AGENDA NO. 3

PLANNING COMMISSION *STAFF REPORT*

DATE: August 23, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D10-00002) TO ALLOW MODIFICATIONS TO A PREVIOUSLY APPROVED FLOOR PLAN, ELEVATIONS, SITE PLAN, AND CONCEPTUAL LANDSCAPE PLAN FOR THE PEPPER TREE SUBDIVISION LOCATED SOUTH WEST OF MISSION AVENUE AND VALLEY HEIGHTS DRIVE – PEPPER TREE REVISION – APPLICANT: HALLMARK COMMUNITIES, INC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

Adopt Planning Commission Resolution No. 2010-P25 approving a Development Plan (D10-00002) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: On October 13, 1997 a Tentative Parcel Map (T-4-97), Development Plan (D-18-97), and Conditional Use Permit (C-36-97) for a seven-lot residential development with on a 1.71-acre site known as the Pepper Tree Subdivision was approved by the Planning Commission. Since the time of project approval the developer filed a time extension that was approved by the Planning Commission on December 13, 1999, which allowed an additional two years to finalize grading and/or the project. The final map for the subdivision was recorded on January of 2001 as Map No. 14128. Since that time building pads have been graded and generated and the public improvements have been installed.

Site Review: This 1.71-acre site is located south of Mission Avenue off of Valley Heights Drive. The site currently exists with seven previously pre-graded residential pads that were graded under grading permits 1871 and 2483. The project site has an underlying General Plan land use designation of Single-Family Dwelling Residential (SFD-R), a Zoning Designation of Single-Family Residential (RS), and is situated within the San Luis Rey Neighborhood. The property is surrounded by similar Single-Family Residential (RS)

properties to the north, Residential Medium Density District-B (RM-B) properties exist to the west, larger Residential Estate-B properties exist to the south, and a Planned Unit residential development known as the Oasis (PD-14) is located east of the project site.

Access to the site is provided via Valley Heights Drive off of Mission Avenue. The site exists with seven pre-graded single-family pads and some of the required street improvements. An access easement for lots two and three exist at the northern portion of the site.

Project Description: The project application is comprised of the following component; a Development Plan (D10-00002) as follows:

Development Plan (D10-00002) is a request for the following:

To allow exterior modifications to a previously approved single-family development plan that will incorporate changes in the approved floor plans, elevations, site plan, and conceptual landscape plan. The applicant is proposing two floor plans with two elevation types and three different color schemes used to create the desired street scene and create a residential product that is needed in this current market. These two floor plans would be 2,461 square feet and 3,060 square feet, which would be a minimal reduction in the approved floor plans. All units would have unique architectural details, sizable rear yards and attached two and three-car garages.

The project is subject to the following Ordinances and City policies:

1. Zoning Ordinance
2. General Plan Land Use Element
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. Zoning Compliance

This project is located in the Single-Family Residential (RS) district. The development meets all the provision of the Zoning Ordinance in parking requirements, landscaping, setbacks and all development regulations.

The following table summarizes proposed and applicable development standards for the Residential Districts and the project site:

	ZONING REQUIREMENTS	PROPOSED
MINIMUM LOT SIZE	6,000 square feet	Approximately 7,000-8,0000 square feet (Existing)
OFF-STREET PARKING	2-car garage	(2-3)- car garage
FRONT YARD	20 feet	20+ feet
SIDE YARD	7.5 feet	7.5+ feet
CORNERSIDE YARD	10 feet	10-feet
REAR YARD	15 feet	15- feet
HEIGHT	36 feet	27.6 feet
MINIMUM LANDSCAPING	15%	15 %

The proposed project meets the applicable requirements of the zoning ordinance.

2. General Plan conformance

The General Plan Land Use Map designation on the subject property is Single-Family Dwelling Residential (SFD-R). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.23: Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy: B: Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.

The proposed modifications to the previously approved Pepper Tree development would allow minor floor plan, site plan, elevation, and landscape revisions. These revisions would allow a reduction in Plan One's square footage by 31 square feet and a 183 square foot increase in square footage for Plan Two. The minor elevation changes would allow additional windows, changes in patio configurations, elimination of doors, the construction of a tandem three-car garage, and changes in the color schemes.

Staff has analyzed these design enhancements and found them to be a minor reduction that would be consistent with surrounding developments in the area.

The landscape concept plan and site plan will be modified to present an upgrade in the physical layout of each single-family home. Each property will have typical slope planting, along with front yard plantings that will be maintained by each individual homeowner, along with the slope landscaping contained within each individual lot. The proposed landscaping will provide street trees and trees within each property that would provide the needed green space that would enhance the properties; as well as, the neighborhood.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Single Family Dwelling Residential (SFD-R)	Single Family Residential (RS)	Vacant residential pre-grade pads
North of Subject Property	Single Family Dwelling Residential (SFD-R)	Single Family Residential (RS)	Community Lutheran Church
East of Subject Property:	Single Family Dwelling Residential (SFD-R)	The Oasis (PD-14)	Single Family homes
South of Subject Property:	Single Family Dwelling Residential (SFD-R)	Single Family Residential (RS)	Single Family homes
West of Subject Property:	Single Family Dwelling Residential (SFD-R)	Single Family Residential (RS)	Single Family homes

The proposed revisions to the previously approved development plan are consistent with the General Plan and Zoning Ordinance designation applicable to the project site. The land use and the proposed revisions will not be affected by these improvements.

DISCUSSION

Staff believes that the proposed revisions to the previously approved development plan are necessary to provide an architecturally enhanced project and provide a smaller floor plan that is necessary in this current market. These modified improvements allow a reduced floor plan, but the added materials, changes in the color scheme, and shifting in architectural elements would allow an architecturally enhanced project that will be consistent with many of the single-family homes in the area. The revisions in the landscape plan allow additional street trees and would improve the physical nature of the project.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration was prepared and approved with the previous project stating that if the conditions of approval are implemented, there will not be a significant adverse impact upon the environment.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and/or organizations requesting notification, applicant and other interested parties. Copies of this agenda item have been mailed to the applicant and their representatives.

SUMMARY

Staff finds that the proposed use and revised improvements, along with recommended conditions of project approval, will complement existing and proposed land uses within the neighborhood, provide a residential product that is needed in this current market situation, and would be in compliance with applicable Zoning Ordinance development standards.

Staff believes that the necessary findings in support of the Development Plan can be met. Therefore, staff recommends that the Planning Commission approve the project. The Planning Commission's action should be:

- Adopt Planning Commission Resolution No. 2010-P25 approving the Development Plan (D10-00002) with findings and conditions of approval attached herein.

PREPARED BY:

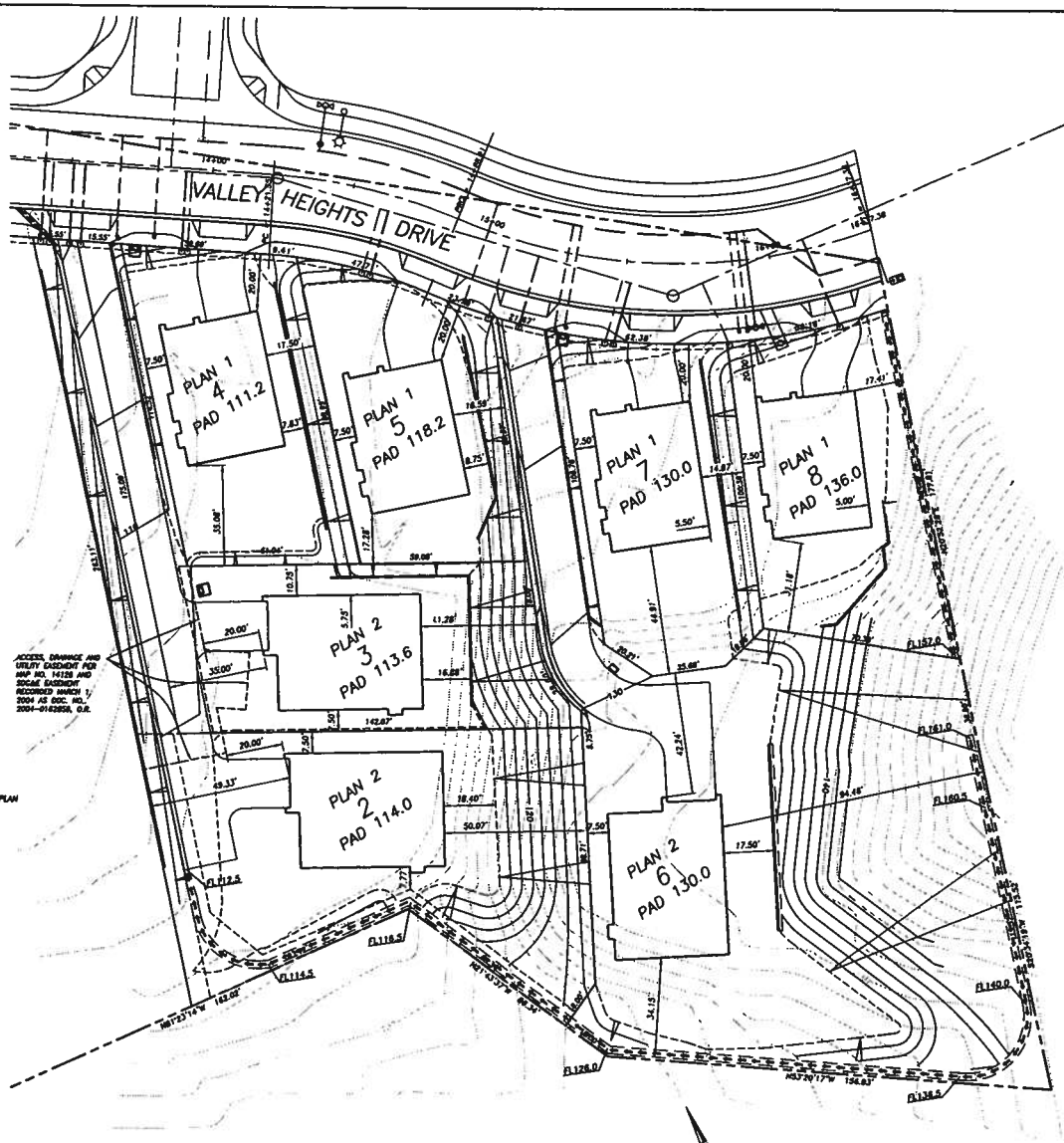
Scott Nightingale
Planner II

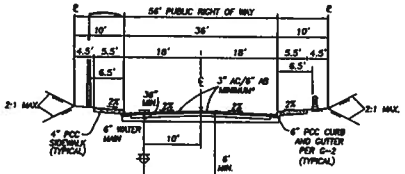
SUBMITTED BY:

Jerry Hittleman
City Planner

JH/SN/fil

Attachments:
1. Site plan, floor plan and elevations
2. Planning Commission Resolution No. 2010-P25
3. Planning Commission Resolution No. 99-P82 & 97-P60

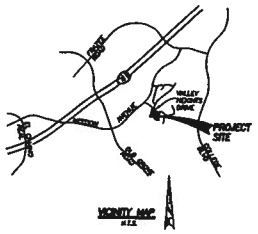




NOTE:
1. UTILITY LOCATIONS ARE TYPICAL UNLESS OTHERWISE SHOWN ON PLAN
2. T.I.= 5.0

* ACTUAL SECTION TO BE DETERMINED BY R VALUE TEST.

VALLEY HEIGHTS DRIVE
N.T.S.



VICINITY MAP
N.T.S.

LEGEND

PROJECT BOUNDARY		
EXISTING CONTOUR		600
CUT SLOPE (2:1 UNLESS OTHERWISE NOTED)		
FILL SLOPE (2:1 UNLESS OTHERWISE NOTED)		
DAYLIGHT LINE (CUT/FILL LINE)		C F
PAD ELEVATION		PAD 621.0
FINISH CONTOUR		610
FINISH GRADE ELEVATION		610.5
SWALE & DIRECTION OF FLOW		
RETAINING WALLS (BY SEPERATE PERMIT)		
SIDEWALK UNDERDRAIN PIPE	SDRSD (D-27)	
CURB OUTLET - TYPE A	SDRSD (D-25)	
BROW DITCH - TYPE B	SDRSD (D-75)	

SITE ACREAGE

1.72 ACRES

ZONING

RS (SINGLE FAMILY RESIDENTIAL 3.6-5.8 DU/AC)

DENSITY

4.1 DU/AC

SETBACKS

FRONT: 20 FEET
SIDE: 7.5 FEET
BACK: 15 FEET

PLOTTING

LOT	PLAN	ELEVATIONS
2	2	A
3	2	B
4	1	A
5	1	B
6	2	A
7	1	A
8	1	B

PLAN 1

PLAN 1: UNIT COUNT: 4
1ST FLOOR: 1,177 SF
2ND FLOOR: 1,284 SF
TOTAL: 2,461 SF

PLAN 2

PLAN 2: UNIT COUNT: 3
1ST FLOOR: 1,380 SF
2ND FLOOR: 1,680 SF
TOTAL: 3,060 SF

LEGAL DESCRIPTION:

PARCEL A & B OF PLA-17-03 PER DOC. NO. 2006-0817819 RECORDED NOVEMBER 16, 2006.

PARCEL B & C OF PLA-18-03 PER DOC. NO. 2006-0817823 RECORDED NOVEMBER 16, 2006.

PARCEL A, B, & C OF PLA-19-03 PER DOC. NO. 2006-0817828 RECORDED NOVEMBER 16, 2006.

OWNER - DEVELOPER

SEAN SANTA CRUZ
HALLMARK COMMUNITIES, INC.
740 LOMAS SANTA FE DRIVE, SUITE 204
TEL. (858) 481-3310
FAX (858) 481-6325

ENGINEER OF WORK

LUNDSTROM + ASSOCIATES
1764 SAN DIEGO AVENUE, SUITE 200
SAN DIEGO, CA 92110
(619) 641-9900

JEFFREY R. LUNDSTROM — 04/01/2010 DATE

PREPARED: MARCH 16, 2010
REVISED: APRIL 1, 2010

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

BENCHMARK:
Description: CITY OF OCEANSIDE Bm# A 14 BRASS SCREW & WASHER STAMPED COS BM A14
Location: AT SWLY POINT OF CURVE OF SWLY RETURN OF MISSION AVENUE & DEL GADO AVENUE
Record From: CITY OF OCEANSIDE
Elev. 87.514 (1983 ADJ.) Datum: MSL

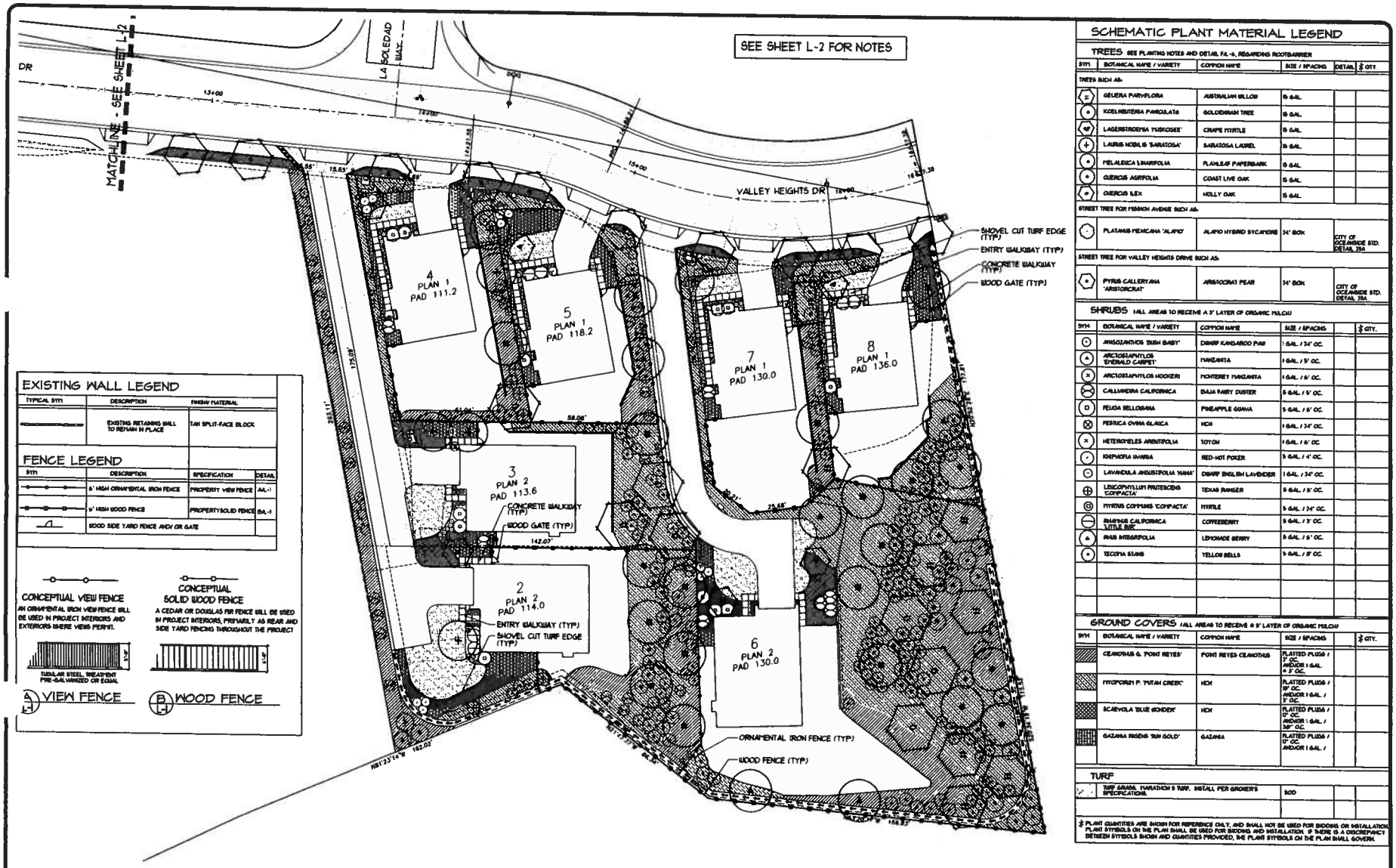
SHEET	CITY OF OCEANSIDE	SHEETS
1		1

SITE PLAN FOR :

PEPPER TREE LANE

Checked By: | Approved Date: | PLAN NUMBER

Lundstrom +associates
1764 San Diego Avenue Suite 200
San Diego, CA 92110
Tel: 619.641.9900 Fax: 619.641.9910
PLANNING | CIVIL ENGINEERING | LAND SURVEYING



EXISTING WALL LEGEND

TYPICAL SYM	DESCRIPTION	FINISH MATERIAL
	EXISTING RETAINING WALL TO REMAIN IN PLACE	TAN SPLIT-FACE BLOCK

FENCE LEGEND

SYM	DESCRIPTION	SPECIFICATION	DETAIL
	5' HIGH ORNAMENTAL IRON FENCE	PROPERTY VIEW FENCE	A/L-1
	5' HIGH WOOD FENCE	PROPERTY/SOLID FENCE	B/L-1
	WOOD SIDE YARD FENCE AND/OR GATE		

CONCEPTUAL VIEW FENCE
AN ORNAMENTAL IRON VIEW FENCE WILL BE USED IN PROJECT INTERIORS AND EXTERIORS WHERE VIEWS PERMIT.

TUBULAR STEEL, TREATMENT PRE-GALVANIZED OR EQUAL

A/L-1 VIEW FENCE

CONCEPTUAL SOLID WOOD FENCE
A CEDAR OR DOUGLAS FIR FENCE WILL BE USED IN PROJECT INTERIORS, PRIMARILY AS REAR AND SIDE YARD FENCING THROUGHOUT THE PROJECT

B/L-1 WOOD FENCE

SCHEMATIC PLANT MATERIAL LEGEND

TREES SEE PLANTING NOTES AND DETAIL PA.-4, REGARDING ROOTBARRIER

SYM	BOTANICAL NAME / VARIETY	COMMON NAME	SIZE / SPACING	DETAIL	✱ QTY.
TREES SUCH AS:					
	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL.		
	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	15 GAL.		
	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	15 GAL.		
	LAURUS NOBILIS 'SARATOSA'	SARATOSA LAUREL	15 GAL.		
	MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK	15 GAL.		
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.		
	QUERCUS ILEX	HOLLY OAK	15 GAL.		
STREET TREE FOR PENNON AVENUE SUCH AS:					
	PLATANUS MEXICANA 'ALAMO'	ALAMO HYBRID SYCAMORE	24" BOX	CITY OF OCEANSIDE STD. DETAIL 75A	
STREET TREE FOR VALLEY HEIGHTS DRIVE SUCH AS:					
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	24" BOX	CITY OF OCEANSIDE STD. DETAIL 75A	

SHRUBS (ALL AREAS TO RECEIVE A 3" LAYER OF ORGANIC MULCH)

SYM	BOTANICAL NAME / VARIETY	COMMON NAME	SIZE / SPACING	✱ QTY.
	ANIGOZANTHOS 'BUSH BABY'	DWARF KANGAROO PAW	1 GAL. / 24" OC.	
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL. / 5' OC.	
	ARCTOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	1 GAL. / 6' OC.	
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL. / 5' OC.	
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL. / 5' OC.	
	FESTUCA OVINA GLAUCA	HON	1 GAL. / 24" OC.	
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL. / 6' OC.	
	KNEPHOFIA UVARIA	RED-HOT POKER	5 GAL. / 4' OC.	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	DWARF ENGLISH LAVENDER	1 GAL. / 24" OC.	
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	TEXAS RANGER	5 GAL. / 5' OC.	
	MYRTUS COMMUNIS 'COMPACTA'	MYRTLE	5 GAL. / 24" OC.	
	RHAMNUS CALIFORNICA 'LITTLE SUR'	COFFEEBERRY	5 GAL. / 3' OC.	
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL. / 5' OC.	
	TECOMA STANS	YELLOW BELLS	5 GAL. / 5' OC.	

GROUND COVERS (ALL AREAS TO RECEIVE A 3" LAYER OF ORGANIC MULCH)

SYM	BOTANICAL NAME / VARIETY	COMMON NAME	SIZE / SPACING	✱ QTY.
	CEANOTHUS G. 'POINT REYES'	POINT REYES CEANOTHUS	FLATTED PLUGS / 3' OC. AND/OR 1 GAL. @ 3' OC.	
	HYPOFORIN P. 'TUTAN CREEK'	HON	FLATTED PLUGS / 18" OC. AND/OR 1 GAL. / 3' OC.	
	SCAEVOLA 'BLUE WONDER'	HON	FLATTED PLUGS / 12" OC. AND/OR 1 GAL. / 36" OC.	
	GAZANIA RIGENS 'RIN GOLD'	GAZANIA	FLATTED PLUGS / 12" OC. AND/OR 1 GAL. /	

TURF

SYM	BOTANICAL NAME / VARIETY	COMMON NAME	SIZE / SPACING	✱ QTY.
	TURF GRASS, MARATHON II TURF. INSTALL PER GROWER'S SPECIFICATIONS.	SOD		

✱ PLANT QUANTITIES ARE SHOWN FOR REFERENCE ONLY, AND SHALL NOT BE USED FOR BIDDING OR INSTALLATION. PLANT SYMBOLS ON THE PLAN SHALL BE USED FOR BIDDING AND INSTALLATION. IF THERE IS A DISCREPANCY BETWEEN SYMBOLS SHOWN AND QUANTITIES PROVIDED, THE PLANT SYMBOLS ON THE PLAN SHALL GOVERN.

LANDSCAPE CONCEPT PLAN

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE
5050 AVENIDA ENCINAS, STE. 150
CARLSBAD, CA 92008
760.931.8183
FAX (760) 931-9515
TLPG@LIGHTFOOTPG.COM

Hallmark Communities
Pepper Tree
Oceanside, California

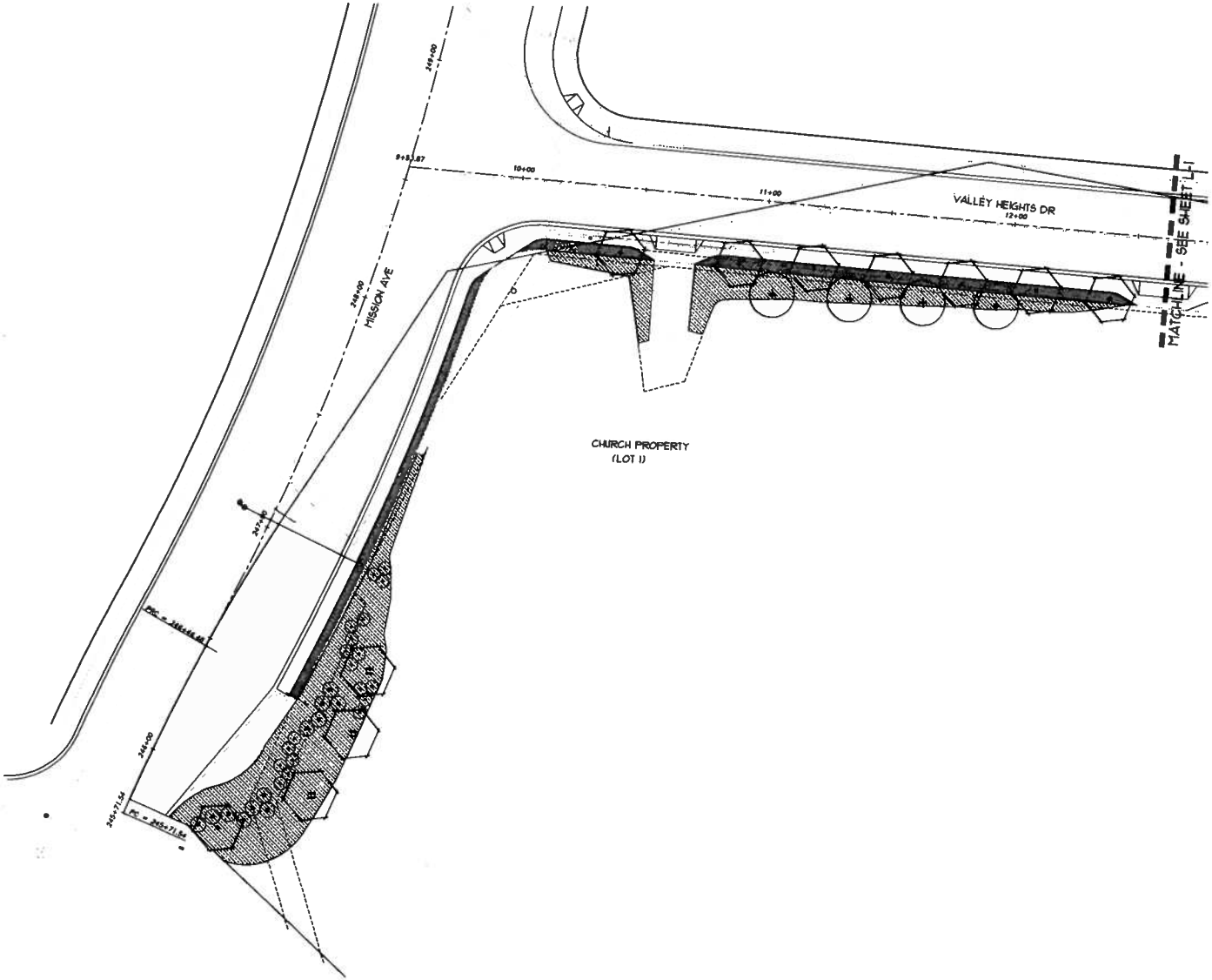
Scale: 1"=20'
Date: April 6, 2000
Drawn By: DL
Revisions:

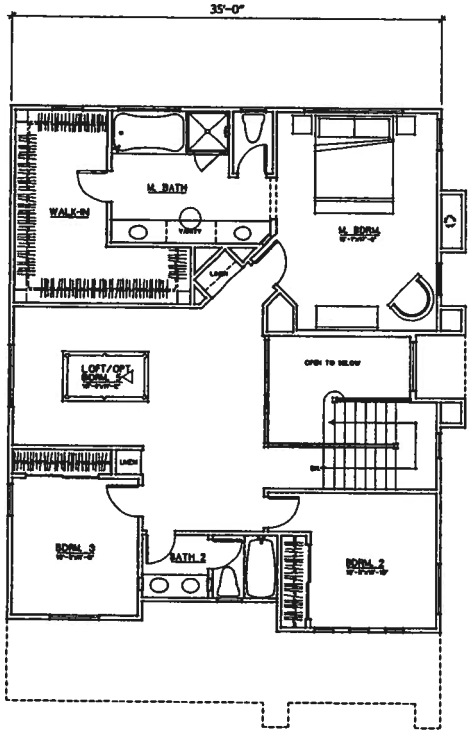
Landscape Concept Plan

Job # 641021

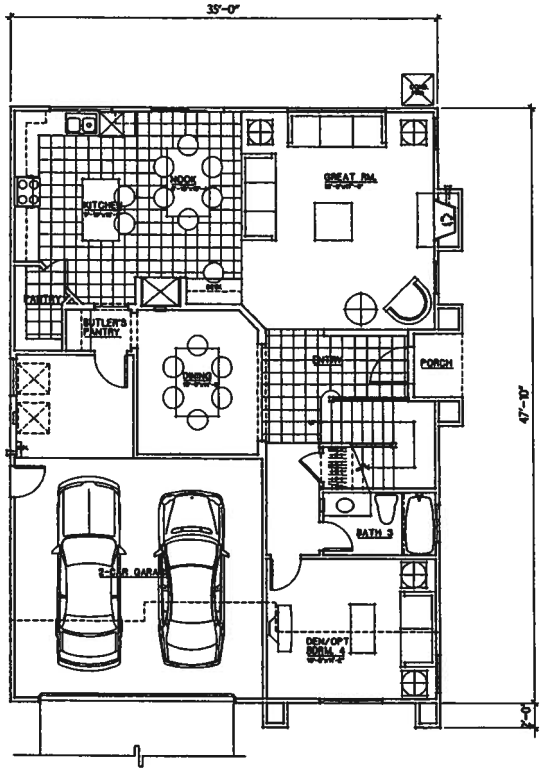
L-1
2

641021 Pepper Tree Lane Phase 1 Lots 2 thru 8 LCP 7-4-97


MISSION AVE
VALLEY HEIGHTS DR
CHURCH PROPERTY
(LOT 1)
MATCHLINE - SEE SHEET L-1



UPPER – 1284 SQ. FT.



