

STAFF REPORT



ITEM NO. 14

CITY OF OCEANSIDE

DATE: May 2, 2007

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT: **ADOPTION OF A RESOLUTION ORDERING THE VACATION OF A PORTION OF VISTA WAY LOCATED NORTH OF HIGHWAY 78 ADJACENT TO PARCEL C OF PARCEL MAP 14502**

SYNOPSIS

Staff recommends that the City Council conduct a public hearing on the matter of adopting a resolution ordering the vacation of a portion of the Vista Way (Old Alignment) right-of-way located north of Highway 78, east of Rancho del Oro Drive adjacent to Parcel C of Parcel Map 14502, reserving and excepting from the vacation the easement for storm sewer, and authorize the City Clerk to file a certified copy of the Resolution with the County Recorder.

BACKGROUND

On April 4, 2007, The City Council adopted Resolution No. 07-R0155-1 stating its intent to vacate a portion of Vista Way right-of-way (old alignment) pursuant to the provisions of Chapter 3 of the Public Streets, Highways and Service Easement Vacation Law.

The portion of Vista Way to be vacated is located north of Highway 78, east of Rancho del Oro Drive and adjacent to Parcel C of Parcel Map No. 14502. The Vista Way 60-foot-wide right-of-way was originally granted to the City by Easement for Public Highway per document No. 75-047238 recorded on February 28, 1975. The northerly 30 feet of Vista Way was rededicated on Parcel Map No. 10041, filed on May 21, 1980.

On September 11, 2006, the Planning Commission approved Ocean Terrace Professional Center project, containing 10 medical and professional buildings by Resolution No. 2006-P50. The vacation of the Vista Way right-of-way is a condition for approval of the project. The right-of-way for Vista Way was realigned per Parcel Map No. 14502. The area to be vacated does not abut any other properties and is not used for vehicular or pedestrian access.

The area to be vacated contains approximately 1.065 acres more or less and is described in Exhibit "A" and shown on Exhibit "B" both attached hereto and made a part hereof by reference.

The area to be vacated is not needed for present or prospective public pedestrian or vehicular access. There are existing storm sewer and facilities within the 20-foot wide storm drain easement granted to the City per Parcel Map No. 14502 that is located on the proposed area to be vacated, which will require the reservation of said easement to support the facilities.

ANALYSIS

The State of California Public Streets, Highways and Service Easements Vacation Law provides the City Council with the authority to vacate a public street right-of-way based on the determination that there is not a present or prospective public need for the rights being vacated. If there are in-place public storm drain facilities that are in use, a public entity shall, reserve, and except from the vacation any easement and right necessary to construct, maintain, operate, replace, remove, or renew the public storm drain facilities.

A 20-foot-wide storm drain easement granted to the City per Parcel Map No. 14502 shall be reserved over the proposed Vista Way right-of-way to be vacated.

In order to adopt the resolution ordering the vacation the City Council must conduct a public hearing to give all interested persons an opportunity to be heard regarding the proposed vacation.

FISCAL IMPACT

There is no fiscal impact. The applicant has paid the required fees for the processing of this action. In addition, the property owner will assume all costs associated with relocation and reconstruction of existing public storm and drainage facilities.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

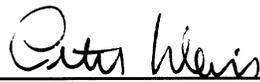
Staff recommends that the City Council conduct a public hearing on the matter of adopting a resolution ordering the vacation of a portion of the Vista Way (Old Alignment) right-of-way located north of Highway 78, east of Rancho del Oro Drive adjacent to Parcel C of Parcel Map 14502, reserving and excepting from the vacation the easement for storm sewer, and authorize the City Clerk to file a certified copy of the Resolution with the County Recorder.

PREPARED BY:



Maryam Wagner
Senior Engineering Assistant

SUBMITTED BY:



Peter A. Weiss
Interim City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

Joseph Arranaga, Acting Deputy Public Works Director

Scott O. Smith, Acting City Engineer







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RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OCEANSIDE ORDERING THE VACATION OF A PUBLIC
STREET RIGHT-OF-WAY

(VISTA WAY)

WHEREAS, the City Council of the City of Oceanside did, on April 4, 2007 by Resolution No. 07-R0155-1 declare its intention to vacate a portion of Vista Way (old alignment) located north of Highway 78 and east of Rancho Del Oro Road, adjacent to Parcel C of Parcel Map No. 14502 in accordance with the procedures contained in Chapter 3 of the Public Streets, Highways and Service Easements Vacation Law (California Streets and Highways Code Section 8320 et.seq.);

WHEREAS, the public street right-of-way to be vacated is described in Exhibit "A" and shown on Exhibit "B", both attached hereto and made a part hereof by reference;

WHEREAS, the proposed vacation has been considered in relation to the General Plan of the City of Oceanside;

