AGENDA NO. 4

PLANNING COMMISSION *STAFF REPORT*

DATE: September 24, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE MAP (T-1-06) FOR A 36-UNIT OFFICE CONDOMINIUM AIRSPACE SUBDIVISION AND DEVELOPMENT PLAN (D-3-06) TO CONSTRUCT ONE SINGLE-STORY AND TWO TWO-STORY BUILDINGS TOTALING APPROXIMATELLY 25,685 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS AT THE SOUTHWEST CORNER OF APPLE STREET AND CROUCH STREET – LOMA ALTA VILLAGE – APPLICANT: LOMA ALTA VILLAGE LLC**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Adopt the Mitigated Negative Declaration for the Loma Alta Village, in light of the whole record that the project will not have a significant effect on the environment, and that the Mitigated Negative Declaration reflects the independent judgment of the Planning Commission;

2. Adopt Planning Commission Resolution No. 2007-P47 approving Tentative Map (T-1-06) and Development Plan (D-3-06) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The project site was owned in the early 1900's by San Luis Rey pioneer rancher Herbert Crouch and his wife Martha. In 1919 the property was sold to Oceanside businessman and philanthropist Henry Ellery. The property was improved in the 1950's under the ownership of Marie D. Nelson with a single-story California Ranch style dwelling, a four-stall stable in a complementary architectural Ranch style and split rail fence-enclosed paddock.

According to a record search and Historical Survey performed by Archeos (July 2002) the house does not possess any notable design or construction features and no known historic events are associated with the property. Its original rural setting has been altered by development in the neighborhood. The resource does not qualify under any criteria for nomination and listing in the California Register of Historical Resources or in a local register of historical resources. The applicant proposes to remove all existing improvements and grade the site to construct the proposed office complex.

Site Review: The project site encompasses approximately 2.06 gross acres and is improved with an approximately 2,000-square foot single-family residence and the accessory building and site improvements noted under the background section of the report. The property is located at the southwest corner of Apple Street and Crouch Street, north of Oceanside Boulevard, within the Loma Alta Neighborhood. The existing structures are located on a knoll top. The site slopes down from its center towards the periphery of the property. Elevations range from 66.5 at the top of the knoll to 38.4 along Apple Street.

Surrounding land uses include multiple family attached residential developments to the west and northwest, single-family residential further to the northeast and commercial uses to the east and south. The zoning designation for the site is Limited Commercial (CL) and the General Plan Land Use category is General Commercial (GC).

Project Description: The project application is comprised of a Tentative Map (T-1-06) as follows:

Tentative Subdivision Map No. T-1-06 represents a request for the following:

1. To establish a 36-unit office condominium subdivision on a single lot pursuant to Article IV of the Oceanside Subdivision Ordinance.
2. To defer the requirement to underground existing overhead utilities, pursuant to the City of Oceanside Subdivision Ordinance Section 901.G.4 and the Subdivision Map Act.

Development Plan No. D-3-06 represents a request for the following:

3. To develop three office buildings totaling approximately 25,685 square feet and associated site improvements pursuant to Article 43 of the Oceanside Zoning Ordinance. The applicant's project includes floor plans as summarized below:

Building	No. of Units (Max)	Floor Area (Sq. Ft.)	Stories
A	16	9,800	2
B	4	3,885	1
C	16	12,000	2
TOTAL	36	25,685	

Building A and B are proposed to be constructed as speculative general office structures and may include limited medical office uses. The condominium office suites will include 500 square feet (min.) of floor area. Suites could be customized in size and configuration to meet each individual buyer's business office area needs. North County Health Services (NCHS) has negotiated with the applicant to purchase Building C. As such, this building will provide exclusively medical office facilities/services.

The three-office structures have been sited along Crouch Street in order to create a prominent street frontage, maintain a land use buffer between the proposed buildings and existing residential development to the north and west of the property and preserve the steeply sloping terrain along the rear property line adjacent to Apple Street. The proposed office complex will occupy approximately 17 percent of the site area with the remaining area allocated to parking and landscaping. Vehicular access to the site will be provided by a 30-foot wide driveway from Crouch Street. Two pedestrian pathways will link the offices with the sidewalk along Crouch Street.

A total of 112 parking spaces and two loading spaces will be provided on-site to serve the office complex. The proposed surface parking area is not proposed to be gated. The maximum building area allocated to medical office uses for the entire site is limited to 15,885 square feet to ensure project compliance with parking requirements. Bicycle racks, employee outdoor eating areas and trash/recycling areas have been integrated as part of the site design.

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

1. Zoning Ordinance
2. General Plan Land Use Element
3. The Subdivision Ordinance
4. California Environmental Quality Act

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

A. Land Use Element I. Community Enhancement

Goal The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

Objective 1.11 Community Values: To ensure the enhancement of long term community and neighborhood values through effective land use planning.

Objective 1.12 Land Use Compatibility: To minimize conflicts with adjacent or related land uses.

The proposed project is consistent with the General Plan Land Use Map designation on the subject property - General Commercial (GC) - and compatible with surrounding commercial and residential uses. Table 1 provides comparisons between existing land uses, general plan and zoning designation on adjoining properties.

Table 1. Land Use compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	GC	CL	Residential (SFD)
North of the site	MDC-R	RM-C	Residential
East of the site	LI & GC	IL & CG	Commercial
South of the site	GC	CG	Commercial
West of the site	GC	CL	Residential

Construction of the subject office complex will effectuate removal of a legal non-conforming land use from the property (single-family residential) and development of the parcel with a land use that is consistent with the General Commercial land use designation for the site and compatible with existing commercial and multiple-family residential uses in the immediate area.

B. Land Use Element II. Community Development

Goal: The continual long term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.

Objective 2.0 Subdivision of Land or Real Property: To create legal divisions of land or real property that shall provide long-term enhancement for the community.

The project will contribute to the long range enhancement of the community by incorporating adequate on-site improvements, street design, drainage, and sanitary facilities. Required project off-site improvements and payment of fees are identified in staff's resolution.

Objective 2.2 Commercial Development: To promote and preserve a balance of successful markets and services in aesthetic, people-oriented associations that are compatible and organized to surrounding land uses.

Office commercial services/ facilities will be accommodated within high quality aesthetically pleasing structures to serve needs of the immediate community. High intensity drive-up/drive-through and convenience businesses are not included as part of this development. The proposed commercial development has been designed/conditioned to insure that visual, noise, lighting, traffic and other negative impacts would not adversely affect surrounding residential areas.

2. Zoning Compliance

The project is located in the CL zoning district and complies with the requirements of that zone. Table 2 summarizes proposed and applicable development standards for Loma Alta Village.

Table 2. Development standards

	CL ZONE REQUIREMENTS	PROPOSED
LOT SIZE	10,000 sq. ft. (min)	1.96 ac (85,377.6 net sq. ft.)
PARKING SPACES	15,885 sq. ft. @1p.s/ 200 sq. ft. (79.4 p.s) & 9,800 sq. ft. @ 1p.s./ 300 sq. ft. (32.6 p.s.)	112 p.s.
FRONT YARD	15-ft. (min)	15-ft.
CORNER SIDE YARD	10-ft. (min)	10-ft.
INTERIOR SIDE YARD	0-ft. (min)	12-ft.
REAR YARD	0-ft.. (min)	7-ft.
FAR	1.0 (max)	0.3
COVERAGE	75% (max) – 64,033.2 sq.ft. (max)	17% or 14,785 sq.ft.
LANDSCAPING	10% (min)	35%
HEIGHT	50-ft. (max)	34.5 ft.

3. Subdivision Ordinance

The proposed project is subject to the Subdivision Map Act and the Oceanside Subdivision Ordinance (Article IV Tentative Subdivision Maps; Article IX Improvements Section 901.G.4. Deferral Provisions).

A. Article IV Tentative Subdivision Maps. Pursuant to Section 401 of the Subdivision Ordinance, this Tentative Subdivision Map has been prepared in a manner acceptable to the Engineering Department.

B. Article IX Improvements. Pursuant to Section 901.G.4 of the Subdivision Ordinance, the Planning Commission may defer all or a portion of the requirements to underground existing facilities at the time of tentative map approval solely on one or more of the following findings:

a. Existing facilities are within an existing alley.
b. The subdivision contains less than 10 residential units.
c. A residential subdivision has less than 250 feet of existing frontage.
d. Facilities exist along rear property line(s) within an agricultural or residential estate zoned property.
e. Conversion as defined above creates a net increase in three or more poles over existing number of poles.
f. Seventy percent or more of the facilities required to be under grounded exist on the opposite side of existing abutting street from the subdivision.
g. Subdivision is within the Redevelopment project Area and;
    i. Subdivision is less than one-quarter (1/4 block in length (fronting street or alley) or
    ii. Subdivide provides verification by the utility companies impacted that the subdivision's obligations can be proven to be exorbitant in cost in relationship to a larger conversion project within the same area and of similar conditions.

The proposed project does not meet the intent for deferral of overhead utility undergrounding, therefore appropriate conditions to underground overhead utilities along the project's street frontage have been included in the resolution as conditions of approval.

4. California Environmental Quality Act

The proposed development is considered a "project" under the California Environmental Quality Act (CEQA) and is subject to CEQA review procedures.

DISCUSSION

Issue: Project Compatibility with the existing neighborhood: The once rural surroundings adjacent to the project site are currently occupied by architecturally non-descript post-world war II era multiple-family residential developments and commercial uses of various intensities in an apparent need for revitalization. The site itself is currently occupied by a legal non-conforming use – the single-family residence and accessory structures.

The proposed office condominium development will provide ownership opportunities to Oceanside business owners and bring the site in land use compliance with its General Plan designation as a commercial property. The subject medical and general office land uses will also act as a buffer between residential uses to the north and west of the site and more intense commercial uses to the east and south.

The project's high quality site and architectural design will serve as the impetus for further property improvements and revitalization in the immediate project area. The proposed subdued and timeless contemporary building style will act as a canvas for the anticipated architecturally distinctive development along Oceanside Boulevard, blending existing simple building massing and design of structures with more striking architectural styles.

The subject subdivision will not adversely affect neighboring properties. Mitigation measures to address potentially significant biological resource, noise and traffic impacts have been identified in the Mitigated Negative Declaration for the project and have been incorporated as conditions of project approval. A stormwater mitigation plan has been prepared for the project and has been approved by the City Engineer. The stormwater mitigation plan addresses project impacts and provides guidelines for developing and implementing Best management Practices (BMPs) for stormwater quality during construction and post construction.

The project has been appropriately conditioned to ensure compliance with parking as well as noise, lighting, mechanical equipment screening and landscaping standards. Safety and property maintenance issues will be addressed by the required Management Plan, to the satisfaction of the City Planner and Chief of Police. Finally it is recommended that a security entry gate be installed and anti-skateboarding design features be incorporated in the site design site to prevent use of the property by unauthorized parties.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared. The environmental analysis concluded that the project, as mitigated, will not have a significant effect on the environment.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals/organizations requesting notification, applicant, and interested parties.

SUMMARY

The proposed project is consistent with the land use policies of the General Plan and meets or exceeds all applicable development standards set forth by the Oceanside Zoning Ordinance. The project is compatible in terms of density and site design within the surrounding neighborhood. As such, staff recommends that the Planning Commission:

1. Adopt the Mitigated Negative Declaration for the Loma Alta Village, in light of the whole record that the project will not have a significant effect on the environment, and that the Mitigated Negative Declaration reflects the independent judgment of the Planning Commission;

2. Adopt Planning Commission Resolution No. 2007-P47 approving Tentative Map (T-1-06) and Development Plan (D-3-06) with findings and conditions of approval attached herein.

PREPARED BY:

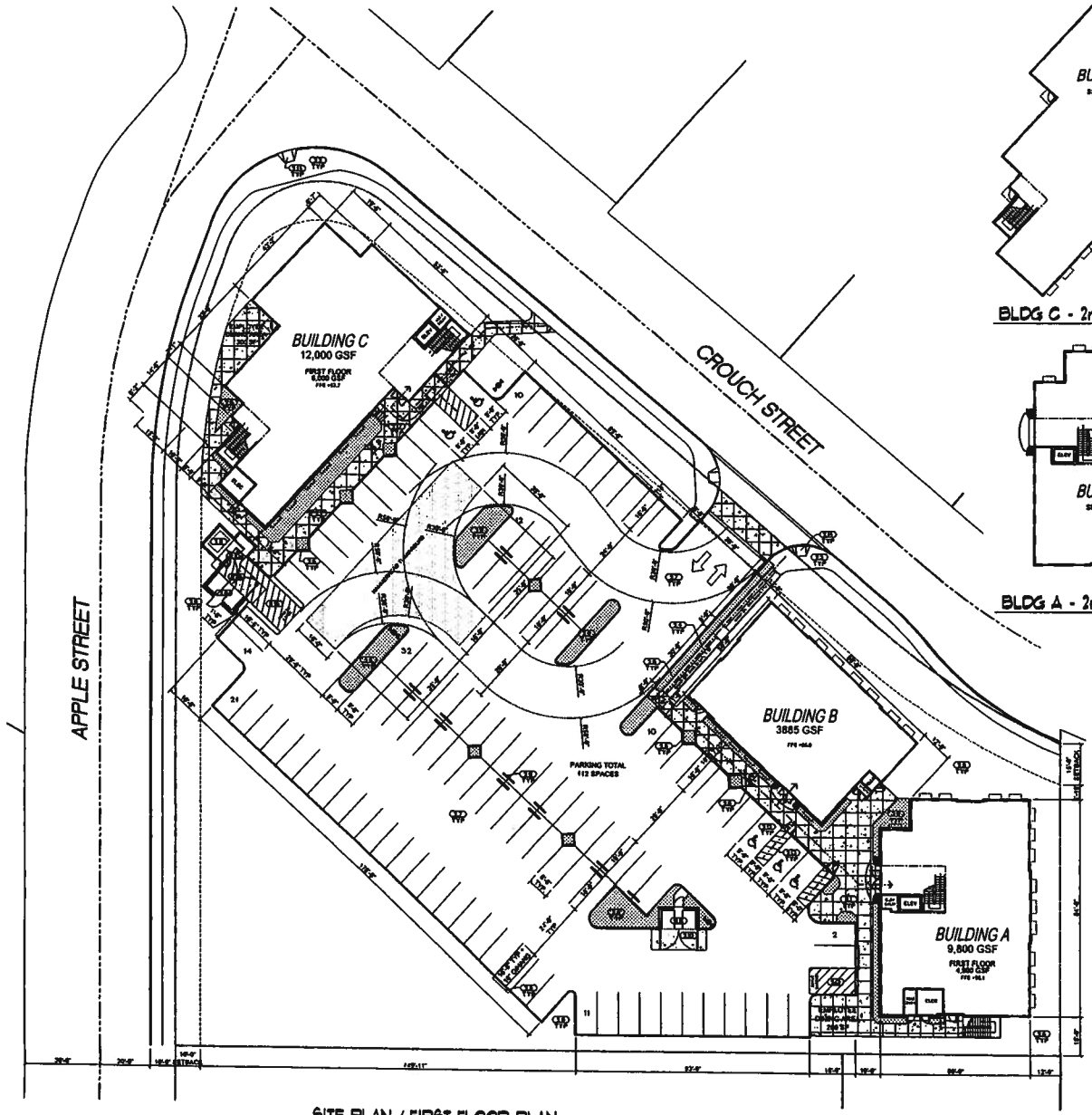
Amy Volzke
Principal Planner

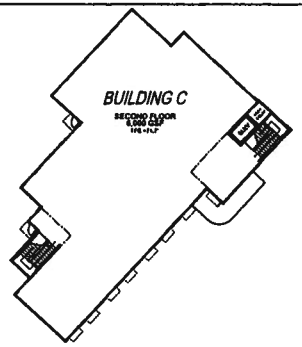
SUBMITTED BY:

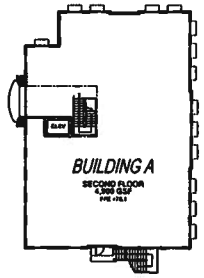
Jerry Hittleman
City Planner

AV/fil

Attachments:
1. Plans/Site Map
2. Planning Commission Resolution No. 2007-P47
3. Negative Declaration for Loma Alta Village







SITE CONSTRUCTION NOTES

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET

- CEMENT CONCRETE PAVING
- HOT MIXO
- SIDEWALK PER CITY STANDARD
- ACCESSIBLE RAMP PER CIVIL
- 18" VEHICLE OVERHANG AT 19-0" LONG STALLS
- LANDSCAPE PLANTER, SEE LANDSCAPE
- ASPHALT CONCRETE PAVING
- 6" HIGH CONCRETE CURB & GUTTER
- DEPOSE & RECYCLING AREA ENCLOSURE
- 8' X 22', 8" THICK CONCRETE APRON
- 6" HIGH CONCRETE WHEEL STOP
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PATH OF TRAVEL
- CURB RAMP PER CITY STANDARD
- 10' X 30' LOADING SPACE
- 12' X 30' LOADING SPACE
- BICYCLE RACK (FOR 6 BIKES)

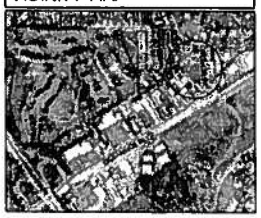
SITE LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- SETBACK
- CEMENT CONCRETE PAVING
- CENTERLINE OF STREET
- PLANTER
- FIRE HYDRANT

DEVELOPMENT SUMMARY

SCOPE OF WORK	ONE (1) ONE-STORY AND TWO (2) TWO-STORY SHELL OFFICE BUILDINGS, WITH ON-SITE PARKING.
APN	148-330-08
ZONE	LIMITED COMMERCIAL (CL)
GROSS SITE AREA	1.0 ACRES / 47,230 SF
BUILDING AREA	18,885 GSF
FAR	.39 (.50 ALLOWED)
COVERAGE	14,785 SF OR 17% (75% ALLOWED)
EXISTING USE	1 RESIDENTIAL STRUCTURE
PROPOSED USE	PROFESSIONAL AND MEDICAL OFFICE
TYPE OF CONSTR.	TYPE V-N
OCCUPANCY	B - OFFICE
ALLOWABLE AREA	ONE-STORY BLDGS: 8,000 SF / BLDG TWO-STORY BLDGS: 6,000 SF / FLOOR PER SECTION 504.3, 2001 CBC
PROPOSED HEIGHT	BUILDING A 34'-6" MAX BUILDING B 30'-6" MAX BUILDING C 33'-6" MAX
PROPOSED BUILDING AREAS	BUILDING A (TWO-STORY) 9,800 GSF BUILDING B (ONE-STORY) 3,885 GSF BUILDING C (TWO-STORY) 12,000 GSF TOTAL BUILDING AREA : 18,885 GSF
REQUIRED & PROPOSED PARKING SPACES	12,885 SF MED OFFICE AT 1/200 : 78 6,800 SF PRO OFFICE AT 1/300 : 33 10 X 30 LOADING SPACE : 1 12 X 30 LOADING SPACE : 1 TOTAL REQUIRED / PROPOSED : 114

VICINITY MAP



GRAPHIC SCALE

0 5 10 20 40

1" = 20'-0"

DAVY ARCHITECTURE
811 TENTH AVENUE
SAN DIEGO, CA 92101
phone (619) 238-3811
fax (619) 238-0442
mail@davyarchitecture.com

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PALADIN PARTNERS

LOMA ALTA VILLAGE

PROFESSIONAL CENTER

CROUCH STREET & APPLE STREET
OCEANSIDE, CA

ISSUE	DATE
ORIGINAL ISSUE SUBMITTAL	12 APR '06
PLAN CHECK REVISION 1	29 DEC '06
PLAN CHECK REVISION 2	22 NOV '06
PLAN CHECK REVISION 3	15 MAR '07
PLAN CHECK REVISION 4	18 JUNE '07
FINAL REVISIONS	23 JULY '07

SITE PLAN & FLOOR PLANS

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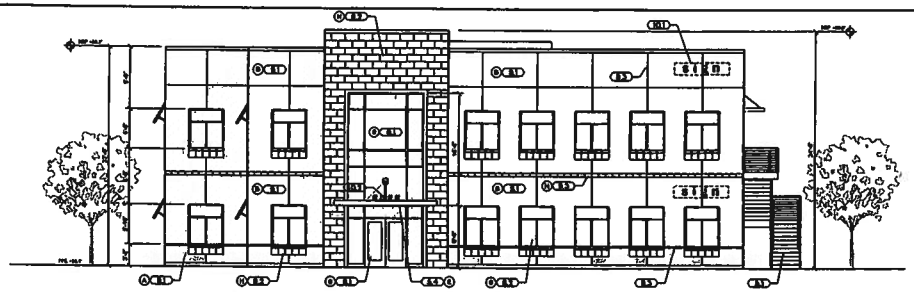
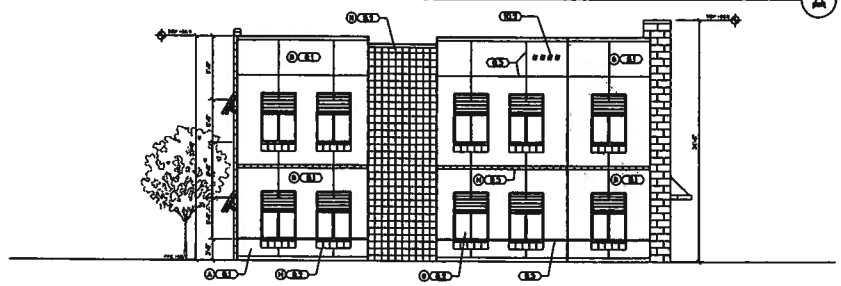
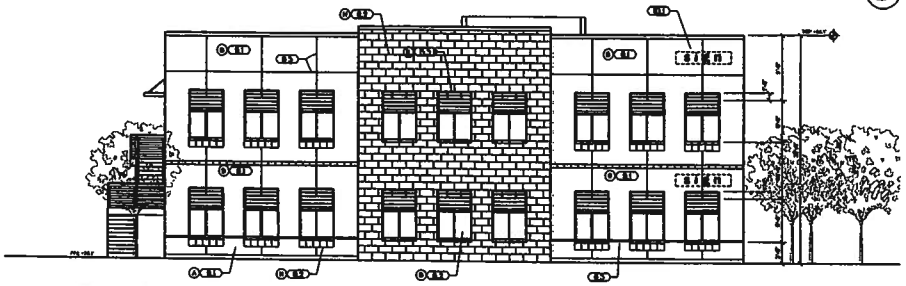


