



City of Oceanside  
Engineering Inspection  
300 N. Coast Hwy  
Oceanside, CA 92054  
(760) 435-5099

## PRE-CONSTRUCTION GRADING REQUIREMENTS PER ORDINANCE #81-20, 82-43, & 92-15

- 1. Hours of Operation (§515, Page #34):**  
Monday – Friday: 7:00 a.m. to 6:00 p.m., including equipment warm-up  
Saturday: Per separate permit and approval, filed by 2:30 p.m. the preceding Thursday  
Holidays: Per separate permit and City Engineer approval
- 2. Developers Representative or Superintendent:**  
Shall be on-site full-time.
- 3. Mass Grading Daily Reports:**  
City copies of daily reports shall be kept on-site in a two-inch notebook that will be submitted to the City with mass grading soils report.
- 4. Soils Engineer:**  
Shall be present during all grading operations.
- 5. Field Changes:**  
All changes in approved plans, soils reports, and specifications must be submitted to the City for review and approval prior to implementation in the field.
- 6. Construction Water:**  
By permit only, contact Water Utilities Department. No unprotected hoses in the street.
- 7. Clear and Grub (§201, Page #3):**  
Maintain dust control. Provide haul routes for removal (see #9). No grading within 100' of stockpiles.
- 8. Dust Control (§520, Page #38):**  
Required during construction at all times.
- 9. Haul Routes (§517, Page #36):**  
Permit required from Transportation Section. Provide map of hauling, begin/end dates, and maximum number of trucks to be used. Street cleaning is required (see #12).
- 10. Traffic Control Plan (§514, Page #37):**  
Permit required from Transportation Section prior to implementing any traffic control.
- 11. Import & Export (§514, Page #32):**  
Permit required from Transportation Section. Provide a map of route(s).
- 12. Debris in Streets (§518, 37):**  
Forbidden by vehicle code. Stop Notice issued for non-compliance.  
Clean Up (§519, Page #37): Cash security may be required.

- 13. Protection of Adjoining Property (§521, Page #38):**  
Responsibility of developer, no grading on adjacent properties until an approved "permission to grade letter" is on file with the Engineering Division.
- 14. Inspection Request:**  
24-hours notice required for ALL INSPECTIONS, leave message on recorder.  
Telephone number: (760) 435-5081
- 15. Canyon Clean-Out (§901, Page #49 and #84):**  
24 hours notice for inspectors and written approval by Soils Engineer or Geologist (not Technician) prior to inspection. Can be a field memo.
- 16. Keyways & Benches (§901, Page #50):**  
Same procedure as item 15
- 17. Sub Drain (§1103, Page #61):**  
Same procedure as item 15, method of construction approved by Engineering Division prior to installation. Materials certification approved (see #18). Location surveyed as "As-Built" plans.
- 18. Materials Certification (§1701, Page #95):**  
A letter of certification from a Materials Testing Facility stating compliance with specifications and test results for all road base, permeable materials, etc., shall be on file at the City prior to placement in the field.
- 19. Soil Compaction Testing (§901, Page #52 and #55):**  
100% nuclear testing is acceptable. Minimum 90% compaction. 20% of density test shall be taken within 3' of final slope and one (1) test within the outer 12" of the final slope for every 5,000 square feet of slope area.
- 20. Fills of 10' ± or (§901):**  
Same procedure as item 15
- 21. Slopes (§901, Page #49):**  
Overfill and Cut Back Debris fence on slopes above all traveled roadways
- 22. Critical Items per the Soils Report:**  
By Soils Engineer and City Geotechnical Consultant.
- 23. Erosion Control (§1501, Page #70):**  
See Ordinance #82-43
- 24. Emergency Telephone Numbers:**  
Answering machine or service is NOT ACCEPTABLE!
- 25. Interim Soils Report:**  
Approved prior to beginning underground construction.

**26. Before building permits can be issued:**

- (A) Final soils report by Soil Engineer
- (B) Pad certification by Civil Engineer
- (C) Construction phasing plan by developer
- (D) Permanent fire protection installed and approved

**27.** Slopes planted within 45 days of completing grading.

**28.** All drainage devices, slope planting and certifications complete and approved prior to release for occupancy (see Release for Occupancy checklist for additional requirements).