LOWER – 1177 SQ. FT.

PLAN 1 – 2461 SQ. FT.

0 5 10 15

SCALE 1/4"=1'-0"

04/02/10
10002

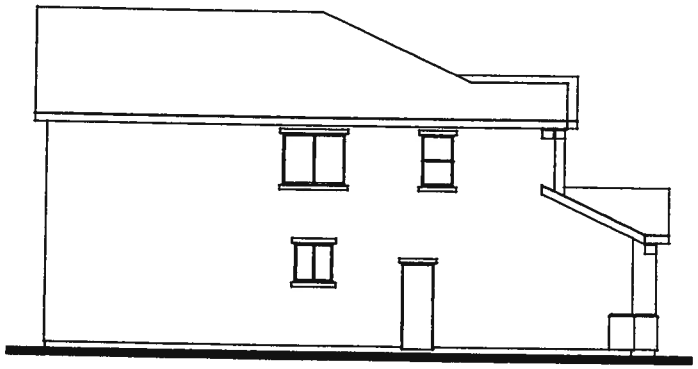
FLAIR ARCHITECTS

ARCHITECTURE • PLANNING • INTERIOR DESIGN

1.1

PEPPER TREE
OCEANSIDE, CA

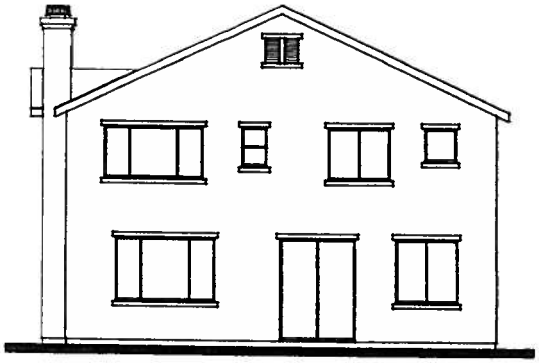
HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075



LEFT

FRONT ELEVATION 1A

RIGHT



REAR

PLAN 1A – ELEVATIONS

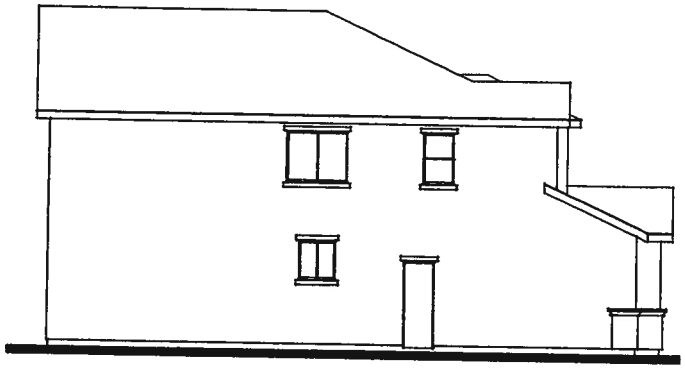
PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

SCALE 1/4"=1'-0"
04/02/10
10002

FLAIR ARCHITECTS
ARCHITECTURE · PLANNING · INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 789-7200 FAX (949) 789-7240

1.2



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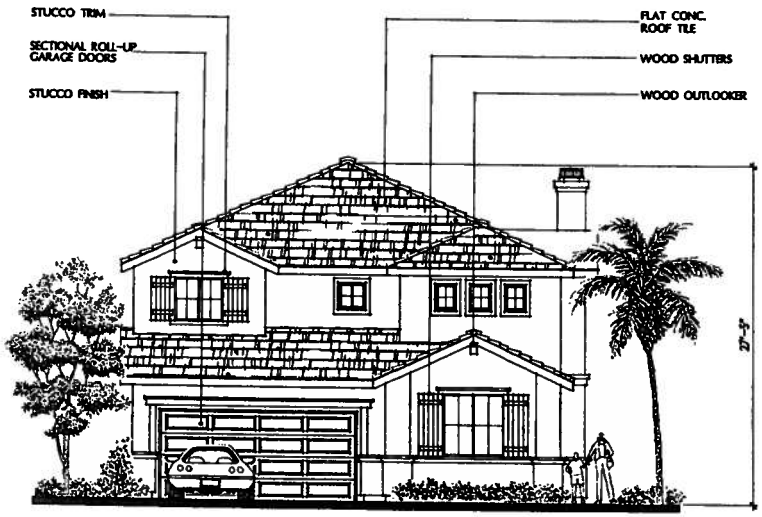
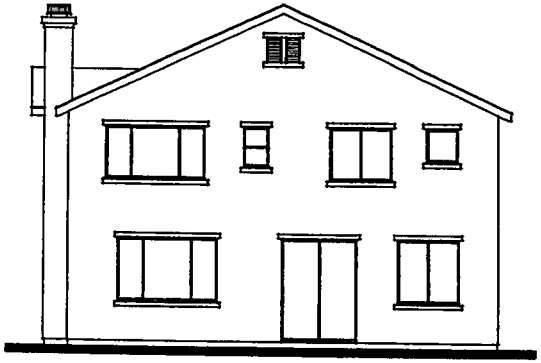


FRONT ELEVATION 1B

RIGHT



REAR

PLAN 1B – ELEVATIONS

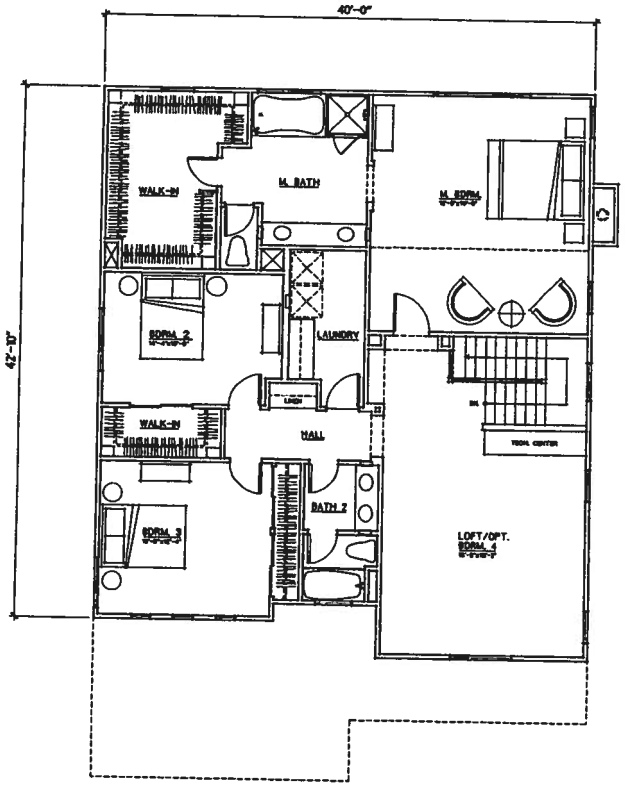
PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

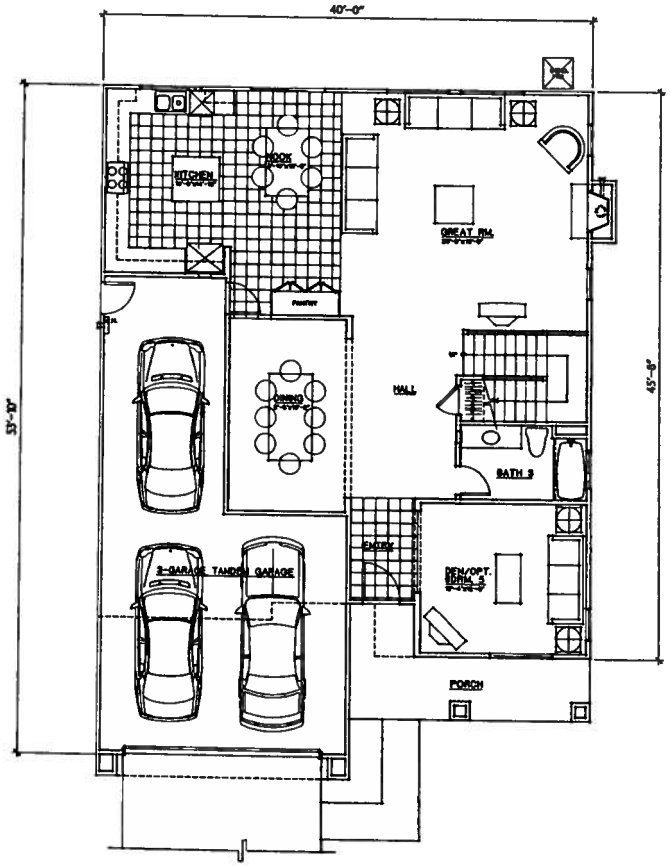
SCALE 1/4"=1'-0"
04/02/10
10002

FLAIR ARCHITECTS
ARCHITECTURE · PLANNING · INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 768-7233 FAX (949) 768-7548

1.3



UPPER – 1680 SQ. FT.



LOWER – 1380 SQ. FT.

PLAN 2 – 3060 SQ. FT.

0 5 10 15

SCALE 1/4"=1'-0"

04/02/10
10002

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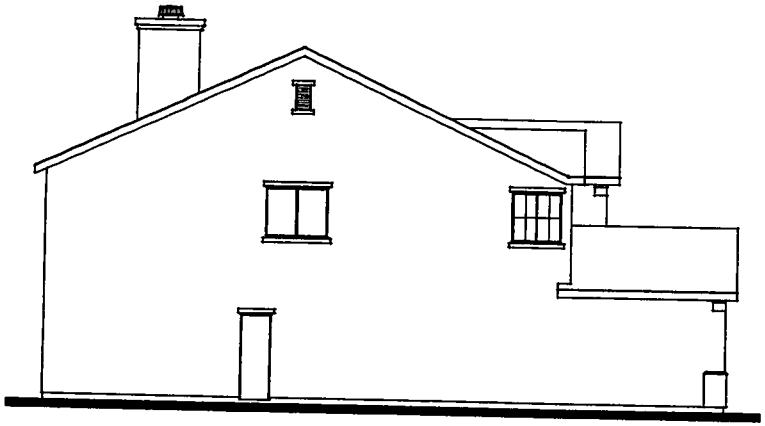
ARCHITECTURE • PLANNING • INTERIOR DESIGN
670 WALD, IRVINE, CALIFORNIA 92618-1630
(949) 700-7955 FAX (949) 700-7548

PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

2.1



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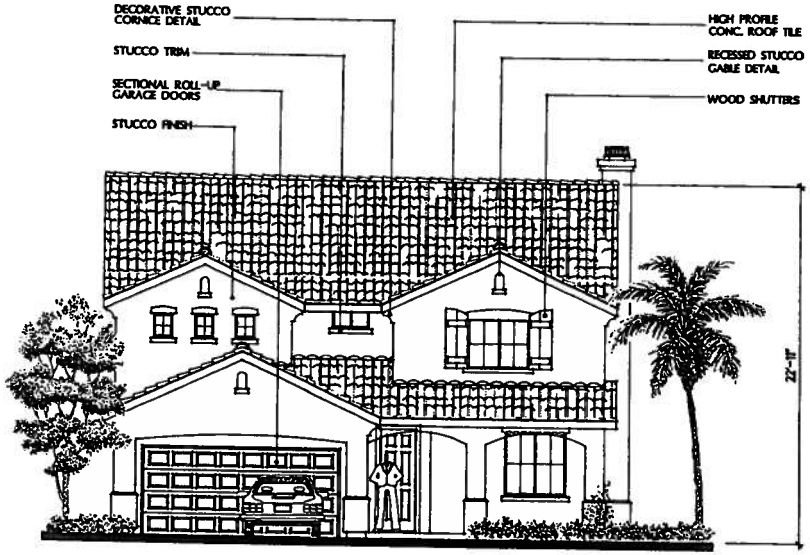
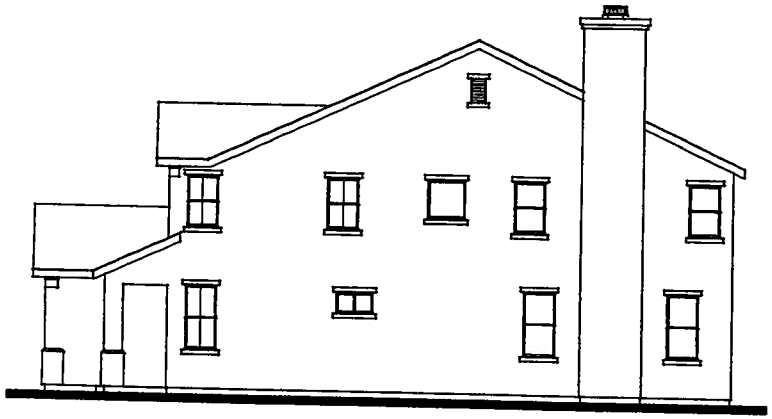


FRONT ELEVATION 2A



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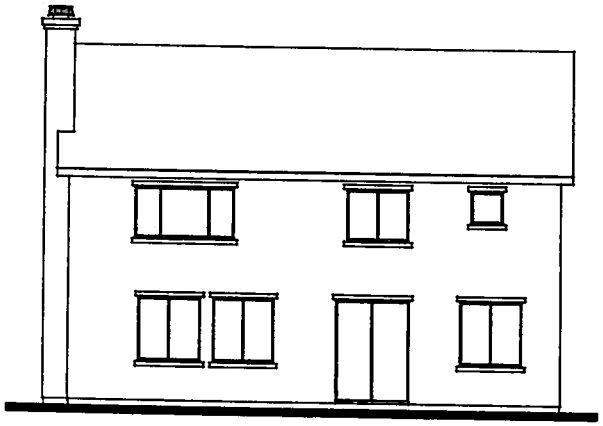


REAR

PLAN 2A – ELEVATIONS

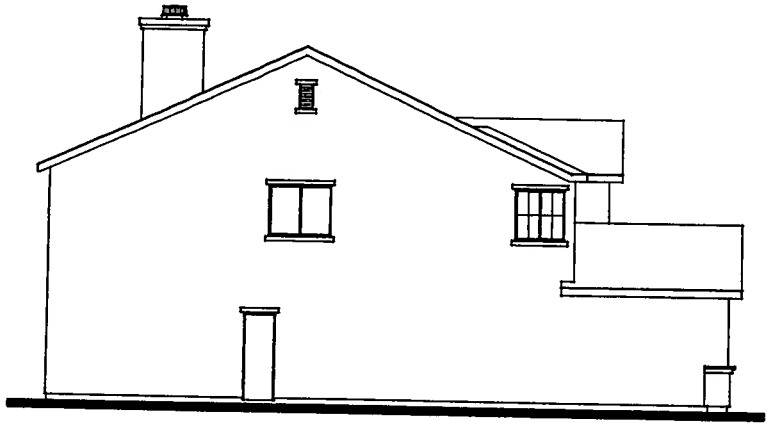
PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

SCALE 1/4"=1'-0"
04/02/10
10002

FLAIR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-1630
(949) 700-9205 FAX (949) 700-7540

2.2



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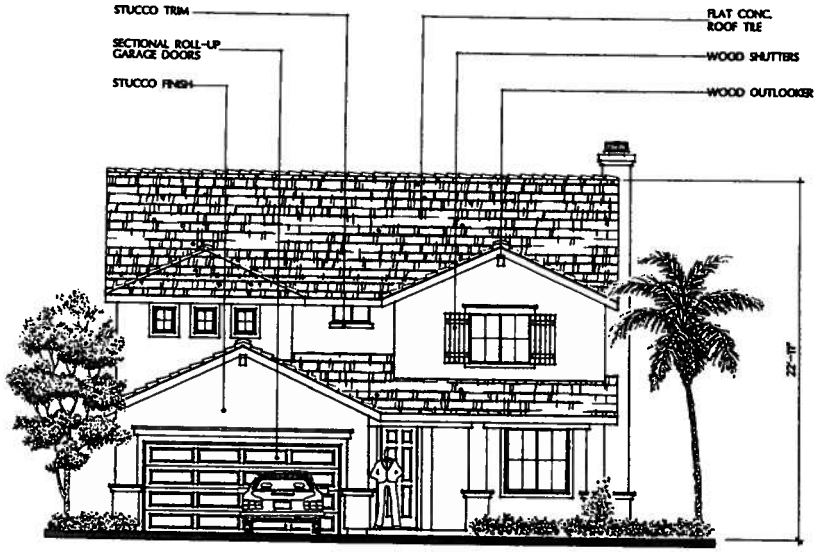
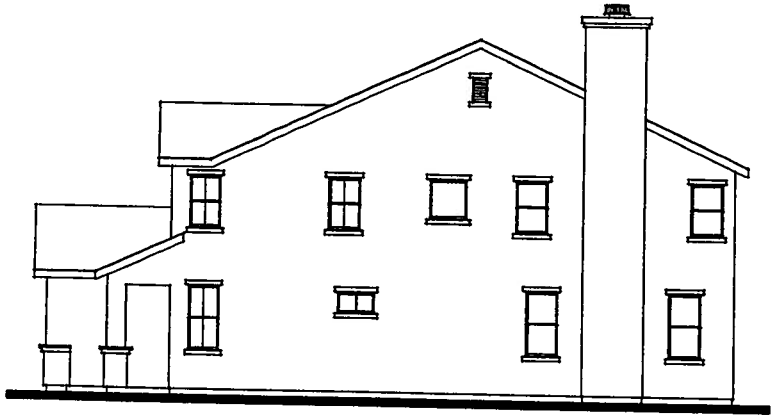


FRONT ELEVATION 2B



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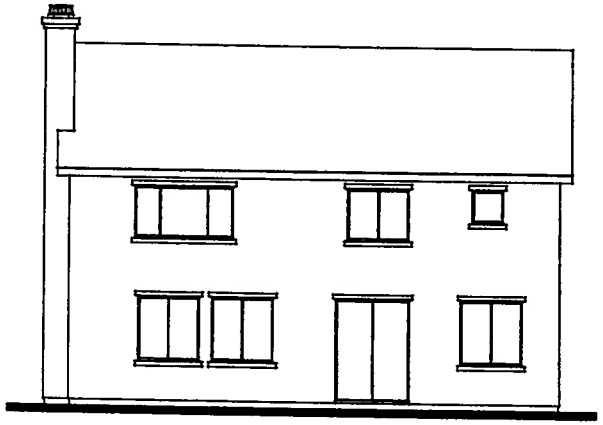


REAR

PLAN 2B – ELEVATIONS

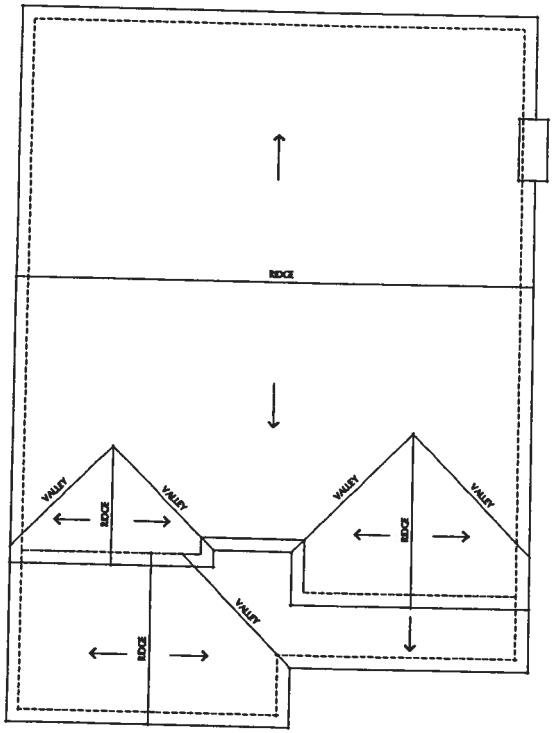
PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

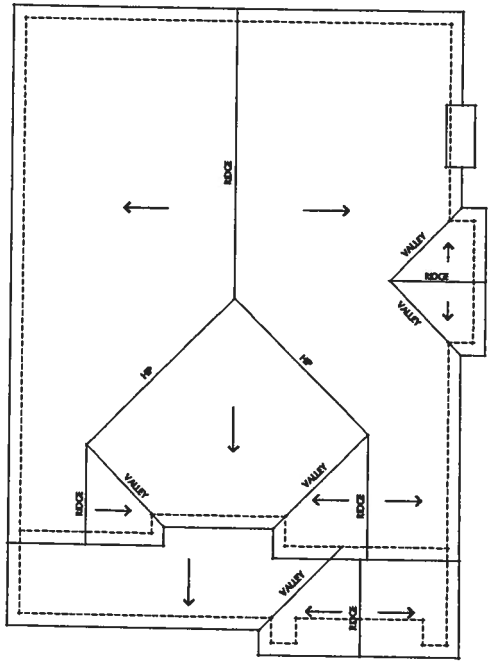
SCALE 1/4"=1'-0"
04/02/10
10002

FLAIR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92618-4638
(949) 700-7200 FAX (949) 700-7240

2.3



PLAN 2



PLAN 1

ROOF PLANS

PEPPER TREE
OCEANSIDE, CA

HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CA 92075

SCALE 1/4"=1'-0"
04/01/10
10002

FLAIR ARCHITECTS
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3.1

PLANNING COMMISSION
RESOLUTION NO. 2010-P25

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

APPLICATION NO: D10-00002
APPLICANT: HALLMARK COMMUNITIES
LOCATION: North west of Mission Avenue and Valley Heights Drive

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan under the provisions of Articles 10, 30, 40, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

modifications to the elevations, site plan, and landscape plan for a previously approved single-family development plan located north west of Mission Avenue and Valley Heights Drive,

on certain real property described in the project description;

WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day of August, 2010 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has no substantial changes or evidence that would impact the approved Mitigated Negative Declaration per Article 11, Section 15162, Subsequent EIRs and Negative Declarations;

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

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Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$0.713 per square foot or $713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is $37,205 for a 2" meter.
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is $50,501for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is $23,358 for a 2" meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

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

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

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

FINDINGS:

For the Development Plan:

1. The site plan and physical design of the project are consistent with the Zoning Ordinance because the project, as designed, meets or exceeds the development standards established in the Zoning Ordinance.
2. The Development Plan is consistent with the General Plan of the City because the use is permitted by the General Plan, it is consistent with the intent of the designated land use, and it is compatible with the surrounding existing land uses.
3. The project site can be adequately served by existing public facilities, services and utilities because the site has been previously developed and the necessary infrastructure to serve the use is already in place.
4. The project, as proposed, is compatible with the existing and potential development on adjoining properties and in the surrounding neighborhood because the use and the intent is permitted in the Zone. The exterior revisions to the Pepper Tree Development plan would meet all development standards and would be consistent in terms of bulk and scale as many of the surrounding developments.
5. The site plan and physical design of the project is consistent with section 1.24 and 1.25 of the Land Use Element of the General Plan because the project site is currently developed and contains no natural topographic features; and will not lead to slope instability, flooding, or erosion hazards to life or property because those threats have been designed out of the project; there are no significant natural resources on site to preserve; there are

no natural hazards in proximity to the site and the project meets all setback requirements; the project is not subject to the Development Guidelines for Hillsides or Section 3039 of the Ordinance because the site contains no qualifying slopes.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D10-00002), subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check (As of January 1, 2008 the 2007 California Building Code, and 2007 California Electrical Code).
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.
3. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.
4. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution Ordinance). Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on building and electrical plans.
5. Separate permits are required awnings and signage.
6. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
    a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
    b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in

approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.

Engineering:

7. Traffic control during the construction of streets which have been opened to public travel shall be in accordance with construction signing, marking and other protection as required by the CalTrans Traffic Manual. Traffic control during construction adjacent to or within all public streets must also meet CalTrans standards.

8. Development shall be in accordance with City Stormwater Management and Discharge Regulations.

9. Prior to the issuance of a grading permit, the owner/developer shall notify and host a neighborhood meeting with all of the area residents located within 300 feet of the project site, to inform them of the grading and construction schedule, and to answer questions.

10. The owner/developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

    a) Dirt, debris and other construction material shall not be deposited on any public street or within the City's stormwater conveyance system.

    b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

    c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. An alternate parking site can

be considered by the City Engineer in the event that the lot size is too small and cannot accommodate parking of all motor vehicles.

d) The owner/developer shall complete a haul route permit application (if required for import/export of dirt) and submit to the City of Oceanside Engineering Division 48 hours in advance of beginning of work. Hauling operations (if required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

e) Dirt, debris and other construction material shall not be deposited on any public street or within the City's stormwater conveyance system.

f) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

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

h) The owner/developer shall complete a haul route permit application (if required for import/export of dirt) and submit to the City of Oceanside Engineering Division 48 hours in advance of beginning of work. Hauling operations (if required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

11. A traffic control plan shall be prepared according to the City traffic control guidelines and approved to the satisfaction of the City Engineer prior to the start of work within the public right-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other

protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

12. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to recordation of the map or the issuance of any building permits, in accordance with City Ordinances and policies. The owner/developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the tentative map (project) shall constitute the owner/developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

13. Sight distance requirements at the project driveway(s) or street shall conform to the corner sight distance criteria as provided by SDRSD DS-20A and or DS-20B.

14. Three hundred feet (300') intersectional sight distance shall be required along Valley Heights Drive from all new proposed driveways for each direction of traffic.

15. Any existing broken pavement, concrete curb, gutter, driveways, pedestrian ramps and sidewalk that are damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

16. The owner/developer shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the City Engineer.

17. Drainage facilities shall be designed and installed to adequately accommodates the local stormwater runoff and shall be in accordance with the San Diego County Hydrology and Design Manual and in compliance with the City of Oceanside Engineers Design and Processing Manual to the satisfaction of the City Engineer.

18. The owner/developer shall obtain any necessary permits and clearances from all public agencies having jurisdiction over the project due to its type, size, or location, including but not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board

(including NPDES), San Diego County Health Department, prior to the issuance of grading permits.

19. Prior to any grading of any part of this project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance is approved by the City Engineer.

20. This project shall provide year-round erosion control including measures for the site required for the phasing of grading. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the owner/developer with cash securities and approved by the City Engineer.

21. A precise grading and private improvement plan shall be prepared, reviewed, secured and approved prior to the issuance of any building permits to the satisfaction of the City Engineer. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping and any on-site traffic calming devices shall be shown on all precise grading and private improvement plans.

22. The final drainage design shall be based upon a hydrologic/hydraulic study (latest San Diego County Hydrology and Drainage Manual) to be approved by the City Engineer during final engineering. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

23. Storm drain facilities shall be designed and located such that the inside travels lane on Valley Heights Drive shall be passable during conditions of a 100-year frequency storm. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer. No drainage discharge shall be allowed on Valley Heights Drive (by way of curb outlet or sidewalk underdrain pipe) that create safety hazard for on-coming traffic. No drainage

flooding shall be allowed on Valley Heights Drive as a result of drainage discharge from this project.

24. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to stormwater discharge either off-site or into the City drainage system.

