DATE: August 25, 2025

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D24-00013) AND CONDITIONAL USE PERMIT (CUP24-00006) FOR THE CONSTRUCTION OF A PORTION OF THE COASTAL RAIL TRAIL EXTENDING FROM OCEANSIDE BOULEVARD TO MORSE STREET—COASTAL RAIL TRAIL PROJECT – APPLICANT: CITY OF OCEANSIDE**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- 1) Approve Development Plan (D24-00013) and Conditional Use Permit (CUP24-00006) by adopting Planning Commission Resolution No. 2025-P22 with findings and conditions of approval attached herein for the construction of approximately 0.5 miles of a Class 1 multi-use pathway from Oceanside Boulevard to Morse Street and a bridge over Loma Alta Creek to close the existing gap in the Coastal Rail Trail.

BACKGROUND AND PROJECT DESCRIPTION

Background: The Coastal Rail Trail (CRT) is a regionally significant Class I bicycle and pedestrian facility spanning 44 miles through San Diego County, connecting the cities of San Diego, Del Mar, Solana Beach, Encinitas, Carlsbad, and Oceanside. The CRT serves as the north/south bicycle and pedestrian link in the City of Oceanside by providing access to the Oceanside Transit Center, the Inland Rail Trail, and additional recreational facilities in the east. The San Diego Regional Bicycle Plan identifies the segment of CRT between Oceanside Boulevard and Morse Street as a critical component to the City's overall bicycle network and the City of Oceanside Bicycle Master Plan has deemed completing the segment as a priority project. While alternative routes exist along Pacific Street and Coast Highway, the segment between Oceanside Boulevard and Morse Street would provide a dedicated, off-street connection for bicyclists and pedestrians, physically separated from vehicular traffic.

On December 1, 2021, the City Council approved the alignment for the CRT project from Oceanside Boulevard to Morse Street and adopted a resolution approving the Mitigated Negative Declaration (MND) and Mitigation, Monitoring, and Reporting Program (MMRP)

for the CRT project (Attachment 3). As detailed in the City Council staff report, (Attachment 4), the proposed alignment was the result of input received during the public outreach process.

The project site, which is within the South Oceanside and Townsite Neighborhood Planning Areas, has General Plan land use designations of Coastal Public Utility and Transportation (C-TU) and Coastal Open Space (C-OS). The corresponding zoning designations include Public Utility Transportation Coastal Zone (PUT/CZ) and Open Space (OS). Surrounding land uses include residential development, Buccaneer Park and the La Salina Wastewater Treatment Plant to the west, and residential development to the north, south, and east. The project site (outlined in red) and surrounding area are depicted in Figure 1.

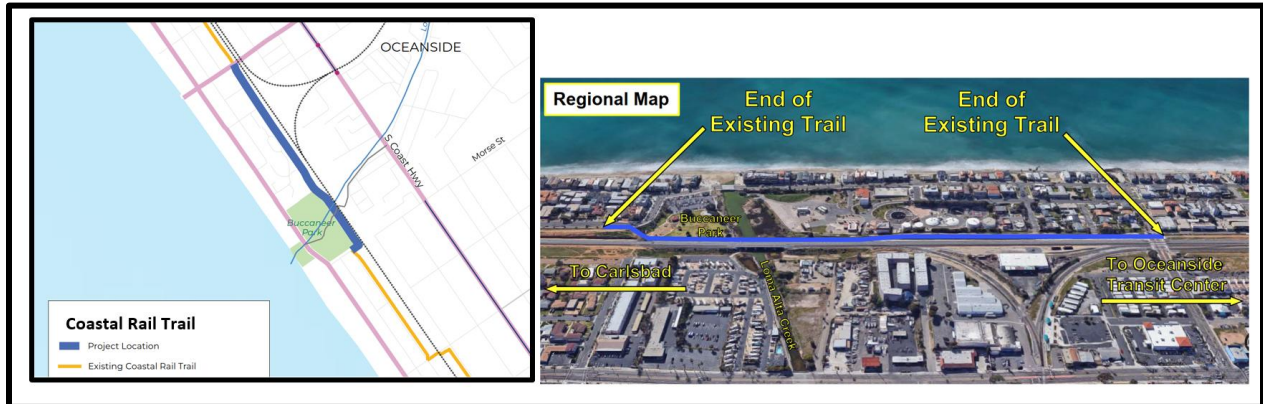
Figure 1: Location Map



Project Description: The proposed project involves the approval of a Development Plan and Conditional Use Permit as follows:

Development Plan (D24-00013) represents a request to construct 0.5 miles of a Class I multi-use pathway from Oceanside Boulevard to Morse Street and construction of a 255-foot-long, 14-foot-wide bridge over Loma Alta Creek. As illustrated in blue in Figure 2 below, this segment of bikeway would complete the missing section of the existing CRT. The proposed project would be a separated bicycle/pedestrian facility that runs along the North County Transit District (NCTD) rail corridor. All improvements would be constructed within NCTD's right-of-way. A 1998 Memorandum of Understanding between NCTD and local jurisdictions authorized use of this corridor for non-motorized, multi-modal transportation infrastructure (Attachment 5).