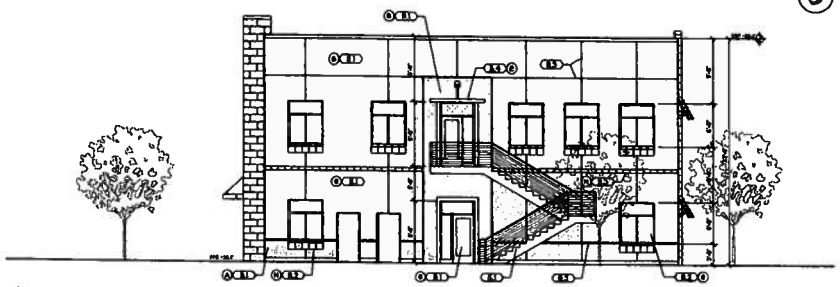
BUILDING A - NORTH ELEVATION (A)



BUILDING A - EAST ELEVATION (B)



BUILDIING A - SOUTH ELEVATION (C)



BUILDING A - WEST ELEVATION (D)

ELEVATION CONSTRUCTION NOTES

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET

- STEEL STAIR
- STEEL GUARDRAIL
- METAL 'BAHAMA SHUTTER' AWNINGS
- STEEL CANOPY
- METAL SHADE SCREEN - VERT. & HORIZ.
- BUILT-UP ROOFING
- NOT USED
- ALUMINUM STOREFRONT SYSTEM
- ALUMINUM WINDOW
- CEMENT PLASTER, PAINT
- STONE VENEER
- REVEAL / DECORATIVE MOULDING
- BUILDING IDENTIFICATION SIGNAGE, LOCATION ONLY
- ADDRESS SIGNAGE - MIN. 6" HIGH NUMBERS

EXTERIOR FINISH & COLOR LEGEND

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET

- (A) PAINT, ICI 6N LE CHATEAU
- (B) PAINT, ICI 640 IVORY SAMPLER
- (C) PAINT, ICI 651 PAPIER-MACHE
- (D) PAINT, ICI 2008 LIGHT NAVAJO
- (E) PAINT, ICI 264 DEEP RUSSET
- (F) ANODIZED ALUMINUM, ARCADIA, CHAMPAGNE AB3
- (G) GLAZING, ARCADIA, SINGLE-PANE MEDIUM PERFORMANCE
- (H) SLATE TILE VENEER, EMSER TILE, CHINA GOLD
- (I) BAHAMA SHUTTER AWNINGS, L&L LOUVERS, SLATE BLUE
- (J) NOT USED

GRAPHIC SCALE

1/8"=1'-0"

DAVY ARCHITECTURE

611 TENTH AVENUE
SAN DIEGO, CA 92101
phone (619) 238-3811
fax (619) 238-0442
mail@davyarchitecture.com

PALADIN PARTNERS

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CROUCH STREET & APPLE STREET
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ISSUE	DATE
REVISIONS FROM SENTRL	12 APR '86
PLAN CHECK REVISION 1	23 JUNE '86
PLAN CHECK REVISION 2	22 NOV '86
PLAN CHECK REVISION 3	19 MAR '87
PLAN CHECK REVISION 4	11 JUNE '87
FINAL REVISIONS	21 JULY '87

BUILDING A EXTERIOR ELEVATIONS

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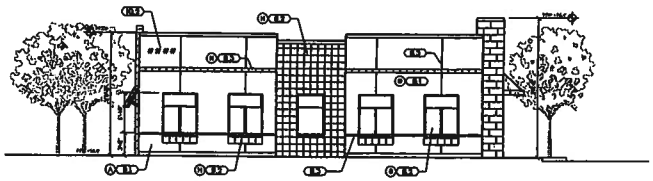
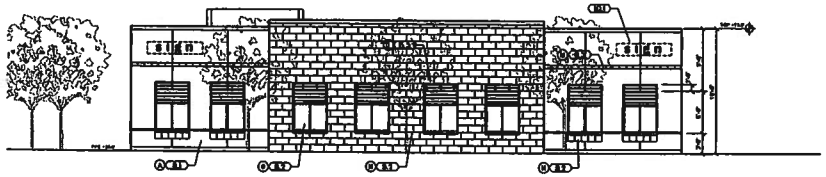
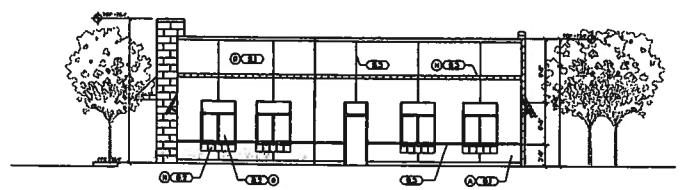


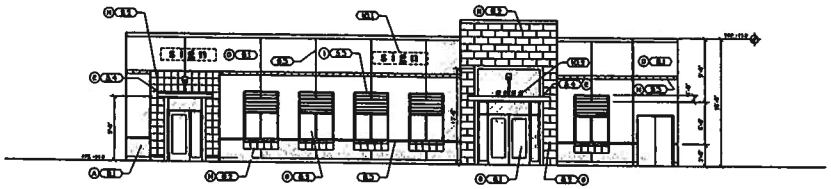
BUILDING B - NORTH ELEVATION (A)



BUILDING B - EAST ELEVATION (B)



BUILDING B - SOUTH ELEVATION (C)



BUILDING B - WEST ELEVATION (D)

ELEVATION CONSTRUCTION NOTES

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- STEEL CANOPY
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- BUILT-UP ROOFING
- NOT USED
- ALUMINUM STOREFRONT SYSTEM
- ALUMINUM WINDOW
- CEMENT PLASTER, PAINT
- STONE VENEER
- REVEAL / DECORATIVE MOULDING
- BUILDING IDENTIFICATION SIGNAGE, LOCATION ONLY
- ADDRESS SIGNAGE - MIN. 6" HIGH NUMBERS

EXTERIOR FINISH & COLOR LEGEND

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- (B) PAINT, ICI 640 IVORY SAMPLER
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- (D) PAINT, ICI 2008 LIGHT NAVAJO
- (E) PAINT, ICI 154 DEEP RUSSET
- (F) ANODIZED ALUMINUM, ARCADIA, CHAMPAGNE AB2
- (G) GLAZING, ARCADIA, SINGLE-PANE MEDIUM PERFORMANCE
- (H) SLATE TILE VENEER, ENSER TILE, CHINA GOLD
- (I) BAHAMA SHUTTER AWNINGS, L.I.L. LOUVERS, SLATE BLUE
- (J) NOT USED

GRAPHIC SCALE

1/8"=1'-0"

DAVY ARCHITECTURE

811 TENTH AVENUE
SAN DIEGO, CA 92101
phone (619) 238-3811
fax (619) 238-0442
mail@davyarchitecture.com

PALADIN PARTNERS

LOMA ALTA VILLAGE

PROFESSIONAL CENTER

CROUCH STREET & APPLE STREET
OCEANSIDE, CA

ISSUE	DATE
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PLAN CHECK REVISION 1	[illegible]
PLAN CHECK REVISION 2	[illegible]
PLAN CHECK REVISION 3	[illegible]
PLAN CHECK REVISION 4	[illegible]
FINAL REVISIONS	[illegible]

BUILDING B EXTERIOR ELEVATIONS

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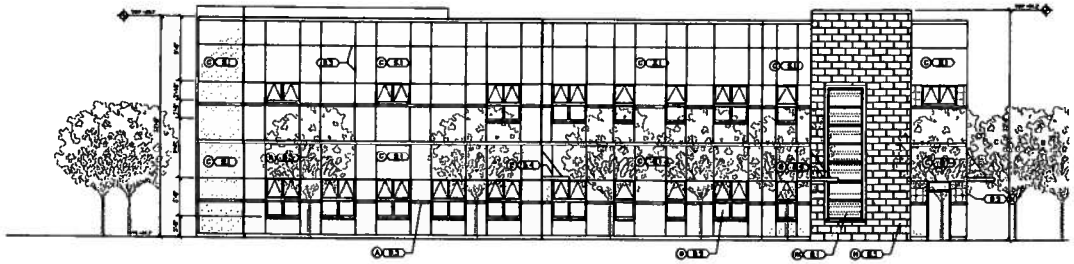
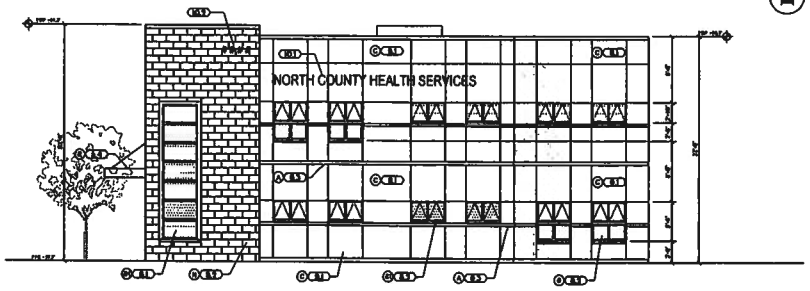
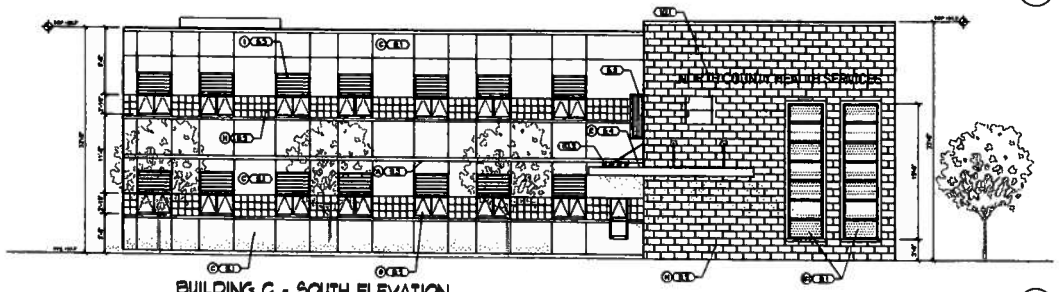


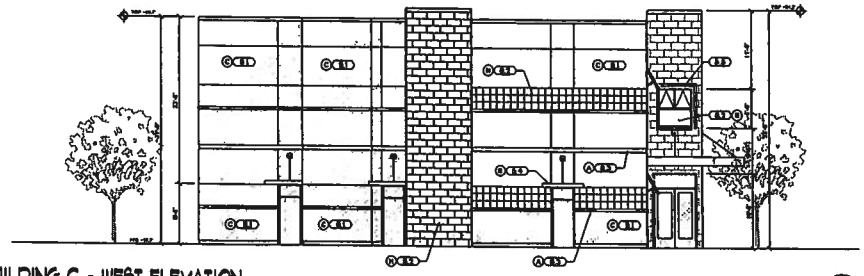
BUILDING C - NORTH ELEVATION (A)



BUILDING C - EAST ELEVATION (B)



BUILDING C - SOUTH ELEVATION (C)



BUILDING C - WEST ELEVATION (D)

ELEVATION CONSTRUCTION NOTES

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET

- STEEL STAIR
- STEEL GUARDRAIL
- METAL BAHAMA SHUTTER AWNINGS
- STEEL CANOPY
- METAL SHADE SCREEN - VERT. & HORIZ.
- BUILT-UP ROOFING
- NOT USED
- ALUMINUM STOREFRONT SYSTEM
- ALUMINUM WINDOW
- CEMENT PLASTER, PAINT
- STONE VENEER
- REVEAL / DECORATIVE MOULDING
- BUILDING IDENTIFICATION SIGNAGE, LOCATION ONLY
- ADDRESS SIGNAGE - MIN. 6" HIGH NUMBERS

EXTERIOR FINISH & COLOR LEGEND

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET

- (A) PAINT, ICI 50 LE CHATEAU
- (B) PAINT, ICI 640 IVORY SAMPLER
- (C) PAINT, ICI 651 PAPIER-MACHE
- (D) PAINT, ICI 2008 LIGHT NAVAJO
- (E) PAINT, ICI 264 DEEP RUSSET
- (F) ANODIZED ALUMINUM, ARCADIA, CHAMPAGNE AB3
- (G) GLAZING (CLEAR), OLDCASTLE GLASS, DUAL-GLAZED INSULATING GLASS UNITS
- (H) GLAZING (OBSCURE), OLDCASTLE GLASS, DUAL-GLAZED INSULATING GLASS UNITS
- (I) SLATE TILE VENEER, EMSER TILE, CHINA GOLD
- (J) BAHAMA SHUTTER AWNINGS, LILL LOUVERS, SLATE BLUE
- (K) NOT USED

GRAPHIC SCALE

1/8"=1'-0"

DAVY ARCHITECTURE
811 TENTH AVENUE
SAN DIEGO, CA 92101
phone (619) 238-3811
fax (619) 238-0442
mail@davyarchitecture.com

PALADIN PARTNERS

LOMA ALTA VILLAGE

PROFESSIONAL CENTER

CROUCH STREET & APPLE STREET
OCEANSIDE, CA

ISSUE	DATE
COORDINATE RENT SENSITIVE	12 APR '06
FLAN CHECK REVISION 1	29 JUNE '06
FLAN CHECK REVISION 2	22 NOV '06
FLAN CHECK REVISION 3	11 MAR '07
FLAN CHECK REVISION 4	13 JUNE '07
FINAL REVISIONS	31 JULY '07

BUILDING C EXTERIOR ELEVATIONS

A2.2

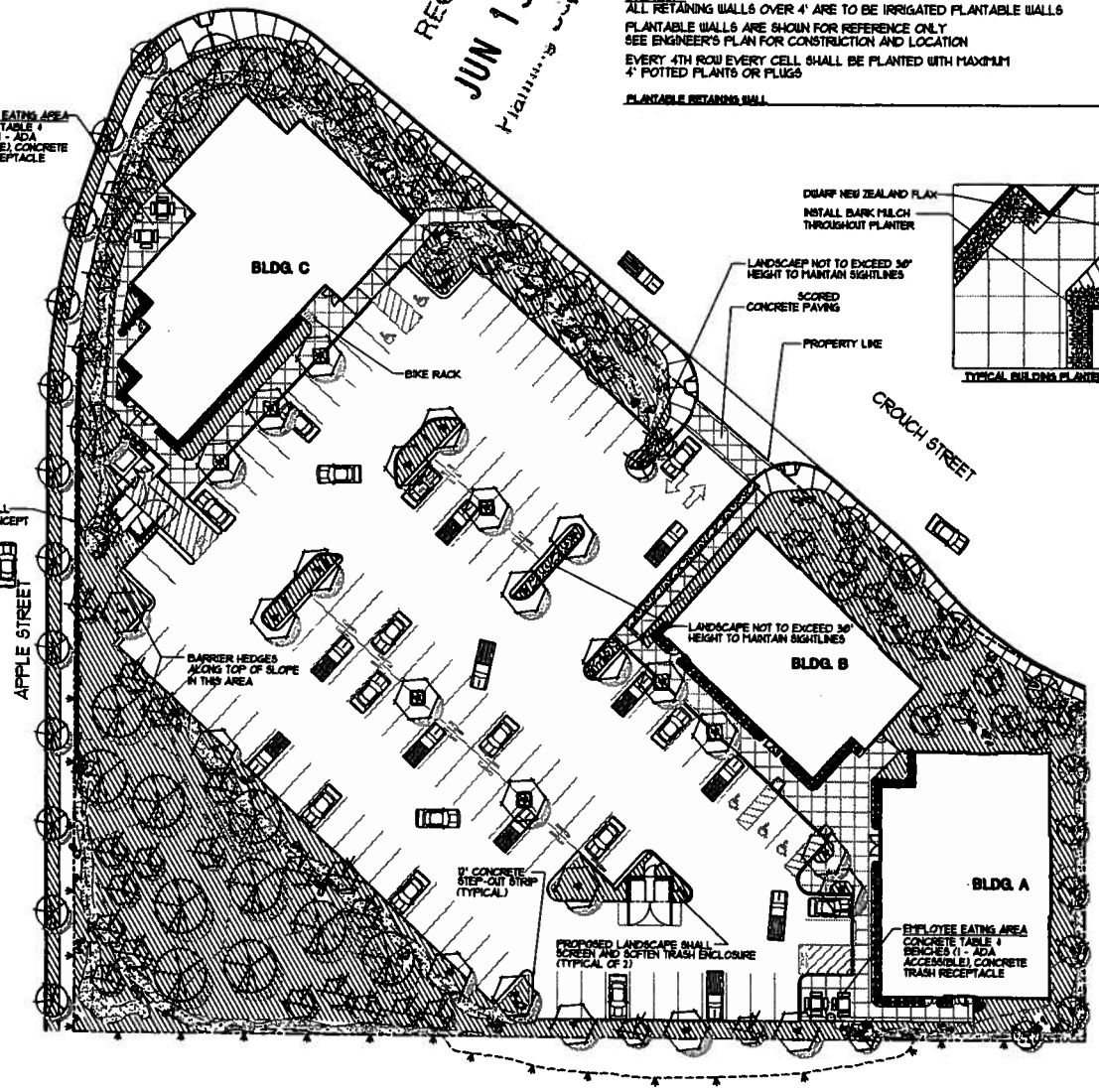
SHEET OF

I:\PROJECTS\Paladin Loma Alta Village\Drawings\ building C elev.dwg, 8/30/2007 3:40:13 PM

LOMA ALTA VILLAGE

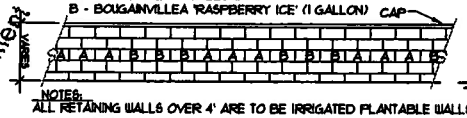
landscape concept plan

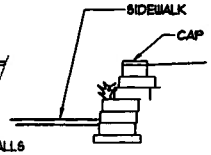
RECEIVED
JUN 13 2007
Planning Department



CONCEPTUAL PLANT LEGEND

A - FICUS PUMILA (1 GALLON)
B - BOUGAINVILLEA 'RASPBERRY ICE' (1 GALLON)

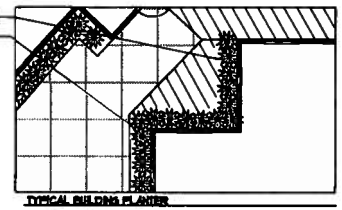




NOTES:
ALL RETAINING WALLS OVER 4' ARE TO BE IRRIGATED PLANTABLE WALLS
PLANTABLE WALLS ARE SHOWN FOR REFERENCE ONLY
SEE ENGINEER'S PLAN FOR CONSTRUCTION AND LOCATION
EVERY 4TH ROW EVERY CELL SHALL BE PLANTED WITH MAXIMUM 4" POTTED PLANTS OR PLUGS

PLANTABLE RETAINING WALL

SCALE: NTS



TYPICAL BUILDING PLANTER

SCALE: 1/8" = 1'

CONCEPTUAL PLANT LIST

STREET TREES (15 GAL)
PRUNUS CERASIFERA 'ATROPURPUREA' - PURPLE LEAF PLUM

PROJECT TREES (15 GAL)
CUPANIOPSIS ANACARDIOIDES - CARROT WOOD
PRUNUS CERASIFERA 'ATROPURPUREA' - PURPLE LEAF PLUM
MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA
LAGERSTROEMIA INDICA - CRAPE MYRTLE
GINKGO BILOBA - MAIDENHAIR TREE
ARBUTUS 'MARINA' - MADRONE

SHRUBS & GROUNDCOVERS (5 GAL, 1 GAL, FLATS)
HEMEROCALLIS 'BLACK EYED STELLA' - DAYLILY
PHORMIUM TENAX 'JACK SPRATT' - NEW ZEALAND FLAX
RHAMNUS CALIFORNICA - COFFEEBERRY
PHORMIUM TENAX 'MAIORI CHIEF' - NEW ZEALAND FALX
ANIGOZANTHOS HYBRIDS 'BIG RED' - KANGAROO PAW
LIRIOPE MUSCARI - LILY TURF
CEANOTHUS 'JULIA PHELPS' - CALIFORNIA LILAC
MIMULUS AURANTIACUS - STICKY MONKEY FLOWER
LAVENDULA STOECHAS - SPANISH LAVENDER
MISCANTHUS TRANSMORRIENSIS - EVERGREEN MISCANTHUS
PENSTEMON HETEROPHYLLUS - PENSTEMON
MUHLENBERGIA RIGIDA 'NASHVILLE' - PURPLE MUHLY
LOBULARIA MARITIMA - SWEET ALYSSUM
CEANOTHUS GRISEUS HORIZONTALIS - CARMEL CREEPER

ENTRY BUFFER PLANTING (5 GAL, 1 GAL, FLATS)
AGAPANTHUS ORIENTALIS - LILY OF THE NILE
ESCALLONIA FRADESII - ESCALLONIA
PITTOSPORUM CRASSIFOLIUM 'NANA' - DWARF PITTOSPORUM
HYPOPORUM 'PACIFICUM' - HYPOPORUM
ANNUAL COLOR FOR ENTRY, REPLACE AS NECESSARY

RAIN GARDENS AND VEGETATED SWALES (1 GAL)
PER CIVIL PLANS AND COUNTY BMP GUIDELINES
CYPERUS PAPYRUS 'ISOCLADUS' - DWARF PAPYRUS
JUNCUS EFFUSUS - SOFT RUSH
ACORUS GRAMINEUS 'VARIEGATUS' - VARIEGATED SWEET FLAG
CAREX DIPSACEA - GREEN SEDGE
PHALARIS ARUNDINACEA - VARIEGATED RIBBON GRASS 'STRAWBERRIES & CREAM'
FESTUCA BLEND CHEWINGS/RED - 'NO MOW' FESCUE

LANDSCAPE ACCENT BOULDERS AROUND RAIN GARDEN AND SWALES
SMALL TO MEDIUM SIZED BOULDERS/COBBLE STONE
IMPORTANT NOTE:
ACCENT COBBLE SHALL NOT BE LOCATED IN THE LOWER AREA OF THE SWALES

EARTH MOUNDS AND BERMS FOR LANDSCAPE HIGHLIGHT

IRRIGATION NOTES

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED OR REDESIGNED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM OF WATER LOSS DUE TO RUN-OFF. ALL IRRIGATION IMPROVEMENTS SHALL BE INSTALLED AS PER THE PROVISIONS OF THE CITY OF OCEANSIDE ZONING ORDINANCE SECTION 3019, CITY OF OCEANSIDE GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1989, REVISED 1991) AND WATER CONSERVATION ORDINANCE 91-15.