25. The owner/developer shall comply with the provisions of National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ. The General Permit continues in force and effect until a new General Permit is issued or the SWRCB rescinds this General Permit. Only those owner/developers authorized to discharge under the expiring General Permit are covered by the continued General Permit. Construction activity subject to the General Permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation that results in land disturbances of equal to or greater than one acre. The owner/developer shall obtain coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining a Waste Discharge Identification Number (WDID#) from the State Water Resources Control Board (SWRCB). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The owner/developer is required to retain records of all monitoring information, copies of all reports required by this General Permit, and records of all data used to complete the NOI for all construction activities to be covered by the General Permit for a period of at least three years from the date generated. This period may be extended by request of the SWRCB and/or RWQCB.

26. Following approval of the Storm Water Mitigation Plan (SWMP) by the City Engineer and prior to issuance of grading permits, the owner/developer shall submit and obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated responsible party to manage the storm water BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a non-refundable cash (or certificate of deposit payable to the City), or an irrevocable, City-Standard Letter of Credit security to provide maintenance funding in the event of noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall provide the City with access to site for the purpose of BMP inspection and maintenance by entering into an Access Rights Agreement with the City. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The owner/developer shall retain records for a minimum of 5 years. The records shall be made available to the City upon request.

27. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. A non-refundable Security in the form of cash (or certificate of deposit payable to the City) or an irrevocable, City Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the non-refundable security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of $25,000. The owner/developer's civil engineer shall prepare the O&M cost estimate.

28. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The owner/developer shall complete and maintain O&M forms to document all maintenance activities. Parties responsible for the O&M plan shall retain records at the subject property for at least 5 years. These documents shall be made available to the City for inspection upon request at any time.

29. The Agreement shall include a copy of executed on-site and off-site access easement and or access rights necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M Plan approved by the City Engineer.

30. The BMPs described in the project's approved SWMP shall not be altered in any way, unless reviewed and approved to the satisfaction of the City Engineer. The determination of whatever action is required for changes to a project's approved SWMP shall be made by the City Engineer.

31. The owner/developer shall provide a copy of the title/cover page of an approved SWMP with the first engineering submittal package. If the project triggers the City's Stormwater requirements but no approved Stormwater document (SWMP) exists, the appropriate document shall be submitted for review and approval by the City Engineer.

32. The SWMP shall be prepared by the owner/developer's Civil Engineer. All Stormwater documents shall be in compliance with the latest edition of submission requirements.

33. In the event that the conceptual plan does not match the conditions of approval, the resolution of approval shall govern.

34. Pavement sections for Mission Avenue, Valley Heights Drive, and all private streets within the project site, all driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the developer's/owner's soil engineer and must be in compliance with the City of Oceanside Engineers Design and Processing Manual and be approved by the City Engineer, prior to paving.

35. Valley Heights Drive - Any existing broken pavement, concrete curb, gutter, driveways, pedestrian ramps and sidewalk that are damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

36. Mission Avenue – Secondary arterial; 84 foot right-of-way shall be constructed and improved to 64 foot wide curb-to-curb, including curb and gutter and sidewalk from Valley Heights Drive for a minimum distance of 290 feet to the west. Additional paving on Mission Avenue may be required for adequate taper transitions from the new pavement to the existing pavement on Mission Avenue to the satisfaction of the City Engineer. The construction of Mission Avenue sidewalk shall be in compliance with the ADA standards.

37. This project shall provide year-round erosion control including measures for the site required for the phasing of grading. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the owner/developer with cash securities and approved by the City Engineer.

38. Prior to approval of the grading plans, the owner/developer shall contract with a geotechnical engineering firm to perform a field investigation of the existing pavement on Valley Heights Drive adjacent to the project boundary and on Mission Avenue. The limits of the study shall be half-street plus twelve (12) feet along the project's frontage and on Mission Avenue from Valley Heights Road for a minimum distance of 290 feet to the west. The field investigation shall be performed according to a specific boring plan prepared by a licensed Geotechnical Engineer and approved by the City Engineer. In the absence of such approved boring plan, the field investigation shall include a minimum of one pavement boring per every one hundred (100) linear feet of street frontage. Should the existing AC thickness be determined to be less than the current minimum standard for AC and Class II Base as set forth in the table for City of Oceanside Pavement Design Guidelines in the City's Engineers Manual, the Owner/developer shall remove and reconstruct the pavement section as determined by the pavement analysis submittal process detailed below:

a) Upon review of the pavement investigation, the City Engineer shall determine whether the Owner/developer shall: 1) Repair all failed pavement sections, header cut and grind per the direction of the City Engineer, and construct a two (2) inch thick rubberized AC overlay; or 2) Perform R-value testing and submit a study that determines if the existing pavement meets current City standards/traffic indices. Should the study conclude that the pavement does not meet current requirements, rehabilitation/mitigation recommendations shall be

provided in a pavement analysis report, and the Owner/developer shall reconstruct the pavement per these recommendations, subject to approval by the City Engineer.

Fire:

39. Fire Department requirements shall be placed on plans in the notes section.
40. Provide minimum fire flow of 2,000 gallons per minute.
41. Fire hydrants shall be 2 ½" x 4".
42. The fire hydrants shall be installed and tested prior to placing any combustible materials on the job site.
43. All–weather access roads shall be installed and made serviceable prior to and during time of construction. Sec. 10.301(c) and (d) Uniform Fire Code.
44. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits.
45. Buildings shall meet Oceanside Sprinkler Ordinance in effect at the time of building permit application.
46. All open areas shall be landscaped with approved fire retardant/anti-erosion type plants with an approved permanent irrigation system and maintenance program.
47. Lots 2 and 6 must be sprinklered (13-D Systems).

Planning:

48. The Development Plan shall expire on August 23, 2013, unless implemented in accordance with the City of Oceanside Zoning Ordinance or unless a time extension is granted by the Planning Commission.
49. This Development Plan (D10-00002) only approves modifications to a previously approved single-family development plan that will incorporate changes in the approved floor plans, elevations, site plan, and conceptual landscape plan as depicted on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without the City Planner or Planning Commission approval. Substantial deviations shall require a revision to the Development Plan and Conditional Use Permit, or a new Development Plan and Conditional Use Permit, as determined by the City Planner.

50. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Development Plan (D10-00002). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

51. A covenant or other recordable document approved by the City Attorney shall be prepared by the developer and recorded prior to issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

52. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

53. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

54. Failure to meet any conditions of approval for this development shall constitute a violation of the Development Plan.

55. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

56. The applicant, tenants, or successors in interest shall comply with the City's business license requirements as necessary.

57. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Division and Planning Division for permit plan check, and prior to issuance of any building permit.

58. All other Conditions of Approval contained in Planning Commission Resolution No. 97-P60 remain in full force and effect.

Water Utilities:

59. All water services and sewer laterals that have to be relocated must be abandoned in accordance with the Water, Sewer and Reclaimed Water Design and Construction Manual.

60. 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.

61. The property owner shall maintain private water and wastewater utilities located on private property.

62. 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.

63. All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by the Water Utilities Director.

64. 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 Reclaimed Water Design and Construction Manual. Easements shall be constructed for all weather access.

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

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66. 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 Uniform Plumbing Code (U.P.C.).

67. All new development of single-family and multi-family residential units shall include hot water pipe insulation and installation of a hot water recirculation device or design to provide hot water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No. 02-OR126-1.

PASSED AND ADOPTED Resolution No. 2010-P25 on August 23, 2010 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Robert Neal, Chairperson
Oceanside Planning Commission

ATTEST:

_____
Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2010-P25.

Dated: August 23, 2010

Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may be required as stated herein:

_____ _____
Applicant/Representative Date

Reso #2

PLANNING COMMISSION
RESOLUTION NO. 99- P82

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

APPLICATION NO:	T-4-97, D-18-97, C-36-97
APPLICANT:	Neighborhood Free Lutheran Church
LOCATION:	Southwest corner of Mission Avenue and Valley Heights

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting time extension for a Tentative Map, Development Plan and Conditional Use Permit under the provisions of Articles 10, 41 and 43 of the Zoning Ordinance and the Subdivision Ordinance of the City of Oceanside to permit the following:

a time extension on a previous approval for an 8 lot subdivision and the development of 7 single family units;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 13th day of December, 1999 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, the Planning Commission finds that Negative Declaration was prepared and approved relating to this project under the auspices of Resolution No. 97-P60 on October 13, 1997 which analyzed the proposed project pursuant to the provisions of the California Environmental Quality Act, and there have been no significant changes to the project which would require additional environmental review;

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	Depends on location (range is $1,705-$9,575 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	$1,301 per unit
School Facilities Mitigation Fee	Ordinance No. 91-34	$1.93 per square foot
Traffic Signal Fee	Ordinance No. 87-19	$7.80 per vehicle trip
Thoroughfare and Bridge Fee	Ordinance No. 83-01	$177 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water Connection Fees	Oceanside City Code §37.56.1 Resolution No. 87-96	Fee based on water meter size (a single family dwelling is $1,095
Sewer Connection Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97	Based on capacity (a single family dwelling is $1,565)
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 99-2	Based on meter size (a single family dwelling is $1,872)

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

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

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

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

FINDINGS:

For the Time Extension for a Tentative Map and Development Plan:

1. That the project has been conditioned for payment of all applicable impact fees, and therefore will be paying its fair share toward needed public services.

   -- The impact fees are contained within this resolution that must be paid prior to the completion of the project.

2. There have been no changes in City policy, nor have there been any substantial changes affecting the surrounding area since the original approval, and therefore this time extension will not adversely affect the City's General Plan nor any existing applicable City policy.

   -- The revision and time extension request was analyzed and found to be consistent with the City's General Plan and existing applicable City policies.

3. There have been no changes in State or Federal law or policy relating to the Environmental Impact Report that would require any changes or modifications to that report.

4. The applicant has made a diligent good faith effort to record the final map within the time period originally approved. The applicant has been awaiting a favorable market for the housing project and believes that this will occur during the next two years.

NOW, THEREFORE, BE IT RESOLVED that the Planning commission does hereby APPROVE the time extension for Tentative Map (T-4-97), Development Plan (D-18-97) and Conditional Use Permit (C-36-97) to the following conditions:

1. Condition No. 57 of Resolution No. 97-P60 is revised to read as follows: The Tentative Map, Development Plan and Conditional Use Permit shall expire on October 13, 2001 unless implemented by the requirements identified in the Zoning Ordinance or another time extension is granted.

2. Condition No. 58 of Resolution 97-P60 is revised to read as follows: The floor plans and elevations shall be substantially the same as those approved by Planning Commission action on August 9, 1999.

The following unit type and floor plan mix, as approved by the Planning Commission, shall be indicated on plans submitted to the Building Department and Planning Department for building permit and represent the base minimum floor plans. Upgrades in square footage with bonus room and garage options are allowable if consistent with the information and materials presented at the Planning Commission hearing:

# Units	Sq. Ft.	Bdrms	Baths	# Stories
3	2,077	4	3	3
2	2,184	4	3	3
2	2296	4	3	3

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3. The structure shall conform to the Uniform Fire Code and local Fire code requirements for the display of numerical addresses.

PASSED AND ADOPTED Resolution No. 99-P82 on December 13, 1999 by the following vote, to wit:

AYES: Barrante, Miller, Bockman, Schaffer, Akin and Staehr

NAYS: None

ABSENT: Hartley

ABSTAIN: None

George Barrante, Chairman
Oceanside Planning Commission

ATTEST:

Mike Blessing, Secretary

I, MIKE BLESSING, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 99-P82.

Dated: December 13, 1999

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO AND IS DESCRIBED AS FOLLOWS;

PARCEL 1:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SAME IS SHOWN ON LICENSED SURVEYOR'S MAP NO. 402 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°01'50" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 866.32 FEET TO A POINT IN THE CENTER LINE OF SAN LUIS REY HIGHWAY AS SAME IS SHOWN ON SAID MAP NO. 402; THENCE NORTHEASTERLY ALONG SAID CENTER LINE AS FOLLOWS:

NORTH 44°47'30" EAST, 910.42 FEET TO THE POINT OF INTERSECTION OF THAT CERTAIN CURVE SHOWN ON SAID MAP AS HAVING A CENTRAL ANGLE OF 07°59'00" AND A RADIUS OF 1000.00 FEET; THENCE NORTH 52°46'30" EAST, 224.57 FEET TO THE MOST WESTERLY CORNER OF THE LAND CONVEYED BY F.E. FARNSWORTH AND LUELLA M. FARNSWORTH, HUSBAND AND WIFE, AND W.S. THOMSON AND CELLA I. THOMSON, HUSBAND AND WIFE, TO WILLIAM F. SPEER AND AUGUST SPEER, HUSBAND AND WIFE, BY DEED DATED AUGUST 4, 1933 AND RECORDED AUGUST 22, 1933 IN BOOK 237, PAGE 71 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 52°46'30" EAST, 74.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.69 FEET TO A POINT, A RADIAL LINE THROUGH POINT BEARING NORTH 35°29'30" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE WITHIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTHEASTERLY ALONG SAID CENTER LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 129.81 FEET; THENCE TANGENT TO SAID CURVE, NORTH 64°25'30" EAST, 117.83 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 72°19'00" EAST, 223.99 FEET; THENCE SOUTH 49°24'00" EAST, 449.68 FEET, MORE OR LESS, TO A POINT IN THE NORTHWESTERLY LINE OF THE LAND CONVEYED BY F.E. FARNSWORTH, ET AL, TO E.E. KNIGHT BY DEED DATED JUNE 20,

PEPPER TREE LANE MODEL 2070

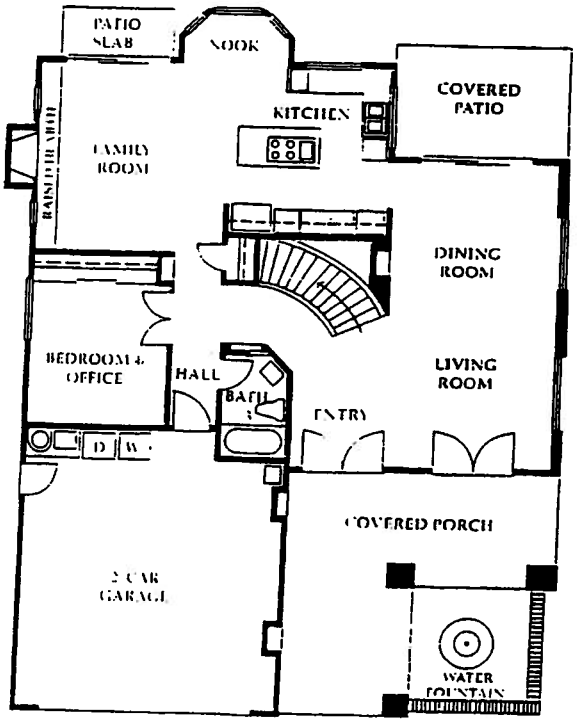
RECEIVED
OCT 25 1999
Planning Department

PEPPER TREE LANE MODEL 2200

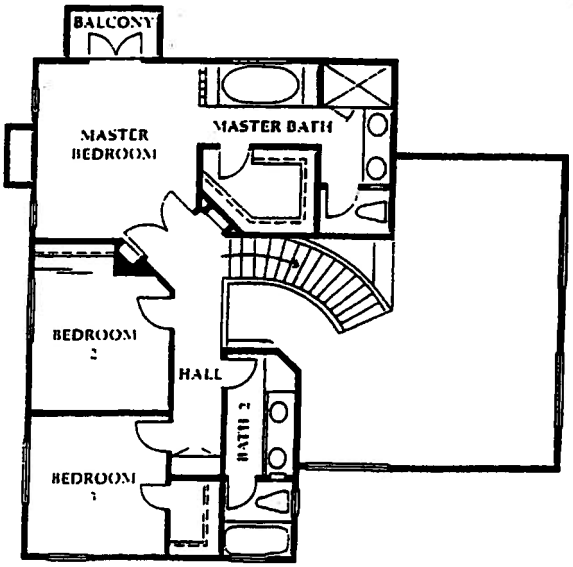
PEPPER TREE LANE MODEL 2144

Approved

PEPPER TREE LANE
MODEL 2070



PEPPER TREE LANE *MODEL 2070*



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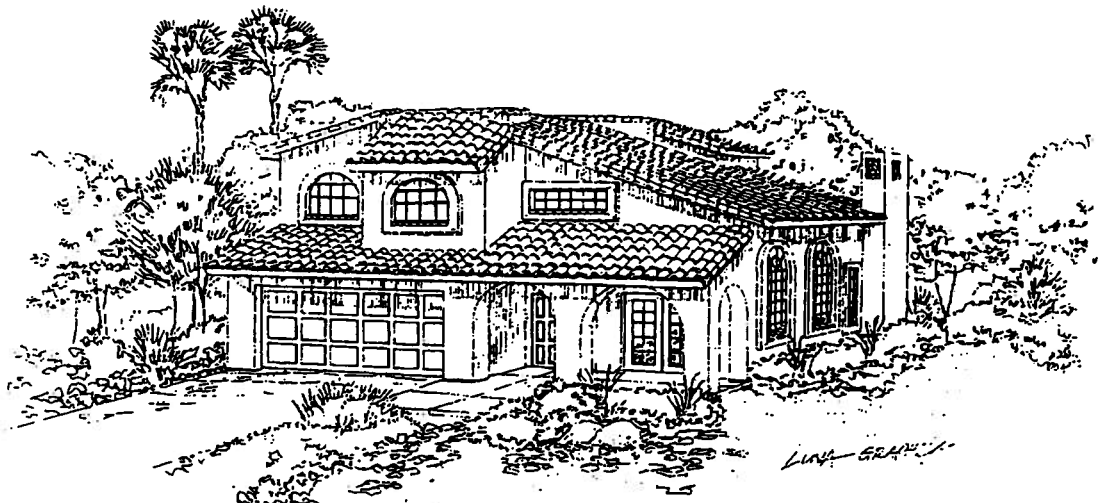
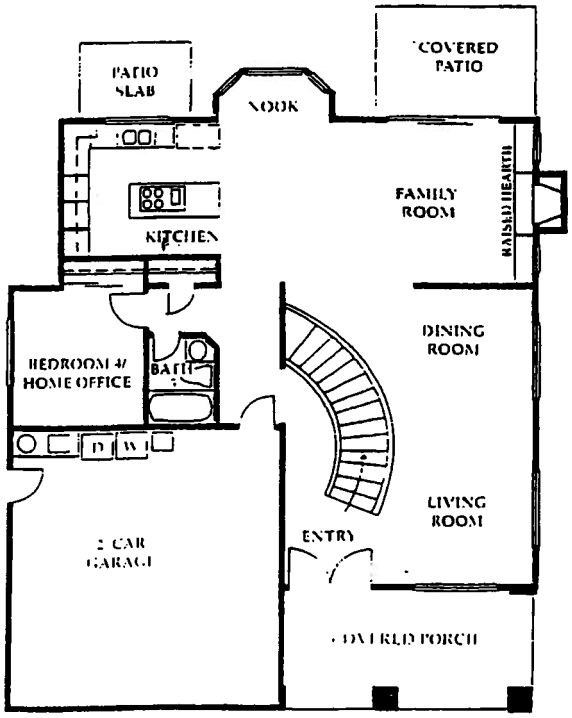


PEPPER TREE LANE
MODEL 2144



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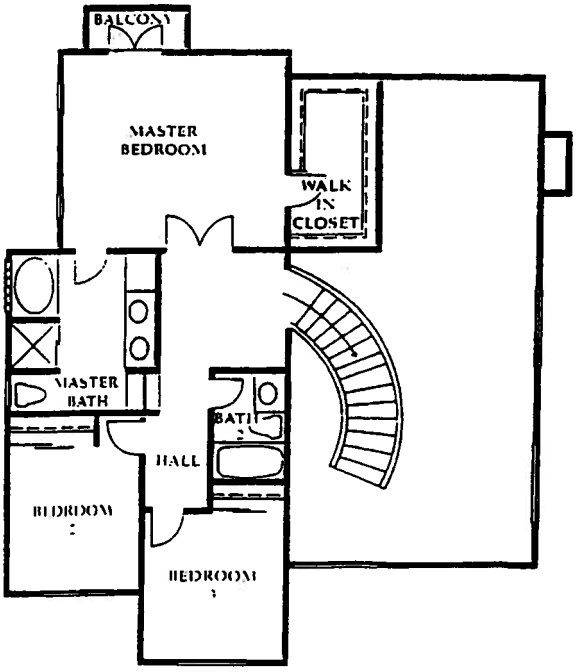
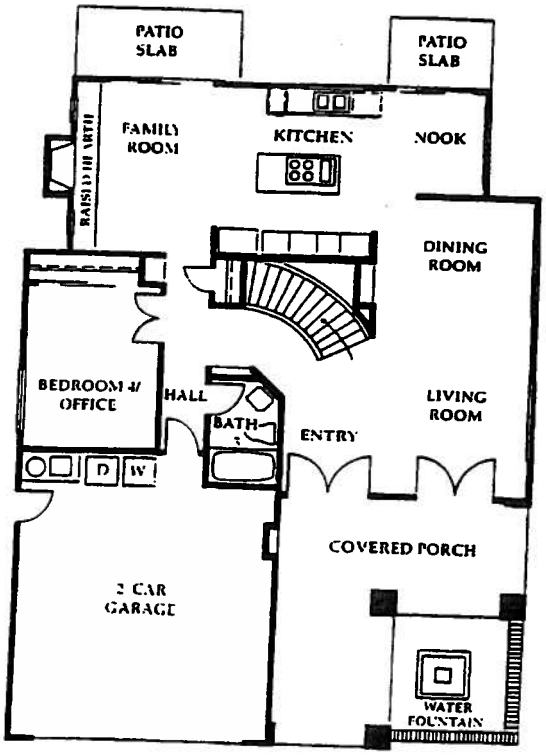


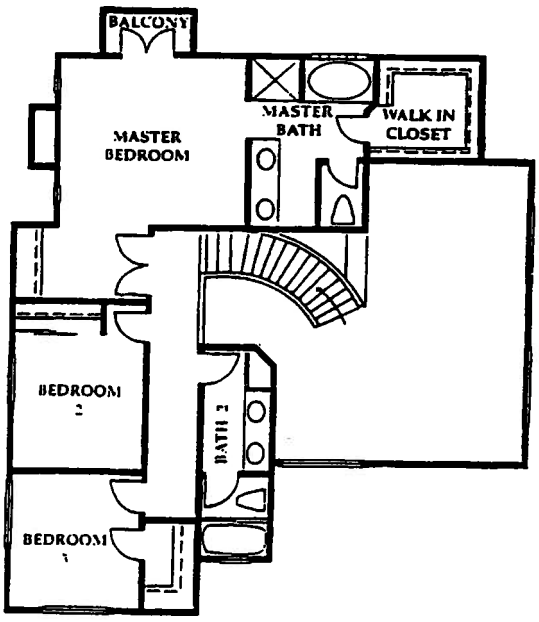
PEPPER TREE LANE MODEL 2144

Approved

PEPPER TREE LANE
MODEL 2200



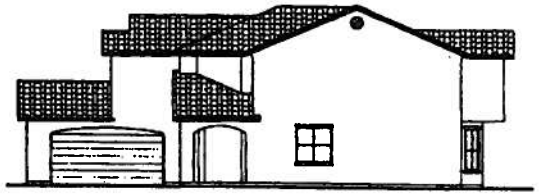
PEPPER TREE LANE MODEL 2200



PEPPER TREE LANE MODEL 2200

Proposed

PEPPERTREE RESIDENCES



DEVELOPMENT INFORMATION

ZONING:	R8
TOTAL AREA:	0.37 ACRES
GENERAL PLAN USE:	SINGLE FAMILY RESIDENCES
LOT SIZE:	VARIES
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE FAMILY RESIDENCE
EXISTING LOT COVERAGE:	0%
PROPOSED LOT COVERAGE:	APPROX. 2.27

SETBACKS:

FRONT YARD	20'-0"
SIDE YARD	5'-0"
REAR YARD	15'-0"
CORNER SIDE YARD	10'-0"
HEIGHT MAX.	30'-0"

DEMOLITION:	NONE

CONSTRUCTION SIZES:

PLAN 2525: (3 TOTAL)

1st FLOOR	1078.0 SQ. FT.
2nd FLOOR	1,414.0 SQ. FT.
TOTAL HABITABLE	2,492.0 SQ. FT.
GARAGE	478.0 SQ. FT.

PLAN 2496: (2 TOTAL)

1st FLOOR	1,378.0 SQ. FT.
2nd FLOOR	[illegible] SQ. FT.
TOTAL HABITABLE	2,496.0 SQ. FT.
GARAGE	478.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.

PLAN 2858: (2 TOTAL)

1st FLOOR	1,843.0 SQ. FT.
2nd FLOOR	1,358.0 SQ. FT.
TOTAL HABITABLE	3,858.0 SQ. FT.
GARAGE	478.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.

7 UNITS TOTAL = 2 PLANS

	HABITABLE	GARAGE
(3) PLAN 2,492.0	= 7,476.0 SQ. FT.	1,434.0 SQ. FT.
(2) PLAN 2,496.0	= 4,992.0 SQ. FT.	208.0 SQ. FT.
(2) PLAN 3,858.0	= 5,858.0 SQ. FT.	208.0 SQ. FT.

SERVICE AGENCIES:

WATER	OCEANSIDE WATER DISTRICT
SCHOOL	OCEANSIDE UNIFIED SCHOOL DISTRICT
FIRE	OCEANSIDE FIRE DEPARTMENT
GAS/ELEC	SAN DIEGO GAS & ELECTRIC
SEWER	OCEANSIDE SEWER DISTRICT

LOT COVERAGE:

LOT - PLAN	LOT SQ. FT. / FOOTPRINT = COVERAGE
LOT 2 - PLAN 2858 R	16,250.0 SQ. FT. / 2300 SQ. FT. = 14%
LOT 3 - PLAN 2496 R	5,750.6 SQ. FT. / 1168 SQ. FT. = 20%
LOT 4 - PLAN 2496	6,440.0 SQ. FT. / 1346 SQ. FT. = 21%
LOT 5 - PLAN 2496 R	5,524.7 SQ. FT. / 1288 SQ. FT. = 23%
LOT 6 - PLAN 2525	13,264.7 SQ. FT. / 2300 SQ. FT. = 17%
LOT 7 - PLAN 2496	5,707.3 SQ. FT. / 1346 SQ. FT. = 23%
LOT 8 - PLAN 2496	5,246.3 SQ. FT. / 1346 SQ. FT. = 25%

LOT 1 IS ON AN ADJOINING PARCEL AND NOT PART OF THIS DEVELOPMENT.

TOTALS: 0.37 ACRES / 16,000 SQ. FT. = 0.8%

BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

1996 CALIFORNIA BUILDING CODE
1996 CALIFORNIA PLUMBING CODE
1997 UNIFORM MECHANICAL CODE
1997 UNIFORM FIRE CODE
1997 NATIONAL ELECTRICAL CODE

PROJECT INFORMATION

OWNER:

NORTON CONSTRUCTION, INC.
12526 MANIFESTO PLACE
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT ADDRESS:

SOUTHEAST CORNER OF MISSION AVE. AND VALLEY HEIGHTS DRIVE

ASSESSOR'S PARCEL #:

160-704-22, 23, 24, 25, 26 & 28

PROJECT SUMMARY:

7 NEW SINGLE FAMILY RESIDENCES ON 7 LOTS

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 9404, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1974, EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCELS 1 AND 2 OF PARCEL MAP NO. 13374, FILED IN SAID OFFICE OF THE COUNTY RECORDER, JULY 17, 1984 AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

COMMENCING AT THE MOST WESTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 13374; THENCE ALONG THE NORTHWESTERLY LINE THEREOF, NORTH 60°49'19" EAST, 99.07 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 60°49'19" EAST, 86.89 FEET; THENCE NORTH 58°29'19" EAST; 148.64 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 13374, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 9404; THENCE ALONG SAID EAST LINE NORTH 00°00'00" EAST, 261.00 FEET; THENCE NORTH 89°00'00" WEST, 370.00 FEET; THENCE SOUTH 34°59'19" WEST, 163.33 FEET; THENCE SOUTH 46°19'19" EAST, 265.37 FEET; THENCE SOUTH 34°59'19" EAST, 151.19" TO THE TRUE POINT OF BEGINNING, AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED AUGUST 3, 1993 AS FILE NO. 1993-0507178 OF OFFICIAL RECORDS.