Figure 2: Coastal Rail Trail Segment



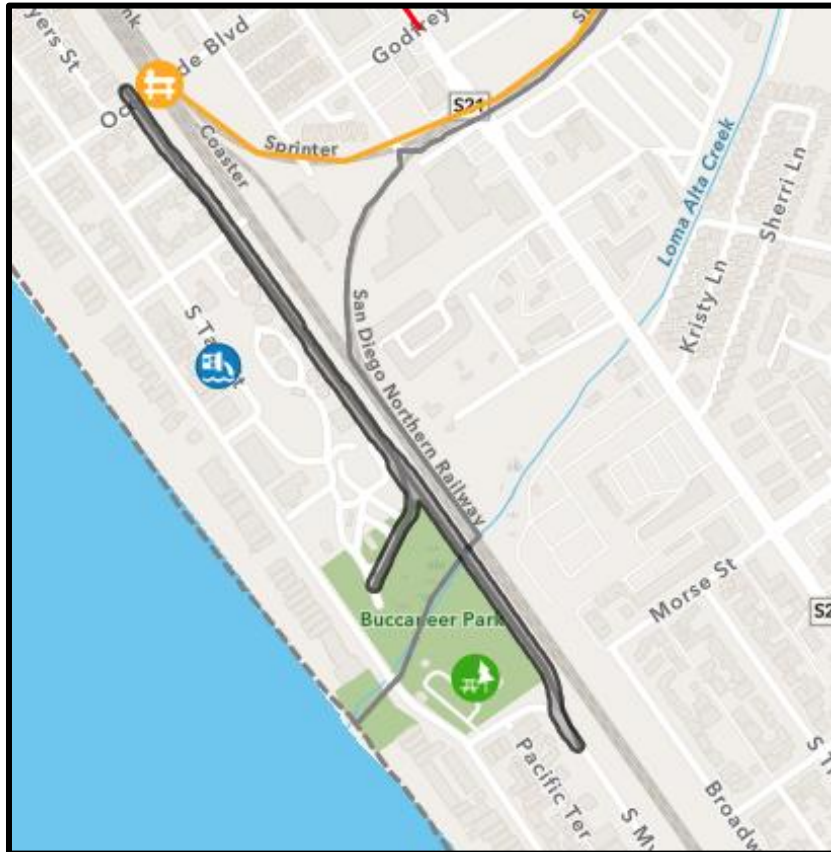
The trail segment between Oceanside Boulevard and Morse Street would consist of a 10-foot-wide paved path with 2-foot shoulders. The 255-foot bridge segment (Figure 3) of the trail spanning over the Loma Alta Creek would be 14-foot wide. A bioswale would run adjacent to the path to treat stormwater runoff.

Figure 3: Bridge over Loma Alta Creek



A pedestrian ramp would be constructed that connects the new segment of CRT to Buccaneer Park. The alignment of the proposed project is shown in gray in Figure 4. Four retaining walls are required to support the new CRT segment. The walls would be a maximum height of 18 feet and would have an architectural treatment to provide visual interest from Buccaneer Park. Additional landscaping, including primarily drought-tolerant native species, and nineteen (19) new 36" box trees would be planted along the new trail segment and pedestrian ramp towards Buccaneer Park. All proposed landscaping would comply with the City's Landscape Design Manual and approved tree list and is subject to approval of the City's Landscape Architect.

Figure 4: Coastal Rail Trail Project Alignment



Conditional Use Permit (CUP24-00006) represents a request for the operation of a Class 1 bicycle/pedestrian facility in the OS and PUT/CZ Zoning Districts pursuant to Articles 15 and 16C of the City's Zoning Ordinance.

ANALYSIS

The proposed project has been reviewed for compliance with the General Plan, Local Coastal Program, 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:

Circulation Element

6.1 Bicycle Facilities

Goal 1: Provide a safe, interconnected network of bicycle facilities within Oceanside

for recreational and commuter users.

Objective: Ensure the bikeway system will endeavor to be a complete system emphasizing local and regional continuity and connectivity.

Policy 6.4: The City shall provide and maintain a safe, direct, and comprehensive bicycle network connecting neighborhoods, employment locations, public facilities, transit stations, parks and other key destinations.

Policy 6.6: The City shall cooperate with other government agencies to provide connection and continuation of the regional bicycle routes and corridors such as the Coastal Rail Trail...as identified in the 2030 San Diego Regional Transportation Plan.

The proposed project would close the existing gap in the CRT, therefore providing a more complete bicycle trail network that would enhance regional continuity and connectivity. The project implements goals and priorities established in the San Diego Regional Bicycle Plan and City of Oceanside Bicycle Master Plan.

Land Use Element

I. 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.

1.32 Coastal Zone

Objective: To provide for the conservation of the City's coastal resources and fulfill the requirements of the California Coastal Act of 1976.

Policy A: The City shall utilize the certified Local Coastal Plan and supporting documentation for review of all proposed projects within the Coastal Zone.

The proposed project is located within the Coastal Zone, with a portion of the project site located within the California Coastal Commission's (CCC) original permitting jurisdiction. Pursuant to the City's certified Local Coastal Plan, the applicant shall apply for a Coastal Development Permit from the CCC for the project following the local discretionary action.

The project has been found to be consistent with the goals and policies of the Local Coastal Plan and Coastal Act, including those pertaining to Recreation and Visitor Serving Facilities.

II. Community Development

Goal: The continual long-term enhancement of the community through the development

and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.

