



CITY OF OCEANSIDE

DEVELOPMENT SERVICES DEPARTMENT / PLANNING DIVISION

July 19, 2021

Mr. Reza Shera
PO Box 9890
Rancho Santa Fe, CA 92067

Subject: Application Review Committee (ARC), T21-00002, D21-00005, and DB21-00003, Vista Way Senior Housing (Assessor Parcel Number: 165-493-47)

Dear Mr. Shera,

VIA E-MAIL: rezashera@gmail.com

The City of Oceanside Application Review Committee (ARC), with project management coordinated by the City's Planning Division, has conducted an initial review of the project, which consists of the following applications which your office has submitted and represents:

**Tentative Tract Map T21-00002, Development Plan D21-00005, and
Density Bonus DB21-00003**

The ARC is a standing, working committee comprised of representatives from the various City departments with responsibility for assuring that proposed projects comply with applicable provisions of State and local law. Pursuant to Government Code Section 65943, City staff has evaluated the above applications to determine whether additional information is needed to determine compliance with the City's General Plan, Zoning Ordinance, and other applicable regulations and guidelines. At this time, the Committee finds that the submitted application package is **incomplete**, and thus, a formal resubmittal of the project application will be necessary to move the proposed project forward through the City's application review process. The following comments from the City's various, responsible Departments and/or Divisions must be addressed before further processing of the application can proceed. At such time that the revised application materials are ready for re-submittal, please contact me to schedule that submission so that we can review the materials together to confirm that all outstanding information has been included in the resubmittal package.

PLANNING:

The Planning Division's comments are contained in Attachment 1. Please contact me directly should you have any questions regarding any of the comments provided.

ENGINEERING:

The Engineering Division's comments are included as in Attachment 2. Should you have any questions regarding their comments, please contact Edwin Medina, Assistant Engineer, at 760-435-5086 or at emedina@oceansideca.org.

ENGINEERING (GEOTECHNICAL):

The City's Geotechnical Consultant, Jim Knowlton, has approved the project. Should you have any questions for Jim regarding his review, you can contact him at 760-435-5075 or at jknowlton@oceansideca.org.

ENGINEERING (LAND SURVEY):

The Land Survey Section of the Engineering Division's comments are included as Attachment 3. Should you have any questions regarding their comments, please contact Bill Tuck, Land Surveyor, at 760-435-5170 or at btuck@oceansideca.org.

ENGINEERING (STORM WATER):

The storm water review comments are included as Attachment 4. Should you have any questions regarding the comments, please contact Michael Strizic, Associate Engineer, at 760-435-3564 or at mstizic@oceansideca.org.

FIRE:

The Fire Department's comments are included as Attachment 5. Should you have any questions regarding their comments, please contact Tim Rise, Landscape Architect, at 760-435-4308 or at trise@oceansideca.org.

TRANSPORTATION:

Please see the Transportation Engineering Section's comments in Attachment No. 6. Should you have any questions regarding their comments, please contact Tam Tran, Associate Engineer, at 760-435-5115 or at ttran@oceansideca.org.

WATER UTILITIES:

Please see the Water Utilities Department's comments in Attachment 7. Should you have any questions regarding their comments, please contact Ibrahim Hassan, Assistant Engineer, at 760-435-5857 or at ihassan@oceansideca.org.

WATER UTILITIES (SOLID WASTE):

Please see the Solid Waste Section comments in Attachment 8. Should you have any

questions regarding their comments, please contact Annika Andersen, Environmental Specialist II, at 760-435-5818 or at aandersen@oceansideca.org.

SUMMARY:

Please respond to all comments and resubmit the application package with appropriate changes which address departmental review comments. Should you have any additional questions, feel free to contact me at (760) 435-3539.

Please be advised that you may direct any questions regarding these review comments to the City staff person who provided them, with the understanding that any written correspondence or e-mail related to this project application needs to be copied to the Planning Division's project manager who is responsible for overall project management. As a general rule, please include the City's project planner in any meetings and/or discussions with other City staff regarding the proposed project. If the City's project manager is not available to attend meetings or participate in such discussions at any time, please provide the project manager with a written meeting summary including any specific staff direction and/or recommendations which resulted from such meetings or discussions.

California Environmental Quality Act (CEQA) Review

Staff has conducted a preliminary review of the proposed project pursuant to Section 15061 of the CEQA Guidelines and has determined that the project may qualify for a categorical exemption. While revisions to the project plans resulting from the ARC review process are not likely to affect or change this CEQA determination, nevertheless, staff will review the CEQA determination issue following re-submission of the application.

Prior to commencing work to revise the project plans to address the listed comments, please contact me to discuss the concerns listed; especially those concerning consistency with the Affordable Housing Density Bonus (Section 3032).

Once you've completed the necessary revisions to the project plans which satisfactorily address the above comments, please submit a revised application package along with a cover letter referencing how each comment has been addressed.

Please don't hesitate to contact me at 760-435-3539 or smadera@oceansideca.org with any questions regarding the processing of this application. I look forward to working with you and your project team to assure that your project proposal both meets your objectives as well as those of the City's General Plan and Zoning Ordinances, and to keep the proposal moving forward through the discretionary review process.

Sincerely,

Sergio Madera

Sergio Madera
Principal Planner

Attachments:

1. Planning Division Comments
2. Engineering Division Comments
3. Land Survey Section Comments
4. Storm Water Comments
5. Fire Department Comments
6. Transportation Engineering Section Comments
7. Water Utilities Comments
8. Water Utilities (Solid Waste) Comments



Application Review Committee Division Comments- Planning

Development Services Department
300 N. Coast Hwy, Oceanside, CA 92054 | (760) 435-4373

To be filled out by Project Planner

Project/property address and/or APN: 3710 Vista Way (APN: 165-493-47)

Project description: Tentative Map, Development Plan, and Density Bonus for proposed 20-unit detached senior housing project on a vacant 2.08 acre site

To be filled out by ARC Division Reviewer

☒ **1st** ☐ **2nd** ☐ **3rd** ☐ **4th** **Review**

Staff member: Sergio Madera, Principal Planner

Phone number: 760-435-3539

E-mail: smadera@oceansideca.org

☐ **Approved w/Conditions**

☐ **Returned for Corrections – 15 Days**

☒ **Returned for Corrections – 30 Days**

(include attachments/forms on TRAKiT, if applicable):

1. Clarify the site area. The application lists the site as 2.08 acres. The submitted plans, description and justification list the site area as 1.97 acres. Provide correct site area and make consistent throughout all project documents.
2. Provide all relevant information outlined in Section 3032(I) of the Zoning Ordinance. The attached copy of Section 3032 has been highlighted to identify the missing information on the Affordable Housing Density Bonus Addendum.
3. Each single-family home requires a two-car garage pursuant to Article 31 of the Zoning Ordinance. Each garage shall have the minimum dimensions of 20' in width by 19' in depth.
4. Provide a separate exhibit that shows perimeter setbacks for each unit and adjacent perimeter, and setbacks between units and from private street.
5. Identify private parking spaces from guest/common parking spaces.

Division:

☒ **1st** ☐ **2nd** ☐ **3rd** ☐ **4th** **Review**

6. Private street has to comply with minimum width requirement outlined in the City's Engineering Design Manual.
7. Provide a profile of the proposed retaining wall. The City's Zoning Ordinance limits the height of retaining walls to 6' in height.
8. Pursuant to Section 1050(AA), a usable rear yard area with no slopes greater than 5 percent shall be provided immediately adjacent to the rear of the structure. The depth of the usable rear yard area shall equal the minimum rear yard setback requirement of the underlying zoning district, which for the RM-A Zoning District is 15'.
9. Pursuant to Section 1050(Q), the project must comply with the Usable Open Space requirements (both private and common). The basic requirement is 300 square feet per unit, 50% of which has to be provided in the form of usable common open space.
10. Pursuant to Section 1050(X) of the Zoning Ordinance, the minimum front-yard setback from the private street is 15' to the main structure and 20' to the garage. The project plans should be revised to comply with this requirement.
11. Show compliance with Section 1050(L). Because individual lots are not proposed, the average yard width between structures should be 10'.
12. Show compliance with Section 1050(T) with respect to front-yard and side-yard landscaping requirements.
13. Show compliance with Section 1050(DD) with respect to garage setbacks.
14. The project is subject to the provisions of Section 3047 of the Zoning Ordinance and will be conditioned as such.
15. The project is subject to the provisions of Section 3049 of the Zoning Ordinance. An exhibit depicting compliance with the Urban Forestry Canopy should be provided to confirm the project complies with the requirements outlined for projects of 1 acre or more.
16. Provide a Community Outreach Plan as required by the City's Enhanced Notification Policy. A copy of Policy 300-14 has been attached for reference.

Division:

☒ 1st ☐ 2nd ☐ 3rd ☐ 4th Review

3032 Affordable Housing Density Bonus

- A. Purpose. This section establishes policies which facilitate the development of affordable housing to serve a variety of needs within the City. To encourage provision of moderate, low and very low income housing, senior housing, and ancillary child care facilities, the City shall provide developers/property owners meeting the requirements of this section a density bonus and additional incentives or concessions. The regulations set forth in this section shall apply citywide.
- B. Definitions. As used in this section, the following terms shall have the following meanings:
1. “Density Bonus” means either: ~~(a)~~ a density increase over the maximum allowable residential density allowance under applicable zoning and Land Use Element of the General Plan as of the date of application. The provisions of this Ordinance shall apply only to residential development of five or more units. The number of housing units to be reserved for very low, low or moderate income households or senior housing does not include the density bonus units.
 2. “Concession” or “incentive” shall have the meaning set forth in Government Code section 655915(k).
 3. “Equivalent Financial Value” concerns a condominium conversion project seeking a density bonus and refers to the cost to the developer/property owner based on the land cost per dwelling unit. The land cost per dwelling unit is determined by the difference in the value of the land with and without the density bonus.
 4. “Low Income Households” as currently defined in section 50079.5 of the Health and Safety Code and any subsequent amendments or revisions.
 5. “Very Low Income Households” as currently defined in section 50105 of the Health and Safety Code and any subsequent amendments or revisions.
 6. “Moderate Income Households” as currently defined in section 50093 of the Health and Safety Code and any subsequent amendments or revisions.
 7. “Senior Citizen Housing Development” as currently defined by Sections 51.3 and 51.12 of the Civil Code and any subsequent amendments or revisions.
 8. “Common Interest Development” as currently defined in Section 1351 of the Civil Code and any subsequent amendments or revisions.

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9. “Child Care Facility” means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school-age child care center, as defined by Government Code Section 65915.
10. “Transitional Foster Youth”, as defined in Section 66025.9 of the Education Code, means a person in California whose dependency was established or continued by the court on or after the youth’s 16th birthday and who is no older than 25 years of age at the commencement of the academic year.
11. “Disabled Veteran”, as defined in in Government Code Section 18541, means any veteran as who is currently declared by the United States Veterans Administration to be 10 percent or more disabled as a result of service in the armed forces. Proof of such disability shall be deemed conclusive if it is of record in the United States Veterans Administration.
12. “Homeless Persons” as defined in the federal McKinney-Vento Homeless Assistance Act (42U.S.C. Section 11302).
13. “Major Transit Stop”, as defined in Public Resources Code Section 21155, means a site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute hours as defined in Public Resources Code Section 21064.3. It also includes major transit stops that are included in the applicable regional transportation plan.
14. “Specific Adverse Impact”, as defined in Government Code Section 65589.5(d)(2), means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact on public health or safety.
15. “Housing Development”, as defined in Government Code Section 65915(i), means a development project for five or more residential units, including mixed-use developments. Housing Development also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual

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subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

16. “Equivalent Size”, as defined by Government Code Section 65915(c)(3)(D), means that the replacement units contain at least the same total number of bedrooms as the units being replaced.
 17. “Commercial Development” means a development for non-residential uses.
 18. “Commercial Development Bonus” means a modification of development standards mutually agreed upon by the city and a commercial developer and provided to a commercial development eligible for such a bonus pursuant to Section 3032(N). Examples of commercial development bonus include an increase in floor area ratio, increased building height, or reduced parking.
 19. “Agreement for Partnered Housing” means an agreement approved by the city between a commercial developer and a housing developer identifying how the commercial development will provide housing available at affordable ownership cost or affordable rent consistent with Section 3032(N)(2). An agreement partnered housing may consist of the formation of a partnership, limited liability company, corporation, or other entity recognized by the state in which the commercial developer and the housing developer are each partners, members, shareholders, or other participants, or a contract between the commercial developer and the housing developer for the development of both the commercial development and the housing development.
 20. “Unobstructed Access”, as defined in Government Code Section 65915(p)(2), means if a resident is able to access a major transit stop without encountering natural or constructed impediments.
- C. Implementation. The City shall grant a density bonus, in the amount specified in subsection D below, to an applicant who proposes a housing development consisting of five or more dwelling units and meeting at least one of the following criteria:
1. At least ten percent (10%) of the total units of the housing development are designated for low income households; or
 2. At least five percent (5%) of the total units of the housing development are designated for very low income households; or
 3. A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or mobilehome park that limits residency based on age

requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

4. Ten percent (10%) of the total dwelling units in a common interest development as provided in Section 1351 of the Civil Code for persons and families of moderate income, provided that all units in the development are offered to the public for purchase.
5. Ten percent (10%) of the total units of a housing development for transitional foster youth, disabled veterans, or homeless persons. The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.
6. Twenty percent (20%) of the total units for lower income students in a student housing development that meets the following requirements:
 - a. All units in the student housing development will be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. In order to be eligible under this subclause, the developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the city, county, or city or county that the developer has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are not sufficient students enrolled in an institution of higher education to fill all units in the student housing development.
 - b. The applicable 20-percent units will be used for lower income students. For purposes of this clause, “lower income students” means students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the Education Code. The eligibility of a student under this clause shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education that the student is enrolled in, as described in subclause (a), or by the California Student Aid Commission that the student receives or is eligible for financial aid, including an institutional grant or fee waiver, from the college or university, the California Student Aid Commission, or the federal government shall be sufficient to satisfy this subclause.

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- c. The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.
 - d. The development will provide priority for the applicable affordable units for lower income students experiencing homelessness. A homeless service provider, as defined in paragraph (3) of subdivision (d) of Section 103577 of the Health and Safety Code, or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless for purposes of this subclause.
 - e. For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years.
7. Any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under this section shall be permitted in a manner that is consistent with Government Code 65915 and Division 20 (commencing with Section 30000) of the Public Resources Code.
 8. Circumstances may arise in which the public interest would be served by allowing some or all of the designated affordable units associated with a density bonus project to be produced and operated at an alternative development site. Where the City and applicant form such an agreement, both the market-rate and affordable components of the project shall be considered a single housing development for the purposes of this chapter, and the applicant shall be subject to the same requirements of this chapter pertinent to the designated affordable units to be provided on the alternative site.
- D. Amount of Density Bonus. The amount of density bonus granted to a qualifying project shall be based on the category and percentage of affordable units proposed, as reflected in the following matrices.
1. For housing developments meeting the criteria of Section C(1) above, the density bonus shall be calculated as follows:

TABLE 1 - Density Bonus for Low Income Units

Percentage Low Income Units	Percentage Density Bonus
10	20
11	21.5
12	23

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13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35

2. For housing developments meeting the criteria of Section C(2) above, the density bonus shall be calculated as follows:

TABLE 2 - Density Bonus for Very Low Income Units

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

3. For housing development meeting the criteria of Section C (3) above, the density bonus shall be 20 percent (20%).
4. For housing developments meeting the criteria of Section C(5) above, the density bonus shall be 20 percent of the number of the type of units giving rise to a density bonus under that subparagraph.
5. For housing developments meeting the criteria of Section C(6) above, the density bonus shall be 35 percent of the student housing units.
6. For housing development meeting the criteria of Section C(4) above, the density bonus shall be calculated as follows:

TABLE 3 - Density Bonus for Moderate Income Units

Percentage Moderate Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8

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CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Percentage Moderate Income Units	Percentage Density Bonus
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

7. All density calculations resulting in fractional units shall be rounded up to the next whole number, unless otherwise indicated.
8. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval, including the otherwise required conditional use permit necessary to exceed the base density of a given General Plan Land Use designation category or zoning district.
9. An applicant may elect to accept a lesser percentage of density bonus.

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CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

10. The calculations are in accordance with Government Code Section 65915 and are subject to any subsequent amendments or revisions thereto.
11. Each housing development is entitled to only one density bonus. If a housing development qualifies for a density bonus under more than one income category or additionally as senior housing or as housing intended to serve transitional foster youth, disabled veterans, or homeless persons, the applicant shall select the category under which the density bonus is granted. Density bonuses from more than one category may not be combined.
- E. Land Donation. When an applicant donates land to the City to satisfy the affordable housing obligation established under this Ordinance , the applicant shall be entitled to a density bonus as follows:

TABLE 4 - Density Bonus for Land Donation

Percentage Very Low Income	Percentage Density Bonus	Percentage Low Income	Percentage Density Bonus
10	15	10	7.5
11	16	11	8
12	17	12	8.5
13	18	13	9
14	19	14	9.5
15	20	15	10
16	21	16	10.5
17	22	17	11
18	23	18	11.5
19	24	19	12
20	25	20	12.5
21	26	21	13
22	27	22	13.5
23	28	23	14
24	29	24	14.5
25	30	25	15
26	31	26	15.5
27	32	27	16
28	33	28	16.5
29	34	29	17
30	35	30	17.5

Density bonus calculations are in accordance with Section 65915 of the Government Code and are subject to any amendments or revisions thereto. Applicants seeking density bonus for both the provision of affordable units and the donation of land shall be limited to a maximum combined density bonus of thirty-five percent (35%). In

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order to qualify for the above density bonus, the land donation must meet the following conditions:

1. The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application if no subdivision map is proposed.
2. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low or low income households in an amount not less than 10 percent (10%) of the total units of the housing development.
3. The transferred land is of sufficient size to permit development of the minimum number of units required by the prior paragraph (2), has the appropriate general plan and zoning designations, is appropriately zoned with appropriate development standards for development at the appropriate density, and is or will be served by adequate public facilities and infrastructure.
4. No later than the date of approval of the final subdivision map, parcel map, or residential development application for the first density bonus market-rate unit, the transferred land shall have all City required discretionary permits and approvals, other than building permits, necessary for the development of the very low or low income units on the transferred land, except the City may subject the proposed development to subsequent design review if the design is not otherwise reviewed by the City prior to the time of transfer.
5. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with Government Code Section 65915, which shall be recorded on the property at the time of the transfer.
6. The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the developer.
7. The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one-quarter mile of the boundary of the proposed development.
8. In the event the transferred land is not within the boundary of the proposed development or within one-quarter mile of the boundary thereof, the transferred land must be situated within a transit-oriented area of the City, as identified on the regional Smart Growth Concept Map, prepared by the San Diego Association of Governments, or within one-quarter mile of high-frequency bus service (i.e., providing 15-minute headways).