WHEREAS, the vacation procedure prescribed in Section 65402 of the Government Code is not applicable since the public street proposed to be vacated does not conflict with the Circulation Element of the General Plan of the City of Oceanside;

WHEREAS, notice of the intended vacation was duly published in *The North County Times* and posted in accordance with subdivision (c) of Section 8320 of the California Streets and Highways Code;

WHEREAS, on May 2, 2007 the City Council duly held a public hearing on the proposed vacation and considered all evidence submitted by all persons interested in said vacation;

WHEREAS, after consideration of all evidence submitted, the City Council finds the hereinbelow described public street right-of-way unnecessary for present or prospective public use; and

NOW, THEREFORE, the City Council of the City of Oceanside DOES RESOLVE and order as follows:

1 Section 1. The public street right-of-way described in said Exhibit "A" and as shown
2 on said Exhibit "B" shall be and is hereby vacated upon the satisfaction of the condition that
3 the Ocean Terrace Professional Center, namely the development of 10 medical and
4 professional buildings per Resolution No. 2006-P50, shall be completed.

5 Section 2. That pursuant to Section 8340 of the Streets and Highways Code there is
6 hereby reserved and excepted from this vacation the easement and right to access at any
7 time, or from time to time, to construct, maintain, operate, replace, remove, and renew storm
8 drain and appurtenant structures in, upon, over, across and through the street hereby vacated.

9 Section 3. Upon the satisfaction of the condition set forth hereinabove as attested by
10 the Office of the City Engineer, the City Clerk shall cause a certified copy of this resolution to
11 be recorded in the Office of the County Recorder of San Diego County in accordance with
12 Section 8325 of the Streets and Highways Code. Upon such recordation, vacation is complete.

13
14 PASSED AND ADOPTED by the City Council of the City of Oceanside, California
15 this ____ day of _____, 2007, by the following vote:

16 AYES:

17 NAYS:

18 ABSENT:

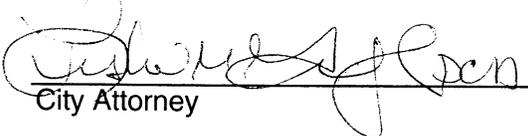
19 ABSTAIN:

20 _____
21 Mayor of the City of Oceanside

22 ATTEST:

23 APPROVED AS TO FORM:
24 OFFICE OF THE CITY ATTORNEY

25 _____
26 City Clerk

27 
28 _____
City Attorney

29 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE ORDERING THE
30 VACATION OF A PUBLIC STREET RIGHT-OF-WAY

EXHIBIT 'A'

LEGAL DESCRIPTION STREET VACATION

BEING A PORTION OF EXISTING VISTA WAY AS DEDICATED PER DOCUMENT 75-047238, RECORDED FEBRUARY 28, 1977, AND PER PARCEL MAP 10041, BOTH OF OFFICAL RECORDS ADJACENT TO PARCEL 'C' OF PARCEL MAP 14502, IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL '1'

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'C', ALSO CALLED THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 'C'

1. SOUTH $81^{\circ}37'25''$ EAST 110.00 FEET TO THE BEGINNING OF A TANGENT 2395.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE
2. EASTERLY 255.29 FEET THROUGH A CENTRAL ANGLE OF $06^{\circ}06'26''$ TO THE BEGINNING OF A 490.00 FOOT RADIUS COMPOUND CURVE CONCAVE NORTHERLY WHENCE A RADIAL LINE BEARS NORTH $02^{\circ}16'09''$ EAST; THENCE ALONG THE ARC OF SAID CURVE
3. EASTERLY 136.75 FEET THROUGH A CENTRAL ANGLE OF $15^{\circ}59'25''$ TO THE **TRUE POINT OF BEGINNING** LEAVING SAID BOUNDARY LINE OF PARCEL 'C'; THENCE
4. NORTH $79^{\circ}30'49''$ WEST 91.93 FEET TO THE BEGINNING OF A NON-TANGENT 460.00 FOOT RADIUS CURVE CONCAVE NORTHERLY WHENCE A RADIAL LINE BEARS NORTH $03^{\circ}13'29''$ WEST, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF SAID VISTA WAY; THENCE ALONG THE ARC OF SAID CURVE
5. EASTERLY 107.74 FEET THROUGH A CENTRAL ANGLE OF $13^{\circ}25'11''$; THENCE