PLANTING NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH SOIL CONDITIONER, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON SOIL SAMPLES TAKEN FROM THE SITE. GROUND COVERS SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN AND EVAPOTRANSPIRATION. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR MORE NATURAL FORMS. THIS WILL WORK TOGETHER WITH THE GROUND COVERS AND MULCHES TO REDUCE THE EVAPOTRANSPIRATION RATES OF THE SOIL. ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE CITY OF OCEANSIDE GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1989, REVISED 1991).

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE
5750 FIXEL STREET, STE. 210
SAN DIEGO, CA 92008
(619) 497-1324
FAX (619) 497-0481
INFO@LIGHTFOOTPG.COM

REGISTERED LANDSCAPE ARCHITECT
JAMES R. LIGHTFOOT
No. 2981
STATE OF CALIFORNIA

Paladin Real Estate Group
Loma Alta Village
Oceanside, CA

Scale: 1" = 20'
Date: 4/11/06
Drawn By: sh
Revisions:
1/3/06
PA - 11-22-06
DS - 2-3-07, 3-07
CITY COMMENTS 4-26-07

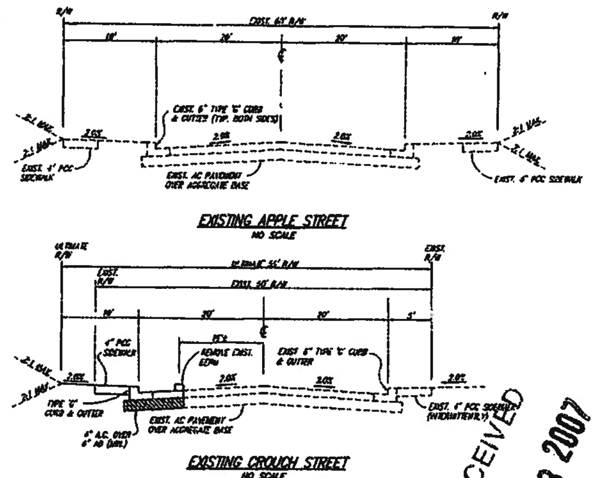
landscape concept

Job # 1068.012

1068.012 Loma Alta Village

TENTATIVE MAP FOR LOMA ALTA VILLAGE

THIS TENTATIVE MAP IS A CONDOMINIUM PROJECT PER SECTION 66424 OF THE SUBDIVISION MAP ACT, WITH A MAXIMUM # OF 16 COMMERCIAL AIRSPACE UNITS.



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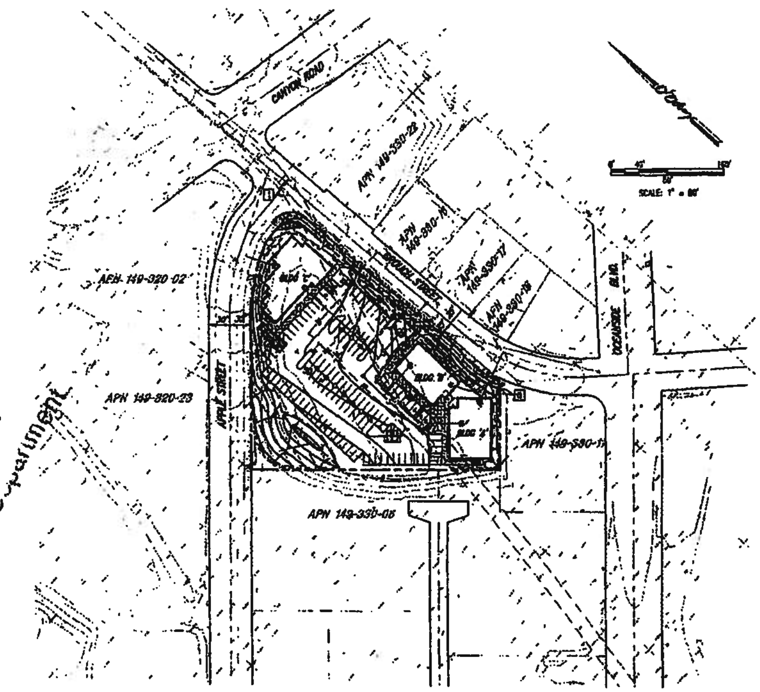
JUN 13 2007
Planning Department



LEGEND:

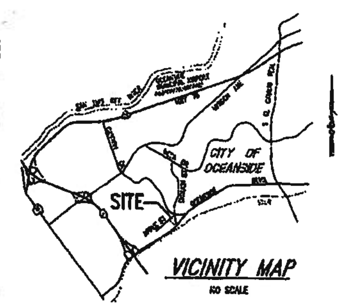
	EXISTING	PROPOSED
SUBDIVISION BOUNDARY		
EASEMENT LINE		
PROPOSED CONTOUR		
EXISTING CONTOUR		
PROPOSED SLOPES		2:1 MAX
FIRE HYDRANTS		
8" WATER MAINS		
2" WATER SERVICE		
8" SEWER MAIN & M.H.		
6" SEWER LATERAL		
UNDERGROUND GAS LINE		
CURB		
CURB AND GUTTER		
STORM DRAIN CATCH BASIN		
STORM DRAIN CLEANOUT		
SIDEWALK		
STREET LIGHT		
STORM DRAIN LINE		
6" AREA DRAIN LINE		
BROW DITCH, TYPE "B"		
EARTH SWALE		
RETAINING WALL		
AC PAVEMENT		

GENERAL NOTES:

PERCENT PROJECT IN STREETS 3%
PERCENT OF PROJECT IN PARKINGS 45%
PERCENT OF REQUIRED LANDSCAPING 10%
PROPOSED LANDSCAPING 35%
ASSESSOR'S PARCEL NO. 149-330-06
EXISTING ZONING .... CL (LIMITED COMMERCIAL)
PROPOSED ZONING .... NO CHANGE
EXISTING LAND USE DESIGNATION .... GENERAL COMMERCIAL (GC)
PROPOSED LAND USE DESIGNATION .... NO CHANGE
TOTAL ACRES .... 2.00 AC. (GROSS) 1.96 AC. (NET)
TOTAL NUMBER OF LOTS 1
EXISTING LAND USE .... VACANT W/ ONE RESIDENTIAL AND ONE ASSOCIATED BUILDING
PROPOSED LAND USE .... COMMERCIAL
TOPOGRAPHIC SOURCE .... SAN-LO AERIAL SURVEYS, FLOWN 12-20-05
CONTOUR INTERVALS .... 1 FT
MAXIMUM SLOPE GRADIENT 2:1
NUMBER OF COMMERCIAL CONDOMINIUM UNITS .... 16 UNITS
MINIMUM CONDOMINIUM UNIT SIZE .... 500 SF
OFF-STREET PARKING REQUIRED 112
OFF-STREET PARKING PROPOSED 112
GROSS FLOOR AREA OF EXISTING BUILDINGS .... 4,430 SF
GROSS FLOOR AREA OF PROPOSED BUILDINGS .... 25,665 SF
AMOUNT OF PROPOSED BUILDING COVERAGE 23%
FIRE FLOW DEMAND .... 3,000 GPM
FEMA PANEL No. 753 .... MAP No. 06073C0753 F (ZONE X)

SERVICE AGENCIES:
SCHOOL DISTRICT .... OCEANSIDE UNIFIED SCHOOL DISTRICT
WATER DISTRICT .... CITY OF OCEANSIDE
SEWER DISTRICT .... CITY OF OCEANSIDE

SEE ARCHITECTURAL SITE PLAN AND PRELIMINARY LANDSCAPE PLANS FOR FOLLOWING:
1. CONCRETE PAVING AREA
2. LOCATION/SIZE/TYPE VEGETATION



HYDROLOGIC REPORT

A HYDROLOGIC REPORT WAS PREPARED BY O'DAY CONSULTANTS, INC. ON MARCH 14, 2007, TITLED "HYDROLOGY AND HYDRAULIC STUDY FOR LOMA ALTA VILLAGE."

PARKING SUMMARY

112 TOTAL PARKING SPACES
107 REGULAR PARKING SPACES
5 HANDICAPPED PARKING SPACES
1:300 OFFICE PARKING RATIO (10,000 SF)
1:200 MEDICAL PARKING RATIO (15,635 SF)

LOT AREA SUMMARY:

LOT NO.	GROSS LOT AREA (AC)	NET LOT AREA (AC)
1	2.00	1.96

*NET AREA = GROSS AREA - AREA FOR R.O.W. (SEE NOTE BELOW)

NOTE:
PORTIONS OF RIGHT-OF-WAY DEDICATED/VACATED PER FINAL MAP

UTILITY UNDERGROUNDING NOTE:

AN APPLICATION HAS BEEN FILED TO ELIMINATE THE CITY REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES

INDEX MAP

SCALE: 1" = 80'

SOILS ENGINEER

PACIFIC SOILS ENGINEERING, INC.
7715 CONVOY COURT
SAN DIEGO, CA 92111
(858) 560-1380

EARTHWORK QUANTITIES:

CUT: 11,850 CY
FILL: 2,950 CY
IMPORT: 0 CY
EXPORT: 11,900 CY
REMEDIAL: 2,800 CY

CIVIL ENGINEER

O'DAY CONSULTANTS, INC.
2710 LOKER AVENUE, SUITE 100
CARLSBAD, CA 92010
(760) 931-7700

NAME ____________ DATE ____________

NOTES:

1. UTILITIES ARE PROPOSED UNLESS LABELED EXISTING.
2. WATER/SEWER UTILITIES ARE PUBLIC UNLESS LABELED AS PRIVATE.
3. ALL PROPOSED STORM DRAIN INLETS AND CATCH BASINS WITHIN PARKING AREAS, LOADING AREAS, AND ANY OTHER VEHICULAR AREAS, SHALL HAVE FOSSIL FILTER CARTRIDGES WITH HYDROCARBON BOOMS TO SATISFY N.P.D.E.S. REQUIREMENTS.

EASEMENT TABLE

NO.	DATE REC.	DOC. NO.	BENEFICIARY	NATURE OF EASEMENT	DISPOSITION
1	[illegible]	BOOK 1250, PG. 276	CITY OF OCEANSIDE	PUBLIC UTILITIES EASEMENT	TO BE QUITCLAIMED
*2	[illegible]	BOOK 1898, PG. 388	CITY OF OCEANSIDE	PUBLIC UTILITIES EASEMENT	TO REMAIN
3	11-8-57	BOOK 5372, PG. 427 O.R.	SAN DIEGO GAS & ELECTRIC	PUBLIC UTILITIES INGRESS, EGRESS EASEMENT	TO BE QUITCLAIMED

* EXACT LOCATION CANNOT BE DETERMINED FROM RECORD DATA.

OWNER/DEVELOPER

LOMA ALTA VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
600 WEST BROADWAY, SUITE 3150
SAN DIEGO, CA 92101
(619) 400-4760
CONTACT: TONY BADEAUX

BY: PALADIN LOMA ALTA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: ST. JOHN INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGER

BY: BLUE WATER MANAGEMENT, INC., A CALIFORNIA CORPORATION, ITS MANAGER

[signature] DATE ____________
ANTHONY BADEAUX
PRESIDENT

REPRESENTATIVE

THE LIGHTFOOT PLANNING GROUP
5750 FLEET STREET, SUITE 250
CARLSBAD, CA 92008
(760) 692-1924
CONTACT: SIMMA KOLLIAS

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY GRADING/UTILITY PLANS
3	CONDOMINIUM LAYOUT PLANS

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, N 00°08'20" W (RECORD—N 00°04'00" E) 85.62 FEET TO THE SOUTHEASTERLY LINE OF THAT CERTAIN 80.00 FOOT ROAD, AS DESCRIBED IN EASEMENT DEED TO THE CITY OF OCEANSIDE, RECORDED OCTOBER 15, 1931 IN BOOK 30, PAGE 408 OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, N 58°04'00" E (RECORD—N58°53'50" E) 352.71 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO RUBY F. HAYES, RECORDED AUGUST 22, 1962 AS FILE NO. 143209; THENCE N 29°59'14" W, 10.02 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 10.00 FEET OF SAID 80.00 FOOT ROAD ABOVE DESCRIBED AS SAID PORTION WAS VACATED AND CLOSED ON OCTOBER 28, 1980 BY RESOLUTION NO. 80-138 OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, A COPY OF WHICH SAID RESOLUTION WAS RECORDED NOVEMBER 3, 1980 AS FILE NO. 374257; THENCE ALONG THE NORTHWESTERLY LINE OF SAID VACATED PORTION AS FOLLOWS: N 58°04'40" E, 35.54 FEET TO THE BEGINNING OF A TANGENT 1030.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'50" A DISTANCE OF 126.95 FEET; TANGENT TO SAID CURVE NORTH 47°20'05" E (RECORD— N 47°28'00" E) 327.06 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO JOSEPH D. WALKER, ET AL, RECORDED SEPTEMBER 13, 1960 AS FILE NO. 178214, ALSO BEING THE TRUE POINT OF BEGINNING; CONTINUING ALONG SAID NORTHWESTERLY LINE, N 47°19'33" E, 213.62 FEET TO THE BEGINNING OF A TANGENT 241.46 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°59'17" A DISTANCE OF 84.30 FEET AND N 67°18'26" E, 16.66 FEET; THENCE S 22°41'34" E, 0.89 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN 42.24 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY IN THE WESTERLY BOUNDARY OF THAT CERTAIN EASEMENT GRANTED TO THE CITY OF OCEANSIDE IN DEED RECORDED AUGUST 23, 1933 IN BOOK 232, PAGE 58 OF OFFICIAL RECORDS; A RADIAL LINE OF SAID CURVE BEARS N 22°41'34" W TO SAID POINT; THENCE ALONG THE BOUNDARY OF SAID EASEMENT AS FOLLOWS: CLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109°30'13" A DISTANCE OF 80.97 FEET; S 02°34'21" E, 244.20 FEET (DEED— S02°53'25" E A DISTANCE OF 243.96 FEET) TO THE BEGINNING OF A TANGENT 283.94 FOOT RADIUS CURVE CONCAVE EASTERLY; AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°22'33" A DISTANCE OF 82.62 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO RICHFIELD OIL CORPORATION, RECORDED DECEMBER 31, 1963 AS FILE NO. 231978; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAND, S 47°25'16" W, 138.53 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THE LAND OF WALKER ABOVE DESCRIBED; THENCE ALONG SAID PROLONGATION AND SAID NORTHEASTERLY LINE N 47°43'33" W, 253.01 FEET TO THE TRUE POINT OF BEGINNING.

REVISED: APRIL 27, 2007
REVISED: MAR. 14, 2007
REVISED: FEB. 2, 2007
REVISED: NOV. 27, 2006
REVISED: JULY 4, 2006
DATE OF PREPARATION: APRIL 1, 2006

BENCHMARK:

DESCRIPTION: BRASS DISC STAMPED COS BM D-5 (PER BOOK 158 PAGE 39 EL. = 36.18)
LOCATION: EASTERLY SIDE OF CROUCH STREET, 150± SOUTH OF OCEANSIDE BOULEVARD
RECORD FROM: CITY OF OCEANSIDE BENCHMARK
ELEVATION: 36.07' DATUM: NAD83

REGISTERED PROFESSIONAL ENGINEER — TIMOTHY O. CARROLL, JR. — No. 55381 — CIVIL — STATE OF CALIFORNIA

O'DAY CONSULTANTS
2710 Loker Ave. West, Suite 100
Carlsbad, California 92010
760-931-7700
Fax: 760-931-8680
Oday@OdayConsultants.com
Civil Engineering
Planning
Processing
Surveying

DESIGNED BY: T.L. DATE: FEB. 2006
DRAWN BY: H.P. SCALE: AS SHOWN
PROJECT MGR.: T.O.C. JOB NO.: 05-1150

ENGINEER OF WORK

TIMOTHY O. CARROLL, JR. RCE: 55381 DATE:

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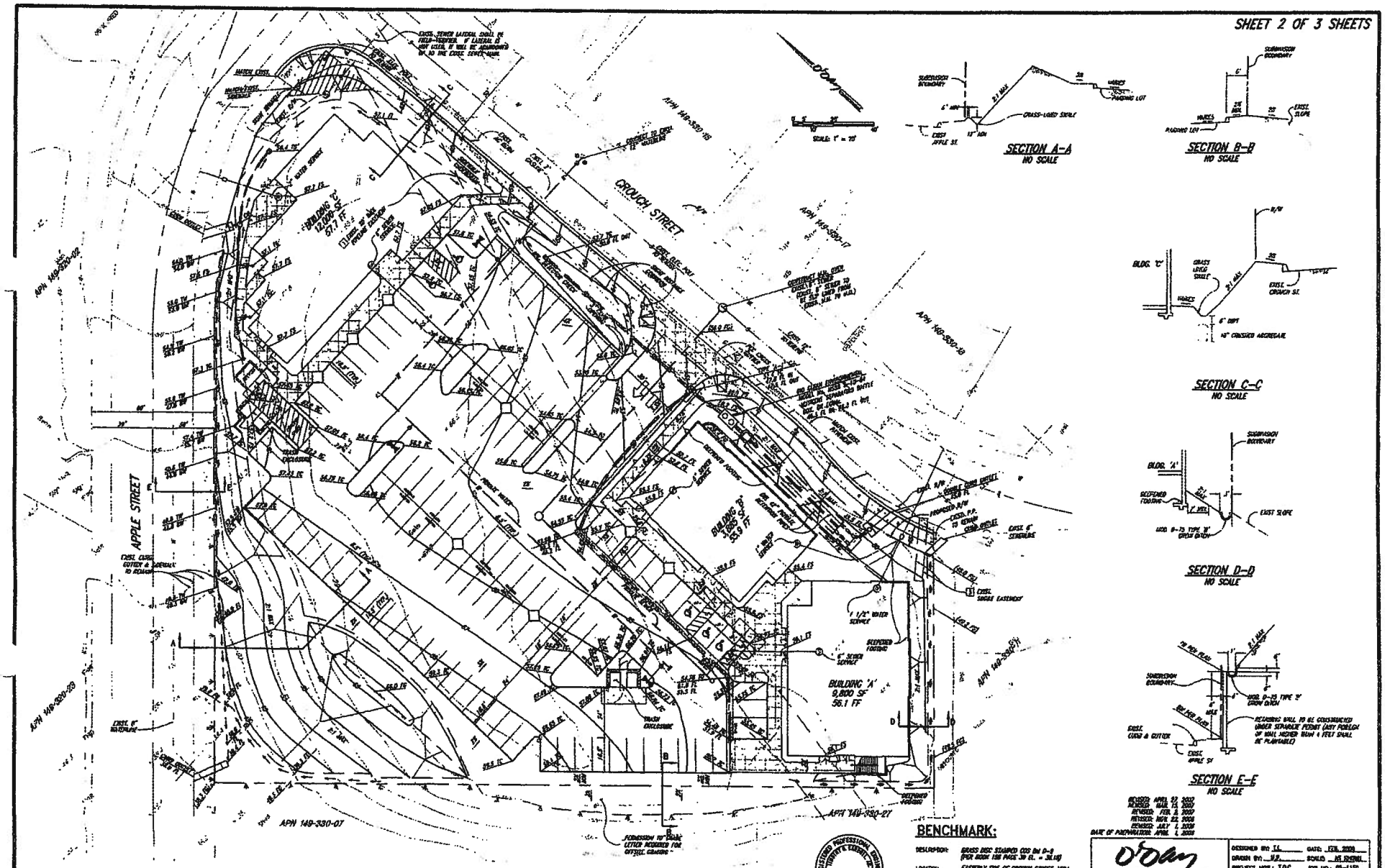
SHEET 2 OF 3 SHEETS
SECTION A-A
NO SCALE
SECTION B-B
NO SCALE
SECTION C-C
NO SCALE
SECTION D-D
NO SCALE
SECTION E-E
NO SCALE
CROUCH STREET
APPLE STREET
BUILDING 'A'
9,800 SF
56.1 FF
BUILDING 'B'
3,885 SF
55.9 FF
BUILDING 'C'
12,000 SF
57.7 FF
APN 149-330-07
APN 149-330-27
APN 149-330-18
APN 149-330-17
APN 149-330-02
APN 149-320-23
BENCHMARK:
DESCRIPTION: GRASS DISC STAMPED COS BM D-9 (PER BOOK 156 PAGE 39 EL. = 36.18)
LOCATION: EASTERLY SIDE OF CROUCH STREET, 15TH SOUTH OF OCEANSIDE BOULEVARD
RECORD FROM: CITY OF OCEANSIDE BENCHMARK
ELEVATION: 38.67' DATUM: NAVD83
O'Day CONSULTANTS
DESIGNED BY: T.L.
DRAWN BY: V.P.
PROJECT MGR.: T.O.C.
DATE: FEB. 2008
SCALE: AS SHOWN
JOB NO.: 05-1150
ENGINEER OF WORK
DATE:
TIMOTHY O. CARROLL, JR.
RCE: 55381
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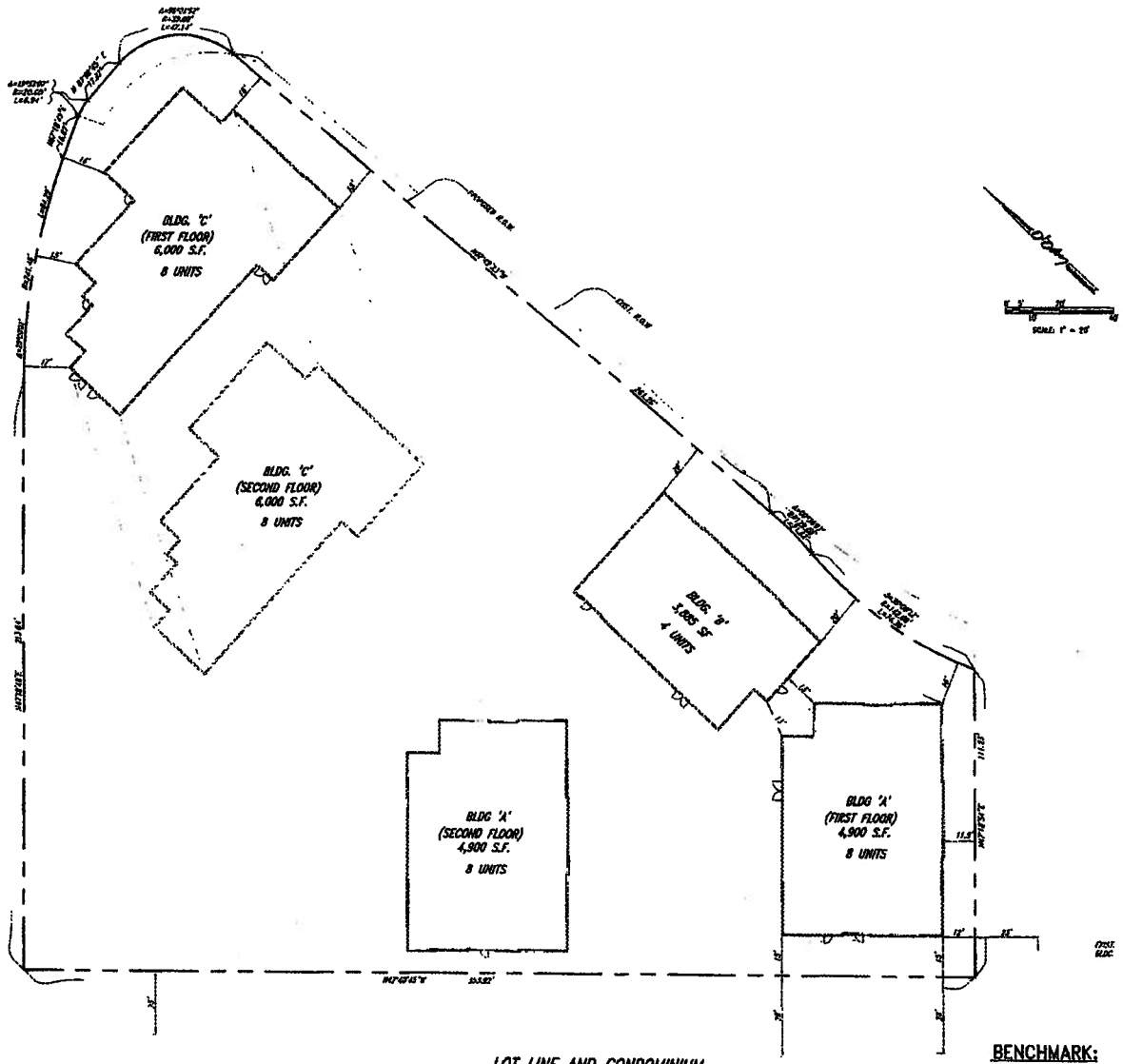

LOT LINE AND CONDOMINIUM UNIT LAYOUT

SCALE: 1" = 20'

BENCHMARK:

DESCRIPTION: BRASS DISC STAMPED COS BM 8-8 (PER BOOK 152 PAGE 33 EL. = 36.18)

LOCATION: EASTERLY SIDE OF CROUCH STREET 150± SOUTH OF OCEANSIDE BOULEVARD

RECORD FROM: CITY OF OCEANSIDE BENCHMARK

ELEVATION: 38.67' DATUM: NAD83

REVISED: APRIL 27, 2007
REVISED: MAR. 13, 2007
REVISED: FEB. 2, 2007
REVISED: NOV. 22, 2006
REVISED: JULY 1, 2006
DATE OF PREPARATION: APRIL 1, 2005

O'Day CONSULTANTS

DESIGNED BY: TJ. DATE: FEB. 2006
DRAWN BY: D.P. SCALE: AS SHOWN
PROJECT MGR.: T.D.C. JOB NO.: 05-1169

ENGINEER OF WORK

DATE:

DAVID O. CARROLL, JR. RCE: 56351

REGISTERED PROFESSIONAL ENGINEER
DAVID O. CARROLL, JR.
NO. 56351
EXP. 12/31/06
STATE OF CALIFORNIA

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PLANNING COMMISSION
RESOLUTION NO. 2007-P47

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

APPLICATION NO: T-1-06, D-3-06
APPLICANT: Loma Alta Village LLC.
LOCATION: Southwest corner of Crouch Street and Apple Street

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 and Development Plan under the provisions of the Subdivision Ordinance and Article 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

a 36-unit (max) office condominium subdivision on a single lot, deferral of the requirement to underground existing overhead utilities, and development of three office buildings totaling approximately 25,685 square feet with associated site improvements;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 24th day of September, 2007 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 a Mitigated Negative Declaration has been prepared stating that if the mitigation measures are met there will not be an adverse impact upon the environment;

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. 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	$.713 per square foot or $713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot non-residential for Oceanside ($.42 for Vista and Fallbrook)
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 per cent 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 $19,967 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 $24,444 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is $21,599 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, the Mitigated Negative Declaration together with any comments received, and Mitigation and Monitoring and Reporting Program (MMRP) incorporated into the conditions of approval for the project, were presented to the Planning Commission, and the Planning Commission reviewed and considered the information contained in these documents prior to making a decision on the project.

WHEREAS, the Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Program (MMRP) have been determined to be accurate and adequate documents, which reflect the independent judgment and analysis of the Planning Commission. On the basis of the entire record before it, the Planning Commission finds that there is no substantial evidence that the project, with implementation of the mitigation measures proposed, will have a significant impact on the environment.

WHEREAS, the documents or other material which constitutive the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

FINDINGS:

For the Tentative Subdivision Map (T-1-06):

1. The proposed map is consistent with the General Plan and applicable provisions of the Subdivision Ordinance of the City of Oceanside.
2. The site is physically suitable for the proposed type of development.
3. The site is physically suitable for the proposed density of development.
4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision.
6. The tentative map complies with all other ordinances, regulations and guidelines of the City of Oceanside. The project will contribute to the long range enhancement of the community by incorporating adequate on-site improvements, street design, drainage, and sanitary facilities, and easements. Required project off-site improvements and payment of fees are identified herein.

For the Development Plan (D-3-06):

1. The site plan and physical design of the project is consistent with the purposes of the Zoning Ordinance in that the project has been designed to meet or exceed the Zoning Ordinance standards.
2. The Development Plan as conditioned conforms to the General Plan of the City.
3. The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities. Public Facilities and infrastructure necessary to serve the project are currently in place, or will be constructed as part of the project.
4. The project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.

For the Deferral of the Requirement to Underground Facilities:

1. The proposed project does not meet the intent for deferral of overhead utility

undergrounding, therefore appropriate conditions to undertround overhead utilities are required.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve the Mitigated Negative and adopt the mitigation measures provided therein, and Tentative Map (T-1-06) and Development Plan (D-3-06) 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.
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. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations. (2001 California Building Code, Chapter 11B).
4. The building plans for this project shall be prepared by a licensed architect or engineer and shall be in compliance with this requirement prior to submittal for building plan review.
5. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
6. All outdoor lighting shall comply with Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans.
7. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.
8. Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application.
9. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation shall be required at time of plans submittal to the Building Division for plan check.

Retaining walls that will be installed as a part of the design shall be designed per the Soils report for the whole project.

10. A Building (Demolition) Permit shall be required for the demolition of existing structures. Plans for the Demolition Permit shall clearly show that all utilities (electric, gas, water, sewer) are properly terminated/capped in accordance with the requirements of the utility service provider. All/any underground septic or water storage tanks shall be removed or filled in accordance with the Uniform Plumbing Code and/or the City of Oceanside Grading Ordinance.

11. A private sewer system design shall be submitted to the Building Division and approved prior to the construction of the sewer system. If a gravity flow system is not used, an engineered mechanical system shall be submitted and approved by all City of Oceanside Departments.

12. Construction plans submitted to the Building Division after January 1, 2008 shall meet all requirements of the newly adopted ICC codes.

13. 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 8:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 8:00 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:

14. For the demolition of existing structures or surface improvements, grading plans shall be submitted and erosion control plans be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.

15. With the exception of the access opening on Crouch Street approved with the Tentative Map and Development Plan, vehicular access rights to Crouch Street and Apple Street shall be relinquished to the City from all abutting lots.

16. All right-of-way alignments, street dedications, exact geometrics and widths shall be dedicated and improved as required by the City Engineer.

17. The developer/subdivider shall dedicate public right-of-way along the project's frontage. The alignment of the dedication shall widen the existing right-of-way to accommodate all through lanes, turn lanes, transitions, bike lanes, sidewalks with ADA compliant pedestrian ramps, and parkways for dry utilities, landscaping and maintenance.

18. Design and construction of all improvements shall be in accordance with the City's Circulation Element of the General Plan, design standards, specifications, and policies in effect at the time of the approval of the engineering plans by the City Engineer. Plans submitted for the City Engineer's approval shall be prepared by a California licensed Civil Engineer.

19. Prior to issuance of a building permit all improvement requirements shall be covered by a development 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.

20. Prior to issuance of a building permit a phasing plan for the construction of public and private improvements including landscaping, shall be approved by the City Engineer.

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

22. 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.

23. The subdivision shall be recorded as one. The subdivision 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. Prior to the issuance of any building permits all off-site improvements including landscaping, landscaped medians (if any), frontage improvements shall be under construction to the satisfaction of the City Engineer. Prior to issuance of any certificates of occupancy the 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. The boundaries of any multiple final map increment shall be subject to the approval of the City Engineer.

24. 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 of Oceanside as required. The applicant shall provide documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to the approval of the final map or issuance of any relevant grading, building, improvement, or certificate of occupancy permit for the development). Additionally, the City of Oceanside, 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.

25. 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.

26. Prior to the issuance of a grading permit, the developer shall notify and host a neighborhood meeting with all of the area residents located within 300 feet of the project site, and residents of property along any residential streets to be used as a "haul route", to inform them of the grading and construction schedule, haul routes, and to answer questions.

27. 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) 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 8:00 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.

d) A haul route shall be obtained at least 7 days prior the start of hauling operations and must be approved by the City Engineer. Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

28. A traffic control plan shall be prepared according to the City traffic control guidelines and be submitted to and approved by the City Engineer prior to the start of work within open City rights-of-way. Traffic control within all public streets and 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.

29. 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 drainage fees, 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 subdivider/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 and/or the Development Plan 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.

30. All streets (Crouch Street and Apple Street) shall be improved with curbs and gutters.

31. All streets (Crouch Street and Apple Street) shall provide a minimum of 10 feet parkway between the face of curb and the right-of-way line. Sidewalk improvements shall comply with ADA requirements.

32. Sight distance requirements at the project driveway or street shall conform to the corner sight distance criteria as provided by the California Department of Transportation Highway Design Manual to the satisfaction of the city Engineer.

33. Streetlights shall be installed and maintained on all public streets (Crouch Street and Apple Street) per City Standards. The system shall provide uniform lighting, and be secured prior to the approval of the Final Map or the issuance of any certificate of occupancy, whichever is requested first. The subdivider/developer shall pay all applicable fees, energy charges, and/or assessments associated with City-owned (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or the annexation to, any appropriate street lighting district.

34. Prior to approval of the grading plans, the developer shall contract with a geotechnical engineering firm to perform a field investigation of the existing pavement on all streets

adjacent to the project boundary. The limits of the study shall be half-street plus 12 feet along the project's frontages on Crouch Street and Apple Street. The field investigation shall include a minimum of one pavement boring per every 50 linear feet of street frontage. Should the existing AC thickness be determined to be less than three inches or without underlying Class II base material, the developer shall remove and reconstruct the pavement section as determined by the pavement analysis submittal process detailed in Item No. 2 below.

35. Upon review of the pavement investigation, the City Engineer shall determine whether the developer shall: 1) Repair all failed pavement sections, header cut and grind per the direction of the City Engineer, and construct a two-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 developer shall reconstruct the pavement per these recommendations, subject to approval by the City Engineer.

36. Any street (Crouch Street and Apple Street) shall be improved as required the City Engineer.

37. 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 developer's soil engineer and must be approved by the City Engineer, prior to paving.

38. Any existing 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. All existing overhead utility lines within the development and/or within any full width street or right-of-way abutting a new development, and all new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be placed underground per Section 901.G. of the Subdivision Ordinance (R91-166) and as required by the City Engineer and current City policy.

40. 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.

41. The developer shall install 2 inch PVC conduit, together with 1/4-inch pull- rope and pull-boxes at 400 feet intervals for future signal interconnect cable on all arterial-level or above, streets.

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

43. The applicant 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.

44. 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.

45. 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 applicant with cash securities and approved by the City Engineer.

46. 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. Parking lot striping and any on-site traffic calming devices shall be shown on all Precise Grading and Private Improvement Plans.

47. 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 shall be approved by the City Engineer prior to the issuance of occupancy permits, and a pre-construction meeting held, prior to the start of any improvements.

48. 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 occupancy permits. Frontage and median (if any) landscaping shall be installed prior to the issuance of any certificates of occupancy. Any project fences, sound or privacy walls and monument entry walls/signs shall be shown on, bonded for and built from the landscape plans. These features shall also be shown on the precise grading plans for purposes of location only. 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.

49. Open space areas and down-sloped areas visible from a collector-level or above roadway and not readily maintained by the property owner, shall be maintained by a property owners' association that will insure installation and maintenance of landscaping in perpetuity. These areas shall be indicated on the final map and reserved for an association. 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.

50. The drainage design on the development plan/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. 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. 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.

51. Storm drain facilities shall be designed and located such that the inside travel lanes on streets with Collector or above design criteria shall be passable during conditions of a 100-year frequency storm

52. 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.

53. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high barrier, approved by the City Engineer, shall be provided at the top of all slopes whose height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to an arterial street or state highway.

54. The development shall comply with all applicable regulations established by the United States Environmental Protection Agency (USEPA) as set forth in the National Pollutant Discharge Elimination System (NPDES) permit requirements for urban runoff and stormwater discharge and any regulations adopted by the City pursuant to the NPDES. regulations or requirements. Further, the applicant may be required to file a Notice of Intent with the State Water Resources Control Board to obtain coverage under the NPDES. General Permit for Storm Water Discharges Associated with Construction Activity and may be required to implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the commencement of grading activities. SWPPPs include both construction and post construction pollution prevention and pollution control measures and identify funding mechanisms for post construction control measures. The developer shall comply with all the provisions of the Clean Water Program during and after all phases of the development process, including but not limited to: mass grading, rough grading, construction of street and landscaping improvements, and construction of dwelling units. The applicant shall design the Project's storm drains and other drainage facilities to include Best Management Practices to minimize non-point source pollution, satisfactory to the City Engineer.

55. Upon acceptance of any fee waiver or reduction by the developer/subdivider, the entire project will be subject to prevailing wage requirements as specified by Labor Code section

1720(b)(4). The developer/subdivider shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

56. The developer/subdivider shall prepare and submit an Operations & Maintenance (O&M) Plan to the City Engineer with the first submittal of engineering plans. The O&M Plan shall be prepared by the applicant's Civil Engineer. It shall be directly based on the project's Storm Water Mitigation Plan (SWMP) previously approved by the project's approving authority (Planning Commission/City Council). At a minimum the O&M Plan shall include the designated responsible parties to manage the storm water BMP(s), employee's 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 and any other necessary elements.

57. The developer/subdivider shall enter into a City-Standard Stormwater Facilities Maintenance agreement with the City obliging the project proponent to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved Storm Water Mitigation Plan (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. 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 security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan. The applicant's Civil Engineer shall prepare the O&M cost estimate.

58. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The project proponent 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.

59. The agreement shall include a copy of executed on-site and off-site access easements 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, until such time that the stormwater BMP requiring access is replaced, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M Plan approved by the City Engineer

60. The BMPs described in the project's approved Storm Water Mitigation Plan (SWMP) shall not be altered in any way, shape or form without formal approval by either an Administrative Substantial Conformance issued by the Planning Division or the project's final approving authority (Planning Commission or City Council) at a public hearing. The determination of whatever action is required for changes to a project's approved SWMP shall be made by the Planning Division.

61. The approval of the tentative map shall not mean that closure, vacation, or abandonment of any public street, right-of-way, easement, or facility is granted or guaranteed to the developer. The developer is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process(es) per codes, ordinances, and policies in effect at the time of the application. The City of Oceanside retains its full legislative discretion to consider any application to vacate a public street or right-of-way.

62. The removal of parking spaces located within the right-of-way of Crouch Street shall be reviewed by the Transportation Commission and approved by the City Council prior to issuance of any construction permit or approval of the final map, whichever comes first. The approval of the Tentative Map and the Development Plan are expressively contingent on the removal of parking spaces. The City of Oceanside retains its complete discretion in acting on the proposed removal of the parking spaces. Should the removal of the parking spaces be denied, the Tentative Map, and the Development Plan shall no longer be effective.

63. Sight distance requirements at all street intersections shall conform to the intersection corner sight distance criteria as shown in the City Engineering Manual, Standard Drawing T-1.

64. The developer/subdivider shall re-stripe Crouch Street from Canyon Drive to just north of Oceanside Boulevard. Re-striping shall include a bike lane and through lanes in both the

northbound and southbound directions and a two-way left turn lane. The northbound two-way left turn lane into the project driveway shall have a 60-foot transition from the existing southbound to eastbound left turn pocket on Crouch Street at Oceanside Boulevard. The re-striping requires that existing on-street parking along this section of Crouch Street be prohibited. Improvement plans for these improvements shall be prepared by an appropriately licensed Civil Engineer and submitted for review and approval by the City Engineer. No construction permit shall be issued or final map be approved prior to the City Engineer's approval of the street improvement plans. Appropriate improvements shall be completed to the satisfaction of the City Engineer prior to issuance of construction permits and certificates of occupancy and approval of the Final Map.

65. In order to meet minimum circulation requirements, the developer/subdivider proposes the removal of currently allowed parking on both sides of Crouch Street from Oceanside Boulevard to Canyon Drive. The developer/subdivider shall be responsible for providing all necessary documentation and apply for the parking removal through the Transportation Commission. No construction permit shall be issued or final map be approved prior to the City Council's approval of the parking removal.

66. If the removal of parking is approved by City Council, "No Parking Anytime" signs shall be installed on both sides of Crouch Street between Canyon Drive and Oceanside Boulevard. The number and placement of the signs shall be determined at the time improvement plans are submitted to the City and shall be installed to the satisfaction of the City Engineer.