APPROVALS:

PLANNING COMMISSION RESOLUTION NO 99-P82

APPROVAL OF A TIME EXTENSION FOR A TENTATIVE MAP, DEVELOPMENT PLAN AND A CONDITIONAL USE PERMIT

CONSULTANTS:

GRADING PLAN BY:
LINDSTROM & ASSOC.
3333 CAMINO DEL RIO SOUTH, STE. 300
SAN DIEGO, CA 92108
(619) 641-5500

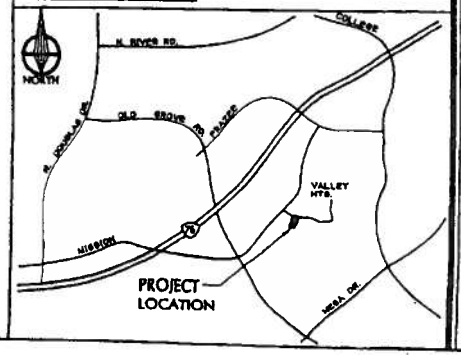
STRUCTURAL:
DUNN SAVOIE, INC.
906 S. CLEVELAND
OCEANSIDE, CA 92054
(760) 966-6568

TITLE 24, ENERGY CALCULATIONS BY:
ENERGY CONSULTING GROUP
6010 BALBOA AVE.
SAN DIEGO, CA 92111
(858) 569-0400

ECOLOGIST:
BIOCON INC.
8950 PLANDERS DR.
SAN DIEGO, CA 92121-2974
(858) 550-0900

SHEET INDEX

VICINITY MAP



PAUL LONGTON
2909 DRIVE
OCEAN CA. 92054
.904
ARCHITECT

NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253
OWNER

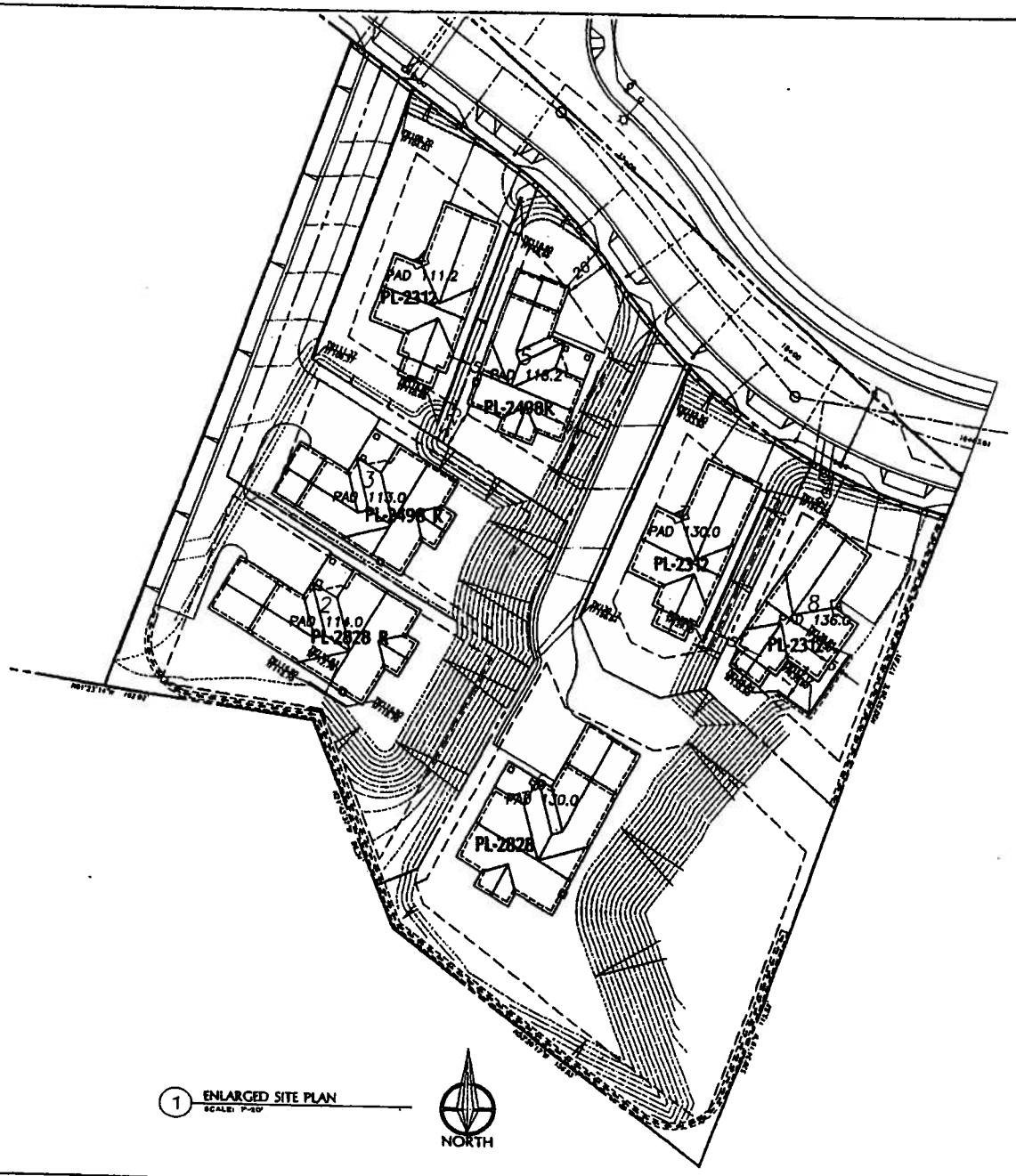
PEPPER TREE RESIDENCES
OCEANSIDE .054
PROJECT

DATE ISSUED
JUNE 9th, 2003

REVISIONS

PLAN
ALL

SHEET
T.1



1 ENLARGED SITE PLAN
SCALE: 1"=20'

PLAN 2312: (2 TOTAL)	
1st FLOOR	1076.0 SQ. FT.
2nd FLOOR	1414.0 SQ. FT.
TOTAL HABITABLE	2,492.0 SQ. FT.
GARAGE	470.0 SQ. FT.
PLAN 2496: (2 TOTAL)	
1st FLOOR	1,379.0 SQ. FT.
2nd FLOOR	1,118. SQ. FT.
TOTAL HABITABLE	2,496.0 SQ. FT.
GARAGE	478.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.
PLAN 2828: (2 TOTAL)	
1st FLOOR	1,443.0 SQ. FT.
2nd FLOOR	1,385.0 SQ. FT.
TOTAL HABITABLE	2,828.0 SQ. FT.
GARAGE	578.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.

7 UNITS TOTAL = 3 PLANS	HABITABLE	GARAGE
(2) PLAN 2,492.0	= 7,476.0 SQ. FT.	1410.0 SQ. FT.
(2) PLAN 2,496.0	= 4,992.0 SQ. FT.	956.0 SQ. FT.
(3) PLAN 2,828.0	= 8,484.0 SQ. FT.	890.0 SQ. FT.

ARCH
PAUL LONGTON
2909 MESA DRIVE
[redacted]SIDE, CA. 92054
[redacted]2-4904

OWNER
NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT
PEPPER TREE RESIDENCES
OCE [redacted] 92054

DATE ISSUED
JUNE 9th, 2003

REVISIONS
△
△

PLAN
E. SITE

SHEET
SP.2

PLANT LEGEND

TREES - 5 gal. & 15 gal.

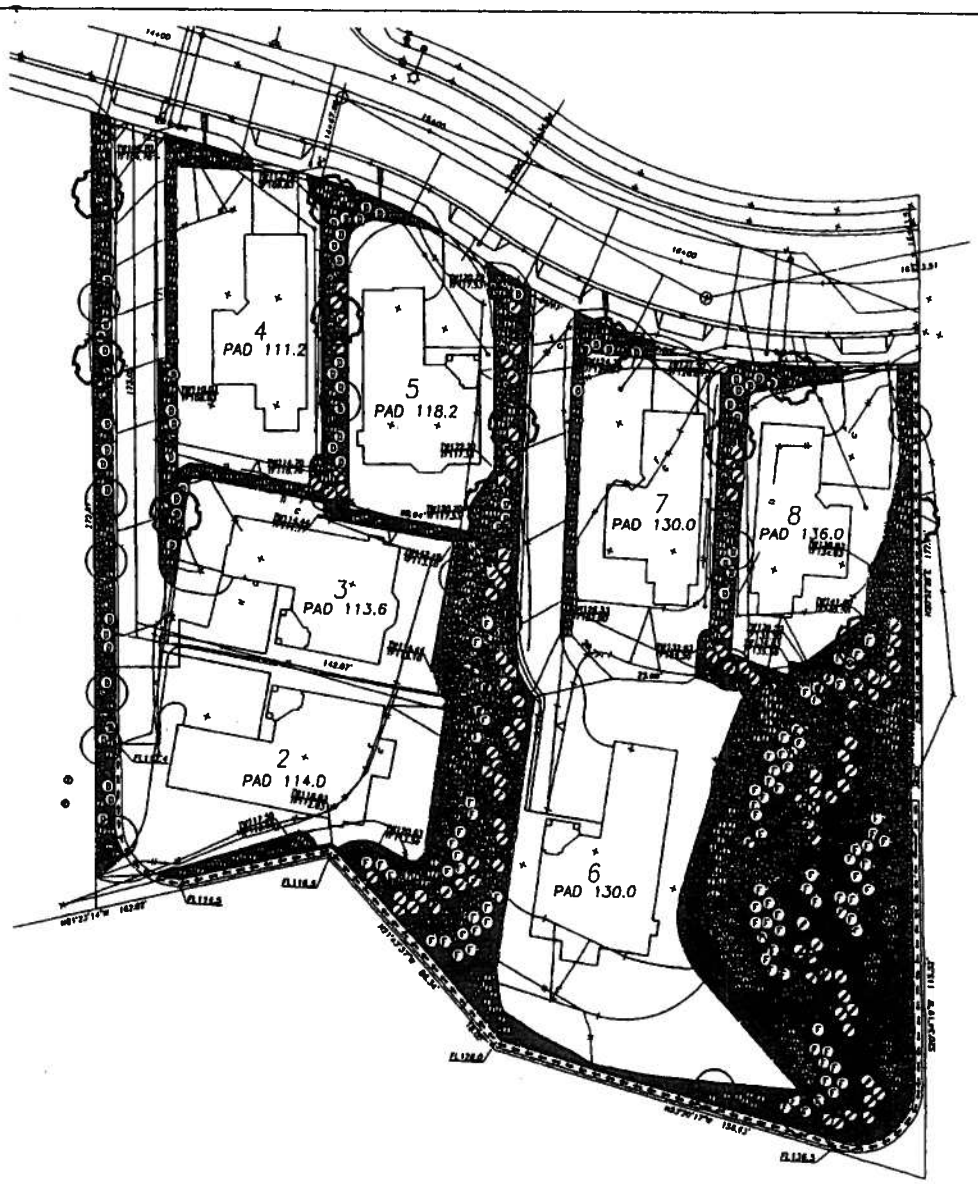
SYMBOL	BOTANICAL NAME	COMMON NAME
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]

SHRUBS - 30% 1 gal., 30% 5 gal

SYMBOL	BOTANICAL NAME	COMMON NAME
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]

GROUNDCOVER - Rate @ 18" o.c.

SYMBOL	BOTANICAL	COMMON NAME
	[illegible]	[illegible]



SCALE: 1"=20'

LUNDSTROM & ASSOCIATES

APPROVED CHANGES:

NO.	DESCRIPTION	APPV'D	DATE

BENCHMARK:
Description: CITY OF OCEANSIDE B.M. A 14 BRASS SCREW & WASHER STAMPED COS BM A14
Location: AT SWLY POINT OF CURVE OF SWLY RETURN OF VISTA AVENUE & DEL MAR AVENUE
Based From: CITY OF OCEANSIDE
File: 87-514 (1983 ADJ) Datum:

SHEET | CITY OF OCEANSIDE ENGINEERING DEPARTMENT | 1 SHEETS

LANDSCAPE CONCEPT PLANS FOR:

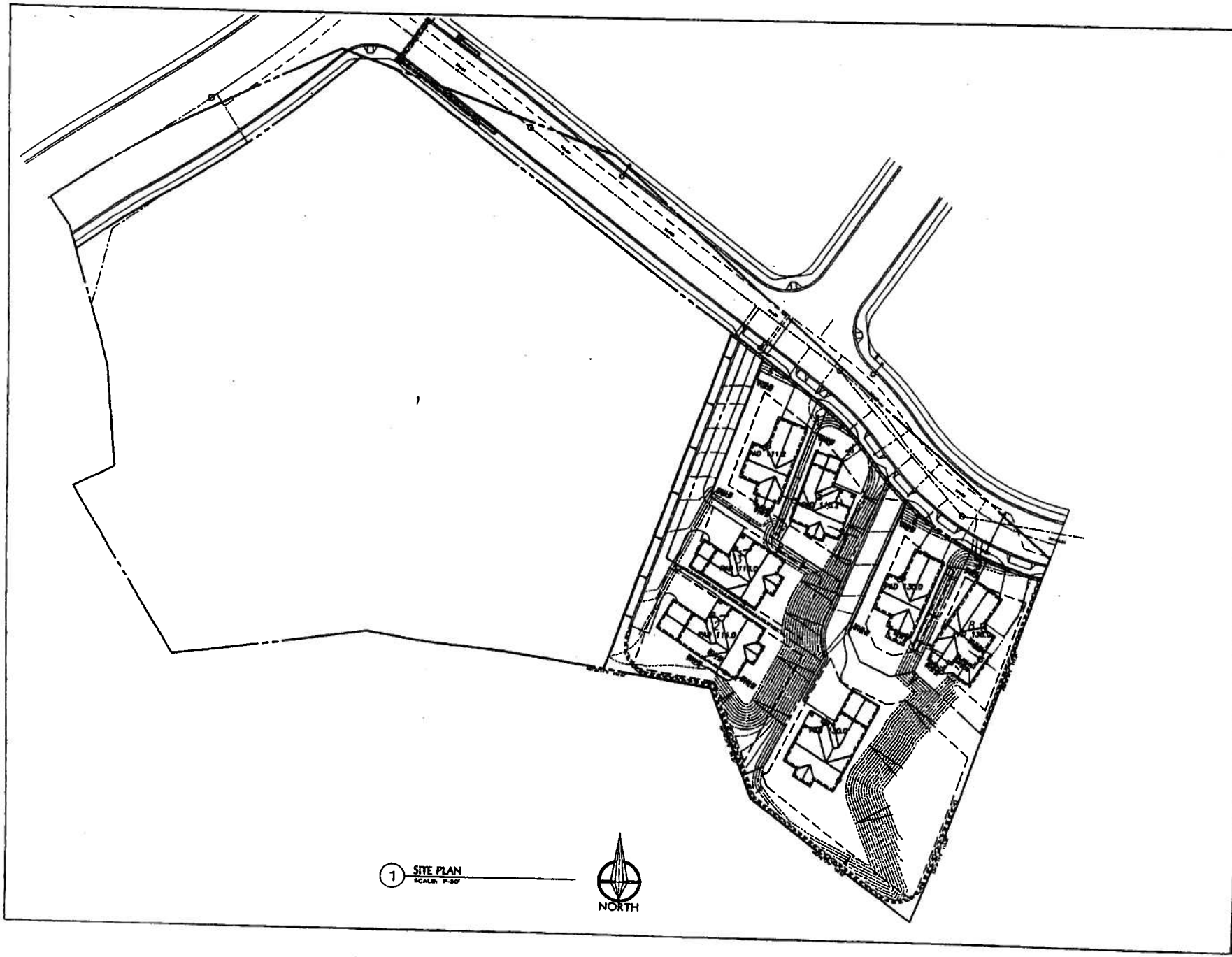
PEPPER TREE LANE

PHASE 1
T-6-47 LOTS 3 THRU 8 8-03-87

APPROVED:
[illegible] R.E. [illegible] CITY ENGINEER

LANDSCAPE ARCHITECT OF VISIT: [illegible] R.L.A. [illegible]

Checked By: | Approved Date: | PLAN NUMBER L-XXXX



ARCHI T

PAUL LONGTON
2909 MESA DRIVE
OC NSIDE, CA. 92054
22-4904

OWNER

NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253

PROJECT

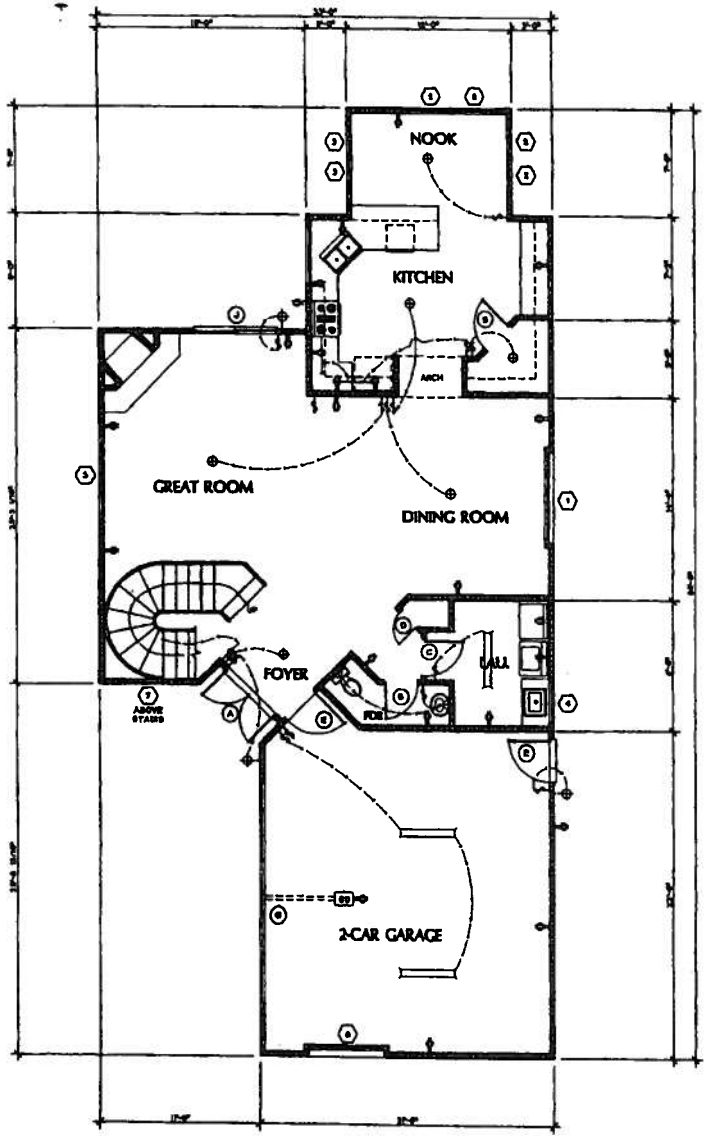
PEPPER TREE RESIDENCES
OCE CA 92054

DATE ISSUED
JUNE 9th, 2003

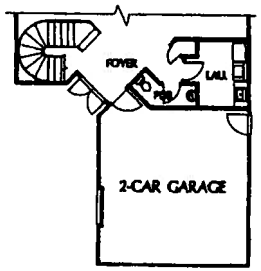
REVISIONS

PLAN
SITE

SHEET
SP.1



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



1a MODIFIED FIRST FLOOR PLAN FOR LOTS 4 AND 7
SCALE: 1/8"=1'-0"

FLOOR PLAN GENERAL NOTES:

1. PROVIDE ALL HOME BASE 1 SPRINKLER SYSTEMS WITHBACK FLOW PREVENTION DEVICES.
2. SMOKE DETECTORS SHALL BE INSTALLED AT ALL SLEEPING BEDROOMS AND FIRE PLAN. SMOKE DETECTORS IN NEW CONSTRUCTION SHALL BE HARDWIRED TO PERMANENT PRIMARY POWER OF EXISTING BUILDING AND SHALL BE EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE. DETECTORS IN EXISTING DWELLING CAN BE POWERED SOLELY BY BATTERIES, AND IS THE OWNER'S RESPONSIBILITY TO PROPERLY CHECK BATTERIES FOR PROPER LEVELS OF POWER.
3. GAS VENTS AND NONCONSUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING. UBC, SECTION 719.3
4. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. UBC SECTION 1004 THE EMERGENCY EXIT MUST MEET THE FOLLOWING CRITERIA:
   A. MINIMUM 5.7 SQUARE FEET NET CLEAR OPENABLE AREA
   B. 24" MINIMUM NET CLEAR OPENABLE HEIGHT
   C. 20" MINIMUM NET CLEAR OPENABLE WIDTH
   D. MAXIMUM FINISH SILL HEIGHT TO BE NO MORE THAN 44" ABOVE FINISHED FLOOR
5. "AO SMITH" PBR-50-34 50 GAL. NATURAL GAS WATER HEATER IN TALL CABINET T & P VALVES TO BE ROUTED TO THE EXTERIOR @ 1/8" / FT. DOWN SLOPE VENTS FOR COMBUSTION AIR TO BE (2) 12"x 18" VENTS IN EXTERIOR DOOR. SEE DETAIL FOR SEISMIC STRAPPING. (50) (P3)
6. DRYER VENT TO THE OUTSIDE. MAXIMUM LENGTH 14' w/ (2) 90° ELBOWS. UMC SECTION 504.5.3
7. FAN IN ATTIC: "INSENT" RAPH 10SAMBL GAS, 50/000 STU OUTPUT, MIN EFFICIENCY 78.48 AFUE. MIN. 30" DEEP UNOBSTRUCTED NORMAL SPACE IN FRONT OF FAN (SEC. 501, UMC). PASSAGEWAY TO THE FAN SHALL BE UNOBSTRUCTED, NOT LESS THAN 30" WIDE AND 30" HIGH AND HAVE CONT. SOLID FLOORING NOT LESS THAN 24" WIDE, NOT MORE THAN 30' IN LENGTH THROUGH THE ATTIC. (SEC. 501.3.3, UMC) FAN TO HAVE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED IN ATTIC OR CRAWLSPACE SPACE. (SEC. 503.3 AND 503.4, UMC)
8. "SUPERIOR" WOODBURNING FIREPLACE "ESTATE-30 HARWOOD" MODEL NO. 6.7K-NEW. FIREPLACES WITH GAS LOG LIGHTERS ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LIVE LOG LIGHTERS ARE TO HAVE NO "FIT" OR "SIT" CONFIGURATION (UMC SEC. 901) AND SEC. 504.3)
9. 18" TALL PLATFORM w/ (1) 4"ø x 1/8" THICK x 36" A.F.F. CONCRETE FILLED STEEL BOLLARD FOR PROTECTION FROM VEHICLE DAMAGE

ELECTRICAL LEGEND:

- SINGLE POLE SWITCH +54"
- 3-WAY SWITCHES +54"
- SWITCH W/ DIMMER
- 110V OUTLET
- 220V OUTLET
- 110V OUTLET 1/2 HOT
- RECESSED LIGHT
- CEILING MOUNTED LIGHT
- VAPOR PROOF LIGHT
- EXHAUST FAN TO THE OUTSIDE
- EXTERIOR WALL MOUNTED FIXTURE
- INTERIOR WALL MOUNTED FIXTURE
- CEILING FAN W/ LIGHT
- CEILING MOUNT FLUORESCENT FIXTURE
- PHONE JACKS
- TV OUTLETS
- AIR RESISTER
- GAS
- SMOKE DETECTOR WALL MTD @ WITHIN 12" OF CEILING (SEE NOTE 10 GENERAL NOTES) NOTE: DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SEC. 310.9.1
- FLUORESCENT LIGHT

ELECTRICAL NOTES:

1. CONTRACTOR SHALL VERIFY WITH OWNER, ALL LOCATIONS OF T.V. AND TELEPHONE JACKS, PRIOR TO ROUGH-IN.
2. ALL CONVENIENCE OUTLETS IN BATHROOMS, KITCHEN, GARAGE AND EXTERIOR SHALL BE ON A G.F.I. CIRCUIT OR INDIVIDUAL RECEPTACLE. G.F.I. PROTECTION SHALL COMPLY WITH N.E.C. 210-52.
3. ELECTRICAL SYSTEMS SHALL BE GROUNDED PER N.E.C. ARTICLE 250-51.
4. PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS IF OPENABLE WINDOWS ARE NOT AVAILABLE OR PROVIDED.
5. THERE SHALL BE NO ELECTRICAL PENETRATIONS OF SHEAR WALLS SHOWN ON FOUNDATION, FLOOR OR ROOF FRAMING. MINOR PENETRATIONS OF MAXIMUM 3/4" DIA. ARE ALLOWED IN STUDS ONLY, MAXIMUM ONE PER STUD.
6. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC. ART.
7. PROVIDE FLUORESCENT GENERAL LIGHTING IN KITCHEN AND BATHROOMS.
8. COUNTERTOP RECEPTACLE OUTLETS SHALL COMPLY W/ NEC ART. 210-52(A)
9. WALLWAY RECEPTACLE OUTLETS SHALL COMPLY W/ NEC ART. 210-52(H)
10. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. NEC ART. 210-23 (d)

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SHEET
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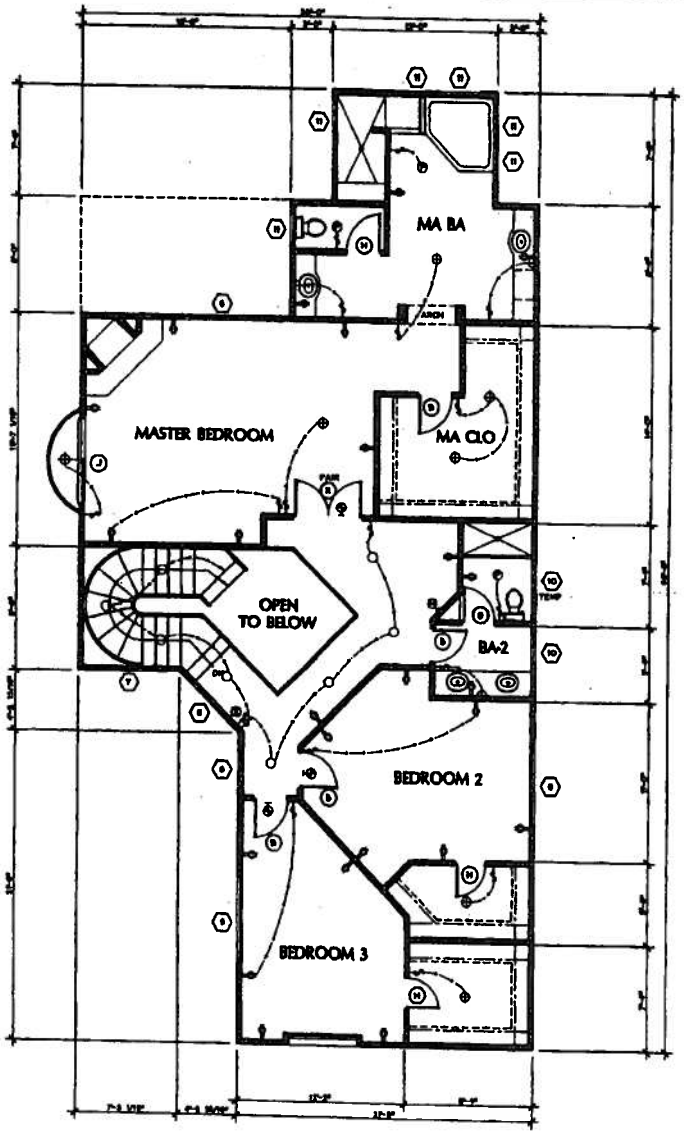


1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE

O	DOOR SIZE	TYPE	MAT.	FIN.	REMARKS
A	3'-0" X 8'-0" (2)	ENTRY PAIR	WOOD	PAINT	TEMP. GLASS
B	2'-0" X 6'-8"	INTERIOR	WOOD	PAINT	
C	2'-0" X 6'-8"	INTERIOR	WOOD	PAINT	
D	2'-0" X 6'-8"	INTERIOR	WOOD	PAINT	
E	2'-0" X 6'-8"	1 3/8" S.C. or 20 MIN. RATING	WOOD	PAINT	W/ SELF CLOSER
F	3'-0" X 6'-8"	WATER HEATER	WOOD	PAINT	W/ VENTS 6 T & B
G	16'-0" X 7'-0"	OVERHEAD GARAGE DOOR	WOOD	PAINT	W/ OPENER
H	2'-4" X 6'-8"	INTERIOR	WOOD	PAINT	
J	6'-0" X 6'-8"	SLIDING GLASS DOOR	GLASS	ALUM.	TEMPERED GLASS

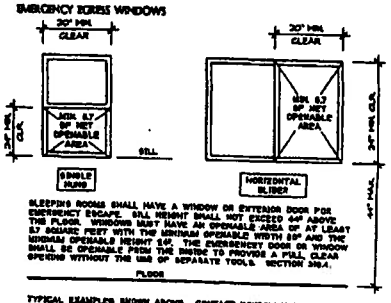
WINDOW SCHEDULE

O	WINDOW SIZE	TYPE	FRAME MAT.	FRAME FINISH	GLASS FINISH	GLASS DUAL	GLASS TEMP.	REMARKS
1	6'-0" X 5'-0"	D. HUNG	VINYL		CLEAR	X		
2	2'-0" X 4'-0"	S. HUNG	VINYL		CLEAR	X		
3	6'-0" X 6'-0"	D. HUNG	VINYL		CLEAR	X		
4	5'-0" X 5'-0"	S. HUNG	VINYL		CLEAR	X		
5	3'-6" X 4'-0"	S. HUNG	VINYL		CLEAR	X		
6	6'-0" X 4'-0"	SLIDING	VINYL		CLEAR	X		
7	5'-0" X 4'-0"	FIXED	VINYL		CLEAR	X		
8	5'-0" X 5'-0"	D. HUNG	VINYL		CLEAR	X		
9	5'-6" X 4'-0"	S. HUNG	VINYL		CLEAR	X		
10	2'-0" X 4'-0"	S. HUNG	VINYL		CLEAR	X		
11	3'-0" X 5'-6"	S. HUNG	VINYL		CLEAR	X		

DOOR & WINDOW NOTES:

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR ELEVATIONS FOR THE OPENING SECTIONS AND LOCATIONS OF WINDOWS TO HAVE MUTIN BARS. COLOR TO MATCH WINDOW FRAME.
2. MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NWMA STANDARDS AND ARE SO LABELED.
3. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE FULLY WEATHERSTRIPPED.
4. ALL OPENINGS ARE TO BE CAULKED AND SEALED; I.E. AROUND JOINTS IN WINDOWS.
5. MIRRORS IN ALL BATHS SHALL START AT THE COUNTER TOPS AND EXTEND TO 7'-0" ABOVE THE FLOOR.
6. FAU CLOSET SHALL BE 12" WIDER THAN FURNACE MAX. LENGTH 14 FT. W/(3) 90 D ELBOWS U.M.C. SEC. 304.3.5.
7. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE 3/16" TEMPERED GLASS.
8. WINDOWS ARE TO BE VINYL FRAMES, DUAL GLAZED, CLEAR GLASS.
9. SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES.
10. DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT FITTING AND EITHER 1 3/8" THICK SOLID WOOD OR 20 MIN. FIRE PROTECTION RATED UBC SEC. 302.4 EX.3)
11. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.