6. NORTH $73^{\circ}21'20''$ EAST 600.27 FEET TO THE BEGINNING OF A 466.31 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE
7. EASTERLY 105.18 FEET THROUGH A CENTRAL ANGLE OF $12^{\circ}55'25''$; THENCE
8. NORTH $60^{\circ}25'55''$ EAST 22.62 FEET LEAVING SAID RIGHT-OF-WAY OF VISTA WAY TO THE BEGINNING OF A NON-TANGENT 742.00 FOOT RADIUS CURVE CONCAVE NORTHERLY WHENCE A RADIAL LINE BEARS NORTH $06^{\circ}22'06''$ WEST, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF VISTA WAY DEDICATED PER PARCEL MAP 14502; THENCE ALONG THE ARC OF SAID CURVE
9. EASTERLY 88.73 FEET THROUGH A CENTRAL ANGLE OF $06^{\circ}51'05''$ TO THE BEGINNING OF A 742.00 FOOT RADIUS COMPOUND CURVE CONCAVE NORTHERLY ALSO BEING THE BOUNDARY OF SAID PARCEL 'C'; THENCE ALONG THE ARC OF SAID CURVE
10. EASTERLY 68.05 FEET THROUGH A CENTRAL ANGLE OF $05^{\circ}15'17''$ TO THE BEGINNING OF A 742.00 FOOT RADIUS COMPOUND CURVE CONCAVE NORTHERLY LEAVING SAID BOUNDARY OF PARCEL 'C'; THENCE
11. EASTERLY 143.66 FEET THROUGH A CENTRAL ANGLE OF $11^{\circ}05'36''$ LEAVING SAID RIGHT-OF-WAY OF VISTA WAY TO THE SOUTHERLY RIGHT-OF-WAY OF VISTA WAY DEDICATED PER PARCEL MAP 10041; THENCE ALONG SAID RIGHT-OF-WAY
12. SOUTH $60^{\circ}25'55''$ WEST 145.49 FEET LEAVING SAID RIGHT-OF-WAY; THENCE
13. SOUTH $71^{\circ}16'44''$ WEST 129.21 FEET; THENCE
14. SOUTH $61^{\circ}53'42''$ WEST 234.26 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY OF SAID VISTA WAY; THENCE ALONG SAID RIGHT-OF-WAY

15. SOUTH 73°21'20" WEST 524.36 FEET TO THE BEGINNING OF A TANGENT
520.00 FOOT RADIUS CURVE CONCAVE
NORTHERLY; THENCE ALONG THE ARC
OF SAID CURVE
16. WESTERLY 6.80 FEET THROUGH A CENTRAL ANGLE OF 00°44'56" LEAVING
SAID RIGHT-OF-WAY OF VISTA WAY;
THENCE
17. NORTH 47°23'09" WEST 35.59 FEET TO THE TRUE POINT OF BEGINNING

CONTAINS 1.065 ACRES MORE OR LESS

PARCEL '2'

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'C', ALSO CALLED
THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY
LINE OF SAID PARCEL 'C'

1. SOUTH 81°37'25" EAST 110.00 FEET TO THE BEGINNING OF A TANGENT
2395.00 FOOT RADIUS CURVE CONCAVE
NORTHERLY; THENCE ALONG THE ARC
OF SAID CURVE
2. EASTERLY 255.29 FEET THROUGH A CENTRAL ANGLE OF 06°06'26" TO THE
BEGINNING OF A 490.00 FOOT RADIUS
COMPOUND CURVE CONCAVE
NORTHERLY WHENCE A RADIAL LINE
BEARS NORTH 02°16'09" EAST; THENCE
ALONG THE ARC OF SAID CURVE
3. EASTERLY 136.75 FEET THROUGH A CENTRAL ANGLE OF 15°59'25" TO THE
TRUE POINT OF BEGINNING LEAVING
SAID BOUNDARY LINE OF PARCEL 'C';
THENCE
4. NORTH 79°30'49" WEST 91.93 FEET TO THE BEGINNING OF A NON-TANGENT
460.00 FOOT RADIUS CURVE CONCAVE
NORTHERLY WHENCE A RADIAL LINE
BEARS NORTH 03°13'29" WEST, ALSO
BEING THE NORTHERLY RIGHT-OF-WAY
OF SAID VISTA WAY; THENCE ALONG
THE ARC OF SAID CURVE