2.7122 Pedestrian

Objective: Provide for safe pedestrian circulation...including pedestrian access to the beach and hiking trails.

2.74 Public Recreational Facilities

Objective: To enhance the well-being of City residents by providing opportunities for relaxation, rest, activity, and education through a well-balanced system of private and public park and recreational facilities distributed to serve the entire community.

Policy I: Emphasize trail linkage opportunities between community, County, and State open space systems.

Located partially within a disadvantaged community, the proposed project is designed to enhance safety, ADA accessibility, and mobility for nonmotorized users, while promoting active transportation, reducing vehicle miles traveled, and improving regional circulation. These improvements would close the gap in the existing CRT and would provide a connection to the existing Loma Alta Marsh Footpath and existing CRT segments.

2. Local Coastal Program

A portion of the project site is located in the Coastal Commission's original permitting jurisdiction, thereby requiring a Coastal Development Permit (CDP) issued by the Coastal Commission. Pursuant to the City's Local Coastal Program (LCP), following the local discretionary action the applicant shall apply for a CDP from the Coastal Commission. Staff has placed a Condition of Approval on the project requiring submittal of the CDP to the Coastal Commission for their review and approval.

3. Zoning Ordinance Compliance

Most of the proposed project is located in the Public Utility and Transportation Coastal Zone (PUT/CZ). Pursuant to the City's Zoning Ordinance, the proposed project is permitted in the PUT/CZ Zone subject to approval of a Conditional Use Permit. A small portion of the project site is designated as Open Space (OS) and therefore requires development plan review pursuant to Section 1540 of the Zoning Ordinance. Article 43 of the Zoning Ordinance specifies that the Planning Commission shall review any development plan for a project located in the OS Zone.

Section 1670 of the City's Zoning Ordinance states: *Due to the unique character of the types of uses that would be permitted in a PUT/CZ zoning district it is not practical to establish fixed development standards. Through the Conditional Use Permit process each project will be evaluated to ascertain proper setbacks, landscaping, screening, parking*

and architectural treatment as the use relates to surrounding properties and uses. Staff has evaluated the proposed project and finds the project is compatible to surrounding properties and uses and would not be detrimental to the public health, safety or welfare of persons residing or working adjacent to the proposed project nor would the project be detrimental to properties or improvements in the vicinity or to the general welfare of the city.

The project has been reviewed for compliance with Articles 15, 16, 41, and Article 43 and the required findings pursuant to Article 41, Section 4105 and Article 43, Section 4306 are provided in the Planning Commission Resolution No. 2025-P22 (Attachment 1).

4. California Environmental Quality Act Conformance

Staff reviewed the proposed project pursuant to Section 15060 of the California Environmental Quality Act (CEQA) Guidelines. Based on the Initial Study Environmental Checklist provided for the project, staff determined a Mitigated Negative Declaration (MND) would be required for the project.

ENVIRONMENTAL DETERMINATION

An MND has been prepared stating that, if the mitigation measures identified in the Mitigation Monitoring and Reporting Program are implemented, there will not be a significant adverse impact upon the environment.

The Draft MND was circulated for a 30-day public review period beginning on June 9, 2021, and ending on July 12, 2021. During the public review period comments were received from the California Department of Transportation and the San Diego County Archaeological Society, Inc. A Response to Comments was prepared and is included in the Final MND. The Final MND can be reviewed at the following link: <https://www.ci.oceanside.ca.us/government/development-services/planning/environmental-documents-ceqa/coastal-rail-trail-south>.

The Final MND and associated Mitigation Monitoring and Reporting Program was adopted by the City Council on December 1, 2021 (Attachment 8).

PUBLIC NOTIFICATION

The City gained initial input on various alignment options from the community at the start of the project. On May 17, 2017, a Community Meeting was held to select the preferred alignment for the CRT project. A summary of this meeting is included as Appendix A to the Community Outreach Report (Attachment 6). As part of the entitlement review process, a Community Outreach Meeting was held on July 29, 2025 to solicit additional input from the public. Approximately 20 people attended the meeting and most attendees voiced support for the project. Some attendees expressed concerns about the width of the pathway and the proposed ramp down to Buccaneer Park. A complete summary of the outreach conducted for the project and comments received are included in the

Community Outreach Report.

In accordance with City Council Policy 300-14 "Enhanced Notification Program," a "Notice of Application" sign was posted and maintained on site and the City mailed a "Notice of Application" letter to the property owners within a 1,500-foot radius and tenants within a 100-foot radius of the property boundary. Additionally, project updates have been provided to the public through social media posts and the City website.

SUMMARY

Staff finds that the proposed project is consistent with the requirements of the General Plan, Local Coastal Program, and Zoning Ordinance. Therefore, staff recommends that the Planning Commission by motion:

- 1) Approve Development Plan (D24-00013) and Conditional Use Permit (CUP24-00006) by adopting Planning Commission Resolution No. 2025-P22 with findings and conditions of approval attached herein.