67. The project shall install a stop sign for exiting traffic at the project driveway.

68. The project shall re-stripe the intersection of Canyon Drive and Crouch Street to provide right and left-turn lanes in all directions as required by the City Engineer.

69. The subdivider/developer shall install a two-inch traffic signal interconnect conduit with pull-rope along the project frontage.

70. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water Conservation Ordinance No. 91-15, General Plan and the Zoning Ordinance, shall be reviewed and approved by the City Engineer 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) Street trees shall be located 30'-0" on center per the current City of Oceanside Street Tree Memorandum. Right of way trees and under story landscape shall be irrigated and maintained by the owner of the property in perpetuity to meet the satisfaction of the City Engineer.

b) Plantable walls shall comply with the current City of Oceanside plantable wall criteria and cells planted with maximum four-inch pots.

c) All landscaping, walls and fencing on site shall comply with City Zoning Ordinance and the City of Oceanside Guidelines and Specifications for Landscape Developments 1985, addenda 1997. Approval for walls, fencing and gates shall be obtained by the Planning Department.

d) Landscape plans shall comply with the project's Storm Water Mitigation Plan and City of Oceanside sight line requirements.

71. All landscaping, fences, walls, and related structures on-site, 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; general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, and related structures. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions, including but not limited to citations and/or actual work with costs charged the owner(s). This condition shall be recorded with the covenant required by this resolution.

72. The developer/subdivider shall make infrastructure developments at the closest existing bus stop location on Route 318 on Oceanside Boulevard as follows:

a) The location of the bus stop shall be on the westbound side of Oceanside Boulevard at approximately 250 feet west from the intersection with Crouch Street. The exact location shall be verified with NCTD during the final engineering design.

b) The developer/subdivider shall install a new eight-foot long blue Wabash Valley wire-grill non-advertising Passenger Waiting Bench with back (model # PP307D) and a third center leg at the stop immediately west of the existing bench to the satisfaction of NCTD.

c) The developer/subdivider shall replace the existing trash can with a new blue Wabash Valley trash receptacle (model # DT100) with a 32-gallon liner (model #LR310), a blue domed lid (model#LR300), and a surface mount post package (model #LR105) to the satisfaction of NCTD.

d) The developer/subdivider shall install a new On-Demand Solar Bus Stop Light from National Solar Technologies to the satisfaction of NCTD.

e) The final Improvement Plans shall appropriately reflect the bust stop improvements. The plans shall be signed by NCTD prior to approval by the City Engineer.

f) The installation of the bust stop equipment shall be included in the project's cost estimate and shall be appropriately secured by bond or other method to the satisfaction of the City Engineer.

g) The developer/subdivider may pay a fee to NCTD in the amount of $4,500.00 in lieu of the installation of the above listed bust stop equipment. Funds shall be sent by the developer/subdivider to NCTD Finance/Controller along with a letter specifying that the funds are for the improvement of the above described bus stop in mitigation for the developer/subdivider's project. The developer/subdivider shall obtain appropriate acknowledgement from NCTD regarding the fulfillment of the bus stop requirement through the in-lieu-fee option to the satisfaction of the City Engineer prior to the approval of the Improvement Plans.

73. The developer/subdivider shall provide direct access for pedestrian circulation inside the development and to other pedestrian destinations in the area. Pedestrian access shall be fully compliant with the requirements of the Americans with Disabilities Act.

74. The developer/subdivider shall install bicycle racks to accommodate parking for at least five bicycles on-site.

Fire:

75. A minimum fire flow of 3,000 gallons per minute shall be provided.

76. The size of fire hydrant outlets shall be 2 ½ "X 2 ½" X 4"

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

78. Detailed plans of underground fire service mains shall be submitted to the Oceanside Fire Department for approval prior to installation.

79. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design and Processing Manual Standard Drawing No. M-13.

80. All weather access roads shall be installed and made serviceable prior to and maintained during time of construction.

81. A "Knox" key storage box shall be provided for all new construction. For buildings, other than high-rise, a minimum of three complete sets of keys shall be provided. Keys shall be provided for all exterior entry doors, fire protection equipment control rooms, mechanical and electrical rooms, elevator controls and equipment spaces, etc. For high-rise buildings, six complete sets are required.

82. Fire extinguishers are required and shall be included on the plans submitted for plan check.

83. In accordance with the California Fire Code Sec. 901.4.4, approved address for commercial occupancies shall be placed on the structure in such a position as to be plainly visible and legible from the street or roadway fronting the property. Numbers shall be contrasting with their background.

84. Commercial buildings shall provide six-inch address numbers.

Planning:

85. Tentative Map (T-1-06) and Development Plan (D-3-06) shall expire on September 24, 2009, unless a time extension is granted by the Planning Commission.

86. Tentative Map (T-1-06) and Development Plan (D-3-06) are contingent upon City Council's approval of the request to remove the parking spaces located along the Crouch Street right-of-way.

87. This Tentative Map and Development Plan approves only a 36-unit (max) office condominium subdivision on a single lot and development of three office buildings totaling approximately 25,685 square feet with associated site improvements as shown 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 Planning Division approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

88. 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 Tentative Map (T-1-06) and Development Plan (D-3-06). 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.

89. The maximum gross floor area allocated to medical office uses for the entire office complex shall be limited to 15,885 square feet.

90. A Comprehensive Sign Program (CSP) shall be submitted to the Planning Division and approved by the City Planner prior to the issuance of sign permits. This CSP may be more restrictive than the standards outlined in the Sign Ordinance.

91. All mechanical rooftop and ground equipment shall be screened from public view on all four sides and top, to the satisfaction of the City Planner. All mechanical equipment screening design shall be integrated within the overall building concept and site design. Roof top screening enclosures shall utilize the same or complimentary colors and materials as those of the building(s) upon which they are placed and shall be constructed in the least visible roof location from all surrounding properties. Freestanding ground mounted mechanical equipment shall be fully enclosed and screened with landscaping. Roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

92. All lighting including lighting showcasing building architecture and security lighting shall be shown on the building plans and shall be shielded.

93. Trash enclosures shall be provided as required by Chapter 13 of the City Code and shall also include additional space for storage and collection of recyclable materials per City standards. Recycling is required by City Ordinance. The enclosures shall be built in a flat, accessible location as determined by the City Engineer. The enclosures shall meet City standards including being constructed of concrete block, reinforced with rebar and filled with cement. A concrete slab must be poured with a berm on the inside of the enclosure to prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000-pound service vehicle. Trash enclosures and driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer. The City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement must be signed by the property owner and shall remain in effect for the life of the project. All trash enclosures shall be designed to provide user access without the use and opening of the service doors for the bins. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the project. This design shall be shown on the landscape plans and shall be approved by the City Planner.

94. A property owners association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's) shall provide for the maintenance of all common open space, parking lots, gates, trash enclosures 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 association relinquishes responsibility for the maintenance of any common

open space shall not be permitted without the specific approval of the City of Oceanside. Such a clause shall be a part of the C.C. & R's. The CC&R.s shall contain at a minimum the following:

a) Provisions stating that the property is subject to this resolution, and a list of the conditions of approval.

b) Provisions for the maintenance of all common open space, (Management Plan) including provisions establishing mechanisms to ensure adequate and continued monetary funding for such maintenance by the property owners' association.

c) Provisions that restrict any private use of common open space areas. Such restrictions shall include, but shall not be limited to, removing or installing retaining walls and any other hardscape or landscape improvements.

d) Provisions for reciprocal access and parking use for property owners of the office complex.

e) Provisions prohibiting the property owners' association from relinquishing its obligation to maintain the common open space areas without prior consent of the City of Oceanside.

95. A Management Plan shall be prepared for the office complex. The Management Plan shall be subject to the review and approval of the City Planner and the Police Chief prior to the occupancy of the project, and shall be recorded as CC&R's against the property. The Management Plan shall cover the following:

a) Security - The Management Plan, at a minimum, shall address on-site management, hours-of-operation and measures for providing appropriate 24-hour security surveilance on the project site.

b) Maintenance - The Management Plan shall cover, but not be limited to anti-graffiti and site and exterior building, landscaping, parking lots, sidewalks, walkways and overall site maintenance measures and shall ensure that a high standard of maintenance at this site exists at all times. The maintenance portion of the management plan shall include a commitment for the sweeping and cleaning of parking lots, sidewalks and other concrete surfaces at sufficient intervals to maintain a "like new" appearance. Wastewater, sediment, trash or

other pollutants shall be collected on site and properly disposed of and shall not be discharged off the property or into the City's storm drain system.

c) Any graffiti within the center shall be removed by the center management or its designated representative within 24 hours of occurrence. Any new paint used to cover graffiti shall match the existing color scheme.

d) An acknowledgement that the City of Oceanside does not have a view preservation ordinance and that views may be subject to change with maturing off-site landscape and the potential for future off-site building.

96. 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.

97. 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.

98. Failure to meet any conditions of approval for this development shall constitute a violation of the Tentative Map and Development Plan.

99. 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 and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

100. This Development Plan shall be called for review by the Planning Commission if complaints are filed and verified as valid by the Code Enforcement Office concerning the violation of any of the approved conditions or does not conform with the information contained in or representations made in the application, any supporting material submitted to the City or during any hearing on the application.

101. The hours-of-operation are not limited, but shall be reviewed and may be limited by the Planning Commission when valid issues or complaints pertaining to the hours-of-operation arise.

102. A tubular steel vehicular security gate shall be installed at the Crouch Street driveway entrance at a location approved by the City Planner, Fire Chief and City Engineer. The security gate shall be kept open only between 7:00 a.m. and 9:00 p.m. on Monday-Wednesday, between 7:00 a.m. and 7:00 p.m. Thursday and between 7:00 a.m. and 6:00 p.m. on Friday and Saturday. The gate shall be kept closed/locked at all remaining hours during the week.

103. All waste and recycling storage areas shall be kept locked between 9:00 p.m. and 6:00 a.m.

104. Anti-skateboarding site design features shall be included in the project design.

105. Site furniture shall be installed in the designated outdoor eating areas and throughout the site. Specifications for all site furniture shall be reviewed and approved by the City Planner prior to installation. All site furniture shall be of durable high quality, graffiti sealed, securely installed and design engineered to prevent use by vagrants.

106. Construction of all site perimeter enclosures (fences, walls, gates, etc.) shall be in conformance with the approved Development Plan. Any substantial change in any aspect from the approved Development Plan shall require a revision to the Development Plan or a new Development Plan.

107. Overnight parking or storage of any vehicles, trailers or boats on the property is prohibited.

108. The following mitigation measures, as identified in the approved Mitigated Negative Declaration shall be complied with, unless superseded by more restrictive conditions of project approval.

a) The applicant shall install or pay cash in lieu of the appropriate striping an signage along Crouch Street between Crouch Street and Oceanside Boulevard to incorporate a two-way left turn lane a northbound left-turn lane into the project site, bike lanes and no parking restrictions.

b) The applicant shall install an eastbound stop sign with an eastbound left-right lane at the project driveway.

c) The applicant shall construct the southerly side of Apple Street (along the project boundary) with appropriate sidewalk and landscaping improvements between the westerly project boundary and Crouch Street.

d) The applicant shall construct the westerly side of Crouch Street at its ultimate half-section width as a collector (sidewalk and landscaping improvements) between Apple Street and the southerly project boundary.

e) The applicant shall install stop sign control at the project boundary.

f) On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site.

g) The applicant shall pay all applicable traffic signal and thoroughfare fees and implement all of the City of Oceanside traffic requirements and conditions of approval.

h) The Draft HCP requires mitigation for the loss of non-native grassland at a 0.5:1 ratio. Thus, the loss of 1.53 acres of non-native grassland shall require 0.77 acre of mitigation. Mitigation credits may be purchased at an approved mitigation bank or other pre-approved mitigation area within the City of Oceanside. If credits are not available in Oceanside, it may be possible to purchase credits in another jurisdiction.

i) Noise sources associated with construction, repairs, remodeling, or the grading of any real property, shall be exempt from the provisions of the City's Noise Code if conducted from 7:00 a.m. to 6:00 p.m. on Monday through Friday, or from 8:30 a.m. to 4:30 p.m. on Saturday. Construction is prohibited at anytime on Sunday or a Federal holiday.

j) Equipment shall use available noise suppression devices and properly maintained mufflers. Construction noise shall be reduced by using quiet or "new technology" equipment, particularly the quieting of exhaust noises by use of improved mufflers where feasible. All internal combustion engines used at the project site shall be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment shall be maintained in good mechanical position so as to

minimize noise created by faulty or poorly maintained engine, drive-train and other components.

k) During all site preparation, grading and construction, contractors shall minimize the staging of construction equipment and unnecessary idling of equipment in the vicinity of residential land uses.

l) The equipment staging area shall be so situated so as to provide the greatest distance separation between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

m) Temporary walls/barriers/enclosures shall be erected around stationary construction equipment where such equipment will be operated for an extended period of time and where there are noise sensitive receptors substantially affected. Noise barriers and enclosures shall consist of absorptive material in order to prevent impacts upon other land uses due to noise reflection. In addition, complete enclosure structures shall close or secure any openings where pipes, hoses, or cables penetrate the enclosure structure.

n) Notification shall be given to residences within 91 meters (300 ft.) of planned construction activities thirty days prior to commencement of demolition activity, and shall include a brief description of the project, the overall duration of the various construction stages, noise abatement measures that will be taken and the name and phone number of the construction site supervisor or his designee to report any violation of a noise or mitigation standard.

109. Non-reflective glass doors and windows, treated with an anti-reflective coating during the manufacturing of the product, shall be installed throughout the office complex to ensure that visible glass reflectivity is reduced to less than two percent.

110. All elevations of Building C shall be architecturally treated with a similar level of detail. More specifically, the north and east elevation of Building C shall be further enhanced to the satisfaction of the City Planner prior to issuance of building permits.

111. The Cupaniopsis Anacardioides (Carrot Wood) tree shall be removed from the proposed landscape plant palette.

112. Laurus Nobilis (Sweet Bay Grecian Laurel) in conjunction with Prunus Cerasifera Atropurpurea (Purple Leaf Plum) shall be planted along the Crouch Street and Apple Street frontage.

113. The vertical height of trees shall be alternated between "high" and "low" trees to ensure screening of the parking lot area and provision of adequate vertical "softscape" adjacent to the proposed buildings. The proposed landscaping materials shall be maintained in a manner that ensures compliance with the aforementioned landscape design goals in perpetuity.

114. Hymenosporum Flavum (Sweetshade) trees shall be integrated as part of the columnar tree landscape design treatment at the corner of Apple Street and Crouch Street.

115. Any/all retaining walls along street frontages shall be plantable and shall be limited to a four-foot height when located adjacent to sidewalk areas.

116. A three-tier layered landscaped concept (groundcover, shrubs, trees) shall be utilized throughout the site. Landscaped areas adjacent to buildings shall incorporate shrubs and or other comparable in height planting materials.

117. In the event any subsurface archaeological resources are encountered during grading or construction activities, such activities in the locality of the find shall be halted immediately. An archaeologist, certified by the Society of Professional Archaeologists (SOPA), shall be brought in to determine the significance of the archaeological resources and implement appropriate mitigations prior to recommending earthwork.

118. A pre-excavation agreement shall be executed between the applicant and the San Luis Rey Band of Mission Indians, specifying the disposition of human remains, grave goods, or other culturally sensitive material encountered during grading, trenching or other ground disturbance in conjunction with implementation of the proposed project.

119. An archaeologist and a Native American monitor shall be on-site during grading and trenching within the project area. The archaeologist and the Native American monitor may determine, in coordination with City staff, that the full-time presence of a monitor is not required, that checking the grading at regular intervals is sufficient.

120. The monitors shall have the power to temporarily halt or redirect grading if sensitive cultural material is found.

121. An archaeologist and a Native American monitor shall be present for a pre-grade meeting to discuss the monitoring program with the grading contractor, City staff and the developer.

122. If archaeological materials are encountered, their importance must be evaluated to assess the significance of impacts. If significant cultural resources are encountered, mitigation would be accomplished through documentation and excavation of features, cataloging and analysis of cultural material collected, and preparation of a report detailing the methods and results of the monitoring/data recovery program.

123. Any cultural material recovered shall be curated at an appropriate facility, except as stipulated differently in the pre-excavation agreement.

124. Prior to the issuance of grading permits, the applicant shall establish a program with a qualified paleontologist to monitor grading activities. The applicant shall provide the Planning Division with a copy of the paleontological resource-monitoring program.

125. 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.

Water Utilities:

126. The developer shall be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities shall be the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

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

128. Water services and sewer laterals constructed in existing right-of-way locations shall be constructed by approved and licensed contractors at developer's expense.

129. 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.

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

130. 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.

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

132. 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.)

133. The developer shall construct a public reclamation water system that will serve each lot and or parcels that are located in the proposed project in accordance with the City of Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be located in the public right-of-way or in a public utility easement.

134. If a property goes through a zone change and an increase in density occurs, a water and sewer study shall be prepared by the developer at the developer's expense, and reviewed and approved by the Water Utilities Department.

135. A separate irrigation meter and approved backflow prevention device is required and shall be displayed on the plans.

136. An Inspection Manhole, described by the Water, Sewer, and Reclaimed Water Design and Construction Manual, shall be installed in each building sewer lateral and the location shall be called out on the approved Improvement Plans.

137. A Grease, Oil, and Sand Interceptor, described by the Uniform Plumbing Code, relating to garages and wash racks shall be installed in each building sewer in an appropriate location and shall be maintained by the property owner. The location shall be called out on the approved Improvement Plans.

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

138. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees shall be paid to the City and collected by the Water Utilities Department at the time of Building Permit.

PASSED AND ADOPTED Resolution No. 2007-P47 on September 24, 2007 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Dennis Martinek, Chairman
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. 2007-P47.

Dated: September 24, 2007

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
city of oceanside

Subject: Loma Alta Village (T-1-06, D-3-06) ; The subject property is two gross acres and is located at 605 Crouch Street (APN 149-330-06), southwest corner of Apple Street and Crouch Street within the Loma Alta planning neighborhood. The property is surrounded by Medium-Density Residential to the north; Limited and General Commercial to the south, east, and west; and Limited Industrial uses to the east.

NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared, and intends to adopt a Mitigated Negative Declaration in connection with the subject project. The Mitigated Negative Declaration identifies potential effects with respect to temporary construction emissions and traffic. The Mitigated Negative Declaration also includes proposed mitigation measures that will ensure that the proposed project will not result in any significant, adverse effects on the environment. The City's decision to prepare a Mitigated Negative Declaration should not be construed as a recommendation of either approval or denial of this project.

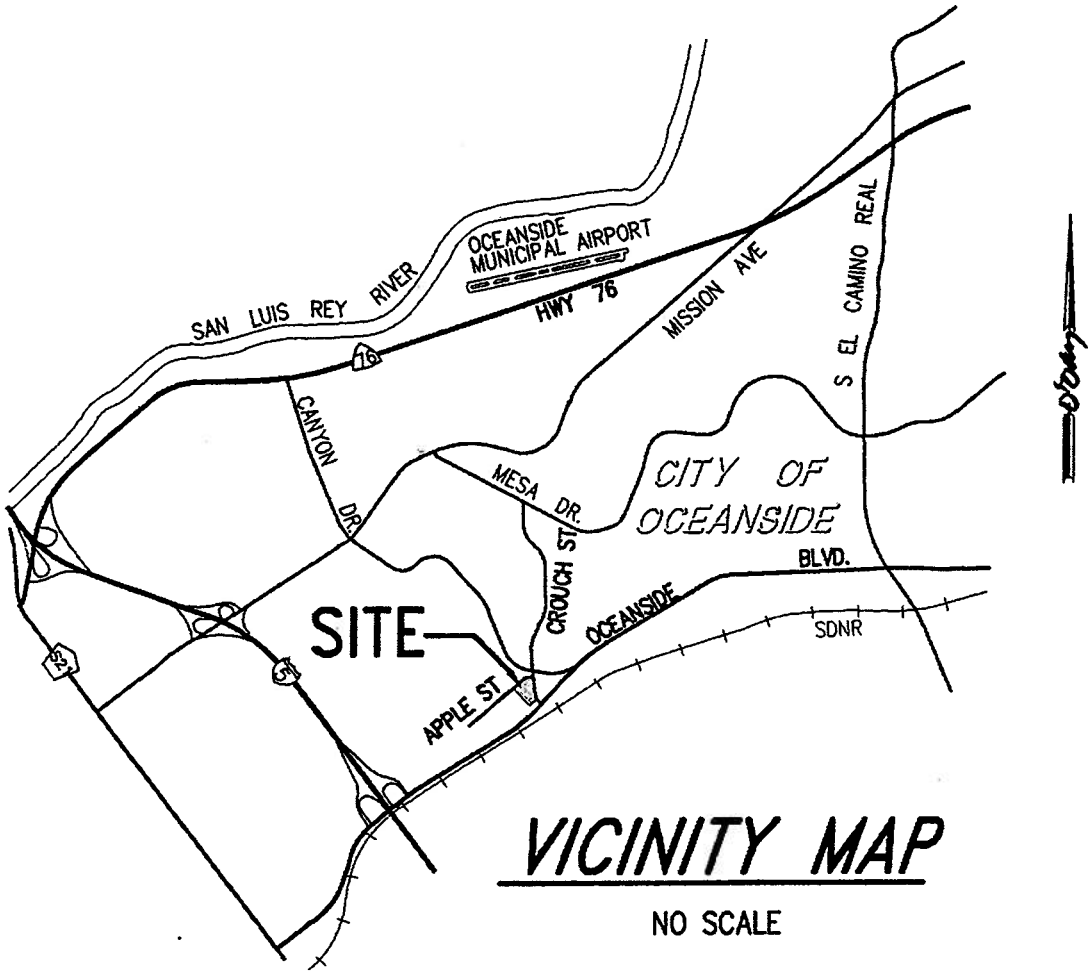
PROJECT DESCRIPTION: This application consists of a Tentative Map and Development Plan for three medical and business & professional office buildings with a maximum of 36 commercial air-space units located on one underlying lot. Buildings "A" and "C" are two-stories each and Building "B" is one-story. The property has a General Plan land use designation of General Commercial (GC), and a zoning designation of Limited Commercial (CL). The subject property is two gross acres and is located at 605 Crouch Street (APN 149-330-06), southwest corner of Apple Street and Crouch Street within the Loma Alta planning neighborhood. The property is surrounded by Medium-Density Residential to the north; Limited and General Commercial to the south, east, and west; and Limited Industrial uses to the east.