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9. A financing plan for funding the affordable units shall be identified no later than the date of the approval of the final subdivision map, parcel map or residential development application for the market-rate component of the density bonus project.

F. Child Care Facility.

1. When an applicant proposes to construct a housing development that conforms to the requirements of this section and includes a child care facility that will be located on the premises of, as a part of, or adjacent to, the project, the City shall grant either:
 - a. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; or
 - b. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.
2. In order to qualify for the additional density bonus or incentive, the child care facility must meet the following criteria:
 - a. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable.
 - b. Of the children who attend the child care facility, the children of very low income households, low income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, low income households, or families of moderate income.

G. Condominium Conversions. When an applicant for approval to convert apartments to a condominium project agrees to provide at least thirty-three percent (33%) of the total units of the proposed condominium to persons and families of low or moderate income, or fifteen percent (15%) of the total units of the proposed condominium project to very low income households, and agrees to pay for the reasonably necessary administrative costs incurred by the City pursuant to this subsection, the City shall grant either:

1. A density bonus of twenty-five percent (25%) over the number of existing rental apartments, to be provided within the existing structure or structures proposed for conversion; or

2. An incentive of equivalent financial value.

The City may place such reasonable conditions on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of very low, low or moderate income households. The City shall enforce an equity sharing agreement, as set forth by Section 65915 of the Government Code, for these units.

- H. Density Bonus Agreement. To be eligible for a density bonus, the applicant must submit an Affordable Housing Plan and, prior to securing any discretionary permits or approvals for the market-rate units, sign a binding agreement with the City which sets forth the conditions and guidelines to be met in the implementation of this Ordinance. The agreement will also establish specific compliance standards and remedies upon failure by the applicant to make the affordable units available to intended residents. As the means of ensuring compliance, the agreement shall require the recordation of a deed restriction against both the market-rate and affordable components of the density bonus project. The deed restriction shall remain in place and preclude issuance of the certificate of occupancy for the market-rate units until such time as the affordable units have been constructed or other security acceptable to the City is provided in lieu of the deed restriction. If the applicant proposes to phase development of the market-rate units, deed restrictions shall be recorded and implemented on a phase by phase basis.

I. Density Bonus Application.

1. Application for density bonus shall be made concurrent with submittals required for the processing of associated discretionary permits (e.g. development plans). The request for density bonus shall be articulated as part of the description and justification for the development project, in accordance with the City's Development Processing Guide. The request for density bonus shall specify the percentage of density bonus sought, per Subsections D(1),D(6) or N(2) of this Ordinance, and indicate how the affordable housing obligations of this Ordinance will be met.
2. An applicant requesting a density bonus and any incentive(s), waiver(s), parking reductions, or commercial development bonus provided by State Density Bonus Law shall submit a density bonus addendum as described below concurrently with the filing of the planning application for the first discretionary permit required for the housing or commercial development. The requests contained in the density bonus report shall be processed concurrently with the planning application. The applicant shall be informed whether the application is complete consistent with Government Code Section 65943.

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3. The density bonus addendum shall include the following minimum information:

a. Requested Density Bonus for a Housing Development.

- (i) A summary table showing the maximum number of dwelling units permitted by the zoning and general plan excluding any density bonus units, proposed affordable units by income level, proposed bonus percentage, number of density bonus units proposed, total number of dwelling units proposed on the site, and resulting density in units per acre.
- (ii) A tentative map and/or preliminary development plan, drawn to scale, showing the number and location of all proposed units, designating the location of proposed affordable units and density bonus units.
- (iii) The general plan and zoning designations and assessor's parcel number(s) of the housing development site.
- (iv) Calculation of the maximum number of dwelling units permitted by the City's zoning regulations and general plan for the housing development, excluding any density bonus units.
- (v) A description of all dwelling units existing on the site in the five-year period preceding the date of submittal of the application and identification of any units rented in the five-year period. If dwelling units on the site are currently rented, income and household size of all residents of currently occupied units, if known. If any dwelling units on the site were rented in the five-year period but are not currently rented, the income and household size of residents occupying dwelling units when the site contained the maximum number of dwelling units, if known.
- (vi) Description of any recorded covenant, ordinance, or law applicable to the site that restricted rents to levels affordable to very low or lower income households in the five-year period preceding the date of submittal of the application.
- (vii) If a density bonus is requested for a land donation, the location of the land to be dedicated, proof of site control, and reasonable documentation that each of the requirements included in Government Code Section 65915(g) can be met.

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- (b) Requested Incentive(s) for a Housing Development. In the event an application proposes incentives for a housing development pursuant to State Density Bonus Law, the density bonus addendum shall include the following minimum information for each incentive requested, shown on a site plan if appropriate:
 - (i) The City's usual development standard and the requested development standard or regulatory incentive.
 - (ii) Except where mixed-use zoning is proposed as an incentive, reasonable documentation to show that any requested incentive will result in identifiable and actual cost reductions to provide for affordable housing costs or rents.
 - (iii) If approval of mixed use zoning is proposed, reasonable documentation that nonresidential land uses will reduce the cost of the housing development, that the nonresidential land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing development will be located, and that mixed use zoning will provide for affordable housing costs or rents.
- (c) Requested Waiver(s) for a Housing Development. In the event an application proposes waivers of development standards for a housing development pursuant to State Density Bonus Law, the density bonus addendum shall include the following minimum information for each waiver requested on each lot, shown on a site plan if appropriate:
 - (i) The City's usual development standard and the requested development standard.
 - (ii) Reasonable documentation that the development standards for which a waiver is requested will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by Government Code Section 65915.
- (d) Requested Parking Reduction for a Housing Development. In the event an application proposes a parking reduction for a housing development pursuant to Government Code Section 65915(p), a table showing parking required by the zoning regulations, parking proposed under Section 65915(p), and reasonable documentation that the project is eligible for the requested parking reduction.

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- (e) Child Care Facility for a Housing Development. If a density bonus or incentive is requested for a child care facility in a housing development, reasonable documentation that all of the requirements included in Government Code Section 65915(h) can be met.
 - (f) Condominium Conversion. If a density bonus or incentive is requested for a condominium conversion, reasonable documentation that all of the requirements included in Government Code Section 65915.5 can be met.
 - (g) Commercial Development Bonus. If a commercial development bonus is requested for a commercial development, the application shall include the proposed agreement for partnered housing and the proposed commercial development bonus, as defined in Section 3032(B), and reasonable documentation that each of the standards included in Section 3032(N) has been met.
- 4. The review process for a density bonus project shall be the same as that required for associated discretionary permits. Discretionary actions on density bonus projects shall be subject to the same appeal process applied to associated discretionary permits.
 - 5. The application and approval of a density bonus and any associated incentives or concessions shall not require a separate permit or approval process from that otherwise required for the same project without a density bonus request.
 - 6. The granting of a density bonus shall not, in and of itself, require a general plan amendment, local coastal plan amendment, zone change, or other discretionary action, including the otherwise required conditional use permit necessary to exceed the base density of a given General Plan Land Use designation category or zoning district.

J. Concessions and Incentives.

- 1. In addition to the applicable density bonus, qualifying projects shall receive the following number of incentives or concessions:
 - a. One incentive or concession for projects that propose at least ten percent (10%) of the total units for lower income households, at least five percent (5%) for very low income households, or at least ten percent (10%) for persons and families of moderate income in a common interest development.
 - b. Two incentives or concessions for projects that propose at least twenty percent (20%) of the total units for lower income households, at least ten percent

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- (10%) for very low income households, or at least twenty percent (20%) for persons and families of moderate income in a common interest development.
- c. Three incentives or concessions for projects that propose at least thirty percent (30%) of the total units for lower income households, at least fifteen percent (15%) for very low income households, or at least thirty percent (30%) for persons and families of moderate income in a common interest development.
 - d. Proposals seeking concessions or incentives deemed necessary to exceed the base density allowance would not be subject to the otherwise required conditional use permit necessary to exceed the base density of a given General Plan Land Use designation category or zoning district.
2. For purposes of this Ordinance, concessions or incentives shall include, without limitation:
 - a. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.
 - b. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
 - c. Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable, financially sufficient, and actual cost reductions.
 3. This section does not limit or require the City to provide direct financial incentives, including the provision of publicly owned land, or the waiver of fees or dedication requirements. However, the City will consider deferral of application processing fees on a case-by-case basis.
 4. The City shall grant the concession or incentive requested by the applicant unless the City makes a written finding, based upon substantial evidence, of any of the following:

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- a. The concession or incentive does not result in identifiable and actual cost savings to provide for affordable housing costs as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified.
- b. The concession or incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, without rendering the development unaffordable to low or moderate income households.
- c. The concession or incentive would be contrary to state or federal law.

K. Waiver or Reduction of Development Standards.

- 1. An applicant may submit to the City a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the City. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.
- 2. A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (L) of this Ordinance.

L. Vehicular Parking Ratio.

- (1) Except as provided in paragraphs (2) and (3) below upon request of the developer, the following maximum parking ratio, inclusive of handicapped and guest parking, shall apply, pursuant to Section 65915(p)(1) of the Government Code:
 - a. Zero to one bedroom: one on-site parking space.

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- b. Two to three bedrooms: two on-site parking spaces.
 - c. Four or more bedrooms: two and one-half parking spaces.
- (2) Notwithstanding paragraph (1), if a development includes the maximum percentage of low-income or very low income units provided for in paragraphs (1) and (2) of Section 3032(C) and is located within one-half mile of a major transit stop, as defined in Section 3032(B), and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, the city shall not impose a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds 0.5 spaces per bedroom. For purposes of this section, a development shall have unobstructed access to a major transit stop if a resident is able to access the major transit stop without encountering natural or constructed impediments.
- (3) Notwithstanding paragraph (1), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, then, upon the request of the developer, the city shall not impose a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds the following ratios:
- (a) If the development is located within one-half mile of a major transit stop, as defined in Section 3032(B), and there is unobstructed access to the major transit stop from the development, the ratio shall not exceed 0.5 spaces per unit.
 - (b) If the development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code, the ratio shall not exceed 0.5 spaces per unit. The development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
 - (c) If the development is a special needs housing development, as defined in Section 51312 of the Health and Safety Code, the ratio shall not exceed 0.3 spaces per unit. The development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
- (4) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. A development may provide on-site parking through tandem parking or uncovered parking, but not through on street parking. The applicant may also request a
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concession or an incentive pursuant to subsection L hereof to further lower the vehicle parking ratios from those described herein.

- (5) Notwithstanding paragraphs (2) and (3), if the city or an independent consultant has conducted an area wide or jurisdiction wide parking study in the last seven years, then the city may impose a higher vehicular parking ratio not to exceed the ratio described in paragraph (1), based upon substantial evidence found in the parking study, that includes, but is not limited to, an analysis of parking availability, differing levels of transit access, walkability access to transit services, the potential for shared parking, the effect of parking requirements on the cost of market-rate and subsidized developments, and the lower rates of car ownership for low-income and very low income individuals, including seniors and special needs individuals. The city shall pay the costs of any new study. The city shall make findings, based on a parking study completed in conformity with this paragraph, supporting the need for the higher parking ratio.

M. Requirements for Participation. In order for a developer/property owner to be eligible for density bonus or other incentives, the following requirements must be met:

1. A unit will be counted toward meeting the affordable housing requirement if it is occupied by a very low, low, or moderate income tenant, as applicable, a Senior Citizen (if density bonus was based on a housing development consistent with Section 3032(C)(3)), transitional foster youth, homeless person, or disabled veteran (if density bonus was based on a housing development consistent with Section 3032(C)(5)), or low income student (if density bonus was based on a housing development consistent with Section 3032(C)(6)).
2. The affordable units must be proportional to the overall project in terms of unit mix, floor plan, square footage, and exterior design. For the purposes of this Section, the project's income restricted units would be considered proportional to square footage if they are at least eighty percent (80%) of the average square footage of all market rate units in the development with the same bedroom count. Further, the range of affordable units must be reasonably dispersed throughout the development.
3. The time period of availability to the intended population shall be for at least 30 ~~55~~ years. A longer period of availability may be required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
4. The maximum allowable rents to comply with the law are determined by a formula designated by the State Department of Housing and Community Development based on the area median income. This formula is indicated in Section 65915(c) of the Government Code.

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5. Owner-occupied units shall be available at affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code.
6. For-sale affordable units may be subject to an equity sharing agreement, in the event that public subsidies are involved in the construction and/or purchase of said units.
7. The owner of the affordable units for which a density bonus was granted must provide to the Neighborhood Services Department a yearly accounting of the total units occupied, the total units vacant, the total units occupied by lower or very low-income households, the total number of units occupied by Senior Citizens and the total units required to be set aside under all applicable affordability covenants.
8. An applicant is not eligible for a density bonus, or any other incentives or concessions under this Section, for a proposed housing development involving a property containing existing affordable housing unless:
 - a. The proposed housing development provides replacement units of equivalent size for the existing affordable housing units; and
 - b. Either:
 - (i) The proposed housing development, inclusive of the replacement units, contains affordable units at the percentages set forth in Section 3032(C); or
 - (ii) Each unit in the development, exclusive of the manager's unit, is affordable to, and occupied by, by either a lower or very low income household.

N. Commercial Developer Partnership Provisions

1. Eligibility. When an applicant for a commercial development has entered into an agreement for partnered housing to contribute to affordable housing through a joint project or two separate projects encompassing affordable housing, the City will grant the commercial developer a development bonus as described in Section 3032(N)(5).
2. Agreement for partnered housing. The commercial developer must enter into an agreement for partnered housing between a commercial developer and a housing developer that is reviewed and approved by the City, and identifies how the commercial developer will contribute affordable housing within the City. The commercial developer must partner with a housing developer partner that provides

no less than either 30% of the total units for low-income households or 15% of the total units for very-low income household.

3. Contribution of affordable housing. The commercial developer may contribute affordable housing by directly building the affordable housing units, donating property to the affordable housing developer as a site for affordable housing, making a cash payment to the affordable housing developer for use towards the cost of constructing the affordable housing project.
4. Affordable housing site requirements. Housing must be constructed on the site of the commercial development or on a site that meets all of the following:
 - a. Within the boundaries of the City;
 - b. Within close proximity to public amenities, including schools and employment centers; and
 - c. Within one-half mile of a major transit stop.
- (5) Commercial Development Bonus. The development bonus granted to the commercial developer means incentives, mutually agreed upon by the developer and the city, including any of the following:
 - (a) Up to a 20% increase in the maximum allowable intensity in the General Plan.
 - (b) Up to a 20% increase in the maximum allowable floor area ratio.
 - (c) Up to a 20% increase in maximum height requirements.
 - (d) Up to a 20% reduction in minimum parking requirements.
 - (e) Use of a limited-use/limited-application elevator for upper floor accessibility.
 - (f) An exception to a zoning ordinance or other land use regulation.
- (6) Withholding of certificate of occupancy. If construction of the affordable units do not commence within the timelines specified by the agreement for partnered housing, then the city may withhold certificates of occupancy for the commercial development until the construction of the affordable housing units are complete.

3033 Mobile Homes

A. Purpose. Mobile homes are part of the housing stock of the City of Oceanside. It is the

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SUBJECT:
Enhanced Notification Program

POLICY NUMBER	300-14
ADOPTED	2-25-87
REVISED	2-14-90
REVISED	7-11-07
REVISED	2-23-11
REVISED	10-12-11
REVISED	4-22-15

Purpose

It is the goal of the City Council, through the implementation of this policy, to increase public awareness of and promote public participation in proposed land development projects within the City of Oceanside. This policy is intended to supplement and enhance existing noticing requirements outlined in various sections of the Oceanside Municipal Code. Where the policy is more inclusive or expansive, the requirements of this policy shall be followed. When this policy is silent on a particular aspect of the noticing requirements outlined in the Municipal Code, the requirements of the Municipal Code shall be followed.

Expanded Radius Requirements for Mail Notification of Discretionary Proposals (*)

It is the policy of the City Council that notice shall be given to all property owners within 1,500 feet from a project site for all discretionary entitlement proposals which include any of the following discretionary entitlements:

- General Plan Land Use Amendments
- Specific Plans, Master Plans and Planned Developments
- Zone Changes
- Residential projects of five (5) dwelling units or more
- Commercial projects with a site area of five (5) acres or greater
- Industrial projects
- All projects requiring a Conditional Use Permit

For all other discretionary entitlement proposals, notice shall be given to all property owners within 500 feet of a project site.

In addition to the noticing requirements to property owners, notice shall be given to all occupants/tenants within 100 feet from a project site for all discretionary entitlement proposals.

This policy shall be applicable to all mail notices including environmental processing notices (e.g., EIR Notice of Preparation/EIR Scoping Meetings, Notices of Availability, and pending decisions on Mitigated Negative Declarations), notice of public hearing, notice of decision and the advance noticing requirement outlined in this policy. All costs associated with the expanded noticing requirements shall be borne by the applicant and shall be set and periodically updated by the City Planner.