PREPARED BY:

For



Shannon Vitale
Senior Planner

SUBMITTED BY:



Darlene Nicandro
Development Services Director

Attachments:

1. Planning Commission Resolution No. 2025-P22
2. Project Plans
3. December 1, 2021 City Council Staff Report approving the Coastal Rail Trail Project
4. City Council Resolution adopting Coastal Rail Trail MND
5. North County Transit District MOU
6. Community Outreach Report
7. Other Attachments
 - a. Application Page
 - b. Description and Justification
8. Mitigated Negative Declaration, Mitigation and Monitoring Reporting Program, Technical Appendices, and Response to Comments online at <https://www.ci.oceanside.ca.us/government/development-services/planning/environmental-documents-ceqa/coastal-rail-trail-south>

5.01 ATTACHMENT 1

PLANNING COMMISSION
RESOLUTION NO. 2025-P22

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

APPLICATION NO: D24-00013 AND CUP24-00006
APPLICANT: CITY OF OCEANSIDE
LOCATION: NCTD ROW BETWEEN OCEANSIDE BLVD. AND MORSE
STREET

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting approval of a Development Plan and Conditional Use Permit under the provisions of Articles 15, 16C, 41 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

Construction of approximately 0.5 miles of a Class 1 multi-use pathway from Oceanside Boulevard to Morse Street and a bridge over Loma Alta Creek;
on certain real property described in the project description.

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

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; a Mitigated Negative Declaration (SCH No. 2021060094) has been prepared stating that if the mitigation measures are implemented there will not be adverse impacts upon the environment;

WHEREAS, the Mitigated Negative Declaration, together with any comments received, and the Mitigation Monitoring and Reporting Program, were presented to the City Council on December 1, 2021;

1 WHEREAS, the City Council reviewed and considered the information contained in
2 the Mitigated Negative Declaration prior to making a decision on the project; and

3 WHEREAS, the Mitigated Negative Declaration and the Mitigation Monitoring and
4 Reporting Program have been determined to be accurate and adequate documents, which
5 reflect the independent judgment and analysis of the City Council;

6 WHEREAS, the City Council adopted the Mitigated Negative Declaration and
7 Mitigation Monitoring and Reporting Program associated with the project on December 1,
8 2021 by a 5-0 vote;

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

13 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution
14 becomes effective 20 days from its adoption in the absence of the timely filing of an appeal
15 or call for review;

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

18 FINDINGS:

19 For the Development Plan (D24-00013):

- 20
- 21 1. That the site plan and physical design of the project as proposed is consistent with
22 the purposes of the Zoning Ordinance in that the proposed multi-use trail is consistent
23 with the applicable provisions of the Public Utility and Transportation and Open
24 Space Zoning Districts.
 - 25 2. That the Development Plan as proposed conforms to the General Plan of the City.
26 The proposed project is consistent with the Circulation Element and Land Use
27 Elements of the General Plan. The proposed project complies with the Bicycle
28 Facilities, Pedestrian, and Public Recreational Facilities policies within the
29 Circulation and Land Use Elements by closing the existing gap in the Coastal Rail
30 Trail thereby creating safe pedestrian opportunities for nonmotorized users in the
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1 community.

- 2 3. That the area covered by the Development Plan can be adequately, reasonably, and
3 conveniently served by existing and planned public services, utilities, and public
4 facilities. The proposed project consists closing the existing gap in the Coastal Rail
5 Trail and the proposed improvements would not require any additional services or
6 utilities than what currently exists.
- 7 4. That the project as proposed is compatible with existing and potential development
8 on adjoining properties or in the surrounding neighborhood. The proposed project
9 occurs within the NCTD right-of-way and improves the surrounding neighborhood
10 by enhancing safety, ADA accessibility, and mobility for nonmotorized users.
- 11 5. The site plan and physical design of the project is exempt from the policies contained
12 within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the
13 Development Guidelines for Hillsides, and Section 3039 of the Zoning Ordinance
14 because the project site possesses no natural slopes.

15
16 For the Conditional Use Permit (CUP24-00006):

- 17 1. That the proposed location of the use is in accord with the objectives of this ordinance
18 and the purpose of the district in which the site is located. The proposed project is
19 permitted in the PUT/CZ Zone and Open Space Zone subject to approval of a
20 Conditional Use Permit.
- 21 2. That the proposed location of the conditional use and the proposed conditions under
22 which it would be operated and maintained will be consistent with the General Plan;
23 will not be detrimental to the public health, safety, or welfare of persons residing or
24 working in or adjacent to the neighborhood of such use; and will not be detrimental
25 to properties or improvements in the vicinity or to the general welfare of the City.
26 The proposed project, which will be maintained by the City, will implement goals
27 and priorities established in the General Plan pertaining to regional continuity and
28 connectivity. The project will enhance public health by providing a complete and
29 more accessible bicycle trail network.
- 30 3. That the proposed conditional use will comply with the provisions of this ordinance,
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1 including any specific condition required for the proposed conditional use in the
2 district in which it would be located. The project has been conditioned to ensure the
3 multi-use path remains in good repair and free of debris, litter, and graffiti.
4 Additionally, the project is conditioned so that any damage or blight that may occur
5 to the facility shall be corrected upon written notice by the City.