EMERGENCY EGRESS WINDOWS



SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. SECTION 310.4.

TYPICAL EXAMPLES SHOWN ABOVE. CONTACT WINDOW MANUFACTURER TO DETERMINE THAT EACH SLEEPING ROOM HAS AT LEAST ONE WINDOW THAT MEETS THE MINIMUM REQUIREMENTS. NOTE: CASEMENT WINDOWS MAY PIVOT OPEN INTO AN AREA THAT WHEN CLOSED WOULD APPEAR TO MEET MIN REQUIREMENTS.

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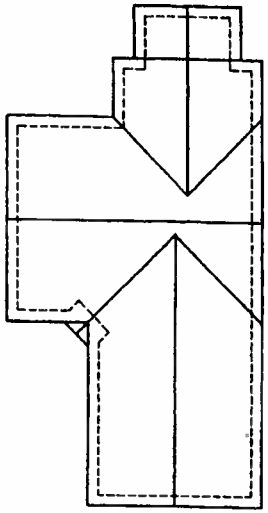
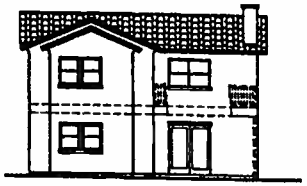
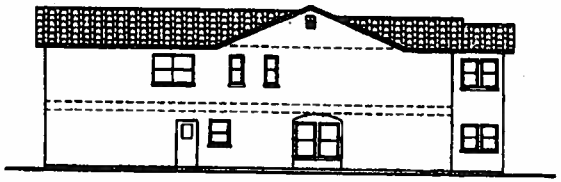


5 ROOF PLAN
SCALE: 1/8"=1'-0"



3 REAR ELEVATION
SCALE: 1/8"=1'-0"



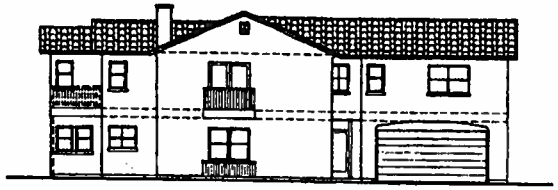
4 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION NOTES:

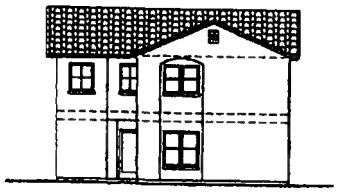
1. CHIMNEYS TO BE MINIMUM 2'-0" ABOVE ANY ROOF WITHIN 10'-0"

   SPARK ARRESTORS TO BE INSTALLED ON ALL CHIMNEYS PER UBC, SECTION 3102.8

2. STUCCO TO BE 7/8" THICK, 3 COAT STUCCO OVER EXPANDED METAL LATH



1 LEFT ELEVATION
SCALE: 1/8"=1'-0"



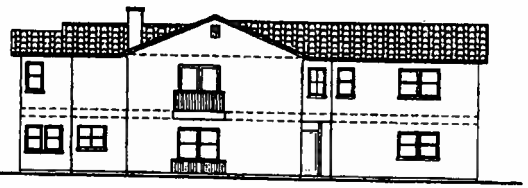
2 FRONT ELEVATION
SCALE: 1/8"=1'-0"

ROOF PLAN NOTES:

1. TILE ROOF, to MEDIUM CLAY TILE BY "U.S. TILE" or EQUAL, I.C.B.O. #8929

   a) PROVIDE MIN. (2) LAYER 40# FELT UNDERLAYMENT. INSTALL TILE PER MANUF.'s RECOMMENDATIONS.
   b) SOLID PLYWOOD ROOF SHEATHING PER PLAN.
   c) PROVIDE SHED STOPS TO MATCH ROOF (TYP.)

2. NO GUTTERS o ROOF OVERHANG. LANDSCAPE PLAN SHALL PROVIDE SUFFICIENT SUB-SURFACE DRAINS o HOUSE PERIMETER.
3. ROOF SLOPE = 5:12
4. PROVIDE ATTIC VENTILATION. MINIMUM VENT AREA IS 1/150 OF ATTIC AREA or 1/300 OF ATTIC AREA IF AT LEAST 50% OF THE REQUIRED VENT IS o LEAST 3'-0" ABOVE EAVE VENTS OR CORNICE VENTS.
5. PROVIDE GALVANIZED 26 GA. IRON ROOF FLASHING o ALL ROOF and WALL INTERSECTIONS, VALLEYS, and G.I. DIVERTERS w/ EXTERIOR DOORWAYS and HIGH SIDE OF FIREPLACE CHIMNEY STACKS (WHERE OCCURS).
6. PROVIDE PLYWOOD CRICKETS and G.I. FLASHING o ANY and ALL PRECARIOUS WATER COLLECTION SPOTS ON ROOF TO DIVERT WATER TO NATURAL ROOF FLOW. 1/4" PT. MIN. o VALLEYS.
7. ALL G.I. FLASHING SHALL BE PER S.M.A.C.N.A. STANDARDS.



1a MOD. LEFT ELEV. FOR LOTS 4 & 7
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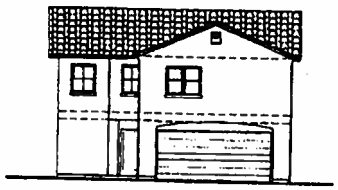

2a MOD. FRONT ELEV. FOR LOTS 4 & 7
SCALE: 1/8"=1'-0"

ATTIC VENTING NOTES:

1. PROVIDE DORMER AND/OR GABLE VENTS IN THE UPPER 1/2 OF THE ROOF. VENTS FOR 1/2 OF THE REQUIRED VENTING FOR EACH ATTIC AREA.
2. PROVIDE (5) 2"ø VENT HOLES IN EACH EAVE BLOCK FOR THE OTHER 1/2 OF THE REQUIRED VENTING. BACK HOLES WITH 1/4 HARDWARE CLOTH. EACH BLOCK PROVIDES 0.5 SQUARE INCHES OF NET VENTING AREA.
3. SPACE VENTS AT CORNERS AND EQUIDISTANT FROM EACH OTHER.
4. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.

VENTING AREA REQUIREMENTS:

ATTIC VENTING =
3216 S.F. OF NET ATTIC / 300 = 7.4 S.F. MIN. NET VENT AREA REQ.
PROVIDE 3.7 S.F. NET VENT AREA MIN. w/ GABLE OR DORMER VENTS
PROVIDE 3.7 S.F. NET VENT AREA MIN. w/ EAVE BLOCKS (65 EAVE BLOCKS REQ.)

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SHEET
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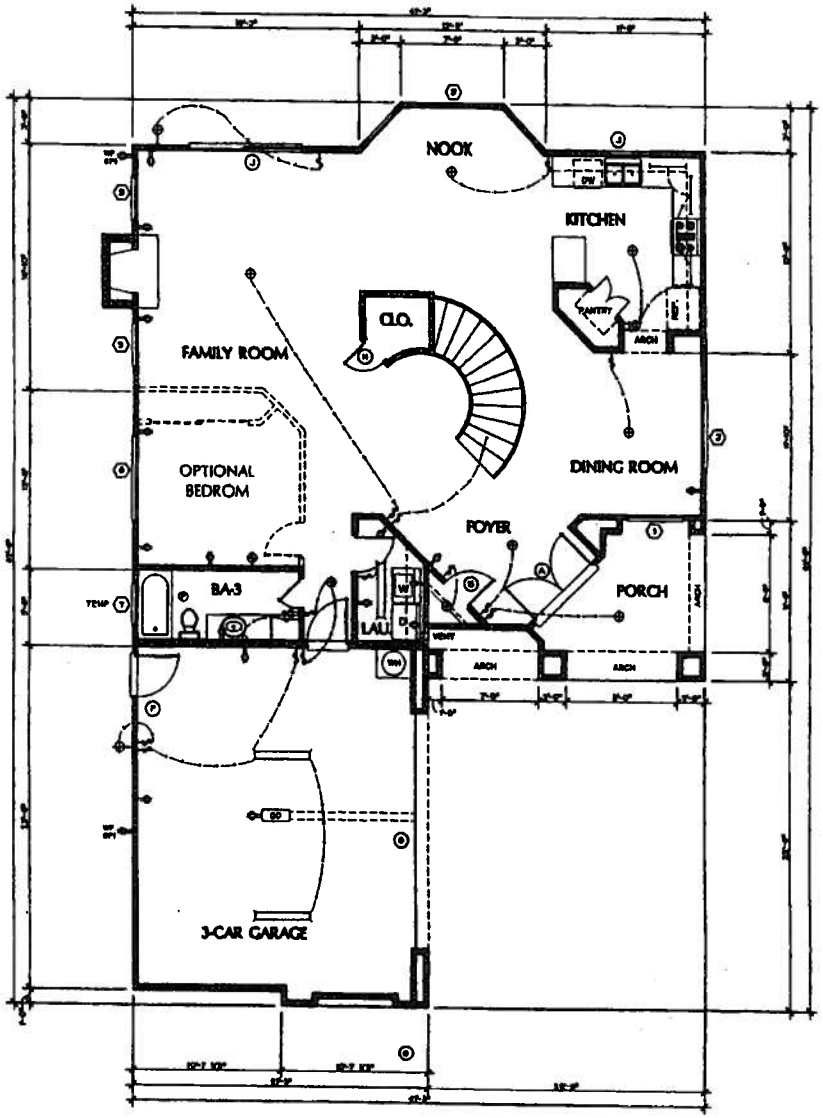

1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR PLAN GENERAL NOTES:

1. PROVIDE ALL HOSE BIBS & SPRINKLER SYSTEMS WITH BACK FLOW PREVENTION DEVICES.
2. SMOKE DETECTORS SHALL BE INSTALLED AT ALL SLEEPING BEDROOMS AND PER PLAN. SMOKE DETECTORS IN NEW CONSTRUCTION SHALL BE HARDWIRED TO PERMANENT PRIMARY POWER OF EXISTING BUILDING AND SHALL BE EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE. DETECTORS IN EXISTING DWELLING CAN BE POWERED SOLELY BY BATTERIES, AND IS THE OWNER'S RESPONSIBILITY TO PROPERLY CHECK BATTERIES FOR PROPER LEVELS OF POWER.
3. GAS VENTS AND NONCOMBUSTIBLE PIPING IN HALLS PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING. UBC, SECTION 715
4. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. UBC SECTION 1204 THE EMERGENCY EXIT MUST MEET THE FOLLOWING CRITERIA.
   A. MINIMUM 5.7 SQUARE FEET NET CLEAR OPENABLE AREA
   B. 24" MINIMUM NET CLEAR OPENABLE HEIGHT
   C. 20" MINIMUM NET CLEAR OPENABLE WIDTH
   D. MAXIMUM FINISH SILL HEIGHT TO BE NO MORE THAN 44" ABOVE FINISHED FLOOR
5. "AO SMITH" PBR-80-34 80 GAL. NATURAL GAS WATER HEATER IN TALL CABINET T & P VALVES TO BE ROUTED TO THE EXTERIOR @ 1/8" / FT. DOWN SLOPE VENTS FOR COMBUSTION AIR TO BE (2) 12"x 18" VENTS IN EXTERIOR DOOR. SEE DETAIL FOR SEISMIC STRAPPING. (80 / D-3)
6. DRYER VENT TO THE OUTSIDE. MAXIMUM LENGTH 14' w/ (2) 90° ELBOWS. UMC SECTION 504.3.3
7. FAN IN ATTIC: "BROEN" MODEL KOBANER, GAS, 50,000 BTU OUTPUT, HIGH EFFICIENCY 78.4% AFUE, MIN. 30" DEEP UNOBSTRUCTED WORKING SPACE IN FRONT OF FAN. (SEC. 307, UMC). PASSAGEWAY TO THE FAN SHALL BE UNOBSTRUCTED, NOT LESS THAN 30" HIGH AND 30" WIDE AND HAVE CONT. SOLID FLOORING NOT LESS THAN 24" WIDE, NOT MORE THAN 30" IN LENGTH THROUGH THE ATTIC. (SEC. 307.1.2, UMC) FAN TO HAVE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED IN ATTIC OR UNDERFLOOR SPACE. (SEC. 304.5 AND 304.4, UMC)
8. "SUPERIOR" WOODBURNING FIREPLACE INSTALLED AS MARWOCK MODEL NO. 42X-NCTS. FIREPLACES WITH GAS LOG LIGHTERS ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG LOG LIGHTERS ARE TO HAVE NO "PIT" OR "SNAP" CONFIGURATIONS (UMC SEC. 601.) AND SEC. 504.3)
9. 18" TALL PLATFORM w/ 16 4"x4" 1/8" THICK x 24" A.F.F. CONCRETE FILLED STEEL BOLLARD FOR PROTECTION FROM VEHICLE DAMAGE

ELECTRICAL LEGEND:

- SINGLE POLE SWITCH 1.5"
- 3-WAY SWITCHES 1.5"
- SWITCH W/ DIMMER
- 110V OUTLET
- 220V OUTLET
- 110V OUTLET 1/2 HOT
- GFI
- RECESSED LIGHT
- CEILING MOUNTED LIGHT
- VAPOR PROOF LIGHT
- EXHAUST FAN TO THE OUTSIDE
- EXTERIOR WALL MOUNTED FIXTURE
- INTERIOR WALL MOUNTED FIXTURE
- CEILING FAN W/ LIGHT
- CEILING MOUNT FLOURESCENT FIXTURE
- PHONE JACKS
- TV OUTLETS
- AIR REGISTER
- GAS
- SMOKE DETECTOR WALL MT'D @ WITHIN 12" OF CEILING (SEE NOTE 10 GENERAL NOTES) NOTE: DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SEC. 310.1)
- FLUORESCENT LIGHT

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2. ALL CONVENIENCE OUTLETS IN BATHROOMS, KITCHEN, GARAGE AND EXTERIOR SHALL BE ON A G.F.I. CIRCUIT OR INDIVIDUAL RECEPTACLE. G.F.I. PROTECTION SHALL COMPLY WITH N.E.C. 210-8.
3. ELECTRICAL SYSTEMS SHALL BE GROUNDED PER N.E.C. ARTICLE 250-81.
4. PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS IF OPENABLE WINDOWS ARE NOT AVAILABLE OR PROVIDED.
5. THERE SHALL BE NO ELECTRICAL PENETRATIONS OF SHEAR WALLS SHOWN ON FOUNDATION, FLOOR OR ROOF FRAMING. MINOR PENETRATIONS OF MAXIMUM 3/4" DIA. ARE ALLOWED IN STUDS ONLY, MAXIMUM ONE PER STUD.
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PLAN
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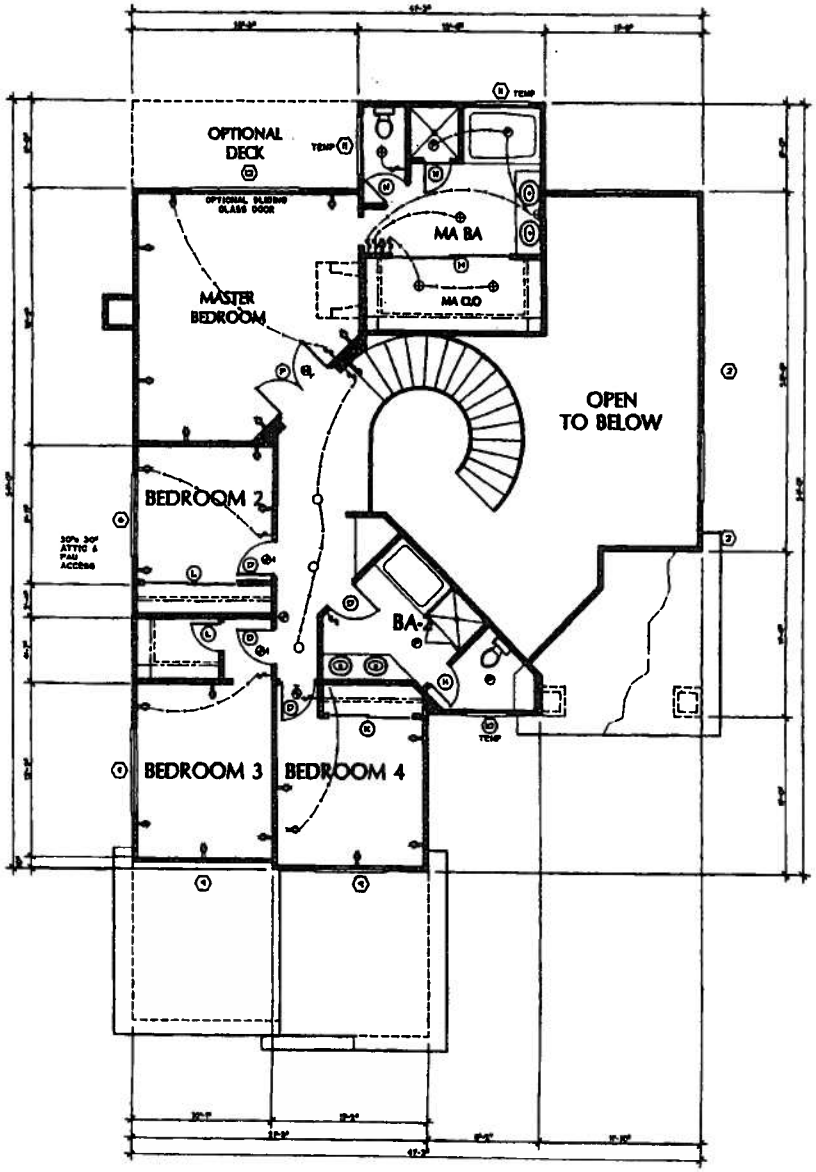
SHEET
A.4



1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE

O	DOOR SIZE	TYPE	MAT.	FIN.	REMARKS
A	9'-0" X 8'-0" (2)	ENTRY PAIR	WOOD	PAINT	TEMP. GLASS
B	2'-6" X 8'-0"	INTERIOR	WOOD	PAINT	
C	2'-8" X 6'-8"	INTERIOR	WOOD	PAINT	
D	2'-6" X 6'-8"	INTERIOR	WOOD	PAINT	
E	8'-0" X 6'-8"	1 3/8" S.C. or 20 MIN. RATING	WOOD	PAINT	w/ SELF CLOSER
F	8'-0" X 8'-8"	WATER HEATER	WOOD	PAINT	w/ VENTS o T & B
G	8'-0" X 7'-0"	OVERHEAD GARAGE DOOR	WOOD	PAINT	w/ OPENER
H	2'-4" X 6'-8"	INTERIOR	WOOD	PAINT	
J	8'-0" X 6'-8"	SLIDING GLASS DOOR	GLASS	ALUM.	TEMPERED GLASS
K	6'-8" X 6'-8"	BI-FOLD	WOOD	PAINT	
L	3'-0" X 6'-8"	BI-FOLD	WOOD	PAINT	
M	6'-8" X 6'-8"	BI-FOLD	WOOD	PAINT	
N	2'-0" X 6'-8"	SHOWER DOOR	GLASS	ALUM.	TEMPERED GLASS
P	2'-4" X 6'-8" (2)	INTERIOR PAIR	WOOD	PAINT	
Q	16'-0" X 7'-0"	OVERHEAD GARAGE DOOR	WOOD	PAINT	w/ OPENER

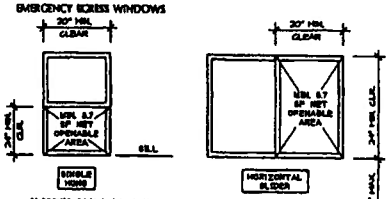
WINDOW SCHEDULE

O	WINDOW SIZE	TYPE	FRAME MAT.	FRAME FINISH	GLASS FINISH	GLASS DUAL	GLASS TEMP.	REMARKS
1	4'-0" X 6'-0"	D. HUNG	ALUM.		CLEAR	X		
2	9'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		
3	6'-0" X 6'-0"	SLIDING	ALUM.		CLEAR	X		
4	3'-0" X 6'-0"	D. HUNG	ALUM.		CLEAR	X		
5	3'-0" X 6'-0"	D. HUNG	ALUM.		CLEAR	X		
6	8'-0" X 3'-0"	SLIDING	ALUM.		CLEAR	X		
7	3'-0" X 5'-0"	D. HUNG	ALUM.		CLEAR	X	X	SAFETY GLAZING
8	3'-0" X 3'-0"	D. HUNG	ALUM.		CLEAR	X		
9	3'-0" X 3'-0"	SLIDING	ALUM.		CLEAR	X		
10	3'-0" X 3'-0"	SLIDING	ALUM.		CLEAR	X	X	SAFETY GLAZING
11	4'-0" X 4'-0"	SLIDING	ALUM.		CLEAR	X	X	SAFETY GLAZING
12	6'-0" X 3'-0"	D. HUNG	ALUM.		CLEAR	X		
13	4'-0" X 6'-0"	SLIDING	ALUM.		CLEAR	X		

DOOR & WINDOW NOTES:

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR ELEVATIONS FOR THE OPENING SECTIONS AND LOCATIONS OF WINDOWS TO HAVE MUTIN BARS. COLOR TO MATCH WINDOW FRAME.
2. MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NWMA STANDARDS AND ARE SO LABELED.
3. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE FULLY WEATHERSTRIPPED.
4. ALL OPENINGS ARE TO BE CAULKED AND SEALED, I.E. AROUND JOINTS IN WINDOWS.
5. MIRRORS IN ALL BATHS SHALL START AT THE COUNTER TOPS AND EXTEND TO 7'-0" ABOVE THE FLOOR.
6. FAN CLOSET SHALL BE 13" WIDER THAN FURNACE MAX. LENGTH 10 FT. W/(3) 90 & ELBOWS U.M.C. SEC. 504.3.3.
7. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE 3/16" TEMPERED GLASS.
8. WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS.
9. SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES.
10. DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT FITTING AND EITHER 1 3/8" THICK SOLID WOOD OR 20 MIN FIRE PROTECTION RATED (UBC SEC. 302.5 SUM)
11. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.

EMERGENCY EGRESS WINDOWS



SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. SECTION 310.4.

44" MAX.

FLOOR

TYPICAL EXAMPLES SHOWN ABOVE. CONTACT WINDOW MANUFACTURER TO DETERMINE THAT EACH SLEEPING ROOM HAS AT LEAST ONE WINDOW THAT MEETS THE MINIMUM REQUIREMENTS. NOTE: CASEMENT WINDOWS MAY PIVOT OPEN INTO AN AREA THAT WHEN CLOSED WOULD APPEAR TO MEET MIN. REQUIREMENTS.

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PEPPER TREE RESIDENCES 54
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DATE ISSUED
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REVISIONS

PLAN
PL-2498

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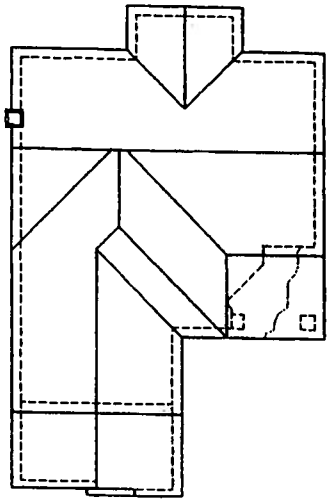


5 ROOF PLAN
SCALE: 1/8"=1'-0"

ROOF PLAN NOTES:

1. TILE ROOF: 1# PRICE CLAY TILE BY "U.S. TILE" or EQUAL, I.C.B.O. 9300
   a) PROVIDE MIN. (2) LAYER 40# FELT UNDERLAYMENT, INSTALL TILE PER MANUF.'s RECOMMENDATIONS.
   b) SOLID PLYWOOD ROOF SHEATHING PER PLAN.
   c) PROVIDE (3-RD) STOPS TO MATCH ROOF (TYP.)
2. NO GUTTERS o ROOF OVERHANG, LANDSCAPE PLAN SHALL PROVIDE SUFFICIENT SUB-SURFACE DRAINS o HOUSE PERIMETER.
3. ROOF SLOPE = 3:12
4. PROVIDE ATTIC VENTILATION, MINIMUM VENT AREA IS 1/150 OF ATTIC AREA or 1/300 OF ATTIC AREA IF AT LEAST 50% OF THE REQUIRED VENT IS o LEAST 3'-0" ABOVE EAVE VENTS OR CORNICE VENTS.
5. PROVIDE GALVANIZED 26 GA. IRON ROOF FLASHING o ALL ROOF and WALL INTERSECTIONS, VALLEYS, and G.I. DIVERTERS and EXTERIOR DOORWAYS and HIGH SIDE OF FIREPLACE CHIMNEY STACKS (WHERE OCCURS).
6. PROVIDE PLYWOOD CRICKETS and G.I. FLASHING o ANY and ALL PRECARIOUS WATER COLLECTION SPOTS ON ROOF TO DIVERT WATER TO NATURAL ROOF FLOW. 1/4" /FT. MIN. o VALLEYS.
7. ALL G.I. FLASHING SHALL BE PER S.M.A.C.N.A. STANDARDS.

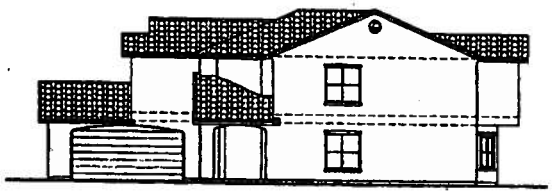
ATTIC VENTING NOTES:

1. PROVIDE (DORMER) GABLE VENTS IN THE UPPER 1/2 OF THE ROOF. VENTS FOR 1/2 OF THE REQUIRED VENTING FOR EACH ATTIC AREA.
2. PROVIDE 50 3"ø VENT HOLES IN EACH EAVE BLOCK FOR THE OTHER 1/2 OF THE REQUIRED VENTING. BACK HOLES WITH 1/4 HARDWARE CLOTH. EACH BLOCK PROVIDES 0.5 SQUARE INCHES OF NET VENTING AREA.
3. SPACE VENTS AT CORNERS AND SIMMETRANT FROM EACH OTHER.
4. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.

VENTING AREA REQUIREMENTS:

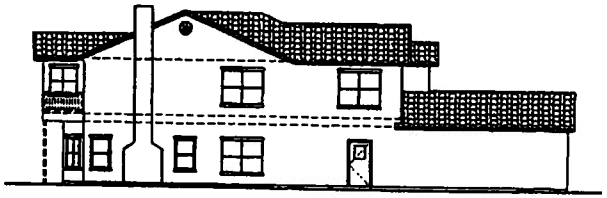
ATTIC VENTING =
229 S.F. OF NEW ATTIC / 300 = 7.4 S.F. MIN. NET VENT AREA REQ.
PROVIDE 3.7 S.F. NET VENT AREA MIN. w/ GABLE OR DORMER VENTS
PROVIDE 3.7 S.F. NET VENT AREA MIN. w/ EAVE BLOCKS (50 EAVE BLOCKS REQ.)