() This type of notification applies to all discretionary entitlement requests and excludes individual owners of time shares.*

Advance Mail Notification (Notice of Application) (**)

Property owners and residents, as outlined in the preceding section, shall be sent a notice, via mail, informing them of pending discretionary entitlement proposals. The content of such notice shall include the project entitlement case number, project name, date of application, a brief project description, contact person for project, project location, and assigned City project planner. Said notice shall be sent within 15 days from the project application submittal date and shall be in addition to any other notice(s) required by the California Government Code or the City of Oceanside.

All costs associated with the advance noticing requirement shall be borne by the project applicant.

*(**) This type of notification applies to all discretionary entitlement requests and excludes individual owners of time shares.*

On-site Signage (***)

It is the policy of the City Council that a "NOTICE OF PROJECT APPLICATION" shall be posted by the applicant on the project site within 15 days following submittal of a formal application for discretionary entitlement(s). The sign shall remain on-site until the appeal period for the requested entitlement(s) has expired. The notice shall be designed in accordance with and shall include the information described in the City of Oceanside on-site sign design/text information exhibit on file with the City. A "Certificate of Posting" shall be submitted to the City within 24 hours of posting.

All project site notices shall comply with the following:

1. On sites less than 5 acres, notice signage shall be posted at the most publicly visible location on site, to the satisfaction of the City. On sites over 5 acres or with multiple public road frontages, a minimum of two OCEANSIDE CITY COUNCIL POLICY signs (one per street frontage) shall be posted, to the satisfaction of the City.
2. Sign material shall be durable enough to withstand the elements.
3. Signs shall be mounted to an existing building or secured to a groundmounted pole with a minimum pole height of four (4) feet and a maximum pole height of six (6) feet.
4. Sign dimensions shall be two (2) feet in height and three (3) feet in width.
5. Sign color background shall be yellow.
6. All letter colors shall be black.

7. Letter font shall be Arial.
8. Letter heights for the notice shall be as shown on the City's on-site sign design/text information exhibit on file in the City.
9. Applicant or developer phrases or logos shall not be allowed.
10. Applicant shall obtain City approval of text, prior to posting.
11. Any removed or damaged notices shall be replaced within 5 days from receipt of such written notification by the City. Failure to replace removed or damaged signs shall cause processing of a development proposal to be suspended.

All signs required by this provision shall be removed from the project site at the conclusion of the appeal period of the final decision.

*(***) This type of notification does not apply to administrative discretionary entitlement requests.*

Community Outreach Plan (****)

It is the policy of the City Council to require an applicant to engage in community outreach efforts prior to an application being deemed complete. This requirement shall be applicable to all proposals which include any of the following discretionary entitlements:

- General Plan Land Use Amendments
- Specific Plans, Master Plans and Planned Developments
- Zone Changes
- Residential projects of five (5) dwelling units or more
- Commercial projects with a site area of five (5) acres or greater
- Industrial projects
- All projects requiring a Conditional Use Permit

The Community Outreach Plan process shall include the following three (3) components:

1. A written plan which describes who may be affected by the application, how those potentially affected will be engaged by the applicant, and the schedule for the applicant to implement their community outreach efforts. The written plan and its contents shall be reviewed and approved by the Planning Division prior to its implementation;
2. Implementation of the written plan; and

3. A community outreach report which details the results of the community outreach efforts including documentation of how those potentially affected by the application were contacted, times and dates of any community meetings, copies of sign-in sheets and comment sheets, and a summary of concerns raised and how the applicant has addressed those concerns. The community outreach report shall be submitted to the Planning Division for review and approval prior to the application being deemed complete.

*(****) This type of notification does not apply to administrative discretionary entitlement requests.*

Interested Party Notification List (****)

It is the policy of the City Council that a mail-notification list shall be created to include all parties, including neighborhood groups and homeowner associations, who request notification of all discretionary entitlement requests. The notices required by the enhanced notification program, the City of Oceanside Municipal Code, and by the laws of the State of California shall be mailed to those individuals who have requested to be part of the interested party notification list.

*(*****) This type of notification applies to all discretionary entitlement requests.*

Web-Based Notification (*****)

It is the policy of the City Council that the application cover page of all discretionary entitlement requests shall be posted on the City's Web site within 15 days from the project application submittal date.

*(*****) This type of notification applies to all discretionary entitlement requests.*

Timing of Public Hearing Notification

Public hearing mail notices shall be sent out a minimum of 15 days in advance of the scheduled public hearing date.

All costs associated with the advance and expanded noticing requirements shall be borne by the applicant and shall be set and periodically updated by the City Planner.

The failure of any persons or entity to receive notice given pursuant to this policy shall not constitute grounds for any court to invalidate the action(s) for which the notice was given. The provisions of this policy are directory in nature and shall not be deemed to create a mandatory duty the breach of which could result in liability to the City or to the officer or employee pursuant to state statute or other law. The failure to strictly observe this policy shall not affect the jurisdiction of the City Council or other applicable decision-

making body from taking action on a matter for which the notice was given provided the City has complied with the noticing requirements of the California Government Code.

For purposes of this policy, "Administrative decision(s)" is defined as action(s) by the City Planner on discretionary entitlement requests, as set forth in the City of Oceanside zoning ordinance.

(Parent) Project Number: T21-00002

Project Name: 3710 Vista Way

Project Planner: Sergio Madera



Application Review Committee

Division Comments- **ENGINEERING**

Development Services Department

300 N. Coast Hwy, Oceanside, CA 92054 | (760) 435-4373

Project/property address and/or APN: 3710 Vista Way (APN: 165-493-47-00)

Project description: Tentative Map for proposed 20 unit detached senior housing project

☒ **1st** ☐ **2nd** ☐ **3rd** ☐ **4th** **Review**

Staff member: Edwin Medina

Phone number: (760) 435-5086

E-mail: emedina@oceansideca.org

☐ **Approved w/Conditions**

☐ **Returned for Corrections – 15 Days**

☒ **Returned for Corrections – 30 Days**

1. Provide entitlement number to plan set (T21-00002).
2. Please have the applicant sign and date the Storm Water Assessment Form.
3. Provide a preliminary title report, not more than six months old and provide on resubmittal.
4. Please provide signature to the Storm Water Quality Assessment Form and provide on resubmittal.
5. Show the full right-of-way width on Vista Way and North Way plan view and label accordingly.
6. Show the existing topography on the opposing sides of Vista Way and North Way.
7. Label the demolition of existing structures.
8. Show the existing 18-inch RCP on Vista Way and the existing 18-inch RCP on North Way on the plan set. Use attached as-built as reference.
9. Add benchmark number to benchmark description.

Division: Engineering

☒ **1st** ☐ **2nd** ☐ **3rd** ☐ **4th** **Review**

10. Add basis of bearing note. Bearings must be based upon an established monumented line of record.
11. Provide FEMA zone designation, effective firm date.
12. Update Vista Way street typical section. There is no southern sidewalk and southern R/W needs to be modified as shown in the attached reference plans.
13. Provide curb radius on Driveway “A” and on curb return for North Way and Vista Way Intersection.
14. Provide radii and arc length of all curb returns.
15. Please revise emergency access driveway to conform with SDRSD G-15.
16. Existing topography is missing fire hydrant along Vista Way.
17. Provide approximate height of retaining walls on the typical sections.
18. Minimum private street width is 28’ per Oceanside Street Design table and per Oceanside Fire Master Plan. Current private street width does not comply.
19. Project will be conditioned as part of the projects resolution. The items that follow are not required to be addressed in the entitlement phase. Replace existing damaged curb and gutter, replace existing damaged sidewalk panels, half width slurry seal on Vista Way, half width 2” grind and overlay on North Way.

Drainage Report

1. Provide more information on the existing surrounding development.
2. Add a discussion on the drainage flow path beyond street inlets and curb & gutter.
3. Explain the retaining wall drainage design.
4. Explain how rainfall intensity was calculated.
5. Minimum time of concentration is 5 minutes per San Diego County Hydrology Manual. Please revise calculations.
6. Do not use pre-development “C” value. Use “C” value for the existing development.
7. Provide detention and storage calculations.

8. Existing drainage patterns has been altered significantly. Provide curb inlet capacity calculations for curb inlet “B” and hydraulic capacity for the existing RCP storm drain.
9. Provide a professional opinion of the post development runoff effects on the downstream infrastructure.
10. Provide a table summarizing the pre and post development onsite drainage in the conclusion
11. Change the watershed area from square foot to acres in the drainage area map.
12. Show flow lengths on the drainage map.
13. Remove the parking space numbers in the post-development map drainage map.
14. Provide a soil map with source/reference used.
15. Provide isopluvial charts used to determine peak flows showing project location.

Any questions please contact me.

VISTA WAY WIDENING PHASE II

561-77-7600

GENERAL NOTES

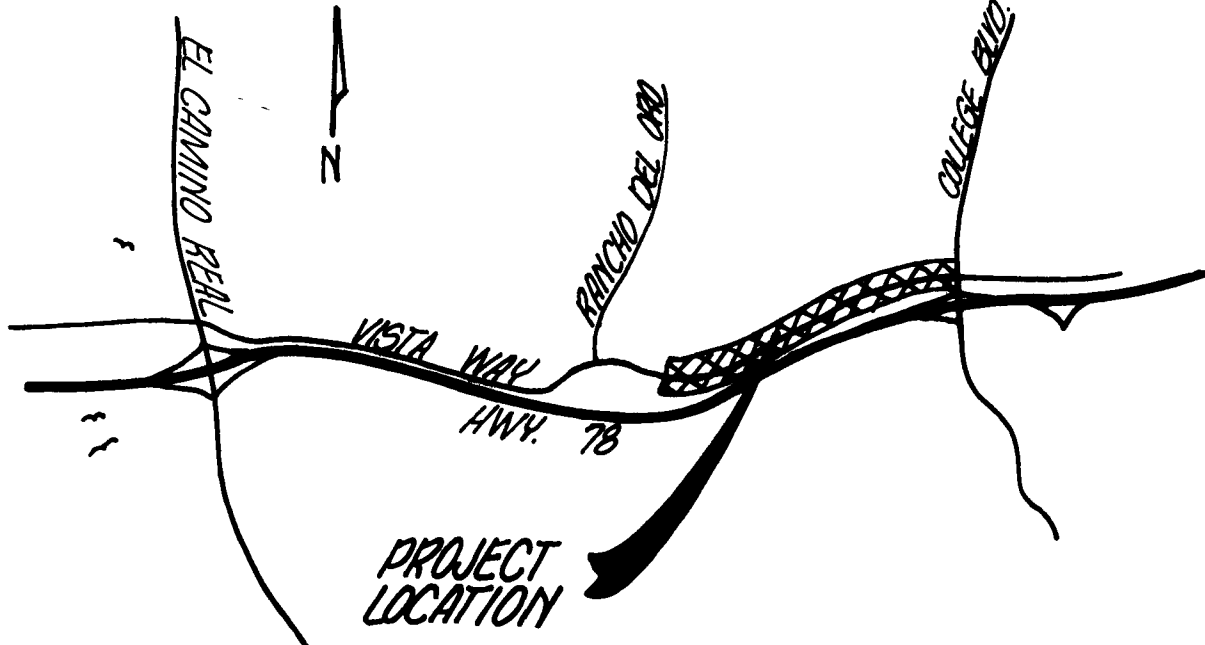
- EXCEPT WHERE MODIFIED BY THE SPECIAL PROVISIONS, ALL WORK SHALL CONFORM TO PARTS 2 AND 3 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (A.P.W.A. STANDARDS), 1991 EDITION WITH SUPPLEMENTS, THE SAN DIEGO REGIONAL STANDARD DRAWINGS, AND THE CITY OF OCEANSIDE DESIGN CRITERIA AND STANDARD DRAWINGS.
- ALL OPERATIONS CONDUCTED ON THE PREMISES INCLUDING WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, OR EARTHMOVING EQUIPMENT, SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 3:30 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF OCEANSIDE ENGINEERING DEPARTMENT 48 HOURS PRIOR TO STARTING WORK SO THAT INSPECTION MAY BE PROVIDED. THE TELEPHONE NUMBER IS (619) 966-4750.
- ALL EXISTING IMPROVEMENTS INCLUDING CURB & GUTTERS, SIDEWALKS, ASPHALT CONCRETE OR P.C.C. PAVING WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT, SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE ENGINEER INCLUDING NECESSARY SAWCUTTING, REMOVAL, REPLACEMENT, AND CAPPING.
- THE CONTRACTOR SHALL PROVIDE SAFE VEHICULAR AND PEDESTRIAN ACCESS PER SECTION 7-10 OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL DETERMINE THE LOCATIONS OF ALL UNDERGROUND UTILITIES IN THE PROJECT VICINITY PRIOR TO CONSTRUCTION.
- CONTACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IMPROVEMENTS.
- ALL FILLS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION. THE TOP 12" OF SUB GRADE MATERIAL BENEATH PCC, AC OR CL II AB SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
- ALL BID QUANTITIES ARE ESTIMATES. PAYMENTS WILL BE MADE FOR THE ACTUAL AMOUNTS USED.
- ALL P.C.C. AND A.C. TO BE REMOVED SHALL BE SAW-CUT.
- CLASS-2 AGGREGATE BASE (CL-2-AB) SHALL CONFORM TO SECTION 26-1.02B OF THE CALTRANS STANDARD SPECIFICATIONS DATED JAN. 1988.
- ASPHALT CONCRETE (A.C.) SHALL CONFORM TO SECTION 302-5 AND SECTION 400-4 OF THE STANDARD SPECIFICATIONS. AC FOR FINISH COURSE SHALL BE 1-C1-AR-4000.
- THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA, TWO WORKING DAYS PRIOR TO STARTING WORK, AND SHALL COORDINATE HIS WORK WITH UTILITY COMPANY REPRESENTATIVES. FOR LOCATION OF ELECTRIC CABLE, GAS PIPING, CABLES, AND APPURTENANCES, CONTACT U.S.A.: TOLL FREE 1-800-422-4133.
- NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN EXCAVATION PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY AND ADHERE TO ALL PROVISIONS OF THE STATE CONSTRUCTION SAFETY ORDERS.
- THE EXISTENCE AND LOCATION OF WATER, SEWER AND STORM DRAIN FACILITIES SHOWN ON THE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE CITY RECORDS. TO THE BEST OF OUR KNOWLEDGE, EXISTING FACILITIES ARE AS SHOWN ON THE PLANS. THE CITY OF OCEANSIDE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING FACILITIES.
- LOCATION AND ELEVATION OF EXISTING WATER, SEWER AND STORM DRAIN FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS AND EXCAVATION EXPLORATION BY THE CONTRACTOR.
- NO REVISION SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL SIGNS, LIGHTS, BARRICADES, FLASHING ARROW BOARDS AND ANY OTHER

- TRAFFIC CONTROL OR WARNING DEVICES, INCLUDING FLAGMEN, AS MAY BE REQUIRED BY THE CITY ENGINEER, TRAFFIC CONTROL SHALL FOLLOW STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS). "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES," 1990.
- NO WORK SHALL BE DONE ON ADJACENT PROPERTIES WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE OWNERS OF THE ADJACENT PROPERTIES, AND SUBMITTING A COPY THEREOF TO CITY ENGINEER OR PROJECT MANAGER.
 - WORK, ONCE BEGUN, SHALL BE EXECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND THE TRAVELING PUBLIC.
 - CONSTRUCTION OF EXPANSION JOINTS IN CURB AND GUTTER AT RETURNS AND AT DRIVEWAY INTERSECTIONS IS REQUIRED PER G-9 AND G-10 (S.D.R.S.D.).
 - CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH AND UNIFORM SURFACE OF CROSS-SECTION. THE SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS DIRECTED BY THE ENGINEER. FINISH SLOPES SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS OR OTHER WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF.
 - GRADES SHOWN ARE FINISH GRADES, CONTRACTOR SHALL DETERMINE NECESSARY SUB-GRADE ELEVATIONS AND SHALL CONSTRUCT SMOOTH TRANSITION BETWEEN FINISH GRADES SHOWN.
 - WATER WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITIONS OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS), THE SAN DIEGO COUNTY REGIONAL STANDARD DRAWINGS, AND CITY OF OCEANSIDE ENGINEERS MANUAL.
 - WATER MAINS SHALL BE CLASS 50 DUCTILE IRON PIPE (MINIMUM UNLESS OTHERWISE SPECIFIED) AND SHALL BE CONSTRUCTED WITH TOP OF PIPE 36" BELOW FINISH GRADE EXCEPT WHERE INDICATED OTHERWISE WITH SPECIFIC ELEVATIONS AND APPROVED BY THE WATER UTILITIES DIRECTOR.
 - NO DISRUPTION OF EXISTING WATER SERVICES WHILE MAKING CONNECTION TO EXISTING MAINS SHALL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL FROM THE CITY OF OCEANSIDE CITY ENGINEERING DEPARTMENT.
 - BOLTS ON ALL FLANGE FITTINGS SHALL BE CADMIUM PLATED AND SHALL HAVE NON-OXIDE PROTECTIVE COATING APPLIED TO THE THREADS BEFORE INSTALLATION.
 - PIPE BEDDING AND TRENCH BACKFILL SHALL CONFORM TO CITY OF OCEANSIDE DRAWING M-3A. THE PIPE SHALL BE LAID ON 4 INCH MINIMUM SAND BED OR NATIVE MATERIALS WITH SAND EQUIVLENT OF 60 OR MORE. THE BACKFILL MATERIAL FOR THE PIPE ZONE SHALL BE SAND OR NATIVE MATERIAL FREE FROM STONES, CLOUDS AND OTHER DELETERIOUS MATERIALS. ALL FITTINGS SHALL BE ENCASED WITH 6" OF NEUTRAL SAND.
 - PIPE DEFLECTIONS FOR SHORT RADIUS CURVES AND ANGLE POINTS SHALL NORMALLY BE ACCOMPLISHED BY MEANS OF STANDARD FITTINGS, THE LOCATIONS OF WHICH SHALL BE DETAILED ON THE PLANS.
 - ALL NEW WATER LINES WILL BE DISINFECTED WITH A MINIMUM OF 25 PARTS PER MILLION OF CHLORINE. THE CHLORINATED LINE WILL BE ALLOWED TO SET FOR A 24 HOUR PERIOD AT WHICH TIME THERE MUST BE A MINIMUM OF 10 PARTS PER MILLION CHLORINE RESIDUAL. IF THIS RESIDUAL IS NOT MET, THE LINE WILL BE FLUSHED WITH POTABLE WATER AND RECHLORINATED TO A MINIMUM OF 25 PARTS PER MILLION. IT WILL AGAIN SIT FOR 24 HOURS AND THE MINIMUM OF 10 PARTS PER MILLION CHLORINE RESIDUAL MUST BE ACHIEVED. ONCE THIS TEST IS PASSED, THE LINE WILL BE FLUSHED WITH POTABLE WATER UNTIL THE HEAVY CONCENTRATION OF CHLORINE IS REMOVED FROM THE LINES. THE LINES FILLED WITH POTABLE WATER WILL SIT FOR A MINIMUM OF FOUR HOURS AFTER WHICH A SAMPLE OF WATER WILL BE TAKEN FOR BACTERIA TESTING PURPOSES. THE SAMPLE WILL BE TAKEN BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT AND