6 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does
7 hereby approve Development Plan (D24-00013) and Conditional Use Permit (CUP24-
8 00006) subject to the following conditions:
9

10 **Planning:**

- 11 1. This Development Plan and Conditional Use Permit approve only the following:
12 construction of 0.5 miles of a Class 1 multi-use pathway from Oceanside Boulevard
13 to Morse Street and a 255-foot-long, 14-foot wide bridge over Loma Alta Creek. No
14 deviation from these approved plans and exhibits shall occur without Planning
15 Division approval. Substantial deviations shall require a revision to the Development
16 Plan and Conditional Use Permit or a new Development Plan and Conditional Use
17 Permit.
- 18 2. This Development Plan shall expire 36 months from its approval, on August 25,
19 2028, unless this time period is extended by the provisions of Article 1 of the Zoning
20 Ordinance.
- 21 3. This development project approval shall become effective and final at the expiration
22 of the appeal period without the filing of a valid appeal. The filing of a valid appeal
23 during the appeal period shall state the Planning Commission's decision pending
24 review and final decision by the City Council on the appeal. At such time that the
25 development project approval becomes effective and final, the applicant/developer
26 shall either secure a grading permit, a building permit, or timely file a time extension
27 request prior to the expiration of the development approval. Failure by the
28 applicant/developer to do so will result in the expiration of the development approval
29 and a new development project application(s) submittal and approval will be required
30 for the project to move forward.
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- 1 4. The applicant, permittee or any successor-in-interest shall defend, indemnify and
2 hold harmless the City of Oceanside, its agents, officers or employees from any
3 claim, action or proceeding against the City, its agents, officers, or employees to
4 attack, set aside, void or annul the City's approval of this development project. The
5 City will promptly notify the applicant of any challenge, claim, suit, action or legal
6 proceeding against the City. The City will cooperate fully with the applicant,
7 permittee or any successor-in-interest in the legal defense of the City's approving
8 action.
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- 10 5. Prior to the issuance of any grading or building permit, the grading permit plans and
11 building permit plans shall be reviewed for consistency with the Planning
12 Commission approved discretionary application plans and exhibit. No deviation
13 from the approved plans and exhibits may occur without prior Planning Department
14 approval. Minor deviations from the approved plans and exhibits may be processed
15 as a Substantial Conformity application subject to determination by the City Planner.
16 Major deviations from the approved project plans and exhibits shall require a revision
17 to the project application or a new project application.
- 18 6. Prior to the issuance of any building permit for project fencing and walls not covered
19 by an approved Development Plan, the building permit plans shall include design
20 plans and details that shall conform to the development standards of the City Zoning
21 Ordinance. In no case, shall the construction of fences and walls, including
22 combinations thereof, exceed the limitations of the Zoning Ordinance, unless
23 expressly granted by a Variance or other development approval.
24
- 25 7. Unless expressly waived, all current zoning standards and City ordinances and
26 policies in effect at the time building permits are issued are required to be met by this
27 project. The approval of this project constitutes the applicant's agreement with all
28 statements in the Description and Justification, and other materials and information
29 submitted with this application, unless specifically waived by an adopted condition
30 of approval.
- 31 8. Prior to the issuance of building permits, compliance with the applicable provisions
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1 of the City's anti- graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall
2 be reviewed and approved by the Development Services Department. These
3 requirements, including the obligation to remove or cover with matching paint all
4 graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded
5 in the form of a covenant affecting the subject property.

- 6 9. If outdoor lighting is proposed it shall be low emission, shielded, and directed away
7 from neighboring properties and habitat areas.
- 8 10. The proposed project shall comply with all mitigation measures identified as part of
9 the Mitigated Negative Declaration (SCH No. 2021060094) and approved Mitigation
10 and Monitoring Reporting Program.
- 11 11. For portions of the project site that are located within the Coastal Zone, a
12 Consolidated Coastal Development Permit shall be obtained from the California
13 Coastal Commission prior to issuance of any grading and/or building permit for the
14 project.
- 15 12. Failure to meet any conditions of approval for this development shall constitute a
16 violation of the Development Plan and Conditional Use Permit.

17
18 **Building:**

- 19 13. The City of Oceanside Building Division staff doesn't perform plan reviews or
20 inspections of Civil Drawings, Precise Grading, or Landscape plans since they are
21 reviewed by the City of Oceanside Engineering Division and are reviewed by other
22 regulations and standards than those used by the Building Division staff. For work
23 that requires a Building Permit the Building Division does require site plans that have
24 specific required details for plan review and inspections associated with building
25 foundations, setbacks, electrical work, and accessibility compliance that must be
26 made part of the Building Division plans in order to be able to conduct and approve
27 those inspections from a Building Division approved set of plans. It may be
28 acceptable to include site plans from the Civil Drawings in the Building Division
29 plan set if they are marked as "For Reference Only" for items that are only reviewed
30 and inspected by the City of Oceanside Engineering Division staff.