**29.** Structural section recommendations shall be submitted to City Engineer for approval.

**30.** All items shown on the approved plans must be completed and "As-Built" plans approved prior to requesting bond release.

**31.** For underground construction, see attached sheet with underground mark-out requirements (AB73 Highlights).

**CITY OF OCEANSIDE  
UNDERGROUND MARKOUT REQUIREMENTS  
AB73 HIGHLIGHTS**

- Digging on private property as well as public property by a contractor now requires notification of Underground Service Alert.
- Dig Alert numbers are valid for 14 calendar days; and must be revalidated if excavation is to continue beyond the 14-day period.
- Using white paint, the excavator must plainly mark where he plans to dig or supply exact location information to USA.
- A USA member (the owner of subsurface installations) must locate and mark the lines clearly, using the appropriate color. During the course of the job, if the original markings are no longer visible, the excavator is to re-contact USA. The member will then be informed that he is requested to re-locate and remark the lines within two working days.
- The excavator must determine the exact location of marked underground facilities by using hand tools - before any power equipment is to be used.
- Owners (of subsurface installations) and excavators are both subject to fines of up to \$10,000 for **negligently** violating the new law.
- Any owner or excavator who **knowingly** and **willfully** violates any of the law's provisions is subject to fines of up to \$50,000.
- Action against a violator may be brought by the local (city, county, etc.) or state agency that issued the permit to excavate as well as the Attorney General and the district attorney.
- If an excavator does not comply by calling USA for Dig Alert number or does not properly expose the underground lines before using power equipment, the excavator is liable for any damage resulting from excavation.
- Owners of underground lines who are not members of Underground Service Alert forfeit their right to recover damages to their underground facilities by excavators.
- The law does not apply to property owners who perform excavation work that does not require a permit.

## **ENGINEERING OCCUPANCY REQUIREMENTS**

Prior to the release of any buildings for occupancy by the Engineering Division, all engineering related construction activities, including but not limited to the following, shall be completed (per the approved signed plans), inspected, and approved by the appropriate City staff. Non-engineering related improvements require the approval from the respective City department, division, or section.

### **SIDEWALKS, CURB & GUTTER**

- All major repairs complete
- All trip hazards eliminated
- Mailboxes installed

### **PAVING**

- Installation of all striping, signs, barricades and reflectors
- Completion of pavement surfaces and gutters
- Water testing complete
- All Engineer's certifications submitted and approved

### **DRAINAGE**

- Cleaned drainage system(s)

#### **Engineer of Work Certification**

The Finish Grade Certifications letter shall indicate that all swales have been graded per plan (1% minimum), and the provisions of the Engineer's Design and Processing Manual Section 7.5 and Section 1701 (a) [2] (a through f) of the City's Grading Ordinance have been met.

#### **FEMA Elevation Certificate**

A FEMA Elevation Certificate completed for each and every lot shall accompany the Finish Grade Certification letter. The FEMA Elevation Certificate forms and instructions can be obtained through the FEMA website at <http://www.fema.gov/nfip/elvinst.shtm>  
Further information may be obtained at the Engineering Counter.

### **MONUMENTATION**

- Property corners set and flagged

### **CERTIFICATIONS**

- Submitted, approved, and on-file with the City Engineer

### **LANDSCAPING**

- Inspected and approved
- All trip hazards eliminated

### **HOUSEKEEPING PRACTICES**

City right-of-way and easement areas shall maintained, clean, and free/clear of structures or obstructions until City acceptance

### **RECYCLE BINS**

- Delivered for each occupancy release within 14 working days of occupancy
- Certification of delievery submitted as directed by inspector

***WATER SYSTEM COMPLETE (Water Utilities and/or Fire Department)***

- All testing complete
- All valve cans raised
- All fire hydrants installed, painted and fire flow tested
- All blue fire hydrant markers placed

***SEWER SYSTEM COMPLETE PER PLAN (Water Utilities and/or Building Department)***

- All testing complete
- All manholes and cleanouts raised
- Sewer main cleaned of construction material

***STREETLIGHTS INSTALLED AND ENERGIZED (Street Lighting)***

- All fees paid
- As-Builts submitted and approved
- Requirements are applicable to both public and private improvements