5. EASTERLY 107.74 FEET THROUGH A CENTRAL ANGLE OF $13^{\circ}25'11''$; THENCE
6. NORTH $73^{\circ}21'20''$ EAST 600.27 FEET TO THE BEGINNING OF A 466.31 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE
7. EASTERLY 105.18 FEET THROUGH A CENTRAL ANGLE OF $12^{\circ}55'25''$; THENCE
8. NORTH $60^{\circ}25'55''$ EAST 22.62 FEET LEAVING SAID RIGHT-OF-WAY OF VISTA WAY TO THE BEGINNING OF A NON-TANGENT 742.00 FOOT RADIUS CURVE CONCAVE NORTHERLY WHENCE A RADIAL LINE BEARS NORTH $06^{\circ}22'06''$ WEST, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF VISTA WAY DEDICATED PER PARCEL MAP 14502; THENCE ALONG THE ARC OF SAID CURVE
9. EASTERLY 88.73 FEET THROUGH A CENTRAL ANGLE OF $06^{\circ}51'05''$ LEAVING SAID RIGHT-OF-WAY OF VISTA WAY TO THE SOUTHERLY BOUNDARY OF SAID PARCEL 'C'; THENCE CONTINUING ALONG SAID BOUNDARY
10. SOUTH $60^{\circ}25'55''$ WEST 106.07 FEET TO THE BEGINNING OF A TANGENT 496.31 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE
11. WESTERLY 111.95 FEET THROUGH A CENTRAL ANGLE OF $12^{\circ}55'25''$; THENCE
12. SOUTH $73^{\circ}21'20''$ WEST 600.22 FEET TO THE BEGINNING OF A TANGENT 490.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE
13. WESTERLY 25.00 FEET THROUGH A CENTRAL ANGLE OF $02^{\circ}55'24''$ TO THE TRUE POINT OF BEGINNING

CONTAINS 0.574 ACRES MORE OR LESS

RESERVING THEREFROM, AN EASEMENT FOR STORM DRAIN PURPOSES.

 3/13/07
RUDY P. PACHECO
LS 5717 EXP. 9-30-07

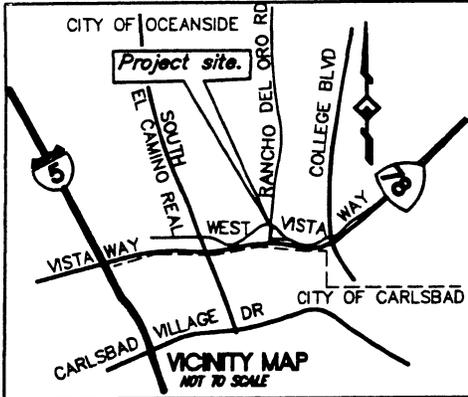


MATCH LINE SEE SHEET 2

SCALE: 1"=100'

CL 6' TELEPHONE EASEMENT
PER FILE NO. 73-136188
FILED MAY 21, 1973

CALTRANS R/W
RIGHT OF WAY MAP
SURVEY OF 1962; XI-SD-78-2.6
LO-27501.1 SHEET 14



CL 10' SEWER EASEMENT
PER FILE NO. 95558
FILED APRIL 18, 1972

CL OF 20' STORM DRAIN
EASEMENT TO THE CITY OF
OCEANSIDE PER PM 14502
TO BE RESERVED

VISTA WAY
DEDICATED TO CITY OF
OCEANSIDE PER PM 10041

D=13'25"11"
L=107.74'
R=460.00'

N03°13'29"W(R)

N02°16'09"E(R)

LEGEND:

PROJECT BOUNDARY



PARCEL '1'
INDICATES AREA TO BE VACATED, PER DOC
NO. 75-047238
AREA=46384 SQ. FT (1.065 AC)



PARCEL '2'
INDICATES AREA TO BE VACATED, PER PM 10041
AREA=24993 SQ. FT (0.574 AC)



CALTRANS R/W PER RIGHT OF WAY MAP,
SURVEY OF 1962; XI-SD-78-2.6 LO-27501.1

ASSESSOR'S PARCEL NO.
165-362-07-00

PARCEL 'C' PM 14502
A.P.N. 165-362-07-00

REFERENCE DRAWINGS:
PARCEL MAP NO. 14502, 10041

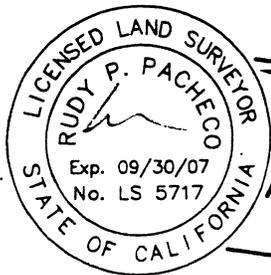
FREEWAY RAMP DEDICATED
PER MAP 14502 FOR FUTURE
FREEWAY RAMP

BASIS OF BEARINGS:

WESTERLY LINE OF PARCEL 'C' OF PM NO. 14502
I.E. N 08°22'35"E



PARTNERS
Planning and Engineering
15938 Bernardo Center Dr.
San Diego, CA. 92127
Ph. (858) 376-3444
Fax: (858) 376-3555



N08°22'35"E
BASIS OF BEARINGS

RANCHO DEL ORO

P.O.B.