- 1 14. When and if plans are submitted for a proposed construction project they will need
2 to show compliance with the applicable code that is in effect at the time of permit
3 application. Please note on the first plan sheet that the applicable Code for this project
4 is the 2022 edition of the California Code of Regulations (CCR); Title 24 (California
5 Building Standards Code), and the amendments to the City of Oceanside
6 Administrative Code for Building Regulations Chapter 6 Building Construction
7 Regulations Municipal Code.
- 8 15. The 2022 triennial edition of the California Code of Regulations (CCR), Title 24
9 (California Building Standards Code) applies to all occupancies that applied for a
10 building permit on or after January 1, 2023, and remains in effect until the effective
11 date of the 2025 triennial edition which will be January 1, 2026. More information
12 about the CALIFORNIA BUILDING STANDARDS CODE can be obtained at the
13 Building Standards Commission website: Codes (ca.gov) or
14 <https://www.dgs.ca.gov/BSC/Codes>
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- 16 16. Sections 17922, 17958 and 18941.5 of the California Health and Safety Code require
17 that the latest edition of the California Building Standards code and Uniform Housing
18 Code apply to local construction 180 days after publication.
- 19 17. All architects, engineers, designers, developers, owners and contractors MUST be
20 familiar with the codes in effect at the time of plan submittal. ODS, as required by
21 State law, CANNOT approve projects that do not comply with the codes in effect at
22 the time of plan submittal.
- 23 18. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the
24 plans.
- 25 19. The project must provide construction waste management per 2022 CALGreen
26 section 5.408 Construction Waste Reduction, Disposal and Recycling. Before the
27 plans can be approved a completed copy of the City of Oceanside "Waste
28 Management Plan" (WMP) form must be submitted.

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30 **Engineering:**

- 31 20. Prior to the demolition of any existing structure or surface improvements on site, a
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1 grading plan application shall be submitted to the Engineering Division and erosion
2 control plans shall be approved by the City Engineer. No demolition shall be
3 permitted without an approved erosion control plan.

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

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

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

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

22 25. Owner/developer shall submit to the City for processing a covenant attesting to the
23 project's development conditions. The approved covenant shall be recorded at the
24 County prior to the issuance of a grading permit.

25 26. All public improvement requirements shall be covered by a Development
26 Improvement Agreement and secured with sufficient improvement securities or
27 bonds guaranteeing performance and payment for labor and materials, setting of
28 survey monuments, and warranties against defective materials and workmanship
29 before the approval of the public improvement plans.
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- 1 27. Prior to the issuance of any building permits, all improvements including
2 landscaping, landscaped medians, frontage improvements shall be under
3 construction to the satisfaction of the City Engineer.
- 4 28. A traffic control plan shall be prepared in accordance with the City's traffic control
5 guidelines and approved by the City Engineer prior to the start of work within the
6 public Right-of-Way. Traffic control safety and implementation for construction or
7 re-construction of streets shall be in accordance with construction signing, marking,
8 and other protection as required by Caltrans' Traffic Manual and City Traffic Control
9 Guidelines. Traffic control plan implementation and hours shall be in accordance
10 with the approved traffic control plans.
- 11 29. A pavement evaluation report shall be submitted for the proposed onsite pavement
12 with the grading plan application. Pavement sections for all public and private
13 roadways, driveways and parking areas shall be based upon approved soil test
14 requirements and traffic indices identified within the City of Oceanside Engineers
15 Design and Processing Manual. The pavement design is to be prepared by the
16 owner/developer's geotechnical engineering firm and be approved by the City
17 Engineer prior to the issuance of a grading permit. Roadway alignments and
18 geometric layouts shall be in conformance with the City of Oceanside Engineers
19 Design and Processing Manual.
- 20 30. Proposed public improvements located within the City's ROW or onsite shall be
21 displayed on separate public improvement plans in accordance with the City's
22 Engineers Design and Processing Manual.
- 23 31. Any existing public or private improvements that are being joined to and that are
24 already damaged or damaged during construction of the project, shall be repaired or
25 replaced as necessary by the developer to provide a competent and stable connection,
26 and to the City's satisfaction.
- 27 32. A precise grading plan, which includes proposed onsite private improvements, shall
28 be prepared, reviewed, secured and approved prior to the issuance of any building
29 permit. The plan shall reflect all pavement, flatwork, landscaped areas, special
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1 surfaces, curbs, gutters, medians, striping, and signage, footprints of all structures,
2 walls, drainage devices and utility services. Parking lot striping and any on site traffic
3 calming devices shall be shown on the precise grading plans.

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

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

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

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

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

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

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

10
11 36. It is the responsibility of the owner/developer to evaluate and determine that all soil
12 imported as part of this development is free of hazardous and/or contaminated
13 material as defined by the City and the County of San Diego Department of
14 Environmental Health. Exported or imported soils shall be properly screened, tested,
15 and documented regarding hazardous contamination.

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

23
24 38. Prior to the issuance of a grading permit, a comprehensive soil and geologic
25 investigation shall be conducted for the project site. All necessary measures shall be
26 taken and implemented to assure slope stability, erosion control, and soil integrity;
27 and these measures shall be incorporated as part of the grading plan design. No
28 grading shall occur at the site without a grading permit.

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

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

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

20 42. The drainage design shown on the conceptual grading/site plan, and the drainage
21 report for this development plan is conceptual only. The final drainage report and
22 design shall be based upon a hydrologic/hydraulic study that is in accordance with
23 the latest San Diego County Hydrology and Drainage Manual, and is to be approved
24 by the City Engineer prior to the issuance of a grading permit. All drainage picked
25 up in an underground system shall remain underground until it is discharged into an
26 approved channel, or as otherwise approved by the City Engineer.
27

28 43. The project's drainage system shall not connect or discharge to another private
29 stormdrain system without first obtaining written permission from the owner of the
30 system. The written permission letter shall be provided to the City prior to the
31 issuance of a grading permit. The owner/developer shall be responsible for obtaining
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1 any off-site easements for storm drainage facilities.

