

CITY OF OCEANSIDE

WATER UTILITIES DEPARTMENT

WATER, SEWER, AND RECYCLED WATER DESIGN & CONSTRUCTION MANUAL

SECTION 1

GENERAL GUIDELINES

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SECTION 1 - GENERAL GUIDELINES

The Water Utilities Department has developed a minimum standard of project conditions that must be met for water, sewer, and recycled water projects.

1.1 STANDARD PROJECT CONDITIONS FOR APPROVAL

- A. The Water Utilities Department has developed a minimum standard of project conditions that must be met for both public and private systems for water, sewer, and recycled water projects.
- B. 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.
- C. 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 & Construction Manual. Easements shall be constructed for all weather access.
- D. 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.
- E. No trees, structures or building overhang shall be located within any water or wastewater utility easement.
- F. The property owner will maintain private water and wastewater utilities located on private property.
- G. A separate irrigation meter and approved backflow prevention device is required for all commercial, industrial properties, and 3 or more multi-family residential units.
- H. Per the latest approved California Fire Code, all new residential units shall be equipped with a fire sprinkler system. Buildings with 3 residential dwelling units or more shall have a dedicated fire service connection to the public water main with a double check detector backflow assembly. Location of the backflow assembly must be approved by the Fire Department.
- I. All existing active and non-active groundwater wells must be shown on conceptual and precise grading or improvement plans.
- J. The developer shall construct a public recycled water system that will serve each lot and or parcels that are located in the proposed project in accordance with the City of Oceanside Ordinance No. 91-15 (Municipal Code, Chapter 37-Water, Article V). The proposed recycled water system shall be located in the public right-of-way or in a public utility easement. The developer may pay an in-lieu fee upon the approval of the Water Utilities Director.

- K. When required, a water and sewer study including hydraulic modeling will be prepared by the Water Utilities Department, at the developer's expense and provided to the developer. All studies will review the surrounding infrastructure to determine if the proposed development will impact the current infrastructure, which may require possible off-site improvements.
- L. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by approved and licensed contractors at developer's expense.
- M. The developer will be responsible for developing all water, sewer, and recycled water utilities necessary to develop the property. If the project requires expansion of existing water, sewer, or recycled water infrastructure, then the developer will be responsible for bringing the impacted portion up to current standards. Any relocation of water, sewer, or recycled water utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.
- N. 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 (C.P.C.).
- O. An Inspection Manhole, as described in the City of Oceanside's Water, Sewer, and Recycled Water Design & Construction Manual, shall be installed at each private lateral prior to connecting to the public system, and the location shall be called out on the approved Improvement Plans.
- P. An Oil and Sand Interceptor, described by the latest adopted California Plumbing Code, relating to garages and wash racks shall be installed in each building sewer in an appropriate location and shall be maintained by the property owner. The location shall be called out on the approved Engineering Plans with reference to Building Plans for the design and detail.
- Q. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1, and as described by the latest adopted California Plumbing Code, relating to food service establishments, shall be installed in each building sewer in an appropriate location and shall be maintained by the property owner. The location shall be shown on the approved Engineering Plans with reference to Building Plans for the design and detail.
- R. Subterranean parking spaces shall be drained to the City's Storm Drain System and shall comply with the most recent California Regional Water Quality Control Board Order requirements. Under no conditions will these drains be allowed to connect to the sanitary sewer system.
- S. 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.
- T. All Water and Wastewater construction shall conform to the most recent edition of the City of Oceanside Water, Sewer, and Recycled Water Design & Construction Manual.
- U. All developments larger than 3 single-family residential units require calculations which determines the wastewater generation rate from the development into the City's wastewater system and the water demand from the development and impacts to the

City's potable water system. The hydraulic modeling must be done as stated in this manual.

- V. In the event that the conceptual plan and tentative map does not match the conditions of approval, the resolution of approval shall govern.
- W. During the entitlement process, the developer shall pothole existing water and wastewater utilities to verify connection points to their project. If the existing water and wastewater utilities differ from what was marked out in the field or is shown on record drawings it shall be brought to the attention of the Water Utilities Department immediately. A certified letter indicating the potholing was completed shall be provided to the Water Utilities Department prior to completing the entitlement process.
- X. Computer Aided Drafting (CAD) files are required to be submitted to the Water Utilities Department throughout the plan checking process to ensure conformance with the City's CAD standards. Final CAD files along with final record drawings (As-builts) are required are to be submitted to the Water Utility Department at the time of Building Permit issuance.