RUDY P. PACHECO, L.S. NO. 5717 DATE 3/22/07
MY REGISTRATION EXPIRES 09/30/07

CITY OF OCEANSIDE

EXHIBIT 'B'

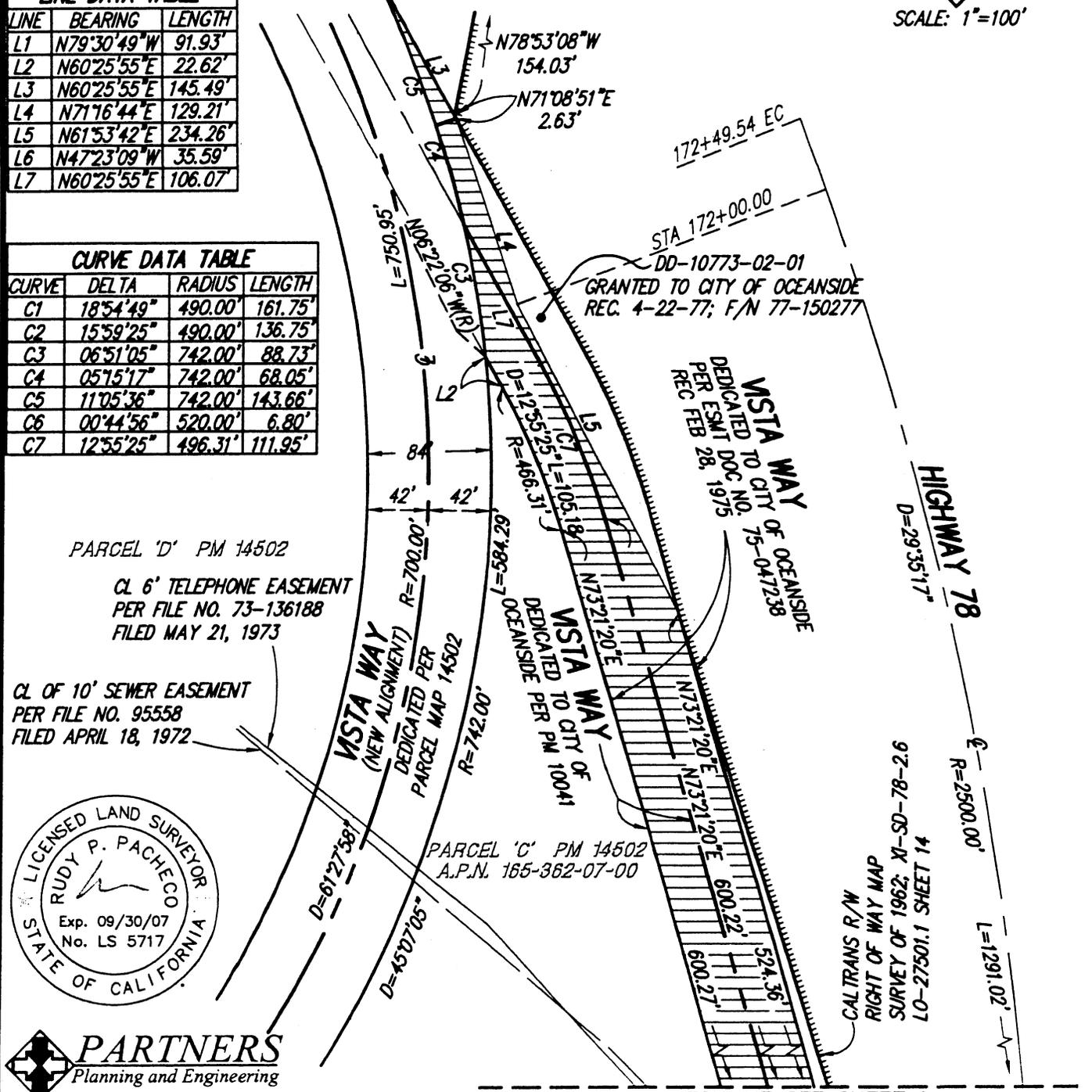
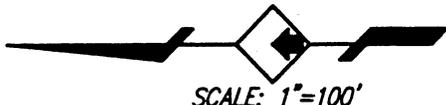
EXIST. VISTA WAY VACATION
PARCEL C OF PARCEL MAP 14502

DRAWN BY:
PARTNERS ENG'G.

SHEET: 1 OF 4

LINE DATA TABLE		
LINE	BEARING	LENGTH
L1	N79°30'49"W	91.93'
L2	N60°25'55"E	22.62'
L3	N60°25'55"E	145.49'
L4	N71°16'44"E	129.21'
L5	N61°53'42"E	234.26'
L6	N47°23'09"W	35.59'
L7	N60°25'55"E	106.07'

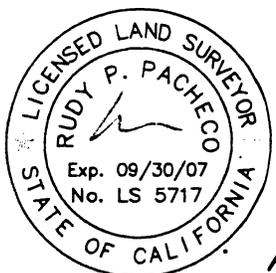
CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	18°54'49"	490.00'	161.75'
C2	15°59'25"	490.00'	136.75'
C3	06°51'05"	742.00'	88.73'
C4	05°15'17"	742.00'	68.05'
C5	11°05'36"	742.00'	143.66'
C6	00°44'56"	520.00'	6.80'
C7	12°55'25"	496.31'	111.95'