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

4 45. Drainage facilities shall be designed and installed to adequately accommodate the
5 local storm water runoff, and shall be in accordance with the San Diego County
6 Hydrology Manual and the City of Oceanside Engineers Design and Processing
7 Manual, and to the satisfaction of the City Engineer.

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

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

14 48. Elevation adjustments and flood proofing shall be in accordance with City of
15 Oceanside Floodplain Management Regulations and Federal Emergency
16 Management Agency (FEMA) and National Flood Insurance Program (NFIP)
17 requirements.

18 49. The owner/developer shall submit a finished construction elevation certificate on
19 current FEMA forms for each structure proposed in the development project. The
20 finished construction elevation certificate(s) shall be completed with surveyed
21 information for post construction and shall be submitted to the Engineering Division
22 for review and acceptance prior to Occupancy or Final Building Inspection.
23 For non-residential structures that are floodproofed, a floodproofing design
24 certificate by a California licensed civil engineer shall be submitted for review along
25 with the finished construction elevation certificate.
26 For structures located in a V or VE flood zone, a V-zone design certificate by
27 California licensed civil engineer shall be submitted for review along with the
28 finished construction elevation certificate.

29 50. Upon the 1st Engineering submittal, applicant shall begin to process a letter of map
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1 change with the City of Oceanside for a Conditional Letter of Map Revision
2 (CLOMR).

3 51. Prior to the issuance of a grading permit, owner/developer shall provide evidence to
4 the City of Oceanside that a Conditional Letter of Map Revision (CLOMR) has been
5 obtained from the Federal Emergency Management Agency (FEMA) for the
6 proposed revisions to the flood hazard areas.

7 52. At the conclusion of grading activities, the owner/developer shall submit an
8 application with FEMA and the City for a Letter of Map Revision (LOMR), along
9 with an as-built grading plan, and any other documents required by FEMA in order
10 to process and receive LOMR. Prior to release of the grading bonds, the
11 owner/developer shall provide a copy of the FEMA-approved LOMR to the City of
12 Oceanside.

13 53. Development in any floodway is prohibited unless a California licensed civil
14 engineer prepares certification that encroachments shall not result in any increase in
15 the base flood elevation during the occurrence of the base flood discharge. A “No-
16 Rise” hydraulic analysis and certification shall be provided for any encroachments
17 located in the floodway. The analysis and certification must indicate that the base
18 flood elevation does not increase at all (greater than 0.00 feet) due to the
19 encroachments.

20 54. Owner/developer shall comply with the provisions of the National Pollution
21 Discharge Elimination System (NPDES) General Permit for Storm Water
22 Discharges Associated with Construction Activity (General Permit) Water Quality
23 Order 2009-0009-DWQ. The General Permit continues in force and effect until a
24 new General Permit is issued or the SWRCB rescinds this General Permit. Only those
25 owner/developers authorized to discharge under the expiring General Permit are
26 covered by the continued General Permit. Construction activity subject to the
27 General Permit includes clearing, grading, and disturbances to the ground such as
28 stockpiling, or excavation that results in land disturbances of equal to or greater than
29 one acre.
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- 1 55. The owner/developer shall obtain coverage under the General Permit by submitting
2 a Notice of Intent (NOI) and obtaining a Waste Discharge Identification Number
3 (WDID#) from the State Water Resources Control Board (SWRCB). In addition,
4 coverage under the General Permit shall not occur until an adequate SWPPP is
5 developed for the project as outlined in Section A of the General Permit. The site
6 specific SWPPP shall be maintained on the project site at all times. The SWPPP shall
7 be provided, upon request, to the United States Environmental Protection Agency
8 (USEPA), SWRCB, Regional Water Quality Control Board (RWQCB), City of
9 Oceanside, and other applicable governing regulatory agencies. The SWPPP is
10 considered a report that shall be available to the public by the RWQCB under section
11 308(b) of the Clean Water Act. The provisions of the General Permit and the site
12 specific SWPPP shall be continuously implemented and enforced until the
13 owner/developer obtains a Notice of Termination (NOT) for the SWRCB.
14
- 15 56. Owner/developer is required to retain records of all monitoring information, copies
16 of all reports required by this General Permit, and records of all data used to complete
17 the NOT for all construction activities to be covered by the General Permit for a
18 period of at least three years from the date generated. This period may be extended
19 by request of the SWRCB and/or RWQCB.
20
- 21 57. The project is categorized as a stormwater-Standard Development Project (SDP). A
22 final Storm Water Quality Management Plan (SWQMP) shall be submitted to the
23 City for review at the final engineering phase. Approval of this document is required
24 prior to the issuance of a grading permit.
- 25 58. The BMPs described in the project's approved SWQMP shall not be altered in any
26 way, unless reviewed and approved by the City Engineer. The determination of
27 whatever action is required for changes to a project's approved SWQMP shall be
28 made by the City Engineer.
- 29 59. Prior to receiving a temporary or permanent occupancy permit, the project shall
30 demonstrate that all structural BMPs, including Storm Water Pollutant Control
31 BMPs and Hydromodification Management BMPs, are constructed and fully
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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 60. All new extension services for the development of the project, including but not
5 limited to, electrical, cable and telephone, shall be placed underground as required
6 by the City Engineer and current City policies.