PUBLIC REVIEW PERIOD: the public review period is from **Thursday, August 23, 2007 to Wednesday, September 12, 2007**.

PROJECT MANAGER: Amy Volzke, phone: (760)435-3534; e-mail: Avolzke@ci.oceanside.ca.us; Fax number: (760) 754-2958; mailing address: Planning Division, 300 N. Coast Hwy., Oceanside, CA 92054.

NOTICE IS FURTHER GIVEN that the City invites members of the general public to review and comment on this environmental documentation. Written comments may be mailed, e-mailed, or faxed to the project manager. Copies of the Mitigated Negative Declaration and supporting documents are available for public review and inspection at the Planning Division located in City Hall at, 300 N. Coast Hwy., Oceanside, CA 92054. The City's Planning Commission and City Council will conduct public hearings at future dates to be determined. You will receive a separate public notice for those hearings. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised during the public review period on the proposed Mitigated Negative Declaration (MND) or at the future public hearings.

By order of Jerry Hittleman, City Planner



VICINITY MAP

NO SCALE

NEGATIVE DECLARATION

city of oceanside, california

DATE POSTED:
REMOVE POST:
[X] 20 days; or,
[ ] 30 day for SCH review

1. **APPLICANT:** Paladin Real Estate Group, LLC, C/O Tony Badeaux

2. **ADDRESS:** 600 West Broadway, suite 1540, San Diego, CA 92101

3. **PHONE NUMBER:** (619) 400-8769

4. **LEAD AGENCY:** City of Oceanside, 300 N. Coast Hwy., 92054

5. **PROJECT MGR.:** Amy Volzke, Principal Planner

6. **PROJECT TITLE:** Loma Alta Village
Tentative Map (T-1-06) and Development Plan (D-3-06)

7. **DESCRIPTION:**
This application consists of a Tentative Map and Development Plan for three medical and business & professional office buildings with a maximum of 36 commercial air-space units located on one underlying lot. Buildings "A" and "C" are two-stories each and Building "B" is one-story. The property has a General Plan land use designation of General Commercial (GC), and a Zoning designation of Limited Commercial (CL).

The subject property is two gross acres and is located at 605 Crouch Street (APN 149-330-06), southwest corner of Apple Street and Crouch Street within the Loma Alta planning neighborhood. The property is surrounded by Medium-Density Residential to the north; Limited and General Commercial to the south, east, and west; and Limited Industrial uses to the east.

The proposed project consists of three commercial office buildings, totaling 25,685 gross square feet, with a maximum of 36 professional and medical office suites. Each floor of Building A will have 4,900 square feet of available office/suite space. Building B will have 3,885 square feet of office/suite space in its one-story building. And each floor of Building C will have 6,000 square feet of available office/suite space. The condominium suite spaces will be sold by square feet where potential buyers can indicate how many square feet their intended business would require. Buyers would be able to purchase suites that are between 500 square feet and12, 000 square feet, and would be build to suit the buyer.

Building C has been conceptually designed to serve as a medical office, with the ability to accommodate multiple practices within the building. Buildings A and B and have been conceptually designed to serve as professional business offices.

The footprint of the three buildings will occupy approximately 17% of the total gross site area, and would be sited in a manner that situates the buildings fronting Crouch Street. The remaining site area is reserved for parking and landscaping. The general site development has been designed to address adjacent land uses, topography, relationship between the buildings on the site, as well as views from Crouch Street. The creation of a

prominent street frontage along Crouch Street not only enhances the visibility of the project, but also integrates the project into the existing streetscape of the neighboring commercial and industrial developments. The existing, steeply sloped topography at the rear part of the site is maintained, along with some proposed enhanced landscaping, as it will serve as a natural buffer between the developed part of the site and the residential areas beyond.

CITY PLANNER DETERMINATION: This project has been evaluated by the City Planner of the City of Oceanside in accordance with the Section 21080(c) of the California Environmental Quality Act (CEQA). On August 20, 2007, the City Planner determined that this project will not have a potentially significant adverse effect on the environment and issued a Mitigated Negative Declaration (MND). The basis for the City Planner's determination is the Initial Study prepared pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. Copies may be reviewed or obtained from the Planning Division in City Hall located at 300 N. Coast Hwy. South Building. All public comments on the negative declaration must be provided in writing to the Planning Division on or before the "Posting Removal Date" cited above.

Jerry Hittleman, Acting City Planner

cc: County Clerk
Project file (project manager)
CEQA file
Project Applicant
Posting: [ ] Civic Center; [ ] Public Library;

INITIAL STUDY
City of Oceanside, California

1. **PROJECT:**
   Loma Alta Village (T-1-06, D-3-06)

2. **LEAD AGENCY:**
   City of Oceanside
   Planning Department
   300 North Coast Highway
   Oceanside, CA 92054

3. **CONTACT PERSON & PHONE:**
   Amy Volzke
   (760) 435-3534
   (760) 754-2958 - fax

4. **PROJECT LOCATION:**
   The project site is located at 605 Crouch Street (APN 149-330-06) on the southwest corner of Apple Street and Crouch Street within the Loma Alta planning neighborhood.

5. **APPLICANT:**
   Paladin Real Estate Group, LLC
   600 West Broadway, suite 1540
   San Diego, CA 92101
   C/O Tony Badeaux

6. **GENERAL PLAN DESIGNATION:**
   GC General Commercial

7. **ZONING:**

   CL Limited Commercial

8. **PROJECT DESCRIPTION:**
   This application consists of a Tentative Map and Development Plan for three medical and business & professional office buildings with a maximum of 36 commercial air-space units located on one underlying lot. Buildings "A" and "C" are two-stories each and Building "B" is one-story. The property has General Plan land use and zoning designations of General Commercial (GC) and Limited Commercial (CL), respectively.

   The subject property is two gross acres and is located at 605 Crouch Street (APN 149-330-06), southwest corner of Apple Street and Crouch Street within the Loma Alta planning neighborhood. The property is surrounded by Medium-Density Residential to the north; Limited and General Commercial to the south, east, and west; and Limited Industrial uses to the east.

   DEVELOPMENT PLAN – COMMERCIAL
   The proposed project consists of three commercial office buildings, totaling 25,685 gross square feet, with the potential of up to 36 professional and medical office suites. Each floor of Building A will have 4,900 square feet of available office/suite space. Building B will have 3,885 square feet of office/suite space in its one-story building. And each floor of Building C will have 6,000 square feet of available office/suite space. The condominium suite spaces will be sold by square feet where potential buyers

can indicate how many square feet their intended business would require. Buyers can purchase a suite between a range of 500 square feet per suite to a maximum of 12,000 square feet (Building C), built to suit the buyer. Ultimately, the applicant does not anticipate having more than 36 suites total at final occupancy for the three buildings.

North County Health Services (NCHS) has recently negotiated with the applicant to purchase Building C. As a result, this building has been redesigned to serve their needs as a medical office and the multiple practices that will be locating within the building. The redesign will be a better fit for the corner of the property than a previous design for Building C; the building size does not change and therefore, it will not be necessary to change the parking count. The facade of Building C will be somewhat different than Buildings A and B and will add variety with the building facades on site. Overall, the architecture remains the same but the placement and sizes of the windows were modified to suit the special needs of NCHS.

The footprint of the three buildings will occupy approximately 17% of the total gross site area. All the buildings are situated with street frontage along Crouch Street. The remaining site area is reserved for parking and landscaping. The general site development has been designed to address adjacent land uses, topography, relationship between the buildings on the site, as well as views from Crouch Street. The creation of a prominent street frontage along Crouch Street not only enhances the visibility of the project, but also integrates the project into the existing streetscape of the neighboring commercial and industrial developments. The existing, steeply sloped topography at the rear part of the site is maintained, along with some proposed enhanced landscaping, as it will serve as a natural buffer between the developed part of the site and the residential areas beyond.

9. SURROUNDING LAND USE(S) & PROJECT SETTING:

The subject property is two gross acres and is located at 605 Crouch Street (APN 149-330-06), southwest corner of Apple Street and Crouch Street within the Loma Alta planning neighborhood. The property is surrounded by Medium-Density Residential to the north; Limited and General Commercial to the south, east, and west; and Limited Industrial uses to the east.

There is a 2,000 square foot one-story single family residence, stable, and paddock on site. The historical study conducted 7/2/02 by Archaeos found that these structures are not qualified under any criteria for nomination for listing in the California or local Register of Historical resources. All structures will be removed and replaced by the proposed project.

10. OTHER REQUIRED AGENCY APPROVALS:

None.

11. PREVIOUS ENVIRONMENTAL DOCUMENTATION AND REFERENCES:

The following documents may be viewed at the City of Oceanside Planning Department, 300 North Coast Highway, Oceanside California:

Archaeos
Cultural Resource Study for Loma Alta Village July 12, 2002.

O'Day Consultants, Inc.
Drainage Study for Loma Alta Village April7, 2006 (Revised March 14, 2007)
Storm Water Management Plan for Loma Alta Village April 1, 2006 (Revised March 19, 2007)

Pacific Soils Engineering, Inc.
Preliminary Geotechnical Evaluation for Loma Alta Village September 3, 2003
Grading Plan Review for Loma Alta Village July 14, 2006

Affinis Environmental Services
Biological Resources Survey for Loma Alta Village March 28, 2006
Brodiaea Survey for Loma Alta Village May 22, 2006

Urban Crossroads
Traffic Impact Analysis for Loma Alta Village April 13, 2006 (Revised February 8, 2007).

SCS Engineers Company (Environmental Business Solutions)
Phase One Environmental Site Assessment for Loma Alta Village July 6, 2005

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

12. CONSULTATION:
N/A

13. SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The project would not affect any environmental factors resulting in a Potentially Significant Impact. A summary of the environmental factors potentially affected by this project, consisting of the following Potentially Significant Impact Unless Mitigated factors, include:

☐ Aesthetics	☐ Agricultural	☐ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Geological
☐ Hazards	☐ Water	☐ Land Use & Planning
☐ Mineral Resources	☒ Noise	☐ Population & Housing
☐ Public Services	☐ Recreation	☒ Transportation
☐ Utilities Systems		

14. ENVIRONMENTAL CHECKLIST

This section analyzes the potential environmental impacts which may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 2) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

1. *No Impact*. Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.

2. *Less Than Significant Impact.* The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.

3. *Potentially Significant Unless Mitigated.* The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.

1. *Potentially Significant Impact.* Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

	Potentially Significant	Potentially Significant Unless Mit.	Less than Significant	No Impact
14.1 AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	☐	☐	☐	☒
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) *Have a substantial adverse effect on a scenic vista?* ***No Impact.*** Short-term construction-related aesthetic impacts would consist primarily of grading activities, the presence of construction equipment, and additional signage and warning markers on roadways. No valuable aesthetic resources would be destroyed as a result of construction-related activities. These short-term impacts are temporary and would cease upon project completion.

Additionally, the incorporation of landscape screening would substantially minimize visual impacts to surrounding areas. Landscape screening includes, but is not limited to, trees and natural vegetation, and the general enhancement of the site's aesthetics by using color selections for building materials that are compatible with the surrounding environment. Landscaping treatments are anticipated to include species similar to those surrounding the existing project site.

The proposed project design features and landscape screening would result in the project having no significant aesthetic impacts.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* ***No Impact.*** No scenic resources, including trees, rock outcroppings or historic buildings are situated on-site. In addition, the project site is not situated within a state scenic highway. Impacts are not anticipated in this regard.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?* ***Less Than Significant Impact.*** There is a 2,000 square foot one-story single family residence, stable, and paddock on site. The proposed project design features and landscape screening would result in the project having

no significant aesthetic impacts. Additionally, the incorporation of landscape screening would substantially minimize visual impacts to surrounding areas. Landscape screening includes, but is not limited to, trees and natural vegetation, and the general enhancement of the site's aesthetics by using color selections for building materials that are compatible with the surrounding environment. Landscaping treatments are anticipated to include species similar to those surrounding the existing project site.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* ***Less Than Significant Impact.*** The proposed project would create no new significant source of lighting. OZO, requires that all lighting use shielded luminaries with glare control to prevent light spillover onto adjacent areas. No formal photometric study/summary is required. All project lighting will comply with The City of Oceanside light pollution ordinance chapter 39 (Ord. No. 91-46, § 1, 10-9-91). The project would have less than significant impact.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.2 AGRICULTURAL RESOURCES. Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA. Resources Agency?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* ***No Impact.*** Designated land uses within the project area do not include agricultural uses and project implementation would not result in conversion of existing farmland to non-agricultural uses. Therefore, the project does not affect an agricultural resource area and thus does not impact designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?* ***No Impact.*** The proposed project is located in an area zoned for CL Limited Commercial uses; agricultural designations do not occur within the project area and no Williamson Act contracts apply. Therefore, implementation of the project would not result in any conflicts with existing zoning for agricultural use or a Williamson Act Contract. No impacts are anticipated in this regard.

c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?* ***No Impact.*** As previously stated, the proposed project area is not located within an agricultural area. Thus, implementation of this project would not result in changes in the environment, which would result in the conversion of farmland to non-agricultural use. No impacts are anticipated in this regard.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.3 AIR QUALITY. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Violate an air quality standard or contribute to an existing or projected air quality violation?	☐	☐	☐	☒
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under the applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

a) *Conflict with or obstruct implementation of the applicable air quality plan?* ***No Impact.*** The project site is located within the San Diego Air Basin (SDAB), which is governed by the San Diego Air Pollution Control Board (SDAPCD). A consistency determination is important in local agency project review by comparing local planning projects to the Regional Air Quality Strategy (RAQS) in several ways. It fulfills the CEQA goal of fully informing local agency decision makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans and significantly unique projects need to go under a consistency review due to the RAQS being based on projections from local General Plans. Therefore, projects that are consistent with the local General Plan and do not create significant air quality impacts are considered consistent with the air quality-related regional plan. Because the proposed Project is consistent with the goals of the City of Oceanside General Plan, and would not produce long-term significant quantities of criteria pollutants or violate ambient air quality standards, the proposed Project is considered to be consistent with the RAQS and a more detailed consistency analysis is not warranted.

b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?* ***No Impact.*** The SCAQMD CEQA Air Quality Handbook contains screening tables to provide guidance to local governments regarding the various types/amounts of land uses which may exceed state or federal air quality standards and would, therefore, result in potentially significant air quality impacts. Two different screening significance thresholds are provided and include: 1) Construction thresholds; and 2) operation thresholds. The construction and operations significance thresholds, as applicable to the proposed project, are discussed below. If the use proposes development in excess of the screening threshold, a significant air quality impact may occur and additional analysis is warranted to fully assess the significance of impacts.

CONSTRUCTION EMISSIONS

Short-term minor impacts associated with the demolition and construction phases may result in local nuisances associated with increased dust/particulate levels. Construction activities would result in criteria pollutant emissions from stationary and mobile equipment, including material delivery trucks and worker

vehicles to and from the project site. This would be a temporary construction impact, which would exist on a short-term basis during construction and would cease upon completion of construction. Adherence to standard dust control procedures would reduce potential construction-related air quality impacts to less than significant levels. Temporary construction related air quality impacts would include:

- Particulate (fugitive dust and PM_{10}) emissions from clearing and grading activities on-site;
- Off-site air pollutant emissions at the power plant(s) serving the site, while temporary power lines are needed to operate construction equipment and provide lighting;
- Exhaust emissions and potential odors from the construction equipment used on-site as well as the vehicles used to transport materials to and from the site; and
- Exhaust emissions from the motor vehicles of the construction crew.

Construction emissions (PM_{10}, ROG, and NO_x) are estimated for the following types of emissions:

- Site grading equipment exhaust and fugitive dust;
- Demolition;
- Asphalt paving;
- Stationary equipment; and
- Mobile equipment

Due to the relatively limited scale of construction required for the proposed project, construction related emissions will not exceed SDAPCD threshold criteria for significant air quality impacts (refer to Table 1 & Table 2 below).

Table 3.1 SDAPCD Construction Emission Thresholds

Pollutant	Construction Emissions Threshold	
	Quarterly	Daily
Reactive Organic Compounds	2.5 tons	75 pounds
Nitrogen Oxides	2.5 tons	100 pounds
Carbon Monoxide	24.75 tons	550 pounds
Fine Particulate Matter	6.75 tons	150 pounds

Table 3.2 Daily Construction Emissions

Table 3
CONSTRUCTION AIR EMISSIONS – SDAPCD THRESHOLDS

Emissions Source	Pollutant (pounds/day)[1]				
	VOC	NO_x	CO	PM_{10}	SO_x
YEAR 2007 (GRADING AND BUILDING CONSTRUCTION)					
Unmitigated Emissions	10.23	78.55	80.51	162.44	0.03
SDAPCD Thresholds	*75*	*250*	*550*	*100*	*250*
Is Threshold Exceeded?	*NO*	*NO*	*NO*	*NO*	*NO*
Mitigated Emissions[2]	10.23	78.55	80.51	26.88	0.03
SDAPCD Thresholds	*75*	*250*	*550*	*100*	*250*
Is Threshold Exceeded After Mitigation?	*NO*	*NO*	*NO*	*NO*	*NO*
YEAR 2008 – (BUILDING CONSTRUCTION, ARCHITECTURAL COATINGS, ASPHALT LAYDOWN)					
Unmitigated Emissions	45.43	69.49	94.87	2.44	0.00
SDAPCD Thresholds	*75*	*250*	*550*	*100*	*250*
Is Threshold Exceeded?	*NO*	*NO*	*NO*	*NO*	*NO*
Mitigated Emissions[2]	45.43	69.49	94.87	2.44	0.00
SDAPCD Thresholds	*75*	*250*	*550*	*100*	*250*
Is Threshold Exceeded After Mitigation?	*NO*	*NO*	*NO*	*NO*	*NO*

VOC = volatile organic compounds; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter; up to 10 microns

Notes:

1. Emissions were calculated using the URBEMIS 2002 Computer Model, as recommended by the SDAPCD.
2. The reduction/credits for construction emission mitigations are based on mitigation indudes in the URBEMIS 2002 computer model and as typically required by the SDAPCD. The mitigation includes the following: properly maintain of mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces twice daily; cover stock piles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour.
3. Refer to Appendix A (Air Modeling Data) for assumptions used in this analysis including quantified emissions reduction by mitigation measures.

Table 4
CONSTRUCTION AIR EMISSIONS – SCAQMD THRESHOLDS

Emissions Source	Pollutant (pounds/day)[1]				
	VOC	NO_x	CO	PM_{10}	SO_x
YEAR 2007 (GRADING AND BUILDING CONSTRUCTION)					
Unmitigated Emissions	10.23	78.55	80.51	162.44	0.03
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*
Is Threshold Exceeded?	*NO*	*NO*	*NO*	*NO*	*NO*
Mitigated Emissions[2]	10.23	78.55	80.51	26.88	0.03
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*
Is Threshold Exceeded After Mitigation?	*NO*	*NO*	*NO*	*NO*	*NO*
YEAR 2008 – (BUILDING CONSTRUCTION, ARCHITECTURAL COATINGS, ASPHALT LAYDOWN)					
Unmitigated Emissions	45.43	69.49	94.87	2.44	0.00
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*
Is Threshold Exceeded?	*NO*	*NO*	*NO*	*NO*	*NO*
Mitigated Emissions[2]	45.43	69.49	94.87	2.44	0.00
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*
Is Threshold Exceeded After Mitigation?	*NO*	*NO*	*NO*	*NO*	*NO*

VOC = volatile organic compounds; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter; up to 10 microns

Notes:

1. Emissions were calculated using the URBEMIS 2002 Computer Model, as recommended by the SCAQMD.
2. The reduction/credits for construction emission mitigations are based on mitigation included in the URBEMIS 2002 computer model and as typically required by the SCAQMD. The mitigation includes the following: properly maintain of mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces twice daily; cover stock piles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour.
3. Refer to Appendix A (Air Modeling Data) for assumptions used in this analysis, including quantified emissions reduction by mitigation measures.