PARCEL 'D' PM 14502

CL 6' TELEPHONE EASEMENT
PER FILE NO. 73-136188
FILED MAY 21, 1973

CL OF 10' SEWER EASEMENT
PER FILE NO. 95558
FILED APRIL 18, 1972



PARTNERS
Planning and Engineering
15938 Bernardo Center Dr.
San Diego, CA. 92127
Ph. (858) 376-3444
Fax: (858) 376-3555

[Signature] 3/22/07

RUDY P. PACHECO, L.S. NO. 5717 DATE
MY REGISTRATION EXPIRES 09/30/07

CITY OF OCEANSIDE
EXIST. VISTA WAY VACATION
PARCEL C OF PARCEL MAP 14502

EXHIBIT 'B'
DRAWN BY:
PARTNERS ENG'G.
SHEET: 2 OF 4

MATCH LINE SEE SHEET 4

SCALE: 1"=100'

CL 6' TELEPHONE EASEMENT
PER FILE NO. 73-136188
FILED MAY 21, 1973

CL 10' SEWER EASEMENT
PER FILE NO. 95558
FILED APRIL 18, 1972

CL OF 20' STORM DRAIN
EASEMENT TO THE CITY OF
OCEANSIDE PER PM 14502
TO BE RESERVED

CALTRANS R/W
RIGHT OF WAY MAP
SURVEY OF 1962; XI-SD-78-2.6
LO-27501.1 SHEET 14

VISTA WAY
DEDICATED TO CITY OF
OCEANSIDE PER PM 10041

D=13°25'11"
L=107.74'
R=460.00'

N03°13'29"W(R)

N02°16'09"E(R)

PARCEL 'C' PM 14502
A.P.N. 165-362-07-00

FREWAY RAMP DEDICATED
PER MAP 14502 FOR FUTURE
FREWAY RAMPS

N71°15'14"W
60.99'

D=06°06'26" R=2365.00' L=252.09'

D=06°06'26" R=2395.00' L=255.29'

D=06°06'26" R=2425.00' L=258.48'

N08°22'35"E
BASIS OF BEARINGS

RANCHO DEL ORO

P.O.B.

164+25.00

R=520.00'

L=171.67' D=18°54'55"

L=1291.02'

R=2500.00'

D=29°35'17"

HIGHWAY 78

VISTA WAY (OLD ALIGNMENT)
DEDICATED TO CITY OF OCEANSIDE
PER ESMT DOC NO. 75-047238
REC FEB 28, 1975



PARTNERS
Planning and Engineering
15938 Bernardo Center Dr.
San Diego, CA. 92127
Ph. (858) 376-3444
Fax: (858) 376-3555

3/22/07

RUDY P. PACHECO, L.S. NO. 5717 DATE
MY REGISTRATION EXPIRES 09/30/07

CITY OF OCEANSIDE

EXHIBIT 'B'

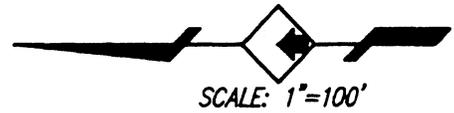
EXIST. VISTA WAY VACATION
PARCEL C OF PARCEL MAP 14502

DRAWN BY:
PARTNERS ENG'G.

SHEET: 3 OF 4

LINE DATA TABLE		
LINE	BEARING	LENGTH
L1	N79°30'49"W	91.93'
L2	N60°25'55"E	22.62'
L7	N60°25'55"E	106.07'

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	18°54'49"	490.00'	161.75'
C2	15°59'25"	490.00'	136.75'
C3	06°51'05"	742.00'	88.73'
C4	05°15'17"	742.00'	68.05'
C7	12°55'25"	496.31'	111.95'
C8	02°55'24"	490.00'	25.00'



SCALE: 1"=100'