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

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

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

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

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

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

13 **Water Utilities:**

14 67. The developer will be responsible for any improvements, added protections, or
15 relocation of any water, sewer or recycled water utility. All work shall be done by an
16 approved licensed contractor at the developer's expense.

17 68. Any water or sewer improvements required to complete the proposed trail shall be
18 included on the improvement plans and designed in accordance with the Water,
19 Sewer, and Recycled Water Design and Construction Manual or as approved by the
20 Water Utilities Director.

21 69. The proposed finished grade and retaining wall for the Coast Rail Trail at Morse
22 Street will obstruct maintenance access to the existing 10-inch AC water main and
23 12-inch PVC sewer main beneath the NCTD railroad tracks. The Developer shall be
24 responsible for replacing these mains, including but not limited to, jack-and-bore
25 installation of new steel casing pipes under the NCTD railroad tracks, installation of
26 new PVC sewer and water mains within the steel casing pipes, and abandonment of
27 the existing water and sewer mains under the railroad tracks. The new steel casing
28 pipes shall extend at a minimum from 20 feet east of the NCTD railroad tracks to 20
29 feet west of the proposed Coast Rail Trail retaining wall. The limits of new sewer
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1 main replacement shall extend from the existing downstream sewer manhole located
2 in landscaped area near Myers Street and Morse Street to the existing upstream
3 manhole at the intersection of Morse Street and Broadway Street. This work may
4 include, but not be limited to, rehabilitation or abandonment of existing sewer
5 manholes and installation of new sewer manholes. The new water main shall be
6 replaced, at a minimum, within the same limits as the new steel casing. This work
7 may include, but not be limited to, relocation of the existing water main blow-off and
8 reconnection to the existing water main at each end.
9

10 70. The proposed finished grade and retaining wall for the Coast Rail Trail at La Salina
11 Wastewater Treatment plant will obstruct maintenance access to the existing 10-inch
12 sewer main beneath the NCTD railroad tracks. The Developer shall be responsible
13 for replacing this sewer main, including but not limited to, jack-and-bore installation
14 of new steel casing pipe under the NCTD railroad tracks, installation of new PVC
15 sewer main within the casing, and abandonment of the existing sewer main under the
16 railroad tracks. The limits of new sewer main replacement shall extent from the
17 existing downstream sewer manhole located in La Salina Wastewater Treatment
18 Plant to a new or existing manhole east of the NCTD right-of-way. The new steel
19 casing shall extend at a minimum from 20 feet east of the NCTD railroad tracks to
20 20 feet west of the proposed Coast Rail Trail retaining wall.
21

22 71. Water highlining and sewer bypassing may be required as a condition of engineering
23 plan approval. All such work shall be performed in accordance with Water Utilities
24 Department standards and at the Developer's expense. Each highlining or bypassing
25 operation must be detailed in a written plan and submitted for review and approval
26 by the Water Utilities Department prior to construction.

27 72. The developer shall be required to obtain a license agreement with North County
28 Transit District for each proposed water and sewer utility railroad track crossing, and
29 to vacate any existing license agreements for crossings that will be abandoned.

30 73. The developer shall be required to obtain easements on private property for all new
31 water and sewer alignments, and to vacate any existing easements that will no longer
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1 be used.

2 74. Connection to an existing sewer manhole will require rehabilitation of the manhole
3 per City standards. Rehabilitation may include, but not be limited to, re-channeling
4 of the manhole base, surface preparation and coating the interior of the manhole, and
5 replacing the manhole cone with a 36” opening and double ring manhole frame and
6 lid.

7 75. The Oceanside Water Utilities Department has a Capital Improvement Project
8 planned to install, using trenchless methods, a new 24” HDPE sewer force main
9 within a 36” steel casing, as well as a 36” HDPE land outfall within a 48” steel casing,
10 beneath the NCTD tracks at Godfrey Street. The Developer shall coordinate all
11 construction activities with the Water Utilities Department to prevent any scheduling
12 conflicts.

13 76. All existing and proposed irrigation meters shall be equipped with an RP backflow
14 device.

15 77. An address assignment will need to be completed for new irrigation meters, and can
16 be processed through the City Planning Division.

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

19 79. Maintain a minimum 5 feet of separation at all times between outside diameter of
20 City mains and the outside dimension of proposed underground storm drain lines and
21 structures.

22 80. Water facilities, backflows or meters, shall have a minimum 10’ separation from
23 trees. Palm tree minimum separation is lowered to 5’ from water facilities.

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

26 82. Provide stationing and offsets for existing and proposed water service connections
27 on plans.

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

3 84. Water and Wastewater buy-in fees and the San Diego County Water Authority Fees
4 are to be paid to the City at the time of Building Permit issuance per City Code
5 Section 32B.7.
6

7
8 PASSED AND ADOPTED Resolution No. 2025-P22 on August 25, 2025 by the
9 following vote, to wit:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14
15 _____
16 Tom Morrisey, Chairperson
17 Oceanside Planning Commission

18 ATTEST:

19 _____
20 Darlene Nicandro
21 Acting Secretary

22 Dated: _____

23 I, Darlene Nicandro, Acting Secretary of the Oceanside Planning Commission, hereby
24 certify that this is a true and correct copy of Resolution No. 2025-P22
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