1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

3 REAR ELEVATION
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION NOTES:

1. CHIMNEYS TO BE MINIMUM 2'-0" ABOVE ANY ROOF WITHIN 10'-0"

   SPARK ARRESTORS TO BE INSTALLED ON ALL CHIMNEYS PER UBC, SECTION 3102.3.8

2. STUCCO TO BE 1" THICK, 3 COAT STUCCO OVER EXPANDED METAL LATH

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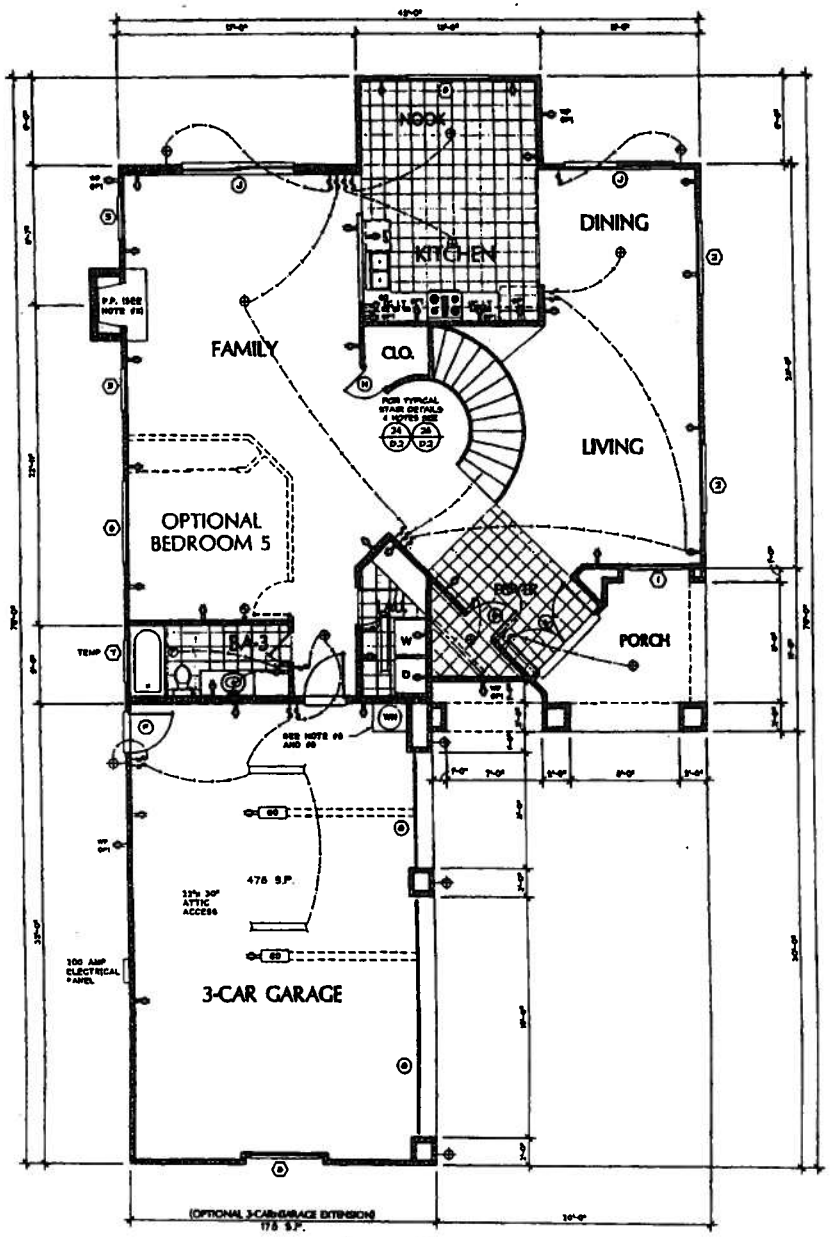

1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR PLAN GENERAL NOTES:

1. PROVIDE ALL HOSE BIBS & SPRINKLER SYSTEMS WITH BACK FLOW PREVENTION DEVICES.
2. SMOKE DETECTORS SHALL BE INSTALLED AT ALL SLEEPING BEDROOMS AND PER PLAN. SMOKE DETECTORS IN NEW CONSTRUCTION SHALL BE HARDWIRED TO PERMANENT PRIMARY POWER OF EXISTING BUILDING AND SHALL BE EQUIPED WITH BATTERY BACKUP. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE. DETECTORS IN EXISTING DWELLING CAN BE POWERED SOLELY BY BATTERIES, AND IS THE OWNER'S RESPONSIBILITY TO PROPERLY CHECK BATTERIES FOR PROPER LEVELS OF POWER.
3. GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING. UBC, SECTION 713
4. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. UBC SECTION 1014 THE EMERGENCY EXIT MUST MEET THE FOLLOWING CRITERIA:
   A. MINIMUM 5.7 SQUARE FEET NET CLEAR OPENABLE AREA
   B. 24" MINIMUM NET CLEAR OPENABLE HEIGHT
   C. 20" MINIMUM NET CLEAR OPENABLE WIDTH
   D. MAXIMUM FINISH SILL HEIGHT TO BE NO MORE THAN 44" ABOVE FINISHED FLOOR
5. *NO SHOWN* PER-50-24 50 GAL. NATURAL GAS WATER HEATER IN TALL CABINET T & P VALVES TO BE ROUTED TO THE EXTERIOR, a 1/8" / FT. DOWN SLOPE VENTS FOR COMBUSTION AIR TO BE (2) 80 D3 CFM 16" VENTS IN EXTERIOR DOOR. SEE DETAIL FOR BRACING STRAPPING.
6. DRYER VENT TO THE OUTSIDE. MAXIMUM LENGTH 14' w/ (2) 90° ELBOWS. UMC SECTION 504.5.2
7. FAN IN ATTIC: "ENERGY RAPID COOLER", GAS, 50,000 BTU OUTPUT, HIGH EFFICIENCY 75.4% AFUE. MIN. 30" DEEP UNOBSTRUCTED WORKING SPACE IN FRONT OF FAN, SEC. 307, UMC. PASSAGEWAY TO THE FAN SHALL BE UNOBSTRUCTED, NOT LESS THAN 30" WIDE AND 30" HIGH AND HAVE CONT. SOLID FLOORING NOT LESS THAN 24" WIDE, NOT MORE THAN 30" IN LENGTH THROUGH THE ATTIC. SEC. 307.5.3, UMC) FAN TO HAVE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED IN ATTIC OR UNDERFLOOR SPACE. (SEC. 306.5 AND 306.4, UMC)
8. "SUPERIOR" WOODBURNING FIREPLACE "ESTATE-48 MARWOOD HERSEY NO. 5.31-48STE. FIREPLACES WITH GAS LOG LIGHTERS ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LOG LIGHTERS ARE TO HAVE NO "PILOT" OR "SLAVE" CONFIGURATIONS UMC SEC. 401.1 AND SEC. 504.1.1
9. 18" TALL PLATFORM w/ 4 #4 VIF THICK x 24" A.F.F. CONCRETE FILLED STEEL BOLLARD FOR PROTECTION FROM VEHICLE DAMAGE

ELECTRICAL LEGEND:

- SINGLE POLE SWITCH (54")
- 3-WAY SWITCHES (54")
- SWITCH W/ DIMMER
- 110V OUTLET
- 220V OUTLET
- 110V OUTLET 1/2 HOT
- RECESSED LIGHT
- CEILING MOUNTED LIGHT
- VAPOR PROOF LIGHT
- EXHAUST FAN TO THE OUTSIDE
- EXTERIOR WALL MOUNTED FIXTURE
- INTERIOR WALL MOUNTED FIXTURE
- CEILING FAN W/ LIGHT
- CEILING MOUNT FLOURESCENT FIXTURE
- PHONE JACKS
- TV OUTLETS
- AIR REGISTER
- GAS
- SMOKE DETECTOR WALL MTD & WITHIN 12" OF CEILING (SEE NOTE 16 GENERAL NOTES) NOTE: DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SEC. 310.4.1
- FLUORESCENT LIGHT

ELECTRICAL NOTES:

1. CONTRACTOR SHALL VERIFY WITH OWNER ALL LOCATIONS OF T.V. AND TELEPHONE JACKS, PRIOR TO ROUGH-IN.
2. ALL CONVENIENCE OUTLETS IN BATHROOMS, KITCHEN, GARAGE AND EXTERIOR SHALL BE ON A G.F.I. CIRCUIT OR INDIVIDUAL RECEPTACLE. G.F.I. PROTECTION SHALL COMPLY WITH N.E.C. 210-52.
3. ELECTRICAL SYSTEMS SHALL BE GROUNDED PER N.E.C. ARTICLE 250-81.
4. PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS IF OPENABLE WINDOWS ARE NOT AVAILABLE OR PROVIDED.
5. THERE SHALL BE NO ELECTRICAL PENETRATIONS OF SHEAR WALLS SHOWN ON FOUNDATION, FLOOR OR ROOF FRAMING. WIRING PENETRATIONS OF MAXIMUM 3/4" DIA. ARE ALLOWED IN STUDS ONLY, MAXIMUM ONE PER STUD.
6. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC. ART.
7. PROVIDE FLUORESCENT GENERAL LIGHTING IN KITCHEN AND BATHROOMS.
8. COUNTERTOP RECEPTACLE OUTLETS SHALL COMPLY W/ NEC ART. 210-52(h)
9. HALLWAY RECEPTACLE OUTLETS SHALL COMPLY W/ NEC ART. 210-52(h)
10. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. NEC ART. 210-52 (d)

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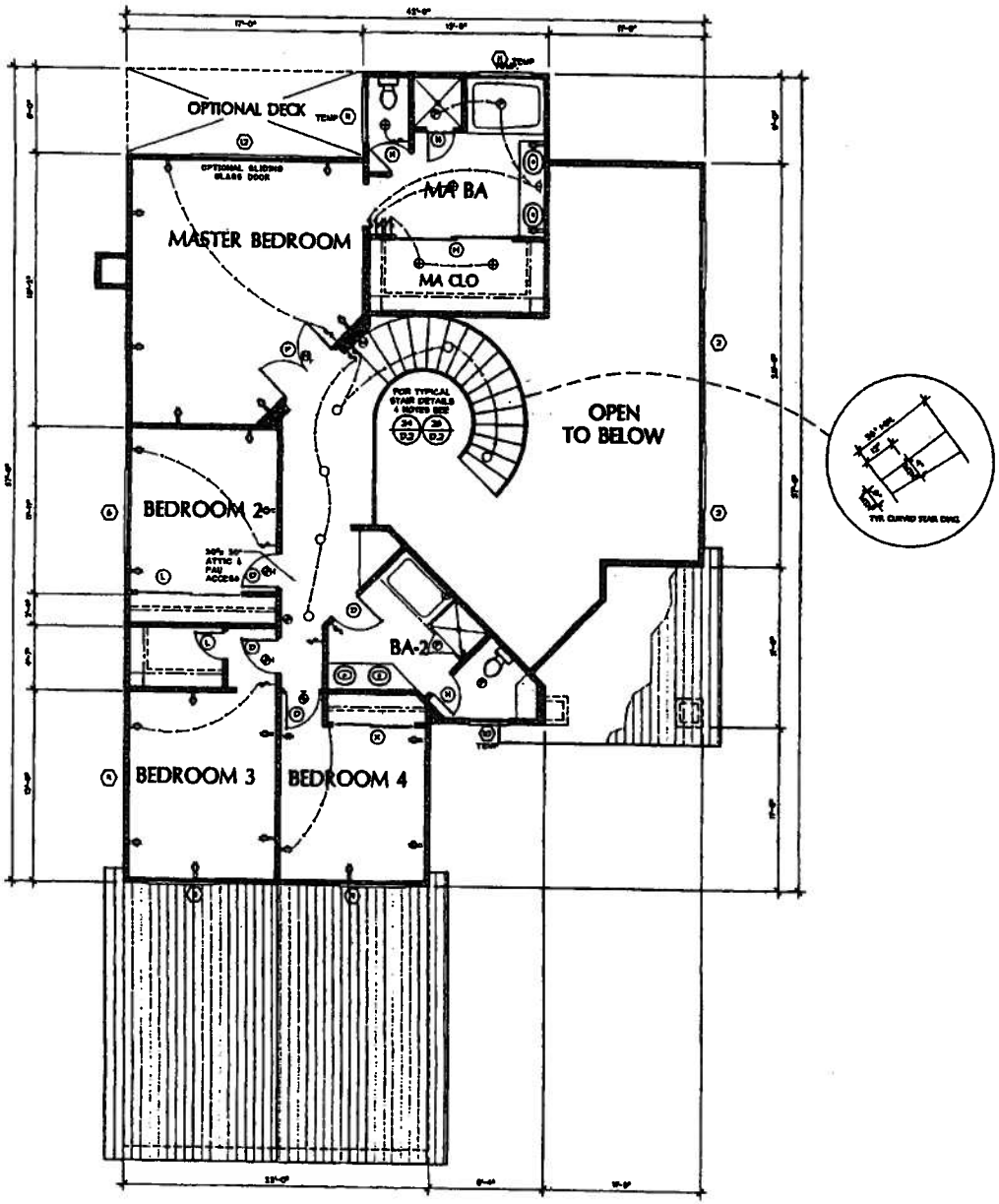


2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE

O	DOOR SIZE	TYPE	MAT.	FIN.	REMARKS
A	8'-0" X 8'-0" (2)	ENTRY PAIR	WOOD	PAINT	TEMP. GLASS
B	2'-8" X 6'-0"	INTERIOR	WOOD	PAINT	
C	2'-8" X 6'-8"	INTERIOR	WOOD	PAINT	
D	2'-6" X 6'-0"	INTERIOR	WOOD	PAINT	
E	5'-0" X 6'-8"	1 5/8" S.C. or 20 MIN. RATING	WOOD	PAINT	w/ SELF CLOSER
F	3'-0" X 6'-8"	WATER HEATER	WOOD	PAINT	w/ VENTS @ T & B
G	8'-0" X 7'-0"	OVERHEAD GARAGE DOOR	WOOD	PAINT	w/ OPENER
H	2'-6" X 6'-8"	INTERIOR	WOOD	PAINT	
J	5'-0" X 6'-8"	SLIDING GLASS DOOR	GLASS	ALUM.	TEMPERED GLASS
K	6'-0" X 6'-8"	BI-FOLD	WOOD	PAINT	
L	5'-0" X 6'-8"	BI-FOLD	WOOD	PAINT	
M	6'-6" X 6'-8"	BI-FOLD	WOOD	PAINT	
N	2'-0" X 6'-8"	SHOWER DOOR	GLASS	ALUM.	TEMPERED GLASS
P	2'-4" X 6'-8" (2)	INTERIOR PAIR	WOOD	PAINT	
Q	16'-0" X 7'-0"	OVERHEAD GARAGE DOOR	WOOD	PAINT	w/ OPENER

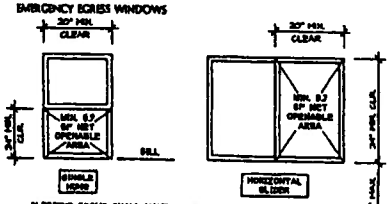
WINDOW SCHEDULE

O	WINDOW SIZE	TYPE	FRAME MAT.	FRAME FINISH	GLASS FINISH	GLASS DUAL	GLASS TEMP.	REMARKS
1	4'-0" X 5'-0"	S. HUNG	ALUM.		CLEAR	X		
2	3'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		
3	5'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		
4	5'-0" X 5'-0"	S. HUNG	ALUM.		CLEAR	X		
5	5'-0" X 5'-0"	S. HUNG	ALUM.		CLEAR	X		
6	6'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		
7	3'-0" X 5'-0"	S. HUNG	ALUM.		CLEAR	X	X	SAFETY GLAZING
8	5'-0" X 5'-0"	D. HUNG	ALUM.		CLEAR	X		
9	5'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		
10	5'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X	X	SAFETY GLAZING
11	4'-0" X 4'-0"	SLIDING	ALUM.		CLEAR	X	X	SAFETY GLAZING
12	5'-0" X 5'-0"	D. HUNG	ALUM.		CLEAR	X		
13	4'-0" X 5'-0"	SLIDING	ALUM.		CLEAR	X		

DOOR & WINDOW NOTES:

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR ELEVATIONS FOR THE OPENING SECTIONS AND LOCATIONS OF WINDOWS TO HAVE MUTIN BARS. COLOR TO MATCH WINDOW FRAME.
2. MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NWMA STANDARDS AND ARE SO LABELED.
3. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE FULLY WEATHERSTRIPPED.
4. ALL OPENINGS ARE TO BE CAULKED AND SEALED, I.E. AROUND JOINTS IN WINDOWS.
5. MIRRORS IN ALL BATHS SHALL START AT THE COUNTER TOPS AND EXTEND TO 7'-0" ABOVE THE FLOOR.
6. FAN CLOSET SHALL BE 12" WIDER THAN FURNACE MAX. LENGTH 14 FT. WITH 90 & ELBOWS U.M.C. SEC. 504.3.2.
7. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE 3/16" TEMPERED GLASS.
8. WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS.
9. SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES.
10. DOOR BETWEEN GARAGE AND DWELLING TO BE SELF-CLOSING, TIGHT FITTING AND EITHER 1 3/8" THICK SOLID WOOD OR 20 MIN. FIRE PROTECTION RATED SEC SEC. 302.4 (2)(3)
11. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.

EMERGENCY EGRESS WINDOWS



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FLOOR

TYPICAL EXAMPLES SHOWN ABOVE. CONTACT WINDOW MANUFACTURER TO DETERMINE THAT EACH SLEEPING ROOM HAS AT LEAST ONE WINDOW THAT MEETS THE MINIMUM REQUIREMENTS. NOTE: CASEMENT WINDOWS MAY FINAL OPEN INTO AN AREA THAT WHEN CLOSED WOULD APPEAR TO MEET MIN. REQUIREMENTS.

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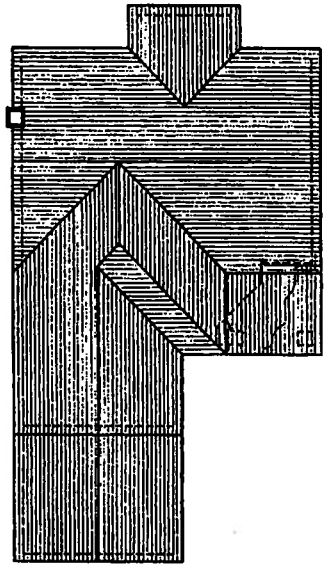


5 ROOF PLAN
SCALE: 1/8"=1'-0"

ROOF PLAN NOTES:

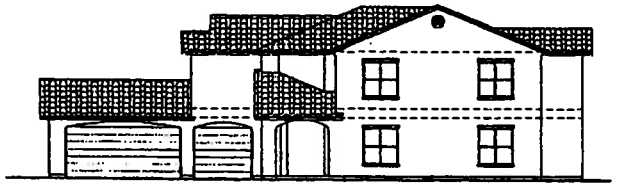
1. TILE ROOF: 1a FRICE CLAY TILE BY "U.S. TILE" or SIMIL, L.C.B.O. 1623
   a) PROVIDE MIN. (2) LAYER #30 FELT UNDERLAYMENT. INSTALL TILE PER MANUF.'s RECOMMENDATIONS.
   b) SOLID PLYWOOD ROOF SHEATHING PER PLAN.
   c) PROVIDE BIRD STOPS TO MATCH ROOF (TYP.)
2. NO GUTTERS o ROOF OVERHANG, LANDSCAPE PLAN SHALL PROVIDE SUFFICIENT SUB-SURFACE DRAINS o HOUSE PERIMETER.
3. ROOF SLOPE = 5:12
4. PROVIDE ATTIC VENTILATION. MINIMUM VENT AREA IS 1/150 OF ATTIC AREA or 1/300 OF ATTIC AREA IF AT LEAST 50% OF THE REQUIRED VENT IS o LEAST 3'-0" ABOVE EAVE VENTS OR CORNICE VENTS.
5. PROVIDE GALVANIZED 26 GA. IRON ROOF FLASHING o ALL ROOF and WALL INTERSECTIONS, VALLEYS, and S.I. DIVERTERS and EXTERIOR DOORWAYS and HIGH SIDE OF FIREPLACE CHIMNEY STACKS (WHERE OCCURS).
6. PROVIDE PLYWOOD CRICKETS and S.I. FLASHING o ANY and ALL PRECARIOUS WATER COLLECTION SPOTS ON ROOF TO DIVERT WATER TO NATURAL ROOF FLOW. UNT. FT. MIN. o VALLEYS.
7. ALL S.I. FLASHING SHALL BE PER S.M.A.C.N.A. STANDARDS.

ATTIC VENTING NOTES:

1. PROVIDE DORMER AND/OR GABLE VENTS IN THE UPPER 1/3 OF THE ROOF. VENTS FOR 1/2 OF THE REQUIRED VENTING FOR EACH ATTIC AREA.
2. PROVIDE (8) 2"Ø VENT HOLES IN EACH EAVE BLOCK FOR THE OTHER 1/2 OF THE REQUIRED VENTING. EACH HOLE WITH UN HARDWARE CLOTH. EACH BLOCK PROVIDES 8.3 SQUARE INCHES OF NET VENTING AREA.
3. SPACE VENTS AT CORNERS AND EQUIDISTANT FROM EACH OTHER.
4. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.

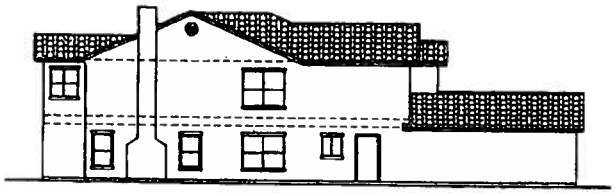
VENTING AREA REQUIREMENTS:

ATTIC VENTING =
2269 S.F. OF NEW ATTIC / 300 = 7.6 S.F. MIN. NET VENT AREA REQ.
PROVIDE 8.1 S.F. NET VENT AREA MIN. w/ GABLE OR DORMER VENTS
PROVIDE 8.1 S.F. NET VENT AREA MIN. w/ EAVE BLOCKS (98 EAVE BLOCKS REQ.)

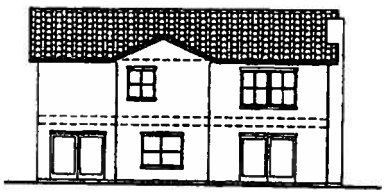


2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION
SCALE: 1/8"=1'-0"



3 REAR ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION NOTES:

1. CHIMNEYS TO BE MINIMUM 2'-0" ABOVE ANY ROOF WITHIN 10'-0"

   SPARK ARRESTORS TO BE INSTALLED ON ALL CHIMNEYS PER UBC, SECTION 3102.3.8

2. STUCCO TO BE 1" THICK, 3 COAT STUCCO OVER EXPANDED METAL LATH

PAUL LONGTON
2908 MESA DRIVE
OCEANSIDE, CA. 92054
ARCHITECT

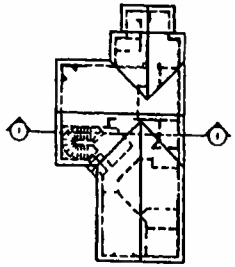
NORTON CONSTRUCTION
12526 MANIFESTO PL.
SAN DIEGO, CA 92130
(858) 720-1253
OWNER

PEPPER TREE RESIDENCES
OCEANSIDE, CA. 92054
PROJECT

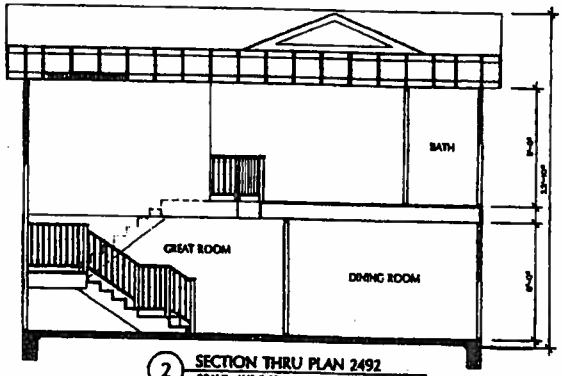
DATE ISSUED
JUNE 9th, 2003
REVISIONS

PLAN
PL-2828

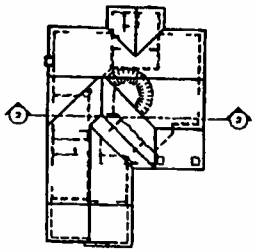
SHEET
A.9



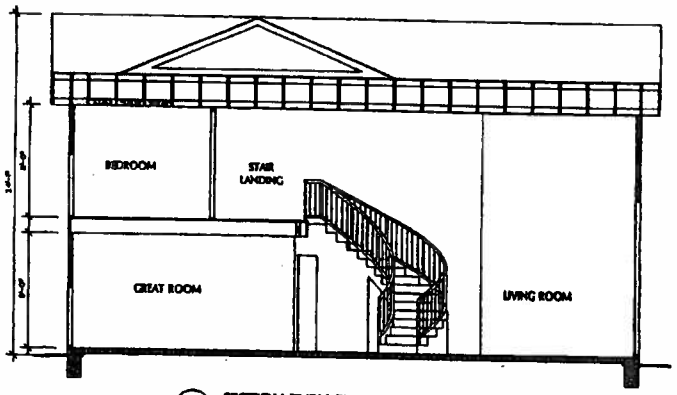
1a UNIT 2492 KEY PLAN
SCALE: 1/16"=1'-0"



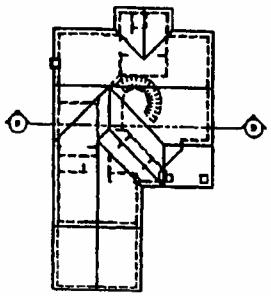
2 SECTION THRU PLAN 2492
SCALE: 1/4"=1'-0"



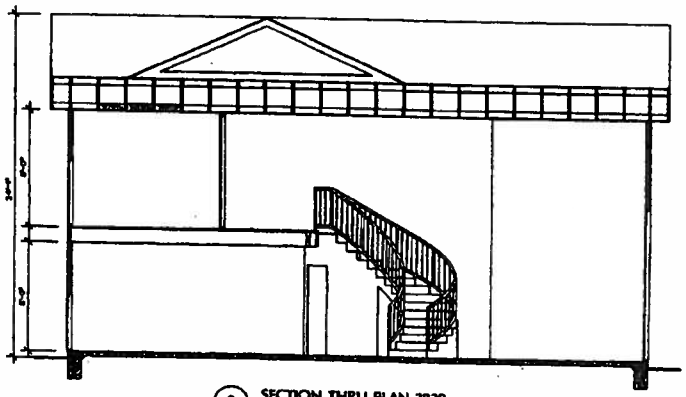
2a UNIT 2498 KEY PLAN
SCALE: 1/16"=1'-0"



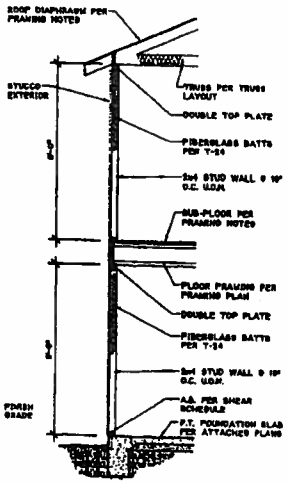
2 SECTION THRU PLAN 2498
SCALE: 1/4"=1'-0"



3a UNIT 2828 KEY PLAN
SCALE: 1/16"=1'-0"



3 SECTION THRU PLAN 2828
SCALE: 1/4"=1'-0"



4 TYPICAL WALL SECTION
SCALE: 3/4"=1'-0"

ARCHIT
PAUL LONGTON
2909 MESA DRIVE
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4904

OWNER
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PROJECT
PEPPER TREE RESIDENCES
OCEANSIDE, CA 92054

DATE ISSUED
JUNE 9th, 2003

REVISIONS

PLAN
ALL

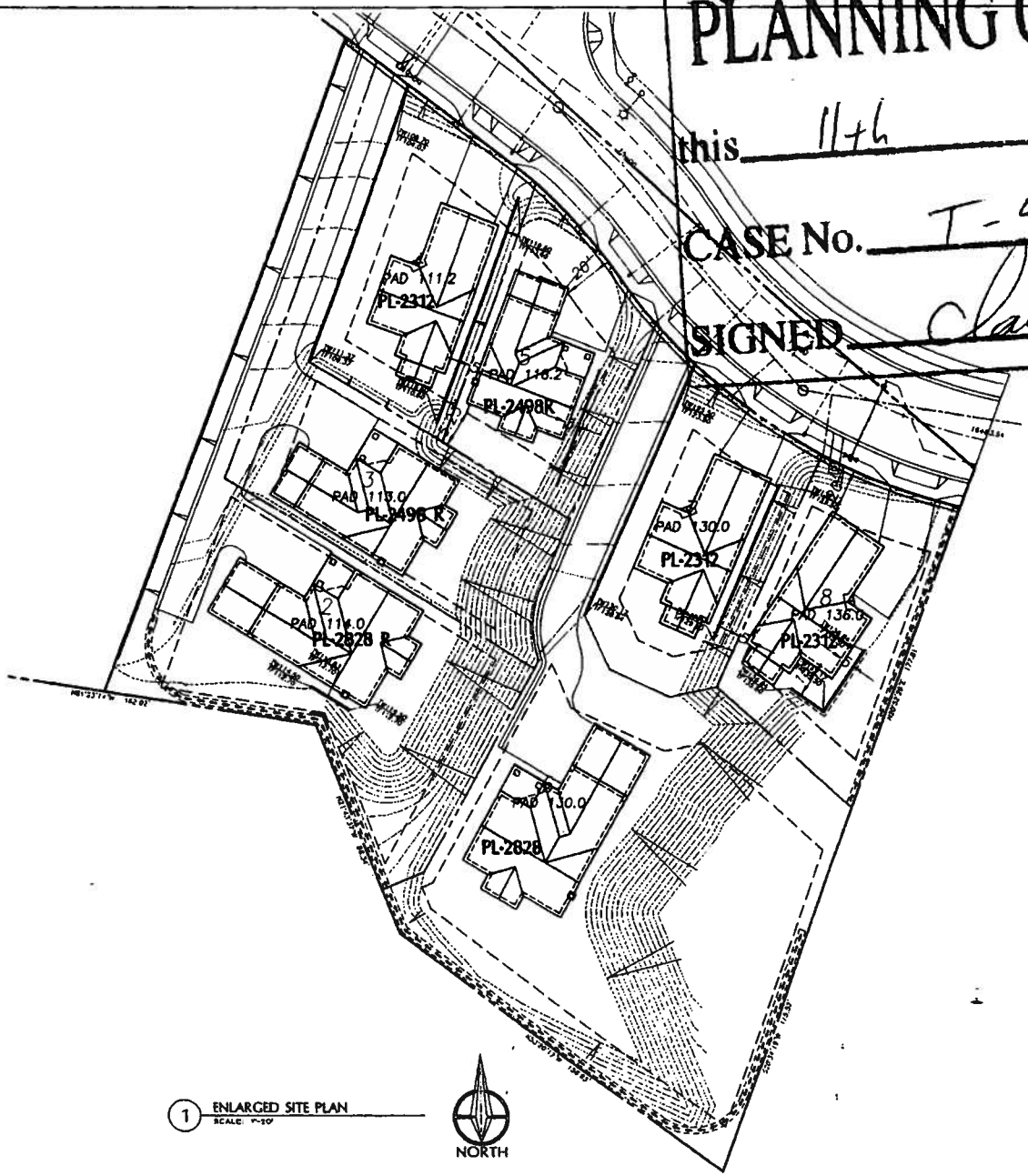
SHEET
A.10

APPROVED BY THE
PLANNING COMMISSION

this 11th day of August 2003

CASE No. T-4-97

SIGNED Clair Zolt



1 ENLARGED SITE PLAN
SCALE: 1"=20'

PLAN 2312. (3 TOTAL)	
1st FLOOR	1078.0 SQ. FT.
2nd FLOOR	1414.0 SQ. FT.
TOTAL HABITABLE	2,492.0 SQ. FT.
GARAGE	470.0 SQ. FT.
PLAN 2498. (2 TOTAL)	
1st FLOOR	1,379.0 SQ. FT.
2nd FLOOR	1,118. SQ. FT.
TOTAL HABITABLE	2,498.0 SQ. FT.
GARAGE	478.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.
PLAN 2828. (2 TOTAL)	
1st FLOOR	1,843.0 SQ. FT.
2nd FLOOR	1,388.0 SQ. FT.
TOTAL HABITABLE	2,828.0 SQ. FT.
GARAGE	479.0 SQ. FT.
COVERED PORCH	104.0 SQ. FT.