PARCEL 'D' PM 14502

CL 6' TELEPHONE EASEMENT
PER FILE NO. 73-136188
FILED MAY 21, 1973

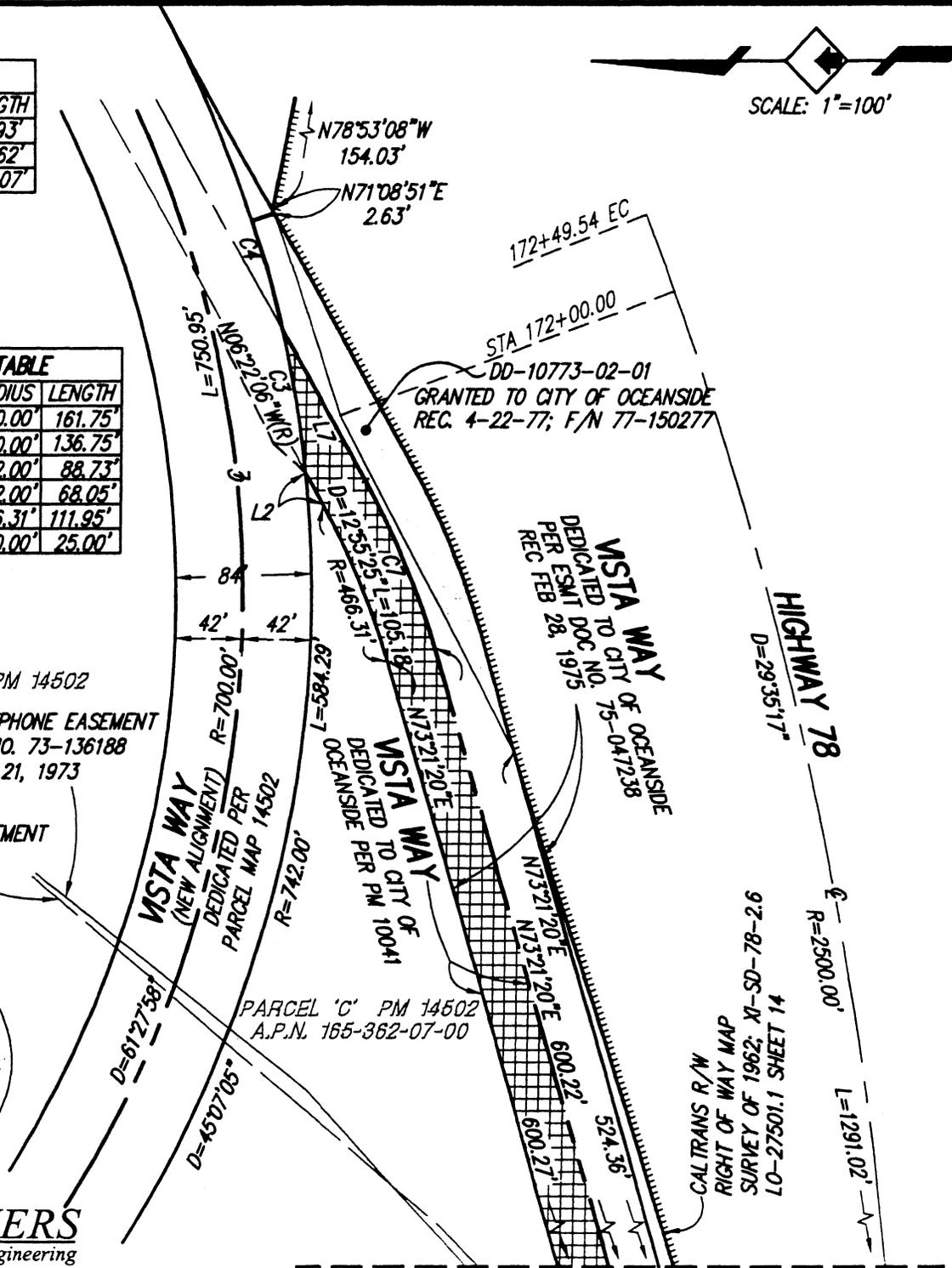
CL OF 10' SEWER EASEMENT
PER FILE NO. 95558
FILED APRIL 18, 1972