- DELIVERED TO THE CITY'S LABORATORY. THE RESULTS OF THE E COLI BACTERIA TEST WILL BE KNOWN AFTER 48 HOURS. THE COSTS FOR THE BACTERIA ANALYSIS WILL BE BILLED TO THE CONTRACTOR THAT INSTALLED THE WATERLINE. AT NO TIME WILL A LINE THAT HAS NOT BEEN TESTED AND FOUND FREE OF CONTAMINATION BE CONNECTED TO THE CITY'S WATER SYSTEM. THE PRACTICE OF TESTING AGAINST A VALVE TIED TO THE CITY'S SYSTEM IS NOT AUTHORIZED IN THE CITY OF OCEANSIDE. ALL WATER USED FOR TESTING AND FLUSHING MUST BE METERED AND THE CONTRACTOR WILL BE CHARGED FOR THE WATER AT THE PREVAILING RATE. CHLORINATED WATER FLUSHED FROM THE WATERLINE SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ENGINEER.
- NO HAULING OF CONSTRUCTION MATERIALS SHALL TAKE PLACE UNTIL AN APPROVED HAUL ROUTE PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
 - CENTERLINE MONUMENTS SHALL BE INSTALLED AT THE EC AND BC OF ALL CURVES, AT THE CENTERLINE INTERSECTION OF ALL STREETS WHERE MANHOLES ALLOW, AT THE RADIUS POINT OF CONCENTRIC CUL-DE-SACS, AND AT THE ANGLE POINT OF OFFSET CUL-DE-SACS, PER S.D.R.S.D. M-10 AND M-11.
 - PATCHING OF SIDEWALK IS NOT PERMITTED.
 - DAMAGED, GOUGED, BROKEN, OR GRAFFITI-MARKED SECTIONS, OF CURB, GUTTER OR SIDEWALK SHALL BE REMOVED AND REPLACED, AT THE CONTRACTOR'S EXPENSE.
 - A MINIMUM REPLACEMENT SECTION TO BE AT LEAST EQUAL TO SCORE MARK TO SCORE MARK (TYPICALLY 5' x 5'). FOR SIDEWALKS EXCEEDING 5' WIDTH, REPLACEMENT IS TO BE FULL WIDTH SQUARED TO THE NEXT SCORE MARK.
 - NO DISRUPTION TO EXISTING WATER DISTRIBUTION MAINS WILL BE ALLOWED ON MONDAYS OR FRIDAYS. ALL SHUTDOWNS FOR SYSTEM TIE-INS WILL BE SCHEDULED BETWEEN TUESDAY, WEDNESDAY AND THURSDAY, AND WILL BE CONFINED TO NORMAL WORKING HOURS.
 - ALL MANHOLES ARE TO BE COATED INSIDE WITH SANCON 100.
 - ALL MANHOLE COVERS FOR PRIVATE SEWER SYSTEMS SHALL BE MANUFACTURED WITH "PRIVATE SEWER" STAMPED ON THE TOP OF THE LID. CONVERSELY, "CITY OF OCEANSIDE" SHALL BE STAMPED ON MANHOLE COVERS WHICH BELONG IN THE PUBLIC SYSTEM.
 - ALL EXISTING MAIN-LINE VALVES SHALL BE MAINTAINED SO AS TO BE ASSESSABLE DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT OPERATE ANY EXISTING WATER VALVES. WATER VALVES WILL BE OPERATED BY THE CITY OF OCEANSIDE'S WATER UTILITIES DEPARTMENT.
 - THE CONTRACTOR SHALL NOTIFY ALL BUSINESSES AND RESIDENTS IN THE PROJECT AREA, IN WRITING, OF HIS PROPOSED SCHEDULING FOR ANY PORTIONS OF THE CONSTRUCTION OF WATER IMPROVEMENTS A MINIMUM OF SEVEN (7) DAYS PRIOR TO THE START OF CONSTRUCTION. THE NOTIFICATION SHALL INCLUDE THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE TO BE CONTACTED.
 - BRUSH AND TREES SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED. WHEN TREES ARE REMOVED, THE ROOT SYSTEM SHALL ALSO BE REMOVED AND THE RESULTING EXCAVATION FILLED WITH PROPERLY COMPACTED FILL SOILS.
 - CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL IN ALL LOCATIONS DISTURBED BY GRADING OPERATIONS FROM OCTOBER 15TH THROUGH APRIL 15TH. ALL EROSION CONTROL SHALL BE INSTALLED AS SHOWN ON AN EROSION CONTROL PLAN COMPLETED AND SUBMITTED BY THE CONTRACTOR IN ACCORDANCE WITH CITY REQUIREMENTS.

SHEET INDEX

NO.	DESCRIPTION
1	COVER, VICINITY MAP, INDEX, GENERAL NOTES
2	CONSTRUCTION NOTES, SYMBOLS, LEGEND, AND DETAILS
3	CROSS SECTIONS
4	GRADING AND IMPROVEMENT PLAN: 173+75.00 TO 176+00.00
5	GRADING AND IMPROVEMENT PLAN: 186+00.00 TO 199+00.00
6	GRADING AND IMPROVEMENT PLAN: 199+00.00 TO 205+75.00
7	GRADING AND IMPROVEMENT PLAN: BUENA HILLS DR. AND NORTH WAY.
8	GRADING AND IMPROVEMENT PLAN: LILE DRIVE AND PRINCETON DR.
9	WATER LINE @ VISTA WAY AND COLLEGE BLVD.
10	STORM DRAIN PROFILES AND DETAILS
11	CRIBWALL PROFILES
12	CRIBWALL DETAILS
13	IRRIGATION PLAN
14	CRIBWALL IRRIGATION PLAN
15	IRRIGATION DETAILS, NOTES, LEGEND
16	LANDSCAPE PLANS
17	LANDSCAPE DETAILS, NOTES AND QUANTITIES
18	STREET LIGHT PLAN
19	STRIPING PLAN
20	SIGNAL PLAN
21	PARK AND RIDE PARKING LOT



VICINITY MAP
NOT TO SCALE

APPROVED CHANGES			
No	Description	Approved By	Date

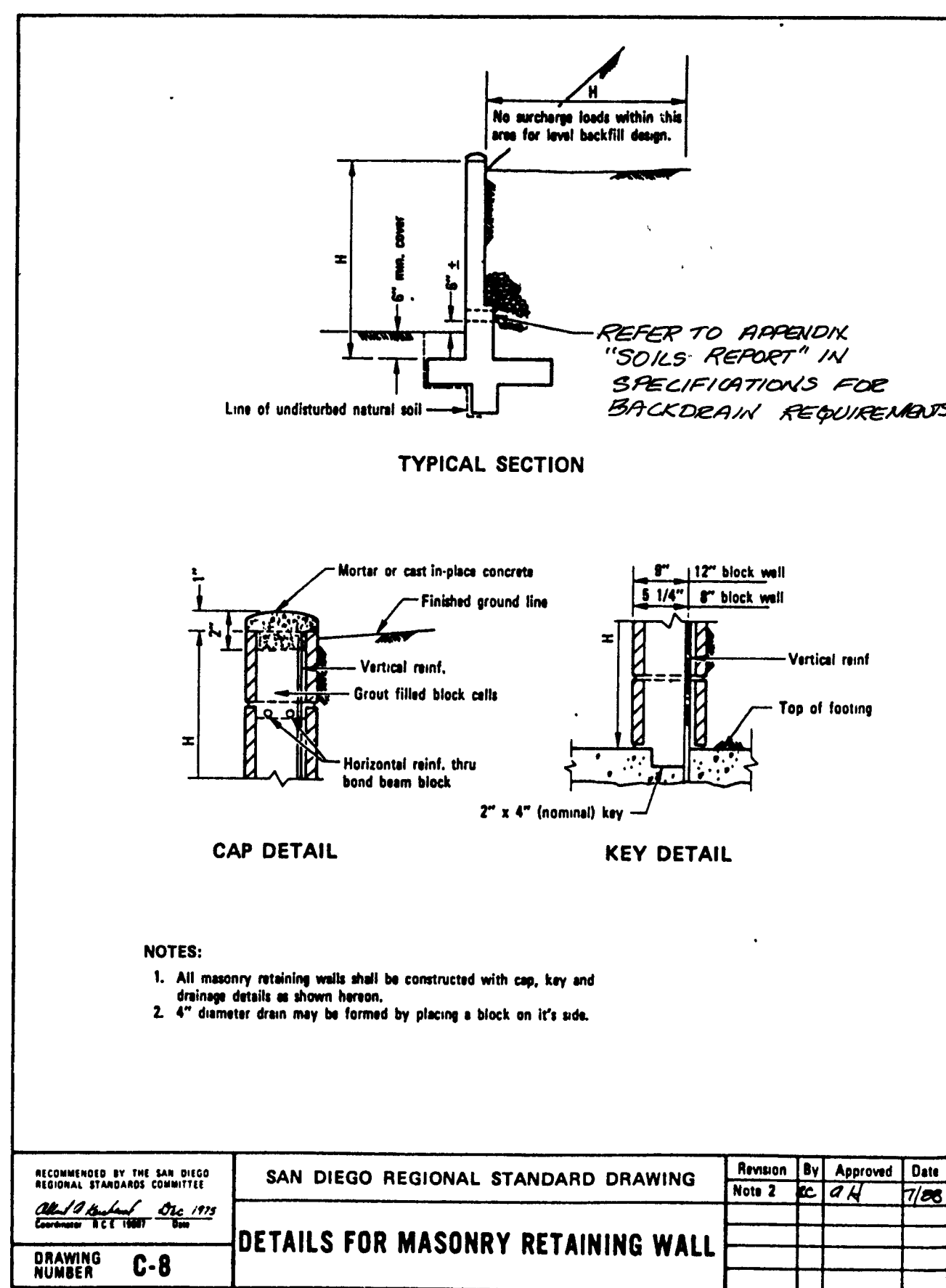
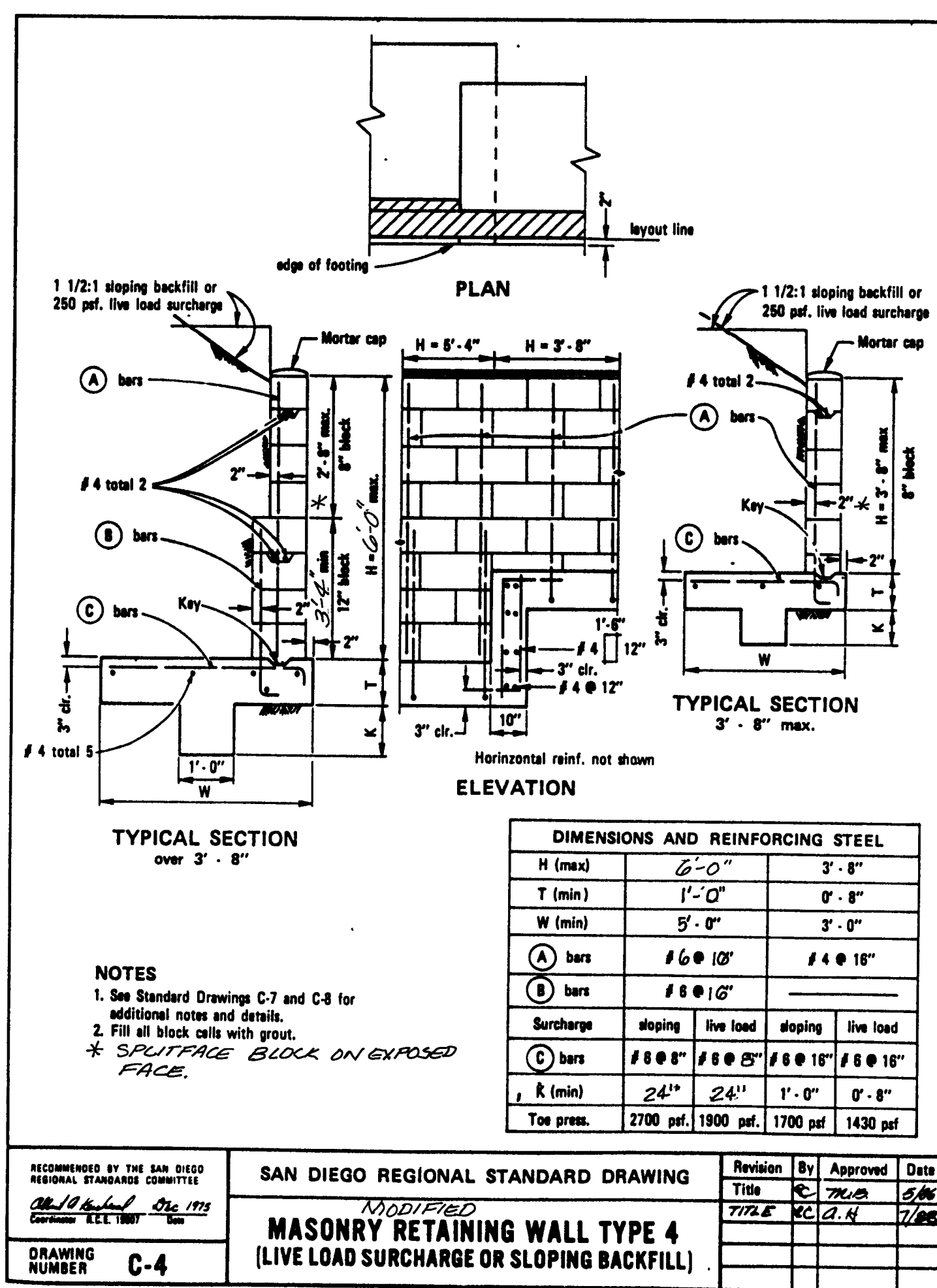
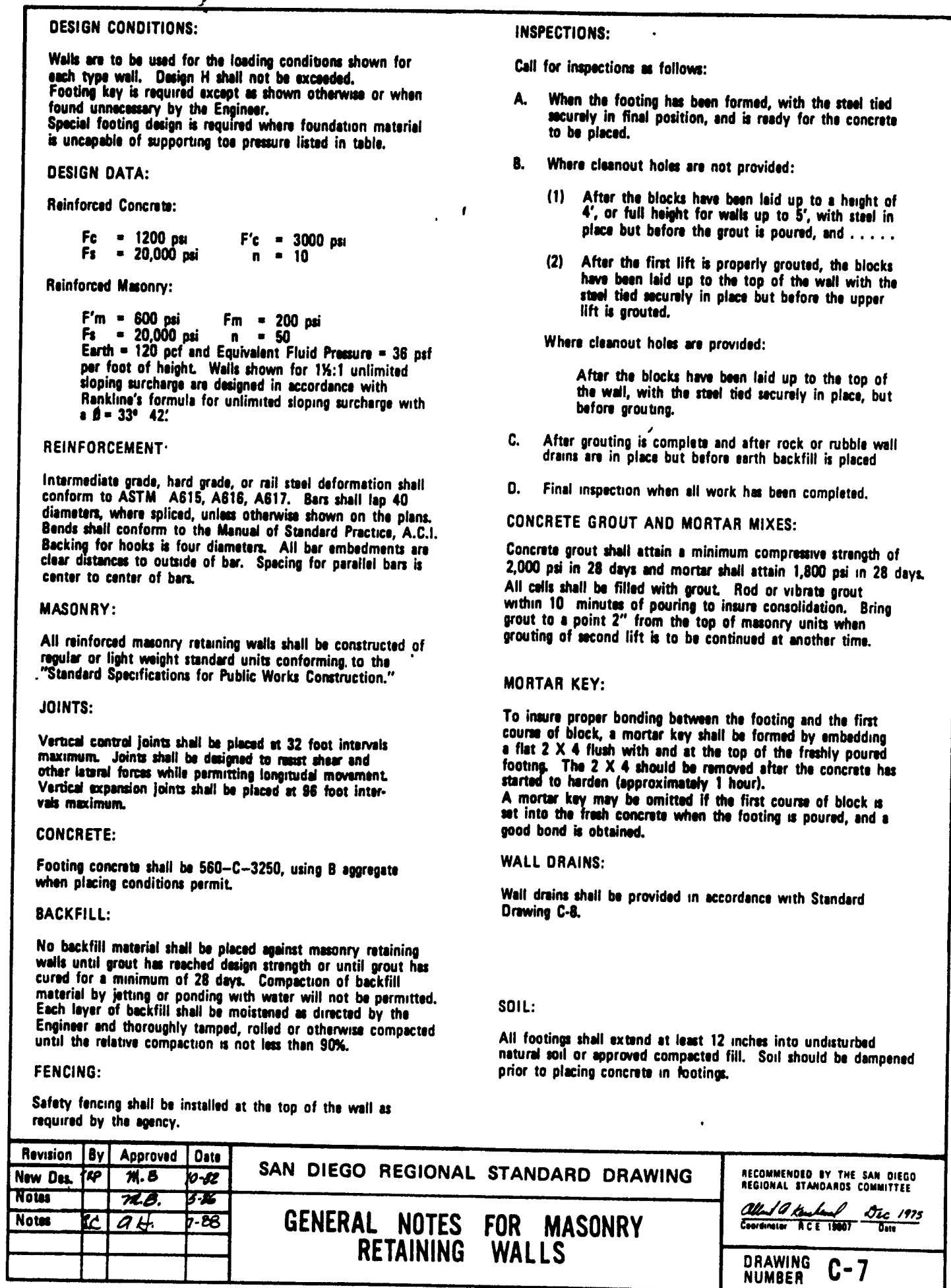
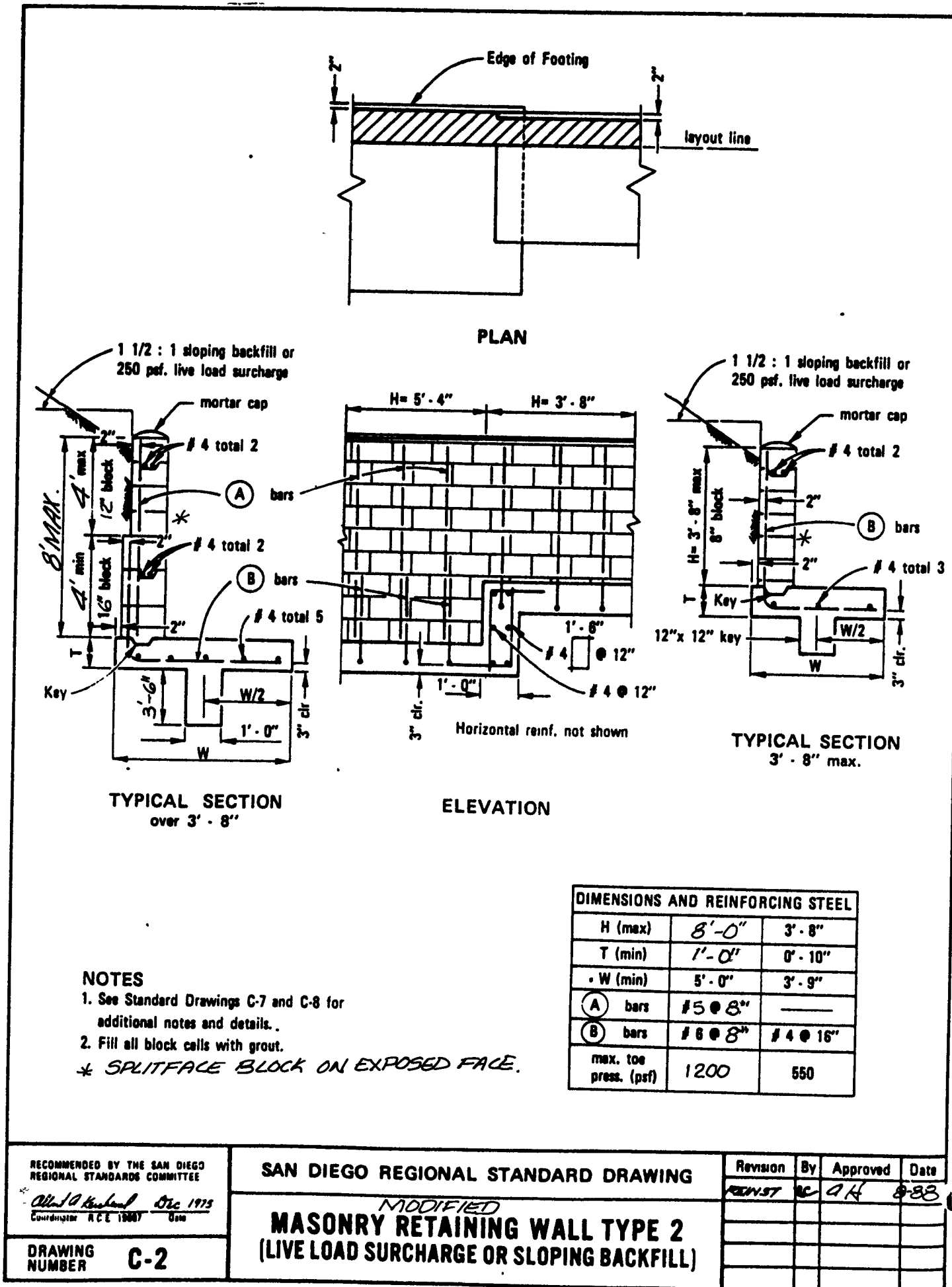
PLANS REVIEWED AND APPROVED BY TRAFFIC SECTION, ENGINEERING DEPT. <i>Barry Costa</i> 5-15-96 DATE	APPROVED BY WATER UTILITIES DEPT. <i>Barry Martin</i> 5-15-96 DATE
--	---