7 UNITS TOTAL = 3 PLANS	HABITABLE	GARAGE
(3) PLAN 2,492.0	= 7,476.0 SQ. FT.	1,410.0 SQ. FT.
(2) PLAN 2,498.0	= 4,996.0 SQ. FT.	960.0 SQ. FT.
(2) PLAN 2,828.0	= 5,656.0 SQ. FT.	960.0 SQ. FT.

PAUL LONGTON
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PEPPER TREE RESIDENCES
OCEANSIDE, CA 92054
PROJECT

DATE ISSUED
JUNE 9th, 2003

REVISIONS

PLAN
E. SITE

SHEET
SP.2

PLANNING COMMISSION
RESOLUTION NO. 97-P60

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

APPLICATION NO: T-4-97, D-15-97 and C-26-97
APPLICANT: Neighborhood Free Lutheran Church
LOCATION: Southeast corner of Mission Avenue and Valley Heights Drive

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Tentative Map, Development Plan, and Conditional Use Permit under the provisions of Article 10, 41 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

a 8-lot residential single family subdivision of 5.37 acre site;

on certain real property legally described as shown on EXHIBIT "A" attached hereto and incorporated herein by reference thereto.

WHEREAS, the Planning Commission, after giving the required notice did on the 13th day of October, 1997, conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, the Planning Commission finds a Negative Declaration has been prepared stating that if the conditions of approval are implemented, there will not be a significant adverse impact upon the environment.

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

<u>For the Tentative Map and Development Plan</u>:

1. The site plan and design of the project is consistent with the purposes of the Zoning Ordinance.
2. The project conforms to the General Plan of the City.
3. The project can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

For the Conditional Use Permit:

Pan handle access:

1. The proposed use of a panhandle access design on three lots and the proposed location of the lots is in accord with the objectives of the Zoning Ordinance and the purposes of the districts in which it is located.

2. The use of panhandle access design, and the proposed conditions under which they would be established or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

Increase in base density:

1. The development portion of the subject property is zoned RS with a corresponding Land Use designation of Residential Single Family (3.6-5.9 dwelling units per acre). The project density of 4.1 dwelling units per acre is consistent with the density range of 3.6 – 5.9 dwelling units per acre established by the Residential Single Family designation.

2. The location and conditions under which the subject application must comply insure that the project will not cause detriment to the public health safety or welfare of persons residing or working in or adjacent to the neighborhood of such use or to properties or improvements in the vicinity.

3. The project has been adequately conditioned or designed to comply with applicable requirements of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby APPROVE Tentative Map (T-4-97), Development Plan (D-15-97), and CONDITIONAL USE PERMIT (C-26-97) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Department plan check.

2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.

3. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).

Fire:

4. Provide minimum fire flow of 2,000 gallons per minute.

5. Fire hydrants shall be 2 1/2" X 4".

6. The fire hydrants shall be installed and tested prior to placing any combustible materials on the job site.

7. All-weather access roads shall be installed and made serviceable prior to and during time of construction. Sec. 10.301(c) and (d) Uniform Fire Code.

8. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits.

9. Buildings shall meet Oceanside Sprinkler Ordinance in effect at the time of building permit application.

10. All open areas shall be landscaped with approved fire retardant/anti-erosion type plants with an approved permanent irrigation system and maintenance program.

11. Lots 2 and 6 require to be sprinklered (13-D systems).

Engineering:

12. Vehicle access rights to Mission Avenue shall be relinquished for all abutting lots.

13. Prior to approval of the final map or any increment, all improvement requirements, within such increment or outside of it if required by the City Engineer, shall be covered by a subdivision agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

14. The tract shall be recorded as one. The tract may be developed in phases. A Construction phasing plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer prior to the recordation of the final map. At a minimum, frontage improvements along Valley Heights Drive shall be completed prior to issuance of the first building Permit. City Engineer shall require the dedication and construction of necessary utilities, streets and other improvements outside the area of any particular final map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development.

15. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City as required. The applicant shall provide documentary proof satisfactory to the City that such easements or other interest in real property have been obtained prior to the approval of the final map. Additionally, the City, may at its sole discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.

16. Pursuant to the State Map Act, improvements shall be required at the time of development. A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to these improvement conditions and a certificate setting forth the recordation shall be placed on the map.

17. The developer shall provide public street dedication as required to serve the property.

18. Open space areas and downsloped areas visible from a collector-level or above roadway, shall either be maintained by the property owner, a homeowners' association or other method that will insure installation and

maintenance of landscaping in perpetuity. These areas shall be indicated on the final map and either reserved for an association or other means, as applicable. If these areas are association-maintained, then the maintenance responsibilities shall be set forth in the recorded CC&R's. In either case, future buyers shall be made aware of any estimated monthly costs. The disclosure, together with the CC&R's, shall be submitted to the City Engineer for review prior to the recordation of final map.

19. The developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

    (a) Removal of dirt, debris and other construction material deposited on any public street no later than the end of each working day.

    (b) All construction activity including building and site construction operations and deliveries shall be restricted to Monday through Friday, from 7:00 A.M. to 6:00 P.M., unless otherwise extended by the City.

    (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

    Violation of any condition, restriction or prohibition set forth in this resolution shall subject the development plan to further review by the Planning Commission. This review may include revocation of the development plan, imposition of additional conditions and any other remedial action authorized by law.

20. All traffic signal contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuing of any building permits, in accordance with City Ordinances and policies. The subdivider or developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the tentative map (project) shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

21. The developer shall pay traffic signal fees as required by the City's Traffic Signal Fee Ordinance.

22. The developer shall pay thoroughfare fees as required by the City's Thoroughfare Fee Ordinance.

23. The developer shall pay drainage fees as required by the City's Drainage Fee Ordinance.

24. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer.

25. Prior to City Council's approval of the first final map, a phasing plan for the construction of public and private improvements shall be reviewed and approved by the City Engineer.

26. All streets shall be improved with concrete curbs and gutters, street lights, 5 foot wide sidewalks and pavement, providing a parkway width of at least 10 feet, except where turnouts are provided and unless altered by the City Engineer.

27. Curb return radii shall be 35 feet at the intersections of Mission Avenue and Valley Heights Drive. All other curb return radii in the project shall be a Minimum of 25 feet.

28. All street dedications, alignments, widths, and exact geometrics shall be as approved by the City Engineer.

29. Valley Heights Drive shall be dedicated and improved 56 feet wide with a 36 foot wide curb-to-curb street section and a traffic index of 5. The improvements are to be half-width plus 12 feet.

30. The following streets shall be dedicated and improved as noted:

Mission Avenue - Secondary arterial; 84 foot right-of-way improved with a 64 foot wide curb-to-curb street section with a traffic index of 8.0.

31. The exact alignment, width and design of all median islands, turning lanes, travel lanes, driveways, striping, and all other traffic control devices and measures, including turnouts, bike lanes, and width/length transitions, shall be approved by the City Engineer at the time of final design.

32. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the subdivider's soil engineer and must be approved by the City Engineer, prior to paving.

33. Parking shall be prohibited on both sides of all interior streets less than 32 feet in curb-to-curb width, and on one side of all streets less than 36 feet in width.

34. All streets shall be improved with street name signs and traffic control devices, as directed by the City Engineer.

35. Sight distance requirements at all street intersections shall conform to the intersection sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

36. Traffic control during the construction of streets which have been opened to public travel shall be in accordance with construction signing, marking and other protection as required by the CalTrans Traffic Manual. Traffic control during construction adjacent to or within all public streets must also meet CalTrans standards.

37. A traffic control plan shall be submitted to and approved by the City Engineer prior to the start of work within open City rights-of-way.

38. Any broken pavement, concrete curb, gutter or sidewalk or any damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

39. The entire project shall be served with a complete water system adequate enough for fire protection (including hydrants), domestic supply and landscaping. The main lines shall be City-owned and appropriate easements

shall be provided. The sewer system to serve the tract shall be designed and constructed to City standards. All other utilities to serve the project, including electrical, telephone, and cable T.V., shall be constructed underground.

40. All connections to existing City water mains are to be made with new materials. New materials include the replacement and/or upgrade of all existing fittings with new tees or new crosses, as applicable, and the installation of a new valve on each branch.

41. All existing overhead utility lines either transversing the project or immediately adjacent thereto, and all new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be constructed underground.

42. The developer shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the City Engineer.

43. On-site grading design and construction shall be in accordance with the City's current Grading Ordinance.

44. Grading and drainage facilities shall be designed to adequately accommodate the local storm water runoff and shall be in accordance with the City's Engineers Manual and as directed by the City Engineer.

45. The applicant shall obtain any necessary permits and clearances from the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego County Health Department, prior to the issuance of grading permits.

46. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.

47. The applicant shall implement adequate erosion control measures for the site at the completion of each phase of grading. This shall include, at a minimum, either jute matting, an organic soil binder with non-irrigable hydroseed mix or final landscaping with irrigation on all disturbed areas, as directed by the City Engineer.

48. This project shall provide year-round erosion control. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the applicant with cash securities and approved by the City Engineer.

49. A Precise Grading and Private Improvement Plan shall be prepared, reviewed, secured and approved prior to the issuance of any building permits. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, signage, footprints of all structures, walls, drainage devices and utility services.

50. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer prior to the issuance of a preliminary grading permit and approved by the City Engineer prior to the issuance of building permits. Project fences, sound or privacy walls and monument entry walls/signs shall be designed, reviewed and constructed by the landscape plans and shown for location only on grading plans. Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated through project landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting held, prior to the start of any improvements.

51. Development shall be in accordance with City Stormwater Management and Discharge Regulations.

52. All storm drain systems shall be designed and installed to the satisfaction of the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The applicant shall be responsible for obtaining any off-site easements for storm drainage facilities.

53. Storm drain facilities shall be designed and located such that the inside travel lanes on Mission Avenue shall be passable during conditions of a 100-year frequency storm.

54. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer.

55. The drainage design on the project tentative map is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer during final engineering plan review.

<u>Planning</u>:

56. This Tentative Map, Development Plan, and Conditional Use Permit approves only the following: a 8-lot subdivision on 5.37 acres. Any substantial modification in the design or layout shall require a revision to the Tentative Map, Development Plan, Conditional Use Permit and Variance or a new Tentative Map, Development Plan, Conditional Use Permit and Variance.

57. This Tentative Map, Development Plan, and Conditional Use Permit and Variance shall expire on October 13, 1999 unless implemented as required by the Zoning Ordinance or a time extension is granted by the Planning Commission.

58. Future floor plans and elevations are subject to the review and approval by the Planning Commission. At a minimum the units shall be a minimum of 1,700 sq. ft. in size, two-car garage, a contemporary Californian architectural style, exterior finishes shall include, but are not limited to, stucco with wood, brick or stone accents.

59. A six-foot high privacy wood fence shall constructed around each lot used for residential purposes. The fences shall be shown on the landscape and improvement or grading plans.

60. All retaining and other freestanding walls, fences, and enclosures shall be architecturally designed in a manner similar to and consistent with the primary structures (stucco block, split-face block or slump stone). All retaining walls in excess of 4 feet in height shall be constructed as a plantable wall. These items shall be approved by the Planning Department prior to the issuance of building permits.

(a) All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke the approval. This condition shall be recorded with the covenant required by this Resolution; or

(b) All landscaping, fences, walls, etc. on the site, in medians, in public right-of-way and in any adjoining public parkways shall be permanently maintained by the homeowners association. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking areas and walkways, walls, fences, etc. This condition shall be recorded with the covenant required by this Resolution.

61. Park fees shall be paid as required by City policy at the time building permits are issued.

62. A letter of clearance from the affected school district in which the property is located shall be provided as required by City policy at the time building permits are issued.

63. A public facilities fee shall be paid as required by City policy at the time building permits are issued.

64. Model Landscape plans designed in compliance with Water Conservation Ordinance No. 91-15, shall be submitted as schematic drawings and shall be approved and signed by the Engineering Department and the Planning Department prior to the issuance of building permits. No bonding shall be required. Precise Grading Plans for model homes shall be prepared by a Civil Engineer and shall be approved by the City Engineer prior to the issuance of building permits. Prior to the issuance of occupancy permits, the City's Landscape Technician/Inspector shall review each unit requested for occupancy to ensure that the installation of planting and irrigation has occurred in conformance with the approved schematic drawings. The irrigation system will also be tested to ensure adequate operation and coverage.

65. Front yard landscaping with a complete irrigation system, in compliance with Water Conservation Ordinance No. 91-15, shall be installed within 6-months of Certificate of Occupancy of each unit. A covenant shall be recorded on each lot to this effect.

66. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer and Planning Director prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. The following special landscaping requirements shall be met:

(a) The developer shall be responsible for landscaping all embankments 3 feet and over in height. All embankments 5 feet in height and over (and for all slopes along major streets) shall be landscaped and irrigated.

(b) Street/parkway trees (minimum 15 gallon) shall be planted at a minimum of two trees per unit or lot and four trees per corner lot. Approved root barriers shall be incorporated.

(c) Local street trees in parkways shall be planted at a minimum of 30 feet on center, each side of street, as a solitary planting. Approved root barriers shall be incorporated.

(d) Wherever feasible, Crimson Lake Bougainvillea, the official City Flower or its equivalent shall be used on this site.

67. All landscaping, fences, walls, etc. on the site, in medians, in public right-of-way and in any adjoining public parkways shall be permanently maintained by the homeowners association or the individual homeowners if an HOA is not created. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking areas and walkways, walls, fences, etc. This condition shall be recorded with the covenant required by this Resolution.

68. Any project entrance signs shall be approved by the Planning Director.

69. The homeowners' Covenants, Conditions and Restrictions (C.C. & R's) shall provide for the maintenance of all common open space, medians and commonly owned fences and walls and adjacent parkways. The maintenance shall include normal care and irrigation of landscaping, repair and replacement of plant material and irrigation systems as necessary; and general cleanup of the landscaped and open area, parking lots and walkways. The C.C. & R's shall be subject to the review and approval of the City Attorney prior to the approval of the final map. The C.C. & R's are required to be recorded prior to or concurrently with the final map. Any amendments to the C.C. & R's in which the homeowner relinquishes his responsibility for the maintenance of any common open space shall not be permitted without the specific approval of the City Council of the City of Oceanside. Such a clause shall be a part of the C.C. & R's. The C.C. & R's shall also contain provisions for the following:

(a) Prohibition of parking or storage of recreational vehicles, trailers or boats.

(b) Maintenance of median landscaping by the Homeowners' Association.

70. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant (developer, subdivider) and recorded prior to the approval of the final map (or prior to issuance of building permits

where no final map is required). The covenant shall provide that the property is subject to this Resolution, and shall generally list the conditions of approval.

71. This project is subject to the provisions of Chapter 14C of the City Code regarding the Inclusionary Housing.

72. This project shall comply with all provisions of the City's Affirmative Fair Housing Marketing Agreement policy. Such agreement shall be submitted to and approved by the Housing Director prior to the recordation of a final map or the issuance of a building permit for the project, whichever comes first.

73. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permit and Development Plan.

74. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, Management Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

75. All street names shall be approved by the Planning Department prior to the approval of the final map for each phase of development.

76. The developer is prohibited from entering into any agreement with a cable television franchisee of the City which gives such franchisee exclusive rights to install, operate, and/or maintain its cable television system in the development.

77. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti ordinance (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Department. These requirements including the obligation to remove all graffiti within 24 hours.

<u>Water Utilities</u>:

78. No trees or structures shall be located within any public utility easement.

79. The developer shall be responsible for developing all water and sewer facilities necessary to this property. Any relocation of water or sewer lines are the responsibility of the developer.

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79. This project is subject to the development restrictions identified in the City's Water Conservation Ordinance No. 91-15.

PASSED AND ADOPTED Resolution No. 97-P60 on October 13, 1997 by the following vote, to wit:

AYES: Schaffer, Frazier, Barrante, Caballero and Bockman

NAYS: None

ABSENT: Price

ABSTAIN: None

Robert L. Schaffer Chairman
Oceanside Planning Commission

ATTEST:

Michael J. Blessing, Secretary

I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 97-P60.

Dated: 13 Oct '97

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SAME IS SHOWN ON LICENSED SURVEYOR'S MAP NO. 402 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°01'50" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 866.32 FEET TO A POINT IN THE CENTER LINE OF SAN LUIS REY HIGHWAY AS SAME IS SHOWN ON SAID MAP NO. 402; THENCE NORTHEASTERLY ALONG SAID CENTER LINE AS FOLLOWS:

NORTH 44°47'30" EAST, 910.42 FEET TO THE POINT OF INTERSECTION OF THAT CERTAIN CURVE SHOWN ON SAID MAP AS HAVING A CENTRAL ANGLE OF 07°59'00" AND A RADIUS OF 1000.00 FEET; THENCE NORTH 52°46'30" EAST, 224.57 FEET TO THE MOST WESTERLY CORNER OF THE LAND CONVEYED BY F.E. FARNSWORTH AND LUELLA M. FARNSWORTH, HUSBAND AND WIFE, AND W.S. THOMSON AND CELLA I. THOMSON, HUSBAND AND WIFE, TO WILLIAM F. SPEER AND AUGUST SPEER, HUSBAND AND WIFE, BY DEED DATED AUGUST 4, 1933 AND RECORDED AUGUST 22, 1933 IN BOOK 237, PAGE 71 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 52°46'30" EAST, 74.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.69 FEET TO A POINT, A RADIAL LINE THROUGH POINT BEARING NORTH 35°29'30" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE WITHIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTHEASTERLY ALONG SAID CENTER LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 129.81 FEET; THENCE TANGENT TO SAID CURVE, NORTH 64°25'30" EAST, 117.83 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 72°19'00" EAST, 223.99 FEET; THENCE SOUTH 49°24'00" EAST, 449.68 FEET, MORE OR LESS, TO A POINT IN THE NORTHWESTERLY LINE OF THE LAND CONVEYED BY F.E. FARNSWORTH, ET AL, TO E.E. KNIGHT BY DEED DATED JUNE 20,

1930 AND RECORDED IN BOOK 1811, PAGE 155 OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE LAND SO CONVEYED TO KNIGHT AS FOLLOWS:

SOUTH 20°14'00" WEST, 177.81 FEET; THENCE SOUTH 19°54'00" WEST, 115.56 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE OF THE LAND SO CONVEYED TO KNIGHT, AND ALONG THE SOUTHERLY LINE OF THE LAND SO CONVEYED TO SPEER, NORTH 53°58'30" WEST, 157.33 FEET; THENCE NORTH 22°19'00" WEST, 86.12 FEET; THENCE NORTH 86°16'30" WEST, 110.25 FEET; THENCE NORTH 73°01'00" WEST, 115.86 FEET; THENCE SOUTH 81°57'00" WEST, 193.42 FEET; THENCE NORTH 32°22'00" WEST, 144.75 FEET; THENCE NORTH 63°31'00" EAST, 35.00 FEET; THENCE NORTH 05°35'00" WEST, 76.00 FEET; THENCE NORTH 17°00'00" WEST, 109.58 FEET; THENCE NORTH 35°29'30" WEST, 25.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

AN UNDIVIDED 7/200THS INTEREST IN AND TO THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS SOUTH 89°42'25" EAST, 501.73 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER AS SHOWN ON SAID MAP; THENCE SOUTH 00°17'35" WEST, 208.71 FEET; THENCE SOUTH 89°42'25" EAST, 208.71 FEET; THENCE NORTH 00°17'35" EAST, 208.71 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°42'25" WEST, 208.71 FEET TO A POINT OF BEGINNING.

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NEGATIVE DECLARATION

TO _ OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

_ RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
PEPPER TREE LANE TENTATIVE MAP (T-4-97)

PROJECT LOCATION:
Southwest corner of Mission Avenue and Valley Heights Road.

PROJECT DESCRIPTION:

The proposed project is an 8-lot subdivision, consisting of one lot for church related uses and a 7-lot single family detached residence subdivision.

FINDING: Pursuant to the provisions of Ordinance No. 88-31, pertaining to procedures and guidelines to implement the California Environmental Quality Act (Public Resources Code Section 21000 et. al.), the proposed project has been reviewed by the Environmental Review Committee established by ordinance to be responsible for evaluating the information. The Environmental Review Committee, after study of the facts and findings, has on September 12, 1997 determined that the project will not have a significant effect on the environment.

_ THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECT UPON THE ENVIRONMENT.

X THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECTS UPON THE ENVIRONMENT PER COMPLIANCE WITH THE FOLLOWING CONDITIONS:

See attached Initial Study

Initial Study prepared by:
Jerry Hittleman, Senior Planner

Contact Person:
Gerald S. Gilbert, Senior Planner

The Initial Study is available for public review and may be examined at:

City of Oceanside
Planning Department
300 N. Coast Highway
Oceanside, CA 92054

SIGNATURE
For: Michael J. Blessing, Planning Director

September 15, 1997
DATE

CITY OF OCEANSIDE

INITIAL STUDY CHECKLIST

1. Project Title: PEPPER TREE LANE TENTATIVE MAP (T-4-97)

2. Lead Agency Name and Address:

City of Oceanside
Planning Department
300 North Coast Highway
Oceanside, CA 92054

3. Contact Person and Phone Number:

Jerry Hittleman
(760) 966-4770
(760) 966-4164 - fax

4. Project Location:

Southwest corner of Mission Avenue and Valley Heights Road.

5. Project Sponsor's Name and Address:

Neighborhood Free Lutheran Church
4507 Mission Avenue
Oceanside, CA 92103

6. General Plan Designation:

Single Family Detached

7. Zoning:

RS

8. Description of Project:

The proposed project is an 8-lot subdivision. Lot 1 is 3.657 acres and will be used as a church and day care center in accordance with approved conditional use permit C-10-95. Lots 2 through 8 consists of 7 residential lots ranging from 6,140 square feet to 28,919 square feet in size. Approval will be required for the proposed panhandle lot configuration of Lots 2,3, and 6.

9. Surrounding Land Uses and Setting:

The proposed project site was used as a citrus grove and contains a farm house (now used as a church), flower shop and related structures. The site contains slopes that rise from Mission Avenue to the south property line. Surrounding property includes residential development and vacant land to the south, east, and west, and north.

10. Other agencies whose approval is required:

None

Environmental Factors Potentially Affect

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Land Use and Planning	☐	Transportation/Circulation	☐	Public Services	
Population and Housing	☐	Biological Resources	☐	Utilities/Service Sys.	
Geological Problems	■	Energy and Mineral Resources	☐	Aesthetics	
Water	■	Hazards	☐	Cultural Resources	
Air Quality	☐	Noise	■	Recreation	
		Mandatory Findings of Significance	☐		

Determination:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared. ■

I find that the propose project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that EIR, including revisions or mitigation measures that are imposed upon the proposed project. ☐

Jerry Hittleman
Signature

September 11, 1997
Date of Draft

Jerry Hittleman
Printed Name

Date of Final

Evaluation of Environmental Impacts:

This checklist is designed to identify the potential for significant environmental impacts, which could be associated with the proposed project. All "Yes" and "Yes, Unless Mitigated" responses are discussed for the corresponding issue. "No" responses are explained where it is based on project-specific factors.

		YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
I.	**LAND USE AND PLANNING** Would the proposal:				
a)	Conflict with general plan designation or zoning?	☐	☐	■	☐
b)	Conflict with general plan environmental plans or policies adopted by agencies with jurisdiction over the project?	☐	☐	■	☐
c)	Be incompatible with existing land use in the vicinity?	☐	☐	■	☐
d)	Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	☐	☐	■	☐
e)	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	■	☐
II.	**POPULATION AND HOUSING** Would the proposal:				
a)	Cumulatively exceed official regional or local population projections?	☐	☐	■	☐
b)	Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure?	☐	☐	■	☐
c)	Displace existing housing, especially affordable housing?	☐	☐	■	☐
III.	**GEOLOGIC PROBLEMS** Would the proposal result in or expose people to potential impacts involving:				
a)	Fault rupture?	☐	☐	■	☐
b)	Seismic ground shaking?	☐	☐	■	☐
c)	Seismic ground failure, including liquefaction?	☐	☐	■	☐

		YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
d)	Seiche, tsunami, or volcanic hazard?	☐	☐	■	☐
e)	Landslides or mudflows?	☐	☐	■	☐
f)	Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	☐	■	☐	☐
g)	Subsidence of the land?	☐	☐	■	☐
h)	Expansive soils?	☐	☐	■	☐
i)	Unique geologic or physical features?	☐	☐	■	☐

IV. WATER

Would the proposal result in:

a)	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	☐	■	☐	☐
b)	Exposure of people or property to water related hazards such as flooding?	☐	☐	■	☐
c)	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	☐	☐	■	☐
d)	Changes in the amount of surface water in any water body?	☐	☐	■	☐
e)	Changes in currents, or the course or direction of water movements?	☐	☐	■	☐
f)	Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?	☐	☐	■	☐
g)	Altered direction or rate of flow of groundwater?	☐	☐	■	☐
h)	Impacts to groundwater quality?	☐	☐	■	☐
i)	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	☐	☐	■	☐

		YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
V.	**AIR QUALITY** Would the proposal:				
a)	Violate any air quality standard or contribute to an existing or projected air quality violation?	☐	☐	■	☐
b)	Expose sensitive receptors to pollutants?	☐	☐	■	☐
c)	Alter air movement, moisture, or temperature, or cause any change in climate?	☐	☐	■	☐
d)	Create objectionable odors?	☐	☐	■	☐
VI.	**TRANSPORTATION/CIRCULATION.** Would the project result in:				
a)	Increased vehicle trips or traffic congestion?	☐	☐	■	☐
b)	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	■	☐
c)	Inadequate emergency access or access to nearby uses?	☐	☐	■	☐
d)	Insufficient parking capacity on-site or off-site?	☐	☐	■	☐
e)	Hazards or barriers for pedestrians or bicyclists?	☐	☐	■	☐
f)	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	■	☐
g)	Rail, waterborne or air traffic impacts?	☐	☐	■	☐
VII.	**BIOLOGICAL RESOURCES.** Would the proposal result in impacts to:				
a)	Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	☐	☐	■	☐
b)	Locally designated species (e.g., heritage trees)?	☐	☐	■	☐

	YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	☐	☐	■	☐
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)?	☐	☐	■	☐
e) Wildlife dispersal or migration corridors?	☐	☐	■	☐
VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:				
a) Conflict with adopted energy conservation plans?	☐	☐	■	☐
b) Use non-renewable resources in a wasteful and inefficient manner?	☐	☐	■	☐
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	☐	☐	■	☐
IX. HAZARDS. Would the proposal involve:				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)?	☐	☐	■	☐
b) Possible interference with an emergency response plan or emergency evacuation plan?	☐	☐	■	☐
c) The creation of any health hazard or potential health hazard?	☐	☐	■	☐
d) Exposure of people to existing sources of potential health hazards?	☐	☐	■	☐
e) Increased fire hazard in areas with flammable brush, grass, or trees?	☐	☐	■	☐
X. NOISE. Would the proposal result in:				
a) Increase in existing noise levels?	☐	☐	■	☐
b) Exposure of people to severe noise levels?	☐	■	☐	☐

		YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
XI.	**PUBLIC SERVICES.** Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:				
a)	Fire protection?	☐	☐	■	☐
b)	Police protection?	☐	☐	■	☐
c)	Schools?	☐	☐	■	☐
d)	Maintenance of public facilities, including roads?	☐	☐	■	☐
e)	Other governmental services?	☐	☐	■	☐
XII.	**UTILITIES AND SERVICE SYSTEMS.** Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:				
a)	Power or natural gas?	☐	☐	■	☐
b)	Communications systems?	☐	☐	■	☐
c)	Local or regional water treatment or distribution facilities?	☐	☐	■	☐
d)	Sewer or septic tanks?	☐	☐	■	☐
e)	Storm water drainage?	☐	☐	■	☐
f)	Solid waste disposal?	☐	☐	■	☐
g)	Local or regional water supplies?	☐	☐	■	☐
XIII.	**AESTHETICS.** Would the proposal:				
a)	Affect a scenic vista or scenic highway?	☐	☐	■	☐
b)	Have a demonstrable negative aesthetic effect?	☐	☐	■	☐
c)	Create light or glare?	☐	☐	■	☐
XIV.	**CULTURAL RESOURCES.** Would the proposal:				
a)	Disturb paleontological resources?	☐	☐	■	☐
b)	Disturb archaeological resources?	☐	☐	■	☐

	YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
c) Affect historical resources?	☐	☐	■	☐
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	☐	☐	■	☐
e) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	■	☐
XV. RECREATION. Would the proposal:				
a) Increase the demand for neighborhood or regional parks or other recreational facilities?	☐	☐	■	☐
b) Affect existing recreational opportunities?	☐	☐	■	☐
XVI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	■	☐
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☐	■	☐
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	■	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	■	☐

XVII. EARLIER ANALYSES.

A Mitigated Negative Declaration (1997) was prepared by the City of Oceanside for the Community Bible Church (C-10-95).

XVIII. MITIGATION MEASURES

Geology:

Prior to issuance of any grading permits, a detailed erosion control plan shall be concurred with and approved by, the City Engineer, in accordance with the City of Oceanside Grading Ordinance.

Water:

A type "B" curb inlet with an appropriate wing shall be installed along with a properly sized storm drain pipe across Valley Heights Road prior to the issuance of any residential building permits.

Noise:

Construction Noise Impacts. The City of Oceanside's Noise Ordinance allows construction activities between the hours of 7 AM to 7 PM, Monday through Saturday. Because construction noise may still be intrusive in the evening or on holidays, the ordinance also prohibits "any disturbing, excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

All future grading and construction activities shall be limited to the hours of 7 AM to 7 PM, Monday through Saturday, and should utilize the latest technology for quiet equipment. All on-site construction staging areas shall be as far as possible (minimum 50 feet) from the surrounding residences.

XIX. REFERENCES USED IN COMPLETING THIS INITIAL STUDY

ASM Affiliates
- Community Bible Church Cultural Resource Survey. 1997.

Oceanside, City of
- Housing Element. 1991
- Land Use Element (of the General Plan). 1989.
- Noise Element (of the General Plan). 1974
- Noise Ordinance.
- Zoning Ordinance. 1995

E. Ricci Civil Engineering
- Hydrology Report for Pepper Tree Lane T.M.

EXPLANATION OF THE
ENVIRONMENTAL CHECKLIST
FOR THE
PEPPER TREE LANE TENTATIVE MAP
(T-4--97)

I. LAND USE AND PLANNING - Questions a, b, c, d, and e:

The proposed residential portion of the project site is currently vacant. The site to the south which contains a church and ultimately a pre-school, K-8 school, and gymnasium in accordance with Conditional Use Permit (C-10-95). The proposed project is compatible with surrounding residential zoned property and residential land uses. No land use impacts will occur with project implementation.

II. POPULATION AND HOUSING - Questions a, b, and c:

The proposed project is in conformance with the General Plan and Zoning Ordinance. Development of the site with seven single family residences would not result in increases to the City's population or housing stock beyond that planned for the project site. Therefore, the proposed project would not result in any significant population or housing impacts to the area.

III. GEOLOGIC PROBLEMS - Questions a, b, c, d, e, f, g, h, and i:

The proposed project involves construction of cut and fill slopes at a maximum 2:1 ratio. Construction related sediments and pollutants have the potential impact properties to the south and west. Implementation of construction related erosion control measures outlined below would reduce these potential impacts to below a level of significance.

Mitigation

Prior to issuance of any grading permits, a detailed erosion control plan shall be concurred with and approved by, the City Engineer, in accordance with the City of Oceanside Grading Ordinance.

IV. WATER - Questions a, b, c, d, e, f, g, h, i:

A Hydrology Report was prepared for the site by E. Ricci Engineering (1997); the discussion in this section is a summary of this report. The approximately 1.7-acre residential project site is contains no natural drainage courses. Runoff from the adjacent property to the south crosses the subject property by sheet flow. The water leaving the site proceeds across the site and concentrates, together with water coming from the southwest, at the northeast corner of the property. There it proceeds to a ditch that discharges onto a catch basin on Valley Heights Drive. A storm drain pipe carries the water east across Valley Heights Drive to an existing ditch. This system was found not to have proper capacity for a 100-year storm. The drainage improvements discussed below would allow the system to drain properly during storm events.

Mitigation

A type "B" curb inlet with an appropriate wing shall be installed along with a properly sized storm drain pipe across Valley Heights Road prior to the issuance of any residential building permits.

V. AIR QUALITY - Questions a, b, c, and d:

No significant increase in traffic or activity in the project area is anticipated as a result of the proposed subdivision. Therefore, the proposed project would not result in significant air quality impacts to the area.

VI. TRANSPORTATION/CIRCULATION - Questions a, b, c, e, f, and g:

The proposed residential project would not generate significant levels of additional traffic within the immediate project area or on surrounding roadways. Circulation patterns would not be altered by the proposed project.

VII. BIOLOGICAL RESOURCES - Questions a, b, c, d, and e:

The project site was previously used as a citrus grove and residence and contains no sensitive biological resources.

VIII. ENERGY AND MINERAL RESOURCES - Questions a, b, and c:

The proposed project would not conflict with adopted energy conservation plans, use non-renewable resources in a wasteful manner, or result in the loss of a known mineral resource that would be of future value to the region.

IX. HAZARDS - Questions a, b, c, d, and e:

No hazardous uses or materials are proposed at the project site. No hazardous waste site is located in the project vicinity per review of San Diego County Environmental Assessment listing dated July 5, 1996.

X. NOISE - Questions a and b:

Noise is generally defined as unwanted sound. Units of sound pressure are measured in decibels (dB). Because community noise receptors are more sensitive to unwanted noise during evening and night-time hours, an artificial dB increment is added to noise levels during these hours in a 24-hour descriptor called the Community Noise Equivalent Level (CNEL). The City of Oceanside's Noise Element of the General Plan defines residential uses as the most noise sensitive, with a normally acceptable noise exposure level of up to 65 dB CNEL in outdoor areas; 45 decibels is the standard specified by the federal government for interior noise levels.

The proposed residential project has the potential to result in temporary noise increases at existing residential areas adjacent to the project site due to construction operations. Mitigation limiting hours of construction will reduce this potential impact to below a level of significance.

Mitigation

Construction Noise Impacts. The City of Oceanside's Noise Ordinance allows construction activities between the hours of 7 AM to 7 PM, Monday through Saturday. Because construction noise may still be intrusive in the evening or on holidays, the ordinance also prohibits "any disturbing, excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

All future grading and construction activities shall be limited to the hours of 7 AM to 7 PM, Monday through Saturday, and should utilize the latest technology for quiet equipment. All on-site construction staging areas shall be as far as possible (minimum 50 feet) from the surrounding residences.

XI. PUBLIC SERVICES - Questions a, b, d, and e:

The proposed residential subdivision would not require significant levels of additional public services as it is generally in conformance with the general plan and zoning ordinance, and would not be adding a significant amount of residential lots to the area. Therefore, no adverse impacts would occur in relation to fire protection, schools parks, or other governmental services.

XII. UTILITIES AND SERVIC Y TMS - Questions e, f, and g:

The proposed project would not substantially effect power and natural gas supplies or systems, communication systems, water or sewer systems, or solid waste disposal systems.

XIII. AESTHETICS - Questions a, b, and c:

The proposed project would not result in the obstruction of any scenic vista or view open to the public. The proposed residential development would be compatible in terms of appearance with the surrounding neighborhood. No adverse aesthetic impacts would result from construction of the proposed residential project.

XIV. CULTURAL RESOURCES - Questions a, b, c, d, and e:

ASM Affiliates conducted a cultural resource survey of the site as part of the Community Bible Church project (ASM Affiliates, 1997). The results of the survey were negative as no prehistoric or historic archaeological resources were identified within the project area. Therefore, implementation of the proposed project would not adversely affect cultural resources.

XV. RECREATION - Questions a and b:

The proposed project would not impact the quality or quantity of existing recreational activities in this area.

File Number: **D10-00002**

Applicant: **Hallmark Communities, Inc.**

Description:

DEVELOPMENT PLAN (D10-00002) to allow for modifications to a previously approved floor plan, elevations, the site plan, and conceptual landscape plan for the Pepper Tree subdivision located south west of Mission Avenue and Valley Heights Drive. The project site has a General Plan Land Use Designation of Single-Family Dwelling Residential (SFD-R), is zoned Residential Single-Family (RS), and is situated within the San Luis Rey Neighborhood Planning Area. – **PEPPER TREE REVISION**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Pepper Tree Revision @ Mission Ave & Valley Hgts Dr

Application for Public Hearing

Community Development Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

STAFF USE ONLY	
ACCEPTED 4/15/10	BY SN & DW

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL. D10-00002	
C.U.P.	
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
HALLMARK COMMUNITIES INC	OWNER
3. ADDRESS	**4. PHONE/FAX/E-mail**
740 LOMAS SANTA FE DR STE 204 SOLANA BEACH, CA 92075	(858) 481-3310 (858) 481-6325 (F)

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) SEAN SANTA CRUZ

6. ADDRESS	7. PHONE/FAX/E-mail
740 LOMAS SANTA FE DR STE 204 SOLANA BEACH, CA 92075	(858) 481-3310 X122 ssantacruz@hallmarkcommunities.com

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
MISSION AVE & VALLEY HEIGHTS DRIVE	1.71 ACRES

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
SF-D	RS	SINGLE FAMILY RESIDENTIAL	158-701-24, 29-50

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION T-4-97, D-15-97, C-26-97

SEVEN (7) LOT SINGLE FAMILY SUBDIVISION ON VALLEY HEIGHTS DRIVE. THE SUBDIVISION WAS APPROVED IN OCTOBER 1997 BY RESOLUTION NO. 97-P60 AND AGAIN IN DECEMBER 1999 BY RESOLUTION NO. 99-P82.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
—	—	—	7	4.1 du/acre

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
—	—	—	—

PART IV – ATTACHMENTS

☐ 24. DESCRIPTION/JUSTIFICATION	☐ 25. LEGAL DESCRIPTION	☐ 26. TITLE REPORT
☐ 27. NOTIFICATION MAP & LABELS	☐ 28. ENVIRONMENTAL INFO FORM	☐ 29. PLOT PLANS
☐ 30. FLOOR PLANS AND ELEVATIONS	☐ 31. CERTIFICATION OF POSTING	☐ 32. OTHER (See attachment for required reports)

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).
SEAN SANTA CRUZ	4/15/10	

Sign:	35. OWNER (Print)	36. DATE
	MICHAEL J. HALL	4/15/10

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign:

D10-00002

HALLMARK COMMUNITIES

April 15, 2010

City of Oceanside
Attn: Scott Nightingale
300 North Coast Highway
Oceanside, CA 92054

Re: Description and Justification Letter for Planning Commission Application for 7 single-family homes; Pepper Tree project; T-4-97; D-15-97; C-26-97

Dear Mr. Nightingale:

The subject property received approval for a tentative map, development plan and conditional use permit on October 13, 1997 for a seven lot (7) single-family residential project on Valley Heights Drive (Resolution No. 97-P60). A time extension on the previous approval was requested and approved on December 13, 1999 (Resolution No. 99-P82). Along with the time extension, an approval of the floor plans and elevations, conceptual landscape plan, and site plan were was granted by the Planning Commission. A Final Map for the project was recorded in January 2001 as Map No. 14128. Additionally, it was determined that no further extensions of the development plan would be required due to the determination by City Planner Jerry Hittleman (May 15, 2006) that the plan was now vested for the project.

Since that time, the project has been rough graded and building pads have been generated, along with the construction of some of the required street improvements. Hallmark Communities Inc purchased the property in February 2010 and is now in the process of completing all of the improvement work as well as begin the construction of the seven (7) single-family homes.

At this time, we are requesting to modify the previously approved floor plans, elevations, site plan, and conceptual landscape plan for the project. We are proposing two (2) floor plans with two (2) elevation types and three (3) color schemes used to create the desired street scene. The two floor plans sizes are 2,461 SF and 3,060 SF, and all have unique architectural details, and sizable rear yards and attached two and three car garages. The floor plans range from 3-5 bedrooms and 3 baths and contain great rooms, kitchens, dining rooms, nooks, dens, and optional 1st floor guest rooms. The upstairs contains the master bedroom and secondary bedrooms along with lofts and tech centers.

The landscape concept plan and site plan will be modified accordingly based on the new plotting of the homes on the existing rough graded lots. Each unit will have typical slope planting, along with front yard plantings that will be maintained by each individual homeowner, along with all of the slope landscaping contained within each individual lot. Perimeter fencing and side yard fencing will be a combination of 6-foot high wood and ornamental iron. Any and all parkway, front yard, and slope landscaping will be per the landscape standards established by the City of Oceanside.

At this time, we ask that Staff please review our application for this request and to schedule a hearing in front of the Planning Commission as soon as possible. We are looking to get started right away on this project, so if you need more information, please let me know. Thank you.

Sincerely,

Sean Santa Cruz
VP Planning and Development
(858) 481-3310 x122
Fax (858) 481-6325
ssantacruz@hallmarkcommunities.com

EXHIBIT "A"

All that certain real property situated in the County of San Diego, State of California, described as follows:

PARCEL A:

Parcel A-1:

Parcel "A" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817819 of Official Records, and described as follows:

Being a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, as File No. 2001-0025361 of Official Records and portions of Lots 6, 7 and 8 of Pepper Tree Lane according to Map thereof No. 14128 filed in the Office of the San Diego County Recorder on January 5, 2001, in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Being at the Northeast corner of said Lot 8; Thence South 20°45'15" West 124.47 feet; Thence North 48°54'24" West 70.39 feet; Thence North 25°19'35" East 100.36 feet to a point on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Said point also the beginning of a non-tangent 228.00 foot radius curve concave Northeasterly; a radial line from said point bears North 28°05'53" East; Thence Southeasterly along said right-of-way and the arc of said curve through a central angle of 14°36'54" a distance of 58.16 feet to the point of beginning.

Parcel A-2:

Parcel "B" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817819 of Official Records, and described as follows:

Being a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records and a portion of Lots 6 and 7 of Pepper Tree Lane according to map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Beginning at the Northwest corner of said Lot 7; Said point also on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Said point also the beginning of a 228.00 foot radius curve concave Northeasterly; Thence Southeasterly along said right-of-way and the arc of said curve through a central angle of 01°10'01", a distance of 4.64 feet to the TRUE POINT OF BEGINNING; Said point also the beginning of a 228.00 foot radius curve concave Northeasterly; Thence Southeasterly along said right-of-way and the arc of said curve through a central angle of 15°03'10", a distance of 59.90 feet; Thence leaving said right-of-way South 25°19'35" West 100.36 feet; Thence South 78°12'36" West 18.86 feet; thence North 24°06'18" West 20.21 feet; Thence North 23°55'05" East 109.76 feet to a point on said right-of-way; Said point also the TRUE POINT OF BEGINNING.

Parcel A-3:

Parcel "C" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817819 of Official Records, and described as follows:

Being a portion of Valley Heights Drive vacated per Resolution No. 00R425-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records and portions of Lots 6, 7 and 8 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

EXHIBIT "A" continued

Beginning at the most Southerly corner of said Lot 6; Thence Northwesterly along the Southwesterly boundary of said Lot 6 North 53°27'30" West 156.93 feet; Thence North 21°50'50" West 47.44 feet; Thence North 36°19'00" East 140.52 feet; Thence South 53°41'00" East 5.00 feet; Thence North 20°45'15" East 92.22 feet to a point on the Northerly right-of-way of said portion of vacated Valley Heights Drive; said point also the beginning of a non-tangent 228.00 foot radius curve concave Northeasterly; a radial line from said point bears North 49°55'39" East; Thence Southeasterly along said right-of-way and the arc of said curve through a central angle of 06°46'36", a distance of 26.97 feet; Thence leaving said right-of-way South 23°55'05" West 109.76 feet; Thence South 24°06'18" East 20.21 feet; Thence South 48°54'24" East 70.39 feet to a point on the Easterly boundary of said Lot 6; Thence leaving said right-of-way South 23°55'05" West 109.76 feet; Thence South 24°06'18" East 20.21 feet; Thence South 65°41'11" East 25.68 feet; Thence North 78°12'36" East 18.86 feet; Thence South 48°54'24" East 70.39 feet to a point on the Easterly boundary of said Lot 6; Thence South 20°45'15" West 36.80 feet; Thence South 20°27'06" West 115.52 feet to the point of beginning.

PARCEL B:

Parcel B-1:

Parcel "A" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817823 of Official Records, and described as follows:

Being a portion of Parcel "C" per Certificate of Compliance No. PLA-17-03 recorded November 16, 2006 as File No. 2006-0817819 of Official Records together with a portion of Lot 5 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, all in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Beginning at the most Westerly corner of said Parcel "C"; Thence North 36°19'00" East, 85.76 feet; Thence South 58°39'13" East, 24.21 feet; Thence North 30°13'33" East 5.75 feet to the beginning of a non-tangent 38.00 foot radius curve concave Easterly, a radial line from said point bears North 70°11'23" East; Thence Northwesterly along the arc of said curve through a central angle of 43°43'42", a distance of 29.00 feet; Thence North 23°55'05" East, 114.42 feet to a point on the Northerly line of said Parcel "C"; Said point also the beginning of a non-tangent 228.00 foot radius curve concave Northeasterly, a radial line from said point bears North 49°13'06" East; Thence Southeasterly along said Northerly line of the arc of said curve through a central angle of 06°04'03", a distance of 24.14 feet; Thence leaving said Northerly line along the boundary of said Parcel "C" the following courses South 23°55'05" West, 109.76 feet; Thence South 24°06'18" East, 20.21 feet; Thence South 65°41'11" East 25.68 feet; Thence North 78°12'36" East 18.86 feet; Thence South 48°54'24" East 70.39 feet; Thence South 20°45'15" West, 36.80 feet; Thence South 20°27'06" West 115.52 feet; Thence North 53°27'30" West, 156.93 feet; Thence North 21°50'50" West, 47.44 feet to the point of beginning.

Parcel B-2:

Parcel "B" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817823 of Official Records, and described as follows:

Being a portion of Lot 3 and Lot 5 of Pepper Tree Lane according to map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, together with a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records and a portion of Parcel "C" per Certificate of Compliance No. PLA-17-03 recorded November 16, 2006 as File No. 2006-0817819 of Official Records, all in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

EXHIBIT "A" continued

Beginning at the Northwesterly corner of said Lot 5; Said point also on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Said point also the beginning of a non-tangent 172.00 foot radius curve concave Southwesterly; a radial line from said point bears South 39°18'07" West; Thence Southeasterly along said right-of-way and the arc of said curve through a central angle of 15°53'30", a distance of 47.71 feet to the beginning of a reversing 228.00 foot radius curve concave Northeasterly thence continuing along said right-of-way Southeasterly along the arc of said curve through a central angel of 05°58'31", a distance of 23.78 feet; Thence leaving said right-of-way South 23°55'05" West 86.37 feet; Thence North 58°39'13" West 59.08 feet; Thence North 20°45'15" East 108.99 feet to a point in said right-of-way; Said point also the point of beginning.

Parcel B-3:

Parcel "C" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817823 of Official Records, and described as follows:

Being Lot 4 and a portion of Lot 3 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, together with a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records, all in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4; Said point also on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Thence Southeasterly along said right-of-way South 53°54'02" East 52.69 feet to the beginning of a tangent 172.00 foot radius curve concave Southwesterly; Thence continuing along said right-of-way Southeasterly along the arc of said curve through a central angle of 03°12'09", a distance of 9.61 feet; Thence leaving said right-of-way South 21°45'05" West 108.99 feet; Thence North 58°39'13" West 61.04 feet; Thence North 20°45'15" East 114.52 feet to a point on said Northerly right-of-way of said Valley Heights Drive; Said point also the point of beginning.

Parcel B-4:

Parcel "D" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817823 of Official Records, and described as follows:

Being a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records and portions of Lot 3 and Lot 5 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, and a portion of Parcel "C" of Certificate of Compliance No. PLA-17-03 in the City of Oceanside, recorded on November 16, 2006 as File No. 2006-0817819 of Official Records, County of San Diego, State of California, more particularly described as follows:

Beginning at the most Northwesterly corner of said Lot 3; Said point also on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Thence Southeasterly along said right-of-way South 53°54'02" East 15.55 feet; Thence leaving said right-of-way South 20°45'15" West 114.52 feet; Thence South 58°39'13" East 120.12 feet; Thence South 23°55'05" West 28.05 feet to the beginning of a tangent 38.00 foot radius curve concave Northeasterly; Thence Southeasterly along the arc of said curve through a central angle of 43°43'42",a distance of 29.00 feet; Thence non-tangent South 30°13'33" West 5.75 feet; Thence North 58°39'13" West 24.21 feet; Thence South 36°19'00" West 5.24 feet; Thence North 53°41'00" West 118.81 feet; Thence North 20°45'15" East 169.92 feet to a point on said right-of-way; Said point also the point of beginning.

EXHIBIT "A" continued

PARCEL C:

Parcel C-1:

Parcel "A" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817828 of Official Records, and described as follows:

Being a portion of Parcel "A" per Certificate of Compliance No. PLA-18-03, in the City of Oceanside, recorded on November 16, 2006 as File No. 2006-0817823 of Official Records, filed in the Office of the San Diego County Recorder, County of San Diego, State of California, more particularly described as follows:

Beginning at the most Southeasterly corner of said Parcel "A"; Thence Northwesterly along the Southwesterly boundary of said Parcel "A" North 53°27'30" West 156.93 feet; Thence North 21°50'50" West 18.00 feet; Thence leaving said boundary North 68°09'10" East, 18.00 feet; Thence North 29°35'23" East, 88.71 feet; Thence along the boundary of Parcel "A" as follows; Thence North 30°13'33" East, 5.75 feet to the beginning of a non-tangent 38.00 foot radius curve concave Northeasterly; a radial line from said point bears North 70°11'23" East; Thence Northwesterly along the arc of said curve through a central angle of 43°43'42", a distance of 29.00 feet; Thence North 23°55'05" East, 114.42 feet to a point on the Northerly boundary of said Parcel "A"; Said point also the beginning of a non-tangent 228.00 foot radius curve concave Northeasterly, a radial line from said point bears North 49°13'06" East, Thence Southeasterly the arc of said curve through a central angle of 06°04'03", a distance of 24.14 feet; Thence along the Easterly boundary of said parcel "A" South 23°55'05" West, 109.76 feet; Thence South 24°06'18" East 20.21 feet; Thence South 65°41'11" East 25.68 feet; Thence North 78°12'36" East, 18.86 feet; Thence South 48°54'24" East 70.39 feet; Thence South 20°45'15" West 36.80 feet; Thence South 20°27'06" West, 115.52 feet to the point of beginning.

Parcel C-2:

Parcel "B" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817828 of Official Records, and described as follows:

Being a portion of Parcel "D" per Certificate of Compliance No. PLA-18-03, in the City of Oceanside recorded November 16, 2006 as File No. 2006-0817823 of Official Records together with a portion of Lot 2 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, all in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Beginning at the most Northwesterly corner of said Parcel "D"; Thence Southeasterly along the boundary of said Parcel "D" South 53°54'02" East, 15.55 feet; Thence leaving Northwesterly line along boundary of said Parcel "D" as follows South 20°45'15" West 114.52 feet; Thence South 58°39'13" East, 120.12 feet; Thence South 23°55'05" West 28.05 feet to the beginning of a tangent 38.00 foot radius curve concave Northeasterly; Thence Southeasterly along the arc of said curve through a central angle of 43°43"42" a distance of 29.00 feet; Thence South 30°13'33" West, 5.75 feet; Thence leaving said boundary of Parcel "D" North 58°39'13" West 142.07 feet; Thence North 20°45'15" East 175.09 feet to the point of beginning.

EXHIBIT "A" continued

Parcel C-3:

Parcel "C" of Certificate of Compliance recorded November 16, 2006 as File No. 2006-0817828 of Official Records, and described as follows:

Being a portion of Lot 2 of Pepper Tree Lane according to Map thereof No. 14128, filed in the Office of the San Diego County Recorder on January 5, 2001, together with a portion of Valley Heights Drive vacated per Resolution No. 00R725-1 recorded January 17, 2001 as File No. 2001-0025361 of Official Records and a portion of Parcels "A" and "D" per Certificate of Compliance No. PLA-18-03 recorded November 16, 2006 as File No. 2006-0817823 of Official Records all in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

Beginning at the most Southwesterly corner of said Lot 2; Thence Northerly along the Westerly boundary of said Lot North 20°45'15" East, 272.57 feet to a point on the Northerly right-of-way of said portion of vacated Valley Heights Drive; Thence Southeasterly along said right-of-way South 53°54'02" East, 15.55 feet; Thence leaving said right-of-way South 20°45'15" West 175.09 feet; Thence South 58°39'13" East 142.07 feet; Thence South 29°35'23" West 88.71 feet; Thence South 68°09'10" West 18.00 feet; Thence North 21°50'50" West 68.34 feet; Thence North 81°30'27" West 83.42 feet to the point of beginning.

Parcel D:

Lot 4 of Pepper Tree Lane, in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 14128, filed in the Office of the County recorder of San Diego County, January 5, 2001