PARTNERS
Planning and Engineering

15938 Bernardo Center Dr.
San Diego, CA. 92127
Ph. (858) 376-3444
Fax: (858) 376-3555

RUDY P. PACHECO, L.S. NO. 5717 DATE 3/22/07
MY REGISTRATION EXPIRES 09/30/07



MATCHLINE SEE SHEET 3

CITY OF OCEANSIDE

EXIST. VISTA WAY VACATION
PARCEL C OF PARCEL MAP 14502

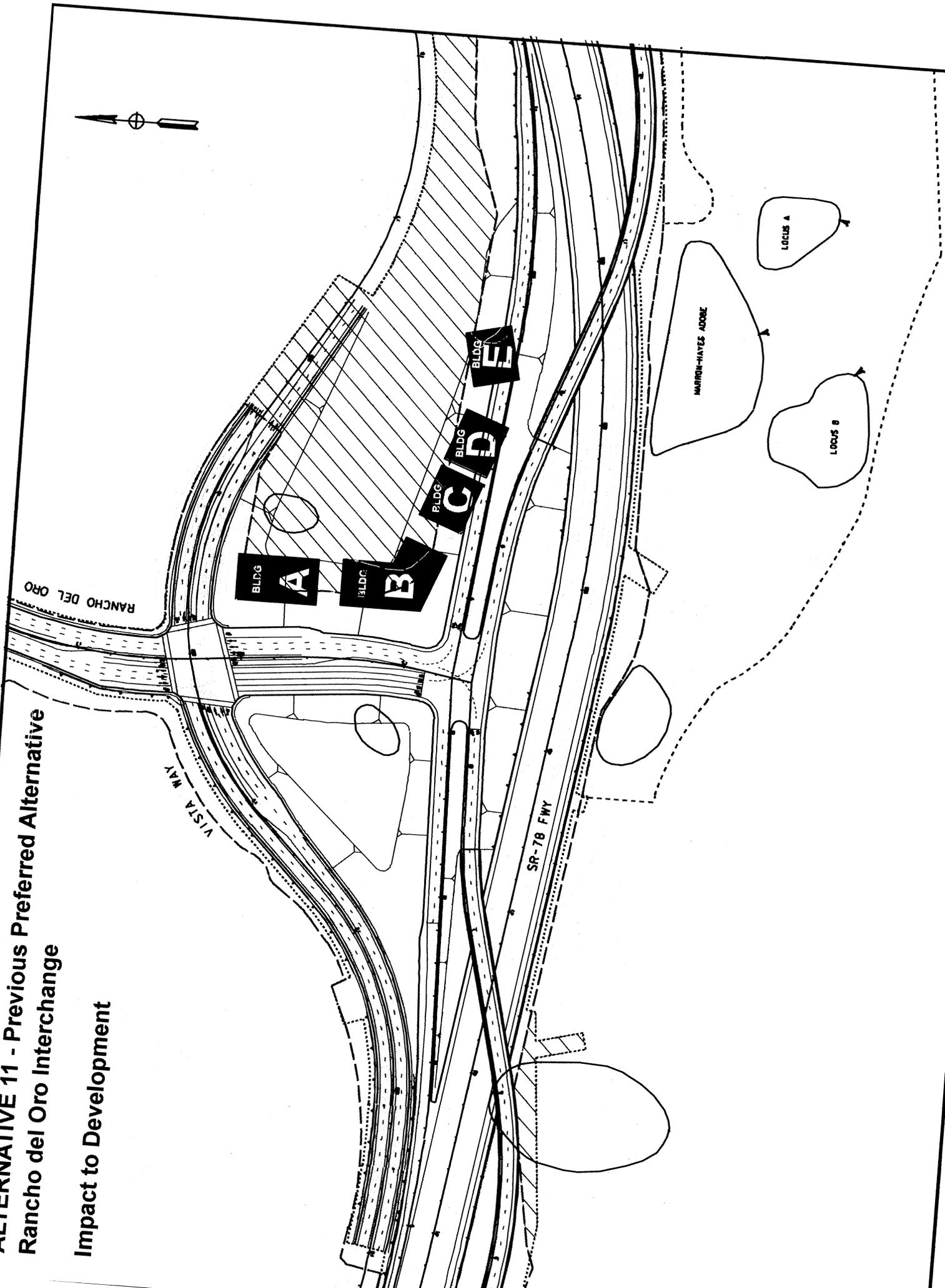
EXHIBIT 'B'

DRAWN BY:
PARTNERS ENG'G.

SHEET: 4 OF 4

**ALTERNATIVE 11 - Previous Preferred Alternative
Rancho del Oro Interchange**

Impact to Development



HARE & ASSOCIATES
 LANDSCAPE ARCHITECTURE & LAND PLANNING
 4181 ADAMS AVENUE, SAN DIEGO, CA 92116
 RLA 17521

FIELD INSPECTION ZONE
 INDICATED BY DASHED LINE

OCEAN INTERPACE
 CONCEPTUAL LANDSCAPE

PLANT MATERIAL LEGEND

	1. 12" PALM TREE		10. 18" PALM TREE
	2. 18" PALM TREE		11. 24" PALM TREE
	3. 24" PALM TREE		12. 30" PALM TREE
	4. 30" PALM TREE		13. 36" PALM TREE
	5. 36" PALM TREE		14. 42" PALM TREE
	6. 42" PALM TREE		15. 48" PALM TREE
	7. 48" PALM TREE		16. 54" PALM TREE
	8. 54" PALM TREE		17. 60" PALM TREE
	9. 60" PALM TREE		18. 66" PALM TREE

LEGEND

	1. 12" PALM TREE		10. 18" PALM TREE
	2. 18" PALM TREE		11. 24" PALM TREE
	3. 24" PALM TREE		12. 30" PALM TREE
	4. 30" PALM TREE		13. 36" PALM TREE
	5. 36" PALM TREE		14. 42" PALM TREE
	6. 42" PALM TREE		15. 48" PALM TREE
	7. 48" PALM TREE		16. 54" PALM TREE
	8. 54" PALM TREE		17. 60" PALM TREE
	9. 60" PALM TREE		18. 66" PALM TREE

NOTE: ALL WALLS SHALL BE SITE SCREENED WITH REQUIRED THE LANDSCAPING WITHIN 2 YEARS OF APPROVAL OF RETURNING WALL CONSTRUCTION PERMIT AND INSTALLATION.