BENCH MARK
Description: SET BRASS DISC STAMPED "C.O.S.
BM 5-24 IN TOP OF 120"
Location: NORTH CURB, BETWEEN 4TH AND 5TH STS.
OF CATCH BASIN AT VISTA WAY AND BUENA HILLS DR.
Record From: CITY CLERK
Elev: 200.644 Datum: M.S.L.

SHEET 1	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	21 SHEETS
VISTA WAY WIDENING PHASE II (RANCHO DEL ORO ROAD TO COLLEGE BLVD)		
Approved <i>Peter A. Weiss</i> RCE 49161 City Engineer		
ENGINEER OF WORK CITY DESIGN R.C.E.	Checked by <i>P.A.</i> Approval date R-10345	

CONSTRUCTION NOTES

- 1 DEMOLISH AND REMOVE EXISTING CONFLICTING ASPHALT PAVEMENT, CURB & GUTTER AND SIDEWALK NEEDED FOR CONSTRUCTION OF NEW ROADWAY.
- 2 REMOVE CONFLICTING PORTIONS OF CALTRANS CHAINLINK FENCE. INSTALL TEMPORARY FENCE OUTSIDE OF CONSTRUCTION LIMITS. RELOCATE CHAINLINK FENCE ALONG RIGHT-OF-WAY LIMITS AFTER PROJECT COMPLETION.
- 3 ADJUST MANHOLES TO GRADE.
- 4 ADJUST WATERVALVES TO GRADE.
- 5 REMOVE EXISTING STORMDRAIN INLETS AND PIPE.
- 6 RELOCATE EXISTING STREET LIGHT (SEE LIGHTING PLANS).
- 7 REMOVE EXISTING BLOCK AND K-RAIL SOUND WALL.
- 8 RELOCATE EXISTING FIRE HYDRANT PER CITY W-2.
- 9 INSTALL SDRSD D-25 UNDER SIDEWALK DRAIN.
- 10 INSTALL SDRSD G-2 CURB AND GUTTER.
- 11 INSTALL SDRSD G-7 5' WIDE 4" THICK SIDEWALK.
- 12 INSTALL SDRSD M-7 GUARD RAIL.
- 13 RELOCATED FIRE HYDRANT LOCATION.
- 14 INSTALL SDRSD M-9 BARRICADE.
- 15 INSTALL SDRSD D-75 BROW DITCH TYPE 'A'.
- 16 REMOVE TOP OF TYPE 'B' INLET. RECONSTRUCT TO TYPE 'A' CLEANOUT AND RAISE TO GRADE.
- 17 REMOVE EXISTING BUS STOP SHELTER (TURN OVER TO CITY).
- 18 INSTALL NEW STORM DRAIN LINE A (SEE SHEET 0).
- 19 INSTALL NEW STORM DRAIN LINE B (SEE SHEET 0).
- 20 INSTALL NEW STORM DRAIN LINE C (SEE SHEET 0).
- 21 INSTALL NEW STORM DRAIN LINE D (SEE SHEET 0).
- 22 INSTALL NEW STORM DRAIN LINE E (SEE SHEET 0).
- 23 REMOVE CONFLICTING PORTION OF 4" PVC AREA DRAIN LINE, MODIFY AND INSTALL SDRSD D-27 UNDER SIDEWALK DRAIN.
- 24 REMOVE AND RECONSTRUCT CONFLICTING PORTION OF EXISTING SPLITFACE SOUND WALL NEEDED FOR CONSTRUCTION OF CRIBWALL.
- 25 REMOVE AND RELOCATE EXISTING 18" DIP WATERMAIN (SEE SHEET 2 PLANS).
- 26 DEMO, REMOVE, AND REPLACE EXISTING PARK AND RIDE LOT (SEE SHEET 2 PLANS).
- 27 PROTECT EXISTING FENCE IN PLACE.
- 28 CUT SLOPE 2:1 MAX.
- 29 FILL SLOPE 2:1 MAX.
- 30 INSTALL TEMPORARY CONSTRUCTION K-RAIL ALONG EDGE SR-78 DURING GRADING OPERATIONS.
- 31 REMOVE EXISTING METAL GUARD RAIL AND POSTS (TURN OVER TO CITY).
- 32 EXISTING SIGN AND LANDSCAPING TO BE RELOCATED AS DIRECTED BY PROJECT MANAGER.
- 33 INSTALL NEW 16' SDRSD G-14 DRIVEWAY.



APPROVED CHANGES			
No.	Description	Approved By	Date
1	ADDED RETAINING WALL SYMBOL	JCL	7/10/94

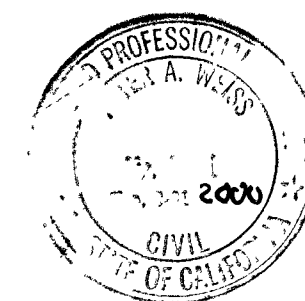
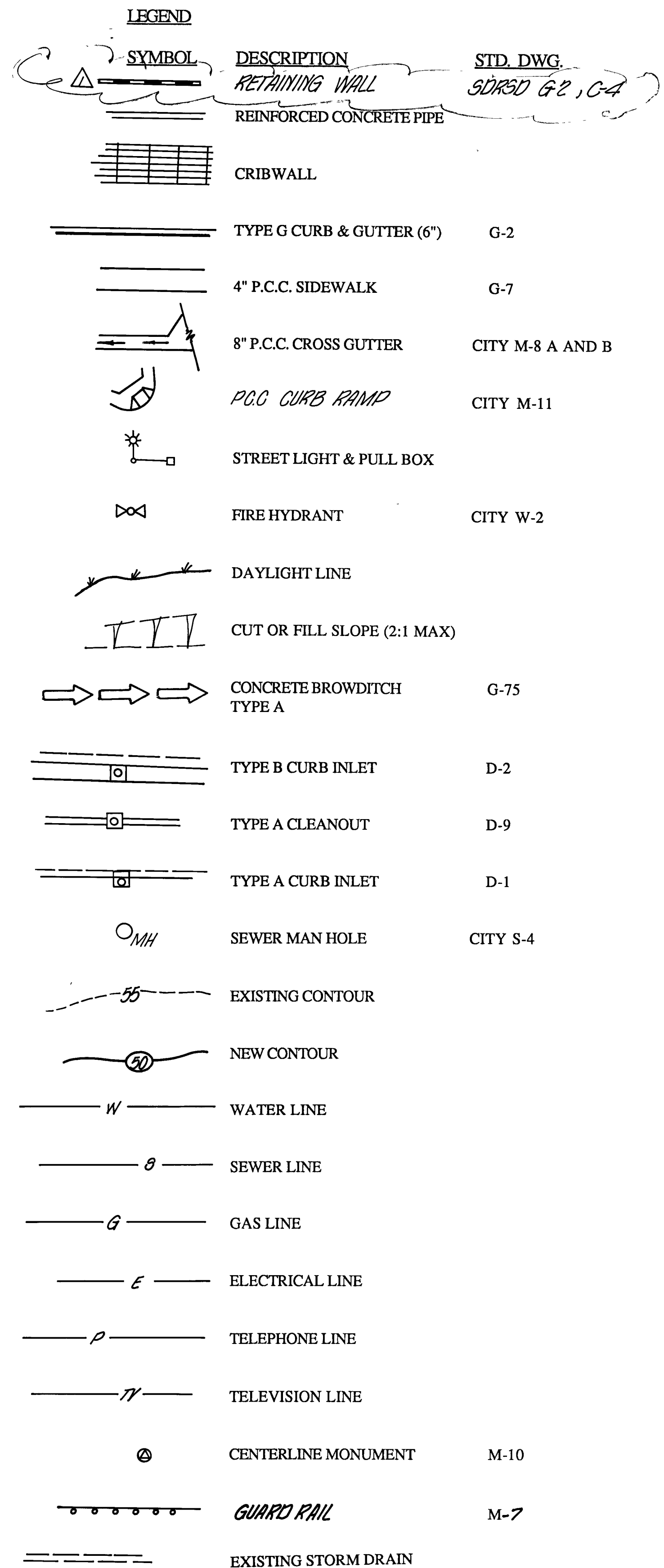
BENCH MARK

Description: _____

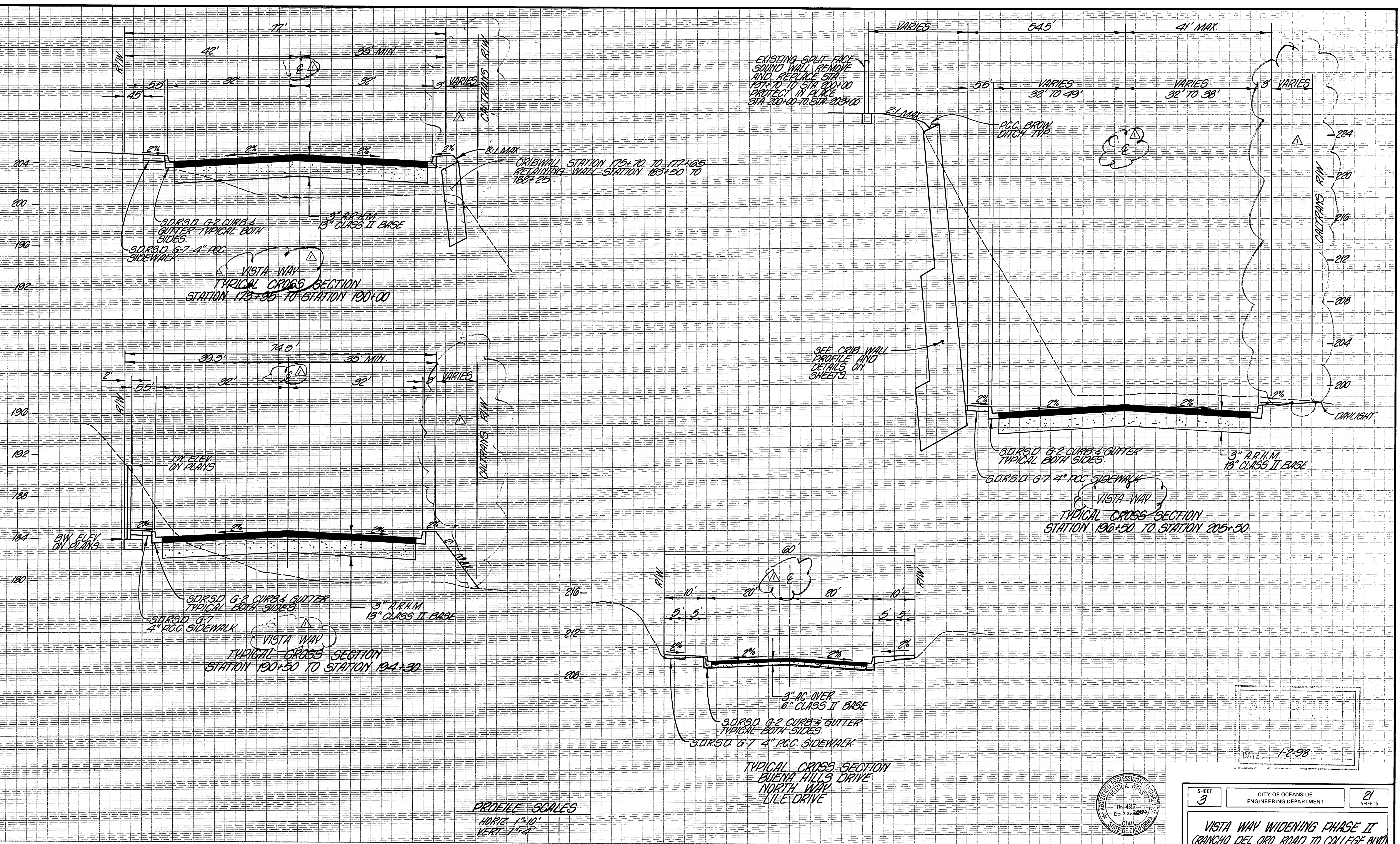
Location: _____

Record From: _____

Elev: _____ Datum: _____



SHEET 2	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	21 SHEETS
VISTA WAY WIDENING PHASE II (RANCHO DEL ORO ROAD TO COLLEGE BLVD.)		
Approved PETER A. WEISS 5-17-96 RCE 43101 City Engineer		
ENGINEER OF WORK CITY DESIGN R.C.E.		
Checked by 184 Approval date R-10346		



DATE 1-2-98



APPROVED CHANGES			
No.	Description	Approved By	Date
1	CALTRANS REVISIONS	[Signature]	7-15-90