Based on this analysis, project construction will not exceed RAQS thresholds and therefore, will not violate State or Federal air quality standards or contribute to an existing air quality violation in the air basin as only minor amounts of earth movement is proposed. However, in order to further reduce construction equipment operational emissions, all vehicles and construction equipment would be required to be equipped with state-mandated emission control devices. Therefore, project implementation would not result in locally elevated levels of regulated air emissions in close proximity to sensitive receptors.

- Emissions calculated using the URBEMIS2002 Computer Model as recommended by the SDAPCD.
- Calculations include emissions from numerous sources including: site grading, construction worker trips, stationary equipment, diesel mobile equipment, truck trips, and asphalt off gassing.
- Refer to Appendix A, *AIR QUALITY DATA*, for assumptions used in this analysis, including quantified emissions reduction by mitigation measures.

LONG-TERM OPERATIONAL EMISSIONS

Long-term air quality impacts consist of mobile source emissions generated from project-related traffic and stationary source emissions (generated directly from on-site activities and from the electricity and natural gas consumed). Following construction, the proposed project would not generate any stationary emissions or vehicular trips, and would generate insignificant and infrequent mobile emissions associated with periodic maintenance and monitoring activities. Therefore, long-term emissions are not anticipated. Due to the nature of the project, project-generated emissions from both construction activities and operations would not result in significant air quality impacts on a local or regional basis since State or Federal air quality thresholds or standards would not be exceeded.

c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* ***No Impact.*** Due to the nature of the project, project-generated emissions from both construction activities and operations would not result in significant air quality impacts on a local or regional basis since State or Federal air quality thresholds or standards would not be exceeded.

d) *Expose sensitive receptors to substantial pollutant concentrations?* ***No Impact.*** Sensitive populations (i.e., children, senior citizens and acutely or chronically ill people) are more susceptible to the effects of air pollution than are the general population. Land uses considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. There are no sensitive receptors in proximity to the project site. Although construction and operation of the project would increase vehicle trips on area roadways and result in associated air pollutants, these increases would not significantly contribute to pollution levels.

e) *Create objectionable odors affecting a substantial number of people?* ***No Impact.*** The proposed project would not create objectionable odors affecting a substantial number of people.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.4 BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS?* ***Potentially significant unless mitigated.*** A Biological Resource Survey (March 2006) and a Brodiaea Survey (May 2006), was prepared for the proposed project by Affinis Environmental Services. These reports and project impacts are summarized below.

The site is currently partially developed with a single family residence and small barn and is surrounded by a mix of commercial and residential development. The topography of the site is characterized by a knoll top, which is developed with the home and barn, and gentle to moderate slopes leading down to Apple Street and Crouch Street. Elevations range from just over 66 feet above mean sea level (amsl) at the knoll top to just under 40 feet amsl at the lowest point along Apple Street. Soil types are primarily Las Flores loamy fine sand, 9-15% slopes, eroded; and possibly a very small area of Salinas clay loam, 2-9% slopes. (Bowman, 1973).

The property does not support any native habitat. As noted above, a portion of the property (0.44 acre) is developed and landscaped, and a small area (0.03 acre) on the southwestern corner supports a stand of exotic sea fig (Carpobrotus spp.). The remaining 1.53 acres consist of non-native grassland, dominated by non-native grass species (A vena, Bromus, and Lolium spp.), along with weedy species such as mustard (Brassica nigra), Bermuda buttercup (Oxalispescaprae), cheeseweed (Malva parvflora), wild radish (Raphanus sativa), and filaree (Erodium spp.). The only wildlife detected on-site was pocket gopher (Thomomys bottae).

The property was re-surveyed on May 18, 2006, by Affinis. The purpose of the survey was to determine the presence/absence of thread-leaf brodiaea (Brodiaeafilfolia). This plant is state-listed Endangered, federal-listed Threatened, and designated as a narrow endemic species per the City of Oceanside's Draft Subarea Habitat Conservation Plan.

While the property supports non-native grassland, it has been in residential use for over 50 years and is regularly mowed. The soil type on-site is primarily Las Flores loamy fine sand; brodiaea is generally associated with heavy clay soils. Although it was found in other locations of the City on that date, none was observed on the subject property nor is it expected to occur.

Impacts

The property is located in the Offisite Mitigation Zone I of the City of Oceanside's draft Subarea Habitat Conservation Plan. It is assumed that future development of the site would impact all of the property, resulting in the loss of 0.44 acre of developed land and 0.03 acre of iceplant. These impacts would not be significant. The draft HCP requires mitigation for the loss of non-native grassland at a 0.5:1 ratio. Thus, the loss of 1.53 acres of non-native grassland will require 0.77 acre of mitigation. Mitigation credits may be purchased at an approved mitigation bank or other preapproved mitigation area within the City of Oceanside. If credits are not available in Oceanside, it may be possible to purchase credits in another jurisdiction.

Mitigation Measures

B1. The mitigation measures described below shall be initiated and implemented prior to issuance of occupancy permits for the proposed project.
The draft HCP requires mitigation for the loss of non-native grassland at a 0.5:1 ratio. Thus, the loss of 1.53 acres of non-native grassland will require 0.77 acre of mitigation. Mitigation credits may be purchased at an approved mitigation bank or other preapproved mitigation area within the City of Oceanside. If credits are not available in Oceanside, it may be possible to purchase credits in another jurisdiction.

b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service?* ***No Impact.*** According to the Biological Resources Survey, the proposed project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wild Life Service.

c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* ***No Impact.*** No wetlands, as defined by Section 404 of the Clean Water Act, will be impacted by the proposed project. Thus, the project would not result in impacts to wetlands; no wetland mitigation is required.

d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?* ***No Impact.*** Project implementation would not interfere with the movement of any native resident or migratory fish or wildlife species, with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e. *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?* ***No Impact.*** The project site is surrounded by developed suburban or urban land uses and ornamental vegetation. Any vegetation removed during construction will be reestablished upon completion of construction.

f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?* ***No Impact.*** The project area is situated in the Multiple Habitat Conservation Plan (MHCP). The site was evaluated as to its overall biological quality and potential regional importance under the City's Preliminary Final Subarea Plan (Amec 2004). The Subarea Plan is designed to become the primary guidance for determination of regional importance for the City. The Multiple Habitat Conservation Program (MHCP) for North County (SANDAG 2003) is the basis upon which the Draft Subarea Plan was formed. The Draft Subarea Plan includes a proposed preserve design that is consistent with the MHCP's regional preserve design. Therefore, the proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.5 CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5 of CEQA?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5 of CEQA?	☐	☐	☐	☒
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a. *Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5 of CEQA?* ***No Impact.*** A Record search and Historical survey was performed for the site by Archaeos (July 2002). No archaeological or historical site was identified on the property. Additionally, no geologic formations occur on the sites that potentially contain paleontological resources or unique geologic formations. There is no potential for cultural resources on the project site.

b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5 of CEQA?* ***No Impact.*** A Record search and Historical survey was performed for the site by Archaeos (July 2002). No archaeological or historical site was identified on the property.

c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* ***Less Than Significant Impact.*** Due to the project site's location and the extensive disturbance which has occurred on the property, there is no potential for sub-surface resources. Additionally, no geologic formations occur on the sites that potentially contain paleontological resources or unique geologic formations. In the unlikely event that human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of any human remains find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative,

the MLD may inspect the site of the discovery, and shall complete the inspection within 24 hours of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

d. *Disturb any human remains, including those interred outside of formal cemeteries?* ***Less Than Significant Impact.*** There are no known grave sites within the project limits. Therefore, the disturbance of human remains is not anticipated. However, in the unlikely event that human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of any human remains find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and shall complete the inspection within 24 hours of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.6 GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving (i.) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)?; or, (ii) strong seismic ground shaking?; or, (iii) seismic-related ground failure, including liquefaction?; or, (iv) landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

1) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.* ***No Impact.*** The project site is located within the seismically active southern California region and would likely be subjected to ground shaking, thus exposing the proposed project to seismic hazards. No known active seismic faults traverse the City of Oceanside. Impacts are not anticipated.

2) *Strong seismic ground shaking?* ***No Impact.*** The proposed project would be required to be in conformance with the Uniform Building Code (UBC), the City's Seismic Hazard Mitigation Ordinance, and other applicable standards. Conformance with standard engineering practices and design criteria would reduce the effects of seismic ground shaking to No Impact.

3) *Seismic-related ground failure, including liquefaction* ***No Impact.*** Liquefaction is the loss of strength of cohesionless soils when the pore water pressure in the soil becomes equal to the confining pressure. Liquefaction generally occurs as a "quicksand" type of ground failure caused by strong ground shaking. The primary factors influencing liquefaction potential include groundwater, soil type, relative density of the sandy soils, confining pressure, and the intensity and duration of ground shaking. According to the *City of Oceanside General Plan*, dated *June 2002*, the project area is not susceptible to liquefaction hazards.

4) *Landslides?* ***No Impact.*** Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. However, according to the *City of Oceanside General Plan*, the project site is not located within a known or highly suspected landslide area. Further, site stabilization and soil compaction requirements required by project geotechnical investigation and design parameters established by the most recent UBC and the City's Seismic Hazard Mitigation Ordinance would reduce any potential impacts to less than significant levels.

b) *Result in substantial soil erosion or the loss of topsoil?* ***Less Than Significant Impact.*** Grading and trenching during the construction phase of the project would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. The contractor will be required to comply with standard engineering practices for erosion control and a qualified soils engineer will monitor soil compaction during construction. Implementation of the following preventative measures would reduce potential soil erosion impacts to less than significant levels. Potential soil erosion or loss of topsoil resulting from construction and construction related activities is not considered a significant impact.

Preventative Measure:

GEO 1. An erosion and sediment control plan shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline methods that shall be implemented to control erosion from graded or cleared portions of the site, including but not limited to straw bales, sandbags, soil binders, diversion fences, desilting basins, etc. The Plan shall be prepared in accordance with the City's grading ordinance, the City's water quality ordinance, the latest NPDES Permit and to the satisfaction of the City Water Quality Engineer.

c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?* ***No Impact.*** No water extractions or similar practices are anticipated to be necessary that are typically associated with project-related subsidence effects. In addition, surface material which would be disrupted/displaced would be balanced and re-compacted on-site during project construction. Adherence to standard engineering practices would result in less than significant impacts related to subsidence of the land. Refer to Response 14.6a, above.

d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?* ***No Impact*** . Geomorphically, the proposed project is located in the Peninsular Ranges geomorphic province that characterizes the southwest portion of southern California. The Peninsular Ranges province is composed of plutonic and metamorphic rock, lesser amounts of Tertiary volcanic and sedimentary rock, and minor veneers and drainage in- fills of Quaternary sediment.

The proposed project is located on a relatively narrow coastal plain that abuts the dominant mountainous terrain to the east. The coastal plain is composed of relatively flat lying Pleistocene, Eocene and upper Cretaceous Age sedimentary units. The mountainous terrain is composed of Jurassic Santiago Peak metavolcanics and Cretaceous granitics that are composed of granodiorites and tonalites. Further, adherence to standard engineering practices contained within the most recent UBC will reduce any potential impacts to less than significant levels.

e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* ***No Impact.*** The proposed project does not include the implementation of septic tanks or alternative wastewater disposal systems.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.7 HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?* ***No Impact.*** The proposed project would not involve the routine transport, use, or disposal of hazardous materials, and would not result in such impact.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?* ***No Impact.*** The proposed project is not anticipated to result in a release of hazardous materials into the environment.

However, during the short-term period of project construction, there is the possibility of accidental release of hazardous substances such as spilling of hydraulic fluid or diesel fuel associated with construction equipment maintenance. The level of risk associated with the accidental release of these hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials. The contractor will be required to use standard construction controls and safety procedures which would avoid and minimize the potential for accidental release of such substances into the environment.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* ***No Impact.*** No existing or proposed school facilities are located within a one-quarter mile radius of the project site.

d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?* ***No Impact.*** According to the *Phase one assessment*, the proposed project site is not included on a list of sites containing hazardous materials, and would not result in a significant hazard to the public or to the environment.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?* ***No Impact.*** The proposed project site is not located within an airport land use plan or within two miles of a public airport and would not result in a safety hazard for people residing or working in the project area.

f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?* ***No Impact.*** The proposed project site is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area.

g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?* ***No Impact.*** The proposed project would have no impacts on emergency response plans or emergency evacuation plans. No revisions to adopted emergency plans would be would be required as a result of the proposed project.

h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?* ***No Impact.*** The project is not adjacent to a wild land area or residence intermixed with wild lands.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.8 HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	☐	☐	☐	☒
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f. Otherwise substantially degrade water quality?	☐	☐	☐	☒
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
k. Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	☐	☐	☐	☒
l. Result in significant alternation of receiving water quality during or following construction?	☐	☐	☐	☒
m. Could the proposed project result in increased erosion downstream?	☐	☐	☐	☒
n. Result in increased impervious surfaces and associated increased runoff?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
o. Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?	☐	☐	☐	☒
p. Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	☐	☐	☐	☒
q. Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	☐	☐	☐	☒
r. Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?	☐	☐	☐	☒
s. Have a potentially significant adverse impact on groundwater quality?	☐	☐	☐	☒
t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	☐	☐	☐	☒
u. Impact aquatic, wetland, or riparian habitat?	☐	☐	☐	☒
v. Potentially impact stormwater runoff from construction or post construction?	☐	☐	☐	☒
w. Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	☐	☐	☐	☒
x. Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	☐	☐	☐	☒
y. Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	☐	☐	☐	☒
z. Create significant increases in erosion of the project site or surrounding areas?	☐	☐	☐	☒

a) *Violate any water quality standards or waste discharge requirements?* ***Less Than Significant Impact.*** Construction of the proposed project may require temporary construction dewatering for flushing of the pipeline with water to clean the pipes prior to placing the facilities in service. If drainage is necessary, the contractor will be required to obtain and comply with the requirements of a groundwater dewatering discharge permit and/or wastewater permit as required by the Regional Water Quality Control Board (RWQCB). Compliance with applicable RWQCB requirements would result in less than significant impacts to water quality.

Additional impacts related to water quality would range over three different phases of project implementation: 1) during the earthwork and construction phase, when the potential for erosion, siltation and sedimentation into on-site drainages would be the greatest; 2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high; and 3) following completion of the project, when impacts related to sedimentation would decrease markedly, but those associated with site runoff would increase.

Compliance with the statewide National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity would prevent stormwater pollution from impacting waters of the U.S. in the vicinity of the project site. Implementation of the preventative measures identified below would reduce potential water quality impacts to less than significant levels.

Preventative Measures:

The Storm Water Management Plan (SWMP) shall emphasize structural and non-structural Best Management Practices (BMPs) in compliance with NPDES Program requirements. Specific measures shall include:

- Siltation of drainage devices shall be handled through a maintenance program to remove silt/dirt from channels and parking areas.
- Surplus or waste material from construction shall not be placed in drainage ways or within the 100-year floodplain of surface waters.
- All loose piles of soil, silt, clay, sand, debris, or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State.
- During construction, temporary gravel dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.
- Stabilizing agents such as straw, wood chips and/or soil sealant/dust palative shall be used during the interim period after grading in order to strengthen exposed soil until permanent solutions are implemented.
- Revegetated areas shall be continually maintained in order to assure adequate growth and root development.

b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?* ***No Impact.*** The project would not have the potential to substantially deplete groundwater supplies or interfere with groundwater recharge. Potential dewatering activities associated with construction would be short-term in nature, and would not substantially affect the groundwater table. The project would not have the capacity to increase the amount of water consumed regionally through increased withdrawals from groundwater sources. No significant impacts are anticipated to occur.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?* ***No Impact.*** Alteration of absorption rates is not considered significant, due to a less than significant replacement ratio of vacant land with impermeable surfaces. No significant changes in drainage patterns associated with the proposed project are anticipated to occur.

d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?* ***No Impact.*** No significant changes in drainage patterns associated with the proposed project are anticipated to occur.

e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?* ***No Impact.*** Construction of proposed improvements may result in minor changes in the amount of runoff due to an increase in the amount of impermeable surface area within the project site. Surface runoff velocities, volumes and peak flow rates would have a minor increase due to impervious surfaces. However, due to limited area of open space which would be converted to impermeable surfaces, the proposed project would not have the capacity to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of water.

f) *Otherwise substantially degrade water quality?* ***No Impact.*** Discharge from the proposed project through stormwater facilities would consist of non-point sources. Stormwater quality is generally affected by the length of time since the last rainfall, rainfall intensity, urban uses of the area, and the quantity of transported sediment. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, and careless material storage and handling. Majority of pollutant loads are usually washed away during the first flush of the storm occurring after the dry-season period. However, due to the nature of the proposed project, using a stormwater detention area and associated pipeline, project impacts in this regard are not considered to be significant.

g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?* ***No Impact.*** The proposed project area is not located within a 100-year flood hazard area. Therefore, no flood related impacts would occur.

h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?* ***No Impact.*** The project site is not located within a 100-year flood hazard area. Refer to Response 14.8c and Response 14.8d, above, for additional discussion.

i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?* ***No Impact.*** As previously stated, the project does not propose any new housing or building structures within the 100-year flood plain. However, as previously mentioned above, under Section 14.6, *Geology and* Soils) the project area could be subject to ground shaking from various earthquakes due to its proximity to the various fault zones. Ground shaking during a major earthquake on any of the regionally active or potentially active faults may cause damage to the proposed reservoir, resulting in temporary loss of fire flow pressure, and/or nominal downstream flooding. However, the volume of water released during a rupture of the reservoir would be accommodated by the natural drainage swale which drains the project site and would not result in damage to residences in the vicinity. Adherence with the current UBC design criteria relative to seismic events would reduce impacts to less than significant levels.

j) *Inundation by seiche, tsunami, or mudflow?* ***No Impact.*** There are no anticipated impacts to the proposed project from seiche, tsunami or mudflow, as no topographical features or water bodies capable of producing such events occur within the project site vicinity.

k) *Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?* ***No Impact.*** Discharge from the proposed project through stormwater facilities would consist of non-point sources. Stormwater quality is generally affected by the length of time since the last rainfall, rainfall intensity, urban uses of the area, and the quantity of transported sediment. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, and careless material storage and handling. Majority of pollutant loads are usually washed away during the first flush of the storm occurring after the dry-season period. However, due to the nature of the proposed project, using a stormwater detention area and associated pipeline, project impacts in this regard are not considered to be significant.

l) *Result in significant alternation of receiving water quality during or following construction?* ***No Impact.*** During constriction, erosion control will be provided on-site to protect water quality. Operation is not anticipated to result in any water quality impacts.

m) *Could the proposed project result in increased erosion downstream?* ***No Impact.*** Given the project's limited size and limited impervious surface, the project would produce a relatively low volume of stormwater runoff that would not result in increased downstream erosion.

n) *Result in increased impervious surfaces and associated increased runoff?* ***No Impact.*** The increase in impervious surface and associated runoff is below the significance threshold established by the City for determining a significant impact.

o) *Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?* ***No Impact.*** The project does not include substantial changes in project site drainage that would alter drainage patterns, or increase runoff flow rates or volumes.

p) *Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?* ***No Impact.*** The project site does not adjoin or discharge directly into a Federally-listed water body.

q) *Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?* ***No Impact.*** The project site does not adjoin or discharge directly into a environmentally sensitive area.

r) *Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?* ***No Impact.*** The project would not discharge directly into surface waters nor involve operational characteristics that would result in pollutant discharges into such waters including pesticides, herbicides, fertilizers and similar chemicals.

s) *Have a potentially significant adverse impact on groundwater quality?* ***No Impact.*** The project site does not involve excavation, drilling, or cuts that could intercept or affect groundwater, and does not involve sub-surface fuel tanks or similar features that could affect groundwater.

t) *Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?* ***No Impact.*** The proposed project will not result in any violation of applicable water quality standards established by the Clean Water Act and implemented by the San Diego Regional Water Quality Control Board (RWQCB) through the regional National Pollution Discharge Elimination System (NPDES) permit.

u) *Impact aquatic, wetland, or riparian habitat?* ***No Impact.*** According to the Biological Resources Survey, the proposed project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wild Life Service.

v) *Potentially impact stormwater runoff from construction or post construction?* ***No Impact.*** Construction of proposed improvements may result in minor changes in the amount of runoff due to an increase in the amount of impermeable surface area within the project site. Surface runoff velocities, volumes and peak flow rates would have a minor increase due to impervious surfaces. However, due to limited area of open space which would be converted to impermeable surfaces, the proposed project would not have the capacity to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of water.

w) *Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?* ***No Impact.*** Discharge from the proposed project through stormwater facilities would consist of non-point sources. Stormwater quality is generally affected by the length of time since the last rainfall, rainfall intensity, urban uses of the area, and the quantity of transported sediment. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, and careless material storage and handling. Majority of pollutant loads are usually washed away during the first flush of the storm occurring after the dry-season period. However, due to the nature of the proposed project, as a water distribution/storage tank and associated pipeline, project impacts in this regard are not considered to be significant.

x) *Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?* ***No Impact.*** Compliance with the statewide National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity would prevent stormwater pollution from impacting waters of the U.S. in the vicinity of the project site.

y) *Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?* ***No Impact.*** The project will neither increase the volume nor the velocity of stormwater flows, nor indirectly contribute to such impacts as a result of project implementation.

z) *Create significant increases in erosion of the project site or surrounding areas?* ***No Impact.*** See Response to Section 14.8. a) of this document.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.9 LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a) *Physically divide an established community?* ***No Impact.*** The proposed project will not have an impact on the physical arrangement of an established community. Therefore, no impacts are anticipated to occur.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?* ***No Impact.*** The proposed project is consistent with the General Plan Land Use Element's designation for the project site and with the Official Zoning Map designation of the property. Therefore, no impacts would occur in this regard.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?* ***No Impact.*** The project area is situated in the Multiple Habitat Conservation Plan (MHCP). The site was evaluated as to its overall biological quality and potential regional importance under the City's Preliminary Final Subarea Plan (Amec 2004). The Subarea Plan is designed to become the primary guidance for determination of regional importance for the City. The Multiple Habitat Conservation Program (MHCP) for North County (SANDAG 2003) is the basis upon which the Draft Subarea Plan was formed. The Draft Subarea Plan includes a proposed preserve design that is consistent with the MHCP's regional preserve design. Therefore, the proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.10 MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?* ***No Impact.*** The City's General Plan and Zoning Ordinance would not permit any mineral extraction on or within the vicinity of the project site. Therefore, the project would have no impact.

b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?* ***No Impact.*** The City's General Plan and Zoning Ordinance would not permit any mineral extraction on or within the vicinity of the project site. Therefore, the project would have no impact.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.11 NOISE. Would the project:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* ***Potentially Significant Unless Mitigated.*** The proposed project would create a short-term impact in terms of construction noise. Noise generated by construction and demolition equipment, including trucks, backhoes and other equipment, may temporarily impact nearby sensitive receptors. Construction noise is estimated to be approximately 92 dBA at 50 feet from the source. Pursuant to the City's Noise Ordinance standards, construction activities would be limited to daytime hours for the duration of construction. Also, all vehicles and equipment will use available noise suppression devices and be equipped with mufflers during construction activities.