BENCH MARK

Description: _____

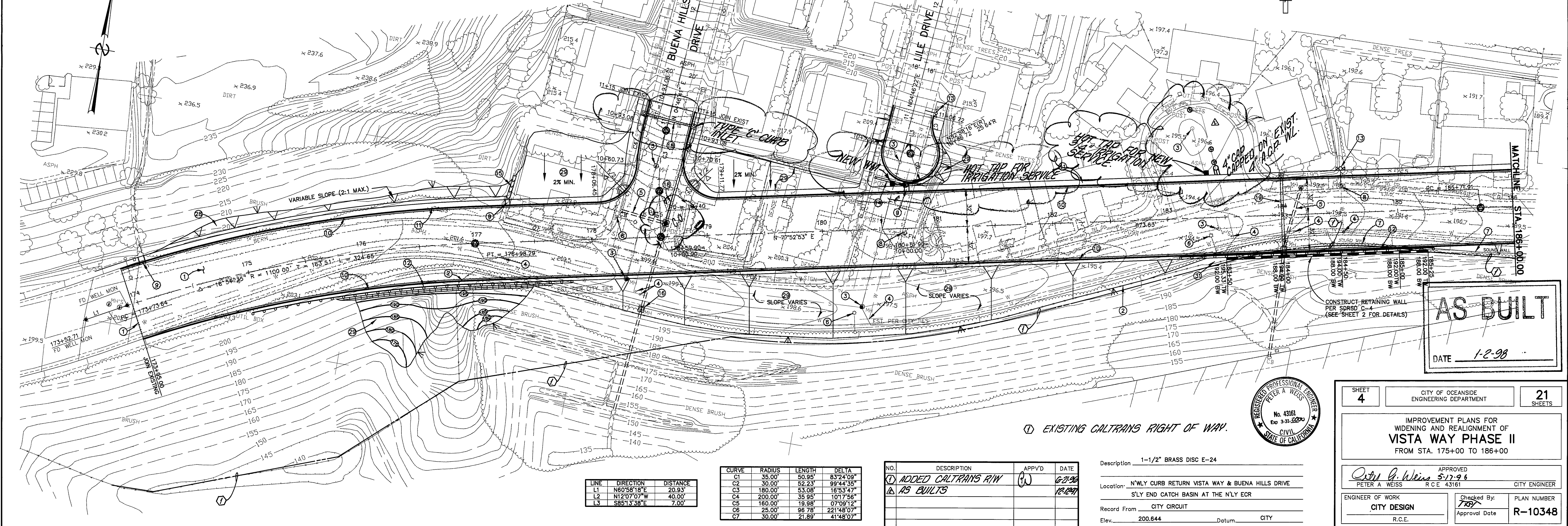
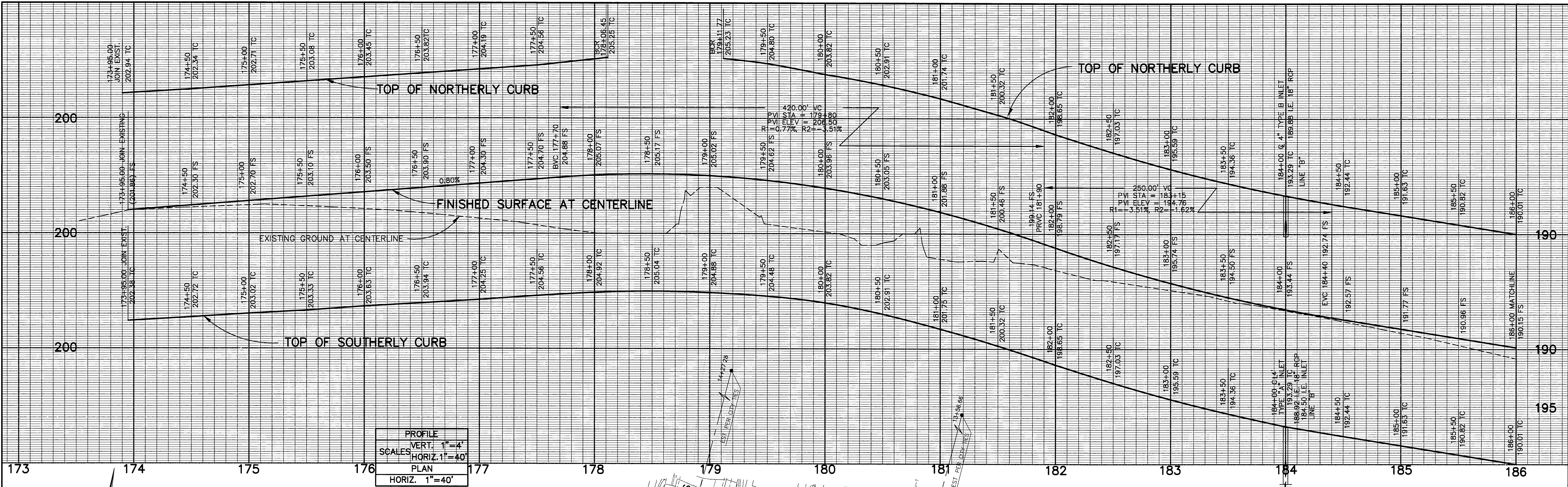
Location: _____

Record From: _____

Elev: _____ Datum: _____

SHEET 3	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	21 SHEETS
VISTA WAY WIDENING PHASE II (RANCHO DEL ORO ROAD TO COLLEGE BLVD)		
Peter A. Weiss 5-17-96 PETER A. WEISS ACE 43101 City Engineer		Approved
CITY DESIGN R.C.E.		Checked by [Signature] Approval date R-10347

R-10347



AS BUILT
DATE 1-2-98

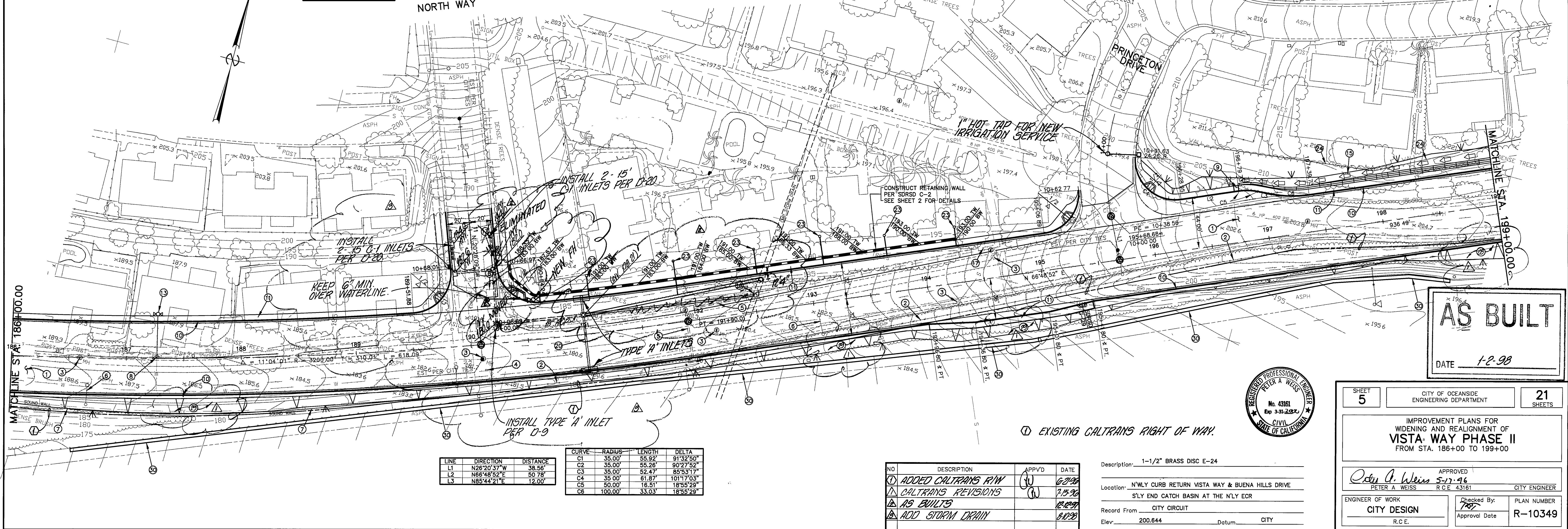
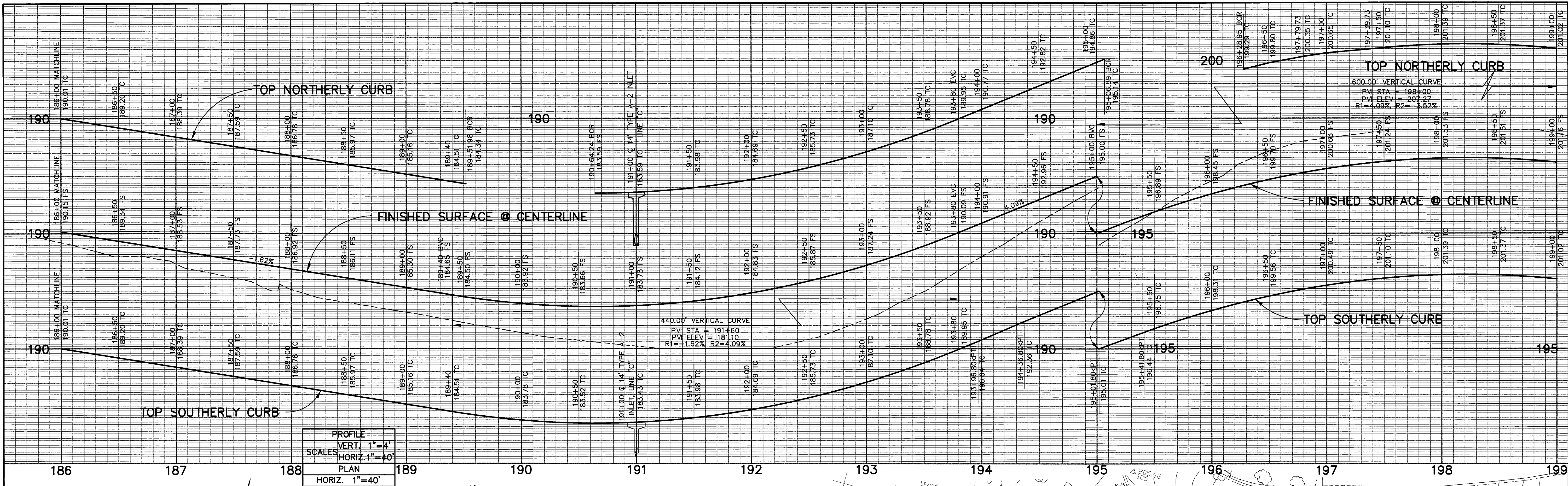


SHEET 4	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	21 SHEETS
IMPROVEMENT PLANS FOR WIDENING AND REALIGNMENT OF VISTA WAY PHASE II FROM STA. 175+00 TO 186+00		
APPROVED <i>Peter A. Weiss</i> 5-17-96 PETER A. WEISS R.C.E. 43161 CITY ENGINEER		
ENGINEER OF WORK CITY DESIGN R.C.E.	Checked By: <i>[Signature]</i> Approval Date	PLAN NUMBER R-10348

NO.	DESCRIPTION	APP'D	DATE
1	ADDED CALTRANS R/W	[Signature]	6-2-96
2	AS BUILT		12-2-96

CURVE	RADIUS	LENGTH	DELTA
C1	35.00'	50.95'	83°24'09"
C2	30.00'	52.23'	99°44'35"
C3	180.00'	63.08'	16°33'47"
C4	200.00'	35.95'	101°7'56"
C5	160.00'	19.98'	07°09'12"
C6	25.00'	96.78'	221°48'07"
C7	30.00'	21.89'	41°48'07"

Description	1-1/2" BRASS DISC E-24
Location	N'LY CURB RETURN VISTA WAY & BUENA HILLS DRIVE S'LY END CATCH BASIN AT THE N'LY ECR
Record From	CITY CIRCUIT
Elev.	200.644 Datum CITY





Application Review Committee

Division Comments- Engineering/Land Survey

Development Services Department

300 N. Coast Hwy, Oceanside, CA 92054 | (760) 435-4373

To be filled out by Project Planner

Project/property address and/or APN: 3710 Vista Way (APN: 165-493-47)

Project description: Tentative Map, Development Plan, and Density Bonus for proposed 20-unit detached senior housing project on a vacant 2.08 acre site

To be filled out by ARC Division Reviewer

☒ **1st** ☐ **2nd** ☐ **3rd** ☐ **4th** **Review**

Staff member:

Phone number:

E-mail:

☐ **Approved w/Conditions**

☒ **Returned for Corrections – 15 Days**

☐ **Returned for Corrections – 30 Days**

(include attachments/forms on TRAKiT, if applicable):

[insert/paste comments in Times New Roman, 13 pt font, numbered, 1.5 spacing]

1. Right of way cross section for Vista Way is shown incorrect on TM. The south half of Vista Way is a variable width right of way and has no sidewalk improvements.
2. Missing the point number and source for the benchmark.
3. No preliminary title report was provided. Provide a copy with next submittal.

Division:

☐ **1st** ☐ **2nd** ☐ **3rd** ☐ **4th** **Review**



Application Review Committee

Division Comments- Engineering

Development Services Department

300 N. Coast Hwy, Oceanside, CA 92054 | (760) 435-4373

To be filled out by Project Planner

Project/property address and/or APN: 3710 Vista Way (APN: 165-493-47)

Project description: Tentative Map, Development Plan, and Density Bonus for proposed 20-unit detached senior housing project on a vacant 2.08 acre site

To be filled out by ARC Division Reviewer

☒ 1st ☐ 2nd ☐ 3rd ☐ 4th Review

Staff member: Michael Strizic

Phone number: 760-435-3564

E-mail: mstrizic@oceansideca.org

☐ Approved w/Conditions

☐ Returned for Corrections – 15 Days

☒ Returned for Corrections – 30 Days

(include attachments/forms on TRAKiT, if applicable):

[insert/paste comments in Times New Roman, 13 pt font, numbered, 1.5 spacing]

1. Submit a PDP SWQMP for review.

Division:

☐ 1st ☐ 2nd ☐ 3rd ☐ 4th Review



Application Review Committee

Division Comments- FIRE

Development Services Department
300 N. Coast Hwy, Oceanside, CA 92054 | (760) 435-4373

To be filled out by Project Planner

Project/property address and/or APN: 3710 Vista Way (APN: 165-493-47)

Project description: Tentative Map, Development Plan, and Density Bonus for proposed 20-unit detached senior housing project on a vacant 2.08 acre site

To be filled out by ARC Division Reviewer

☒ 1st ☐ 2nd ☐ 3rd ☐ 4th Review

Staff member: Tim Rise

Phone number: (760) 435-4101

E-mail: trise@oceansideca.org

☐ Approved w/Conditions

☐ Returned for Corrections – 15 Days

☒ Returned for Corrections – 30 Days

(include attachments/forms on TRAKiT, if applicable):

[insert/paste comments in Times New Roman, 13 pt font, numbered, 1.5 spacing]

1. All homes will be required to have fire sprinklers per NFPA 13.
2. Water meter size will be determined by the fire sprinkler demand.
3. Fire access roadways shall be a minimum of 28' with NO parking on either side of the street.
4. Turning radius shall be 30' inside and 50' outside.
5. Show driveway widths for emergency access gate.
6. Show emergency gate set back off North Way. The gate shall be set back a minimum of 30'.
7. Knox key switch and Opticom required for gate.
8. Hydrants must be within 400' of all exterior walls of the structures.

Division:

☐ 1st ☐ 2nd ☐ 3rd ☐ 4th Review

9. Confirm on plans if hydrants will be public or private system.
10. If hydrants are private a deferred submittal will be required to the Oceanside Fire Department for review. Note: private system must be looped.
11. A fire master plan will be required.
12. Prior to delivery of combustible materials or start of combustible construction, paved vehicle access roads capable of supporting vehicle loading (78,000 lbs) must be installed. In addition, the approved, permanent water supply (fire hydrants) must be installed, tested and placed in service prior to delivery of combustible materials or start of combustible construction.
13. Addresses shall be 4" in height and visible from the street with contrasting colors.
14. Smoke and carbon monoxide alarms required per 2019 California Fire Code, California Building Code and California Residential Code.
15. Pre-con meeting will also be required prior to combustibles being dropped on site.
16. The City is in the process of implementing a citywide Community Facilities District (CFD) for Public Safety. The CFD would place an annual per unit fee on projects which meet the criteria for inclusion. The project you are submitting appears to meet the criteria for inclusion in the proposed Public Safety CFD. It is expected that your project will be required to annex into the CFD as a condition of approval.

Division:

☐ 1st ☐ 2nd ☐ 3rd ☐ 4th Review



Application Review Committee Division Comments- Public Work / Transportation

Development Services Department
300 N. Coast Hwy, Oceanside, CA 92054 | (760) 435-4373

To be filled out by Project Planner

Project/property address and/or APN: 3710 Vista Way (APN: 165-493-47)

Project description: Tentative Map, Development Plan, and Density Bonus for proposed 20-unit detached senior housing project on a vacant 2.08-acre site

To be filled out by ARC Division Reviewer

☒ **1st** ☐ **2nd** ☐ **3rd** ☐ **4th** **Review**

Staff member: Tam Tran

Phone number: 760-435-5115

E-mail: TTran@Oceansideca.org

☐ **Approved w/Conditions**

☒ **Returned for Corrections – 15 Days**

☐ **Returned for Corrections – 30 Days**

(include attachments/forms on TRAKiT, if applicable):

[insert/paste comments in Times New Roman, 13 pt font, numbered, 1.5 spacing]

1. Only one driveway off of Vista Way is allowed. Proposed driveway location shall be evaluated for best sight visibility.
2. Per Fire Department requirement, road needs to be 28' wide.
3. Show driveway width at each unit. Which driveways are 20' or 24'? Are there garages?
4. Show dimension for typical parking stalls and ADA parking stalls.
5. Shall have ADA path onto the site from Vista Way.
6. Show Cross section of Vista Way. There is no S/W on south side.
7. Refer to "G-14" for driveway. Do you mean G-14A?

Division:

☒ **1st** ☐ **2nd** ☐ **3rd** ☐ **4th** **Review**

8. Please call out as ADA instead of handicap.
9. Provide detail of emergency access driveway off of North Way.
10. On Site plan:
 - a. Show existing street lights and utilities.
 - b. Show existing traffic signal cabinet
 - c. Update existing ramp to ADA compliance
11. Show fire truck turning template turning into and out of the site.
12. Install medians with left turn pocket turning into the site. Also, right out only for leaving the site.
13. Show sight distance with 15' setback from the driveway.
14. Rename road name "Driveway B" to Private Road A.
15. Provide sidewalk on both side of the private street. Sidewalk shall meet San Diego Regional Standards.
16. Provide Knox box for emergency access.
17. Provide a turn around on east side of the Private Road.
18. Are utilities going to be under ground?

Division:

☒ 1st ☐ 2nd ☐ 3rd ☐ 4th Review

Water Utilities Project Comments & Conditions

Date: June 28, 2021
Planner: Sergio Madera
From: Ibrahim Hassan
RE: APN- 1654934700 - 20 1-STORY DUPLEX UNITS - Submittal #1
T21-00002, D21-00005, CUP21-00005,

STATUS: REVISE AND RESUBMIT (OR APPROVED WITH THE FOLLOWING CONDITIONS)

The following comment(s) shall be addressed to deem the entitlement application complete.

1. Show all existing water and sewer utilities, as well as easements on the property. City records indicate two hydrants and multiple sewer laterals front the property in Vista Way. Water service 2" and smaller shall be abandoned per Oceanside Standard Drawing (OSD) W-04, 3" and larger per OSD W-28, and the sewer later per Water Utilities Inspectors Direction.
2. If the existing 1" irrigation water meter is abandoned/relocated, a credit will be applied towards future buy-in fees in the amount of the buy-in fee of the existing meter.
3. Relocate the proposed on-site sewer main to the center of the private street, and the water to the south and east of sewer main, with min 10' separation from sewer
4. On-site water mains shall be public, 8"minimum, within a min 20' wide easement, and looped. Looped main shall consist of a new tee with three valves in Vista Way and second tee with valves in North Way. Design shall be in accordance with latest edition of the City of Oceanside *Water, Sewer and Recycled Water Design and Construction Manual*.
5. Impacted water main in North Way not meeting the City's min 8" main diameter and material requirements shall be replaced to meet current design standards. Improvements shall be required as part of engineering plan submittal. Where the full replacement length along the frontage property is deemed in excess of the overall project cost, the developer may pay an impact fee upon the approval of the Water Utilities Director. The impact fee will be based on the estimated construction costs of similar size and type of work in the past year, and shall meet prevailing wage requirements. This shall be paid prior to engineering plan approval.
6. On-site Sewer mains shall be private, 8"minimum. Design shall be in accordance with latest edition of the City of Oceanside *Water, Sewer and Recycled Water Design and Construction Manual*.

7. See water Utilities Design manual, Section 2.2 Fire Flows. Provide flow calcs to demonstrate that the proposed water main (HGL409) can adequately provide fire flows to the proposed building, maintain pressures, and acceptable velocities.

8.

General Conditions:

9. For developments requiring new water service or increased water service to a property, the landowner must enter into an agreement with the City providing for landowner's assignment of any rights to divert or extract local groundwater supplies for the benefit of the property to receive new or increased water service, in return for water service from the City, upon such terms as may be provided by the Water Utilities Director.
10. All existing active and non-active groundwater wells must be shown on conceptual, grading, and improvement plans.
11. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.
12. All Water and Wastewater construction shall conform to the most recent edition of the *Water, Sewer, and Recycled Water Design and Construction Manual* or as approved by the Water Utilities Director.
13. The property owner shall maintain private water and wastewater utilities located on private property.
14. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by an approved and licensed contractor at developer's expense.
15. Each new building shall be metered individually.
16. For new buildings with multiple residential dwelling units; the City has accepted, as an alternative, a public master meter for each building provided there is a private sub-meter for each individual dwelling unit. The Home Owner's Association would be responsible for the ownership, maintenance, reading, and replacement of the private sub-meters. There shall be a shared agreement for the shared water supply line and private water and sewer facilities among the owners. This should be addressed in the CC&Rs or maintenance agreement.
17. Provide a separate irrigation water meter. Meter shall be managed and paid for by the Homeowner's Association for the development. An address assignment will need to

be completed for the meter, and can be processed through the City Planning Department.

18. Per the latest approved California Fire Code, all new residential units shall be equipped with fire sprinkler system.
19. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire protection shall have a dedicated fire service connection to a public water main with a double check detector backflow assembly. Location of the backflow assembly must be approved by Fire Department.

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

20. Any water and/or sewer improvements required to develop the proposed property will need to be included in the improvement plans and designed in accordance with the *Water, Sewer, and Recycled Water Design and Construction Manual*.
21. All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the *Water, Sewer, and Recycled Water Design and Construction Manual*. Easements shall be constructed for all weather access.
22. No trees, structures or building overhang shall be located within any water or wastewater utility easement.
23. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per the latest adopted California Plumbing Code.
24. Per City of Oceanside Ordinance No. 14-OR0565-1, the developer shall pay a recycled water impact fee since the proposed project is not within 75 feet of a recycled water main. The impact fee shall be established by submitting a formal letter requesting the City to determine this fee, which is based on 75% of the design and construction cost to construct a recycled water line fronting the property in Vista Way.
25. If a property goes through a zone change and an increase in density occurs, a water and sewer study will be required to be prepared by the developer at the developer's expense and reviewed and approved by the Water Utilities Department.
26. A water study and sewer study must be prepared by the developer at the developer's expense and approved by the Water Utilities Department. Sewer mains downstream of the proposed development may be required to perform sewer flow monitoring by an approved list of flow monitoring companies by the City for at least a one-week

period to confirm its existing capacity. Off-site improvements may be required as a result of the studies and flow monitoring.

27. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 & 18-OR0021-1 relating to food service establishments shall be on each building sewer when deemed necessary in an appropriate outside location and shall be maintained by the property owner. The grease interceptor shall be shown on Engineering Plans with reference to Building Plans for design and detail.
28. Connections to a public sewer main with a 6-inch or larger sewer lateral will require a new sewer manhole for connection to main per Section 3.3 of *Water, Sewer, and Recycled Water Design and Construction Manual*.
29. Connection to an existing sewer manhole will require rehabilitation of the manhole per City standards. Rehabilitation may include, but not be limited to, re-channeling of the manhole base, surface preparation and coating the interior of the manhole, and replacing the manhole cone with a 36" opening and double ring manhole frame and lid.
30. A separate irrigation meter and connection with an approved backflow prevention device is required to serve common landscaped areas and shall be displayed on the plans.
31. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter and reduced pressure principle backflow device on Landscape Plans.
32. Provide stationing and offsets for existing and proposed water service connections and sewer laterals on plans.
33. When an existing water meter is to be upsized, the water service line from the main to the meter must be at least the same size as the meter. If the existing water service connection is less than the proposed meter size, then the Owner/Developer may be required to abandon the existing water service and show on engineering and building plans the location and size of the new service connection to public main.
34. Any proposed fire hydrant runs over 150 feet in length shall become public mains (minimum 8-inches) and shall have meters placed off these public mains to help facilitate the continuous flow of water on these proposed dead-end runs.
35. Where private sewer system is shared with other tenants, a Homeowner's Association or Property Management Company and CC&Rs should address the maintenance, repair, and replacement of "shared" sewer lateral or facilities.
36. Any unused water services or sewer laterals by the proposed development or redevelopment, shall be abandoned in accordance with Water Utilities requirements. If an existing water meter is abandoned then a credit will be applied towards future buy-in fees in the amount of the buy-in fee of the existing meter.

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

37. Show location and size of existing and proposed water meter(s) on site plan of building plans. Show waterline from proposed meter to connection point to building or residence.
38. Show location and size of existing and proposed sewer lateral(s) from property line or connection to sewer main to connection point at building or residence.
39. Provide a fixture unit count table and supply demand estimate per the latest adopted California Plumbing Code (Appendix A) to size the water meter(s) and service line(s).
40. If a larger water meter is required, then the incremental increase in water and sewer buy-in fees between the existing and proposed meter size will be charged. If the existing water service connection is less than the proposed meter size, then the Owner/Developer will be required to abandon the existing water service and show on engineering and building plans the location and size of the new service connection to public main.
41. Provide drainage fixture unit count per the latest adopted California Plumbing Code to size sewer lateral for property.
42. If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1, then building plans must show sizing calculations per the latest California Plumbing Code, the location, the make and model, and plumbing schematic showing the required appurtenances at each building sewer lateral.
43. 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.



Application Review Committee Division Comments- Solid Waste

Development Services Department
300 N. Coast Hwy, Oceanside, CA 92054 | (760) 435-4373

To be filled out by Project Planner

Project/property address and/or APN: 1728 Whaley Street (APN: 154-020-54)

Project description: Tentative Map, Development Plan, and Density Bonus for proposed 20-unit detached senior housing project on a vacant 2.08 acre site

To be filled out by ARC Division Reviewer

☒ 1st ☐ 2nd ☐ 3rd ☐ 4th **Review**

Staff member: Annika Andersen, Environmental Specialist II

Phone number: 760-435-5818

E-mail: aandersen@oceansideca.org

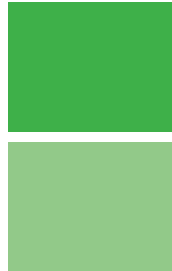
☐ **Approved w/Conditions**
☐ **Returned for Corrections – 15 Days**
☒ **Returned for Corrections – 30 Days**
(include attachments/forms on TRAKiT, if applicable):

[insert/paste comments in Times New Roman, 13 pt font, numbered, 1.5 spacing]

1. Each residential unit must have recycling, green waste/organics and landfill services (residential carts) and the carts must be placed on private property and screened from public view by a solid fence, wall or garage.
2. For cart dimensions and minimum turn lane requirements, the City of Oceanside Enclosure Guidelines is attached.
3. The City of Oceanside reserves the right to review program and services levels and request increases if deemed necessary. The City of Oceanside Municipal Code Chapter 13 requires that Oceanside residents, businesses and multifamily projects are to separate all recyclable material from other solid waste. Additionally, the State of California regulations requires all California businesses participate in Mandatory Recycling (AB 341) and Mandatory Commercial Organics Recycling (AB 1826 & SB 1383) as outlined in the Oceanside Solid Waste code.

Division:

☐ 1st ☐ 2nd ☐ 3rd ☐ 4th **Review**



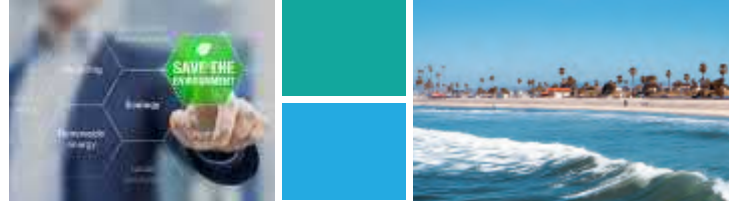
Enclosure and Service Guide Solid Waste, Recycling and Organics



Design requirements for **efficient**
collection, storage and servicing
of **solid** waste, commingled
recycling, green waste and
organic **material**.

Reduce, Reuse, Recycle, Rot, Rethink = Road to  Waste

greenoceanside.org



Introduction

This manual will address design requirements to allow for the efficient collection, storage and servicing of solid waste, commingled recycling, green waste and organic material. The City Contract Administrator shall have final approval over safety factors, service levels and space requirements including specifications, access, proper distance, height and clearances. Please note the use of this manual does not negate submittal and approval of detailed plans for any project concerning waste.

Regulatory Requirements

The City of Oceanside Municipal Code Chapter 13 requires that Oceanside residents, businesses and multifamily projects are to separate all recyclable material from other solid waste. Additionally, the State of California regulations require all California businesses participate in Mandatory Commercial Recycling (Assembly Bill 341) and Mandatory Commercial Organics Recycling (Assembly Bill 1826) as outlined in more detail below.

AB 341: Mandatory Commercial Recycling

California Assembly Bill 341 requires both businesses that generate four cubic yards or more of solid waste and multifamily projects with 5 units or more to participate in a recycling program.

AB 1826: Mandatory Organic Waste Recycling

California Assembly Bill 1826 requires businesses, including public entities and multifamily projects to recycle their organic waste. Businesses must develop strategies to reduce and/or arrange for recycling services for the following types of organic waste: food waste, food-solid paper, green waste, landscaping and pruning waste, and non-hazardous wood waste.

SB 1383: Short-Lived Climate Pollutants

California Senate Bill 1383 established methane emission reduction targets for California, requiring a 50% reduction of organics heading to the landfill by 2020 and 75% reduction by 2025.

City Code Chapter 13

The City Code Chapter 13 requires the separation of all recyclable materials from solid waste. Properties are required to provide enclosures with adequate space for the collection, storage and separation of all recyclable material from solid waste. At a minimum solid waste, commingled recyclables and organics must be collected once per week. Service levels must be adequate to maintain the property and keep material in containers with closed lids.

Zero Waste Strategic Management Plan

Oceanside's Zero Waste Strategic Management Plan outlines the city's diversion goal of 75-90% by 2020. To meet this goal, Oceanside requires businesses and multifamily projects to have equal services for solid waste, commingled recycling and organics, as services are available.

California Fire Code

Solid waste, commingled recycling and green waste/organic waste disposal systems and storage areas must comply with current California Fire Code. For more details, see general City fire code requirements section 304.

For additional information or questions please visit greenoceanside.org or email oceansiderecycles@ci.oceanside.ca.us

Waste Enclosure Standards for Commercial and Multifamily

The following standards are for commercial and multifamily projects with dumpster services. Property types include, but are not limited to, office, industrial, retail, restaurants, multifamily, (condos, apartments, townhomes) hotels, mixed-use, hospitals/clinics, churches and other waste generators. Dumpster service is available up to six times a week.

See Appendix A for minimum service requirements.

- Collection areas must provide adequate storage and equal opportunity for a three-stream waste system: solid waste, commingled recycling and organic material.
- Projects less than 15,000 square feet or 12 dwelling units shall provide a minimum of one enclosure with space for (1) 3-yard solid waste dumpster, (1) 3-yard recycle dumpster and (1) 3-yard green waste/organic dumpster.
- Projects greater than 15,000 square feet or 13 dwelling units shall provide multiple enclosures, each with space for (1) 3-yard solid waste dumpster, (1) 3-yard recycle dumpster and (1) 3-yard green waste/organic dumpster. Projects may require one or more enclosures for every 15,000 square feet depending on project design. Enclosures should be located within 150 feet from each other.
- Corner sight distance should be considered when locating enclosures at project entry points located next to alleys and public streets. Service areas should be located and designed for convenient access by waste generators, for easy access by hauler and to minimize circulation conflicts. Enclosures should be designed, located and integrated into the master site plan.
- Projects that require multiple water meters may be subject to additional enclosure requirements. The City of Oceanside does not permit split billing systems.
- Enclosures shall be constructed of non-combustible, six-foot high masonry or block with locking gates. The enclosure should be designed to be consistent with the project and surrounding buildings. The walls and gates should be decorated to complement the color scheme of the immediate building(s) and provide overhead weather-protection. City recycling signage should be displayed on the front of each enclosure and on pedestrian access doors.
- Enclosure access gates must open 120 degrees minimum and include cane bolt or similar locking mechanism. Enclosures should provide safe waste generator access.
- Enclosures should be surrounded by 24" of landscaping to reduce water run off. No storm drains should be located inside or in the immediate vicinity of the enclosure.
- There must be at least 25' of overhead clearance above the collection areas to avoid damage and service interference.
- Enclosures should provide unobstructed direct hauler access if available. Additional service fees may apply for indirect or pull out service.
- All roads, alleys or service ways must provide an unobstructed path of at least 15' high and 12' wide to ensure safe access. Enclosures may not be placed in public right of way.
- Enclosure collection areas may require a reinforced concrete apron of 24' x 12' with 3' extension beyond enclosure wall. Maximum slope of 4% for surrounding service area.
- Plans must clearly indicate the proposed location for waste collection and include details of the enclosure with plan dimensions and service level requirements. Projects may apply for centralized waste collection system.

Cart Standards for Multifamily and Commercial

The following standards are for multifamily and commercial projects with cart service for solid waste, commingled recycling and green waste/organic waste may be available per City approval for the following projects including but not limited to: residential, multifamily, (condos, apartments, townhomes) and commercial generators that may require minimal service. Residential cart service is reserved for single family and multifamily projects.

See Appendix A for minimum service requirements.

- Multifamily cart service includes weekly service for three 96-gallon wheeled carts, solid waste, commingled recycling and green waste/organics.
- Commercial cart service includes weekly or bi-weekly service for two 96-gallon wheeled carts, solid waste and commingled recycling.
- Projects must provide concealed storage for all carts. Storage location shall not be placed in public right away. The storage area may not impact vehicle or public access.
- A concrete, grass or other continuous all-weather surface shall be provided to roll the carts between the storage areas and hauler set out area.
- Plans must clearly indicate the proposed location for waste collection and include details of the enclosure with plan dimensions and service level requirements.
- Stormwater requirements may apply if cart storage area is located outside.

Chute Room Design Standards

These standards are for projects with underground or limited access waste services. Property types include, but are not limited to office, industrial, retail, restaurants, multifamily, (condos, apartments, townhomes) hotels, mixed-use, hospitals/clinics, churches and other waste generators. Dumpster service is available up to six times a week.

- Chute waste projects must be pre-approved and provide a three-chute waste system: solid waste, commingled recycling and organics.
- Projects with underground collection services must provide unobstructed pull out access without curbs, rolled curbs or pavement gaps that would limit hauler access of the dumpster(s) from the street. Additional service fees may apply for pull out service.
- Chute room design and projects must comply with fire code regulations.
- Plans must clearly indicate the proposed location for waste collection and include details of the enclosure with plan dimensions and service level requirements.

Compactors Service Design Standards

These standards are for projects with heavy usage that can provide adequate space, power and access for centralized waste compactor service. Property types include, but are not limited to office, industrial, retail, restaurants, multifamily, (condos, apartments, townhomes) hotels, mixed-use, hospitals/clinics, churches and other waste generators. Dumpster service is available up to six times a week.

- Compactors must be located in an accessible area away from public view and compatible with all franchise hauler requirements.
- Compactor area must include a minimum 4-inch reinforced concrete pad with City approved apron to fit, but not limited to a 40-yard compactor system.
- The compactor access gates must open 120 degrees minimum and include cane bolt or similar locking mechanism.
- The project must provide sufficient heavy power, block wall, all weather roof and water run off area along with staff and hauler access.
- Plans must clearly indicate the proposed location for compactor and include details of the collection area with plan dimensions and service level requirements.
- Compactor service areas should provide unobstructed direct hauler access if available. Additional service fees may apply for indirect or pull out service.



**Compactors are available for both landfill and recycling service.
Please contact Waste Management for more information
on compactors (760) 439-2824.**

Appendix A

Solid Waste, Recycling & Organic Collection

Minimum Service Levels

- One unit of commercial cart service is required for each water meter registered to a commercial business.
- Multifamily projects require two units of commercial cart service for every 4 dwelling units. Projects with 9 or more dwelling units require dumpster services.
- If services are deemed to be inadequate or create a public nuisance the City reserves the right to adjust services.
- It is the waste generator's responsibility to notify Waste Management of missing or broken carts and locks
- Dumpster Service is available in 3-yard, 4-yard and 6-yard containers for both solid waste and recycling with service up to six days per week. City Code Chapter 13 further explains waste enclosure requirements.
- Split Bin Service is available for businesses with limited space for solid waste and recycling service. The available dumpster is 3-yards that is split down the middle to accommodate both solid waste and recycling.
- Commercial Cart Service is reserved for multifamily projects with 8 or less dwelling units/ or small businesses on a case-by-case basis. One unit of commercial cart service includes one 96-gallon solid waste cart and one 96-gallon recycling cart serviced once per week. Commercial can include pull out services to minimize customer impact.



**For additional information or questions please visit greenoceanside.org
or email oceansiderecycles@ci.oceanside.ca.us**

DUMPSTER DIMENSIONS				
Bin Size (cubic yards)	Depth (inches)	Width (inches)	Height (inches)	Vertical Clearance (inches)
3	42	82	58	108
4	50	82	64	126
6	68	81	72	140



3 yard recycle dumpster
58"H x 82"W x 42"D



3 yard solid waste dumpster
58"H x 82"W x 42"D



3 yard split bin dumpster
58"H x 82"W x 42"D

CART DIMENSIONS				
Cart Size (gallons)	Depth (inches)	Width (inches)	Height (inches)	Vertical Clearance (inches)
96	33.7	28.5	45.7	82



96-gallon cart
45.7"H x 28.5"W x 33.7"D



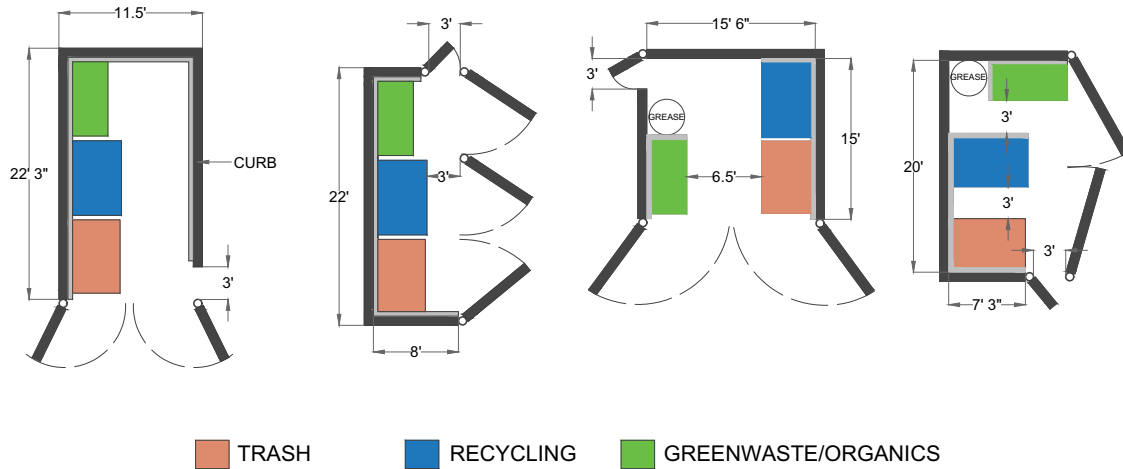
96-gallon cart
45.7"H x 28.5"W x 33.7"D



96-gallon cart
45.7"H x 28.5"W x 33.7"D

Enclosure Construction Design Examples

AERIAL WASTE ENCLOSURE DESIGN EXAMPLE

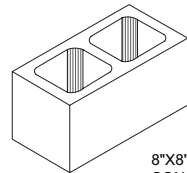


- ALL FIGURES INCLUDE TWO 3 CUBIC YARD DUMPSTERS AND ONE 2 CUBIC YARD ORGANIC DUMPSTERS.
- GREASE BARREL MEASURES 36" IN DIAMETER.
- ALL MATERIAL MUST BE NONCOMBUSTIBLE AND COMPLIANT WITH CURRENT CALIFORNIA FIRE CODE.
- GENERAL ENCLOSURE EXAMPLES PROVIDED ARE NOT TO SCALE AND MAY REQUIRE ENGINEER/ARCHITECT DESIGN.

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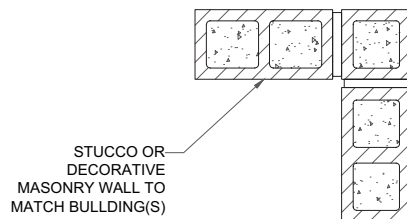
OCEANSIDE # 1

DATE	SCALE
08/16	NTS
CODE	SHEET
OS1	01 of 01

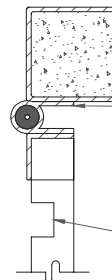
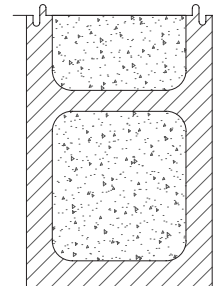


8"X8"X16"
CONC. BLOCK

CMU DETAIL 1



CMU WALL CORNER EXAMPLE



GATE HINGE
WELD TO FRAME AND TUBE
NOTE: PED-ACCESS GATE
TO BE SELF CLOSING

FLUTED GALVANIZED STEEL GATE
WELDED TO ANGLE FRAME

GATE CONNECTION EXAMPLE

NOT TO SCALE

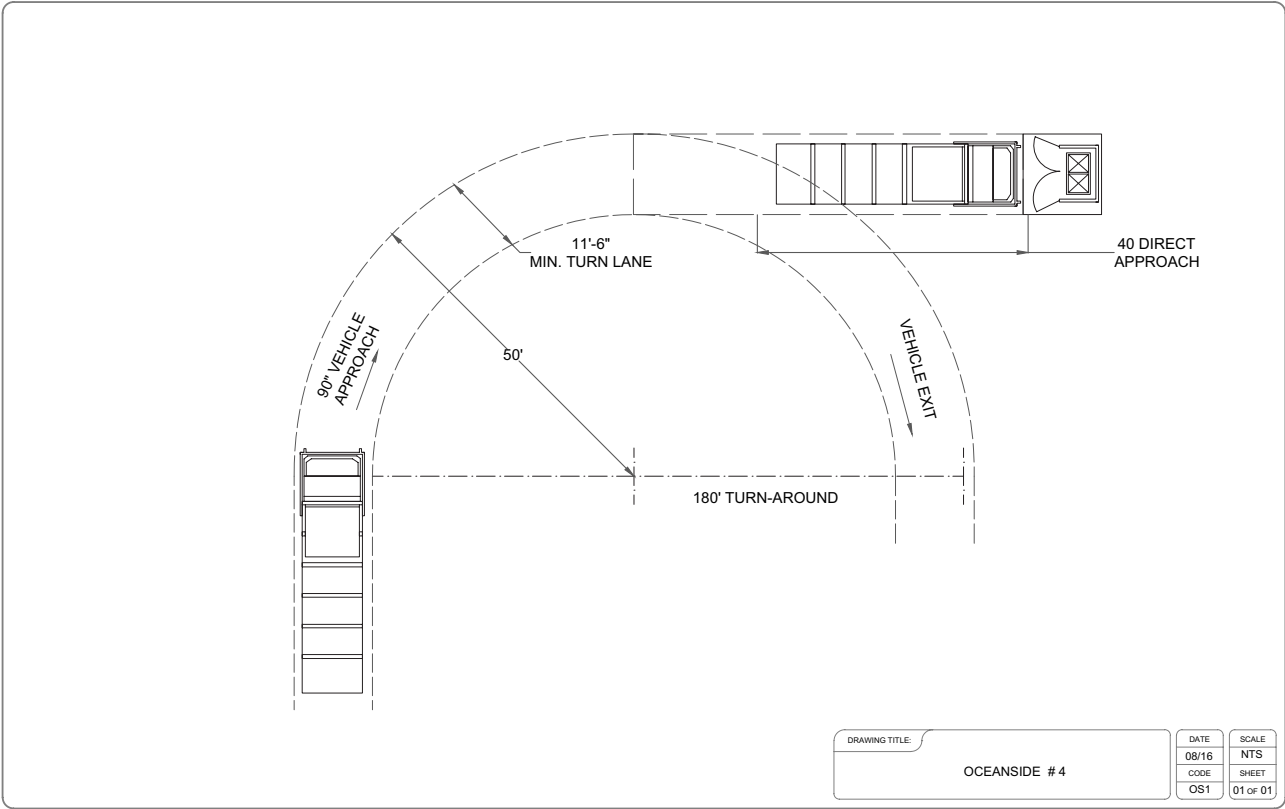
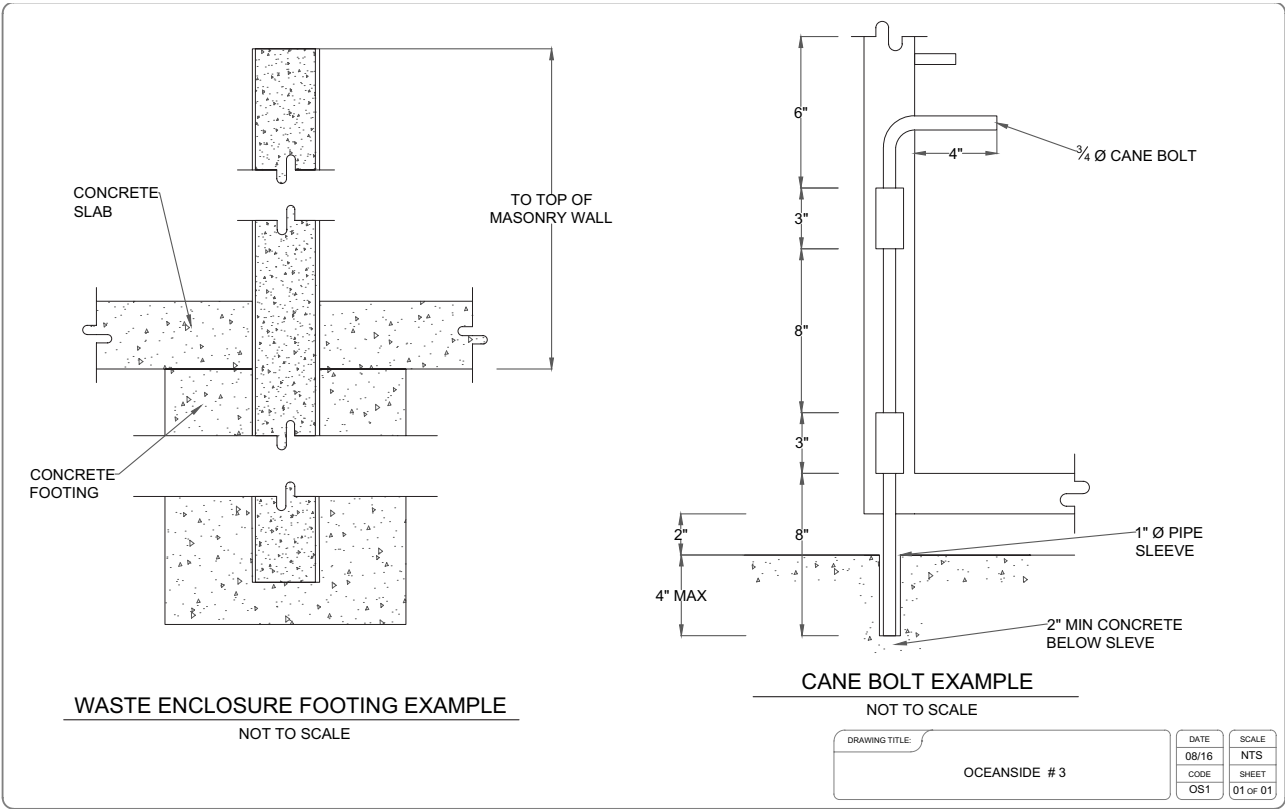
- ALL MATERIAL MUST BE NONCOMBUSTIBLE AND COMPLIANT WITH CURRENT CALIFORNIA FIRE CODE.
- GENERAL ENCLOSURE EXAMPLES PROVIDED ARE NOT TO SCALE AND MAY REQUIRE ENGINEER/ARCHITECT DESIGN.

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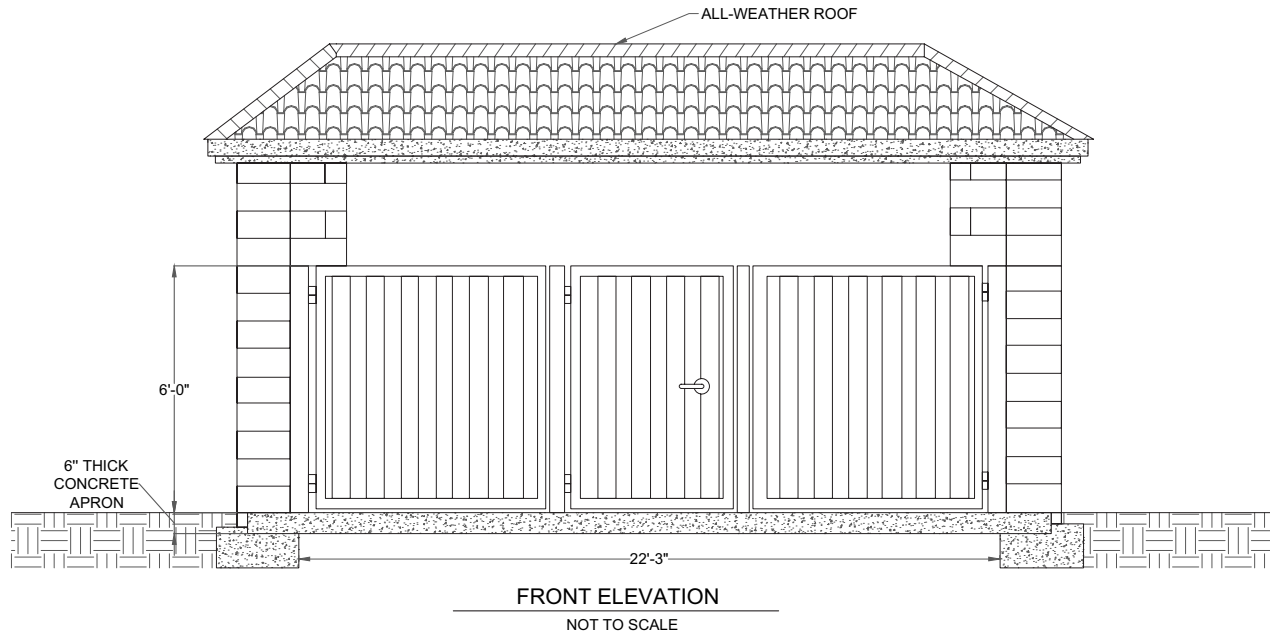
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Enclosure Construction Design Examples



Enclosure Construction Design Examples

WASTE ENCLOSURE DESIGN EXAMPLE # 1

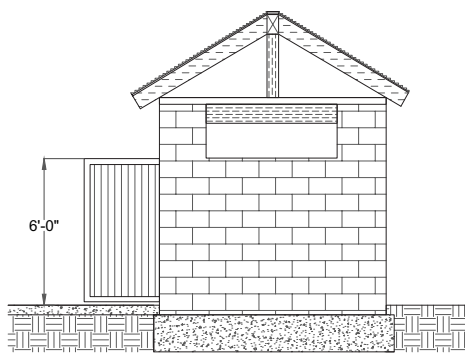


- ALL MATERIAL MUST BE NONCOMBUSTIBLE AND COMPLIANT WITH CURRENT CALIFORNIA FIRE CODE.
- GENERAL ENCLOSURE EXAMPLES PROVIDED ARE NOT TO SCALE AND MAY REQUIRE ENGINEER/ARCHITECT DESIGN.

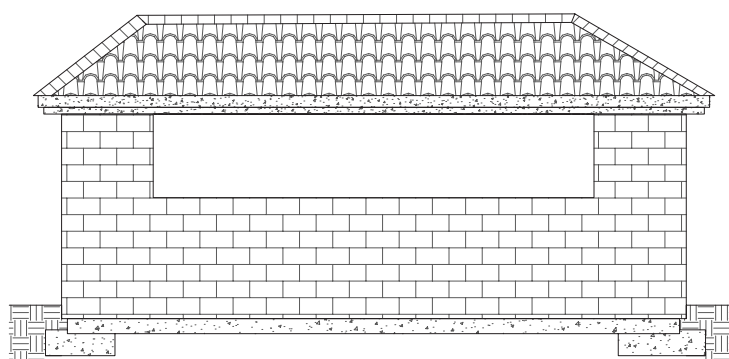
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OCEANSIDE # 5

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CODE	SHEET
OS1	01 of 01



SIDE ELEVATION



REAR ELEVATION

- ALL MATERIAL MUST BE NONCOMBUSTIBLE AND COMPLIANT WITH CURRENT CALIFORNIA FIRE CODE.
- GENERAL ENCLOSURE EXAMPLES PROVIDED ARE NOT TO SCALE AND MAY REQUIRE ENGINEER/ARCHITECT DESIGN.

DRAWING TITLE:

OCEANSIDE # 6

DATE	SCALE
08/16	NTS
CODE	SHEET
OS1	01 of 01

Enclosure Construction Design Examples