Mitigation Measures:

N.1 Noise sources associated with construction, repairs, remodeling, or the grading of any real property, shall be exempt from the provisions of the City's noise code if conducted from 7:00 a.m. to 6:00 p.m. on Monday through Friday, or from 8:30 a.m. to 4:30 p.m. on Saturday. Construction is prohibited at any time on Sunday or a Federal holiday.

N.2 Equipment will use available noise suppression devices and properly maintained mufflers. Construction noise will be reduced by using quiet or "new technology", equipment, particularly the quieting of exhaust noises by use of improved mufflers where feasible. All internal combustion engines used at the Project site will be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment will be maintained in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components.

N.3 During all site preparation, grading and construction, contractors shall minimize the staging of construction equipment and unnecessary idling of equipment in the vicinity of residential land uses.

N.4 The equipment staging area will be situated so as to provide the greatest distance separation between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.

N.5 Temporary walls/barriers/enclosures will be erected around stationary construction equipment when such equipment will be operated for an extended period of time and where there are noise sensitive receptors substantially affected. Noise barriers and enclosures will consist of absorptive material in order to prevent impacts upon other land uses due to noise reflection. In addition, complete enclosure structures will close or secure any openings where

pipes, hoses or cables penetrate the enclosure structure.

N.6 Notification will be given to residences within 91 meters (300 feet) of planned construction activities thirty (30) days prior to commencement of demolition activity, and will include a brief description of the project, the overall duration of the various construction stages, noise abatement measures that will taken, and the name and phone number of the construction site supervisor or his designee to report any violation of a noise or mitigation standard.

b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?* ***Less Than Significant Impact.*** The amounts of construction and demolition required for the proposed facility is not anticipated to generate excessive groundborne vibrations or noise levels. Additionally, this Project is not anticipated to include pile driving activities; therefore, ground borne vibration is not expected to occur. Due to the temporary nature of construction activities, impacts in this regard are considered to be less than significant. Also, refer to discussion 4.11a, above.

c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?* ***No Impact.*** Due to the nature and scope of the proposed project a permanent increase in the ambient noise level in the project vicinity would not occur.

d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?* ***Less Than Significant.*** As noted above, the implementation of the proposed project may result in short-term increased noise levels within the project vicinity due to construction activities. This temporary condition would cease upon project completion and is subject to the City's noise mitigation guidelines.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?* ***No Impact.*** As previously stated, the proposed project is not located within two miles of a public airport or public use airport.

f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?* ***No Impact.*** The proposed project site is not located within the vicinity of a private airstrip and would not expose people residing or working in the project area to excessive noise levels.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.12 POPULATION & HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ***No Impact.*** The proposed project would not induce growth through the extension or expansion of major capital infrastructure. No impacts to population and housing beyond those identified within the *City's General Plan* would occur.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ***No Impact.*** The proposed project would not require the removal of a substantial number of existing housing, and therefore would not necessitate the construction of replacement housing elsewhere.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ***No Impact.*** The proposed project would not induce growth through the extension or expansion of major capital infrastructure. No impacts to population and housing beyond those identified within the *City's General Plan* would occur. The proposed project would not require the removal of a substantial number of existing housing, and therefore would not necessitate the construction of replacement housing elsewhere.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.13 PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire Protection?	☐	☐	☐	☒
b. Police Protection?	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒

a) *Fire protection?* ***No Impact.*** Proposed project implementation would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities.

b) *Police protection?* ***No Impact.*** There are no significant impacts related to police protection or service anticipated with implementation of the proposed project.

c) *Schools?* ***No Impact.*** Implementation of the proposed project would not result in the need for the construction of additional school facilities. Therefore, no impacts in this regard will occur.

d) *Parks?* ***No Impact.*** Implementation of the proposed project will not affect any existing park facilities nor increase the demand for additional recreational facilities. Therefore, no impacts to parks are anticipated as a result of this project.

e) *Other public facilities?* ***No Impact.*** No significant impacts to other public facilities are anticipated to occur

with project implementation.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.14 RECREATION. Would the project:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* ***No Impact.*** Implementation of the proposed project will not generate an increase in demand on existing public or private parks or other recreational facilities that would either result in or increase physical deterioration of the facility.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?* ***No Impact.*** Implementation of the proposed project does not include recreational facilities.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.14 TRANSPORTATION/TRAFFIC. Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☒	☐	☐
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?	☐	☐	☐	☒
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
e. Result in inadequate emergency access?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
f. Result in inadequate parking capacity?	☐	☐	☐	☒
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? ***Potentially Significant Unless Mitigated.*** A Traffic Impact Analysis, Urban Crossroads February 8, 2007, was prepared for Loma Alta Village. The traffic generation for the project is based upon the specific land uses which have been planned for this development. The highest potential quantities for the project site consist of 9,800 square feet of commercial office and 1,5855 square feet of medical office land use. The proposed development is projected to generate a total of approximately 989 new trip-ends per day with 76 new vehicles per hour during the AM peak hour and 112 new vehicles per hour during the PM peak hour. Project trip generation was calculated as follows based on SANDAG rates.

PROJECT TRIP GENERATION

LAND USE	QUANTITY	UNITS	PEAK HOUR						DAILY
			AM			PM			
			IN	OUT	TOTAL	IN	OUT	TOTAL	
Medical Office	15.855	TSF	38	10	48	26	61	87	793
Commercial Office	9.800	TSF	25	3	28	5	5	25	196
TOTAL			63	13	76	31	81	112	989

Based on the estimated trip generation, the traffic report evaluated service levels at potentially affected intersections including the following:

Project Entrance/Exit at Crouch Street
Crouch Street and Canyon Drive

All project study area intersections were evaluated under three scenarios including existing condition, existing plus project, and existing plus project plus cumulative. The level of service analysis was conducted using both intersection capacity utilization (ICU) and the highway capacity manual (HCM) delay method.

INTERSECTION ANALYSIS FOR EXISTING+CUMULATIVE+PROJECT CONDITIONS

INTERSECTION	TRAFFIC CONTROL [3]	INTERSECTION APPROACH LANES [1]												DELAY[2] (SECS.S)		LEVEL OF SERVICE	
		NORTH-BOUND			SOUTH-BOUND			EAST-BOUND			WEST-BOUND						
		L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM
Green Briar Dr. (NS) at:																	
· Apple St (EW)	AWS	0.5	0.5	1	0	1L	0	0	1L	0	0.5	0.5	1	8.2	9.7	A	A
· Oceanside Blvd. (EW)	TS	0	0	0	1	0	1	1	2	0	0	2	0	12.5	13.5	B	B
Crouch St. (NS) at:																	
· Canyon Dr. (EW)																	
-without improvements	AWS	1	1	0	0	1L	0	0	1L	0	0	1L	0	11.5	16.5	B	C
-with improvements	TS	1	1	0	1	1	0	1	1	0	1	1	0	9.8	11.9	A	B
· Apple St. (EW)	CSS	0.5	0.5	0	0	1	1	1	0	1	0	0	0	12.0	18.1	B	C
· Project Dwy. (EW)	CSS	0.5	0.5	0	0	1	0	0	1	0	0	0	0	11.3	12.1	B	B
· Oceanside Blvd. (EW)	TS	1	1	1	1	1	1	1	2	0	1	2	0	34.2	38.2	C	D

1. When a right turn is designated, the lane can either be striped or un-striped. To function as a right turn lane there must be a sufficient width for tight turning vehicles to travel outside the through lanes.

   L = Left; T = Through; R = Right; 1L = Left-through-Right Lane; 1 = Improvement

2. Delay and level of service calculated using the following software; Traffix, Version 7.5.1015 (2000). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for worst individual movement (or movements sharing a single lane) are shown.

3. TS = Traffic Signal
   AWS = All Way Stop
   CSS = Cross-Street Stop

Mitigation Measures:

T.1 The applicant shall install or pay cash in lieu of the appropriate striping and signage along Crouch Street between Canyon Drive and Oceanside Boulevard to incorporate a two-way left turn lane, a northbound left turn lane into the project site, bike lanes and no parking restrictions.

T.2 Install a eastbound stop sign with a eastbound left-right lane at the Project Driveway (EW).

T.3 Construct the southerly side of Apple Street (along the project boundary) with appropriate sidewalk and landscaping improvements between the westerly project boundary and Crouch Street.

T.4 Construct the westerly side of Crouch Street at its ultimate half-section width as a collector (sidewalk and landscaping improvements) between Apple Street and the southerly project boundary.

T.5 Install stop sign control at the project boundary.

T.6 On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

T.7 The applicant shall pay all applicable traffic signal and thoroughfare fees and implement all of the City of Oceanside traffic requirements and conditions of approval.

b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?* ***No Impact.*** Refer to Response 14.14a, above.

c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?* ***No Impact.*** Due to the nature and scope of the proposed project, project implementation would not have the capacity to result in a change in air traffic patterns.

d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?* ***No Impact.*** Refer to Response 14.14a, above.

e) *Result in inadequate emergency access?* ***No Impact.*** Adequate emergency access shall be provided during both short-term construction and long-term operation of the proposed project. Impacts are not anticipated to be significant.

f) *Result in inadequate parking capacity?* ***No Impact.*** Due to the location and nature of the proposed project, no impacts in regards to parking would occur. An adequate staging area will be provided for short-term construction equipment. No impacts are anticipated in this regard.

g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?* ***No Impact.*** Project implementation would not conflict with adopted policies, plans, or programs supporting alternative transportation. Impacts are not anticipated in this regard.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.15 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments?	☐	☐	☐	☒
f. Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?	☐	☐	☐	☒
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?* ***No Impact.*** Improvements associated with the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB).

b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?* ***No Impact.*** The nature and scope of the proposed project would not require or result in the construction of wastewater treatment facilities (refer to Response 14.15a, above).

c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?* ***No Impact.*** The nature and scope of the proposed project would not require or result in the expansion of existing storm water drainage facilities.

d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?* ***No Impact.*** No new or expanded entitlements would be required with implementation of the proposed project. No impacts are anticipated.

e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* ***No Impact.*** Improvements associated with the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB).

f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?* ***No Impact.*** The proposed project will not generate significant amounts of solid waste disposal.

g) Comply with federal, state, and local statutes and regulations related to solid waste? ***No Impact.*** Refer to Response 14.15f, above. The proposed project will comply with all federal, state and local statutes and regulations related to solid waste.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.16 MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
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 decrease 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 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 which are individually limited, but cumulatively considerable (ACumulatively considerable@ means the project=s incremental effects are considerable when compared to the past, present, and future effects of other projects)?	☐	☐	☐	☒
d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	☐	☐	☐	☒

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 decrease 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 major periods of California history or prehistory?* ***No Impact.*** As discussed in the sections pertaining to biological resources and cultural resources the proposed project does not have the potential to degrade the quality of the environment by reducing the habitat of any sensitive plant or animal species. The proposed project would not does not have the potential to eliminate important examples of California history or prehistory.

b) *Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?* ***No Impact.*** As discussed in the sections pertaining to air quality, biological resources, noise, hydrology and water quality the proposed project does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

c) *Does the project have impacts which are individually limited, but cumulatively considerable (ACumulatively considerable@ means the project=s incremental effects are considerable when compared to the past, present, and future effects of other projects)?* ***No Impact.*** Implementation of the proposed project has the potential to result in significant impacts related to noise and traffic. With implementation of the recommended mitigation measures, the project's contribution to cumulative impacts would be reduced to the maximum extent feasible.

d) *Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?* ***No Impact.*** As discussed in the sections pertaining to noise and traffic above, mitigation measures have been incorporated into the proposed project to reduce all short term and long term impacts below significance thresholds. Therefore the proposed project would not cause substantial adverse effects, either directly or indirectly, to human beings. Based on this environmental analysis, the

proposed project will not degrade the quality of the environment, result in long term or cumulative impacts, or have substantial adverse effects on human beings, either directly or indirectly.

17. **PREPARATION.** The initial study for the subject project was prepared by:

Matthew Simmons, V.P. of Field Operations

18. **DETERMINATION.** (To be completed by lead agency) Based on this initial evaluation:

[ ] I find that the proposed project COULD NOT have a significant effect on the environment, and a 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 herein have been included in this project. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

19. **DE MINIMIS FEE DETERMINATION** (Chapter 1706, Statutes of 1990-AB 3158)

[ ] It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.

[ ] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

20. **ENVIRONMENTAL DETERMINATION:** The initial study for this project has been reviewed and the environmental determination, contained in Section V. preceding, is hereby approved:

Jerry Hittleman, City Planner City of Oceanside

21. **PROPERTY OWNER/APPLICANT CONCURRENCE:** : Section 15070(b)(1) of the California Environmental Quality Act (CEQA) Guidelines provides that Lead Agencies may issue a Mitigated Negative Declaration where *the initial study identifies potentially significant effects, but, revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.* The property owner/applicant signifies by their signature below their concurrence with all mitigation measures contained within this environmental document. However, the applicant's concurrence with the Draft Mitigated Negative Declaration is not intended to restrict the legal rights of the applicant to seek potential revisions to the mitigation measures during the public review process.

Matthew Simmons, authorized representative

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
The applicant shall install or pay cash in lieu of the appropriate striping and signage along Crouch Street between Canyon Drive and Oceanside Boulevard to incorporate a two-way left turn lane, a northbound left turn lane into the project site, bike lanes and no parking restrictions.	Prior to issuance of building permits	Developer
Install a eastbound stop sign with a eastbound left-right lane at the Project Driveway (EW).	Prior to issuance of building permits	Developer
Construct the southerly side of Apple Street (along the project boundary) with appropriate sidewalk and landscaping improvements between the westerly project boundary and Crouch Street.	Prior to issuance of building permits	Developer
Construct the westerly side of Crouch Street at its ultimate half-section width as a collector (sidewalk and landscaping improvements) between Apple Street and the southerly project boundary.	Prior to issuance of building permits	Developer
Install stop sign control at the project boundary.	Prior to issuance of building permits	Developer
On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.	Prior to issuance of building permits	Developer
The applicant shall pay all applicable traffic signal and thoroughfare fees and implement all of the City of Oceanside traffic requirements and conditions of approval.	Prior to issuance of building permits	Developer
The draft HCP requires mitigation for the loss of non-native grassland at a 0.5:1 ratio. Thus, the loss of 1.53 acres of non-native grassland will require 0.77 acre of mitigation. Mitigation credits may be purchased at an approved mitigation bank or other preapproved mitigation area within the City of Oceanside. If credits are not available in Oceanside, it may be possible to purchase credits in another jurisdiction.	Prior to issuance of occupancy permits	Developer

MITIGATION MONITORING PROGRAM
FOR NEGATIVE DECLARATION LOMA ALTA VILLAGE (T-1-06, D-3-06)

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
Noise sources associated with construction, repairs, remodeling, or the grading of any real property, shall be exempt from the provisions of the City's noise code if conducted from 7:00 a.m. to 6:00 p.m. on Monday through Friday, or from 8:30 a.m. to 4:30 p.m. on Saturday. Construction is prohibited at any time on Sunday or a Federal holiday.	Prior to issuance of grading permits	Developer
Equipment will use available noise suppression devices and properly maintained mufflers. Construction noise will be reduced by using quiet or "new technology", equipment, particularly the quieting of exhaust noises by use of improved mufflers where feasible. All internal combustion engines used at the Project site will be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment will be maintained in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components.	Prior to issuance of grading permits	Developer
During all site preparation, grading and construction, contractors shall minimize the staging of construction equipment and unnecessary idling of equipment in the vicinity of residential land uses.	Prior to issuance of grading permits	Developer
The equipment staging area will be situated so as to provide the greatest distance separation between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.	Prior to issuance of grading permits	Developer
Temporary walls/barriers/enclosures will be erected around stationary construction equipment when such equipment will be operated for an extended period of time and where there are noise sensitive receptors substantially affected. Noise barriers and enclosures will consist of absorptive material in order to prevent impacts upon other land uses due to noise reflection. In addition, complete enclosure structures will close or secure any openings where pipes, hoses or cables penetrate the enclosure structure.	Prior to issuance of grading permits	Developer
Notification will be given to residences within 91 meters (300 feet) of planned construction activities thirty (30) days prior to commencement of demolition activity, and will include a brief description of the project, the overall duration of the various construction stages, noise abatement measures that will taken, and the name and phone number of the construction site supervisor or his designee to report any violation of a noise or mitigation standard.	Prior to issuance of grading permits	Developer

Amy Volzke

From: nadia550@sbcglobal.net
Sent: Sunday, September 16, 2007 3:16 PM
To: Amy Volzke
Subject: Loma Alta Village comments/Neg Dec/Planning Concerns

Hi Amy,
Thank you for accepting my comments on September 17 including those on the Negative Declaration.

1. HVAC Placement: If there are HVAC units on the top of Building C, I would like all possible efforts to shield the view of them from the elevation of my home & immediate neighbors. This may require additional height to the allowable height of screens and I would support that.

2. Non-Glare Glass: You have indicated that you will ask for non-glare glass on the portion, at least, of Building C that immediately is adjacent to the residential area and on the side of the Building C, generally known as the East Side, in order to cut down on glare from the windows. If necessary, the issue should be revisited with the potential to install awning type structures that would block the glare. This would make particular sense on the East side of the project as it would reduce glare, add to the conservation effect of having windows exposed to the sun through the noon hour at least possibly for more hours during summer months.

3. Traffic: I still have concerns about traffic. It would be ideal if a signal was installed at Crouch/Canyon intersection and I would support that as a first option. In the event this is not done, the red curbing of both sides of Crouch in front of the project is acceptable. However, as an *additional condition*, ALL traffic leaving the site must be 'right turn' only. Otherwise the potential to stack in the left turn lane going towards Apple/Crouch during rush hour will be unacceptable. The only other option is to require a driveway onto Apple with right turn only going out onto Apple.

4. Stormwater plan & mitigation: I reviewed the stormwater issues with Gabor & Dan. I still have a couple of concerns.

a. On the Northeast Corner there is drainage onto Apple Street. This storm drain should require a nutrient treatment separating baffle box just as the main stormdrain does on Crouch Street. There is a fairly steep slope at this point and I anticipate typical over watering and over fertilizing, along with trash and debris. It is highly likely that trash will accumulate as this portion of the project abuts the low income, multiple housing projects on Apple. This will be an attractive spot to hang out and since you have not recommended fencing, trash will undoubtedly accumulate in this area and run into the storm drain unabated. As you know trash is now considered a pollutant in the new countywide Stormwater Plan.

b. Gravel, not sand, must be used in any sandbags placed on site.

c. No storm water must be allowed to run on the sidewalks in and around Bldg. A and B. No rooftop drainage system was specified on the plans I viewed however Blgd. C did have diverted runoff onto a grassy swale behind that Bldg.

5. Fencing: I still believe this site will attract homeless individuals, transients, and others from the nearby apartments onto the grounds. I would like to see fencing at a minimum on the Western side and North Eastern side off of Apple Street.

6. Landscape: I would urge the landscape plan to place more mature plants & trees on the edges of Bldg

C that face the residential areas.

7. Waste Management: I have concerns about the placement of the trash bin enclosure for Bldg C. This clinic will generate medical waste and a bin out in the middle of a parking lot is not an appropriate nor secure collection point for such waste. Further, I would urge you to submit the plans to someone in the Integrated Waste Management division of the city as the number of bins looks inadequate. Further, plans for medical waste disposal must be developed & approved in advance of approval of the project. Normally this might not be done, but since we know that North County Health is purchasing Bldg C I think this is important. Additionally the residents must be assured that medical waste pickups are scheduled during regular business hours rather than in the early hours of the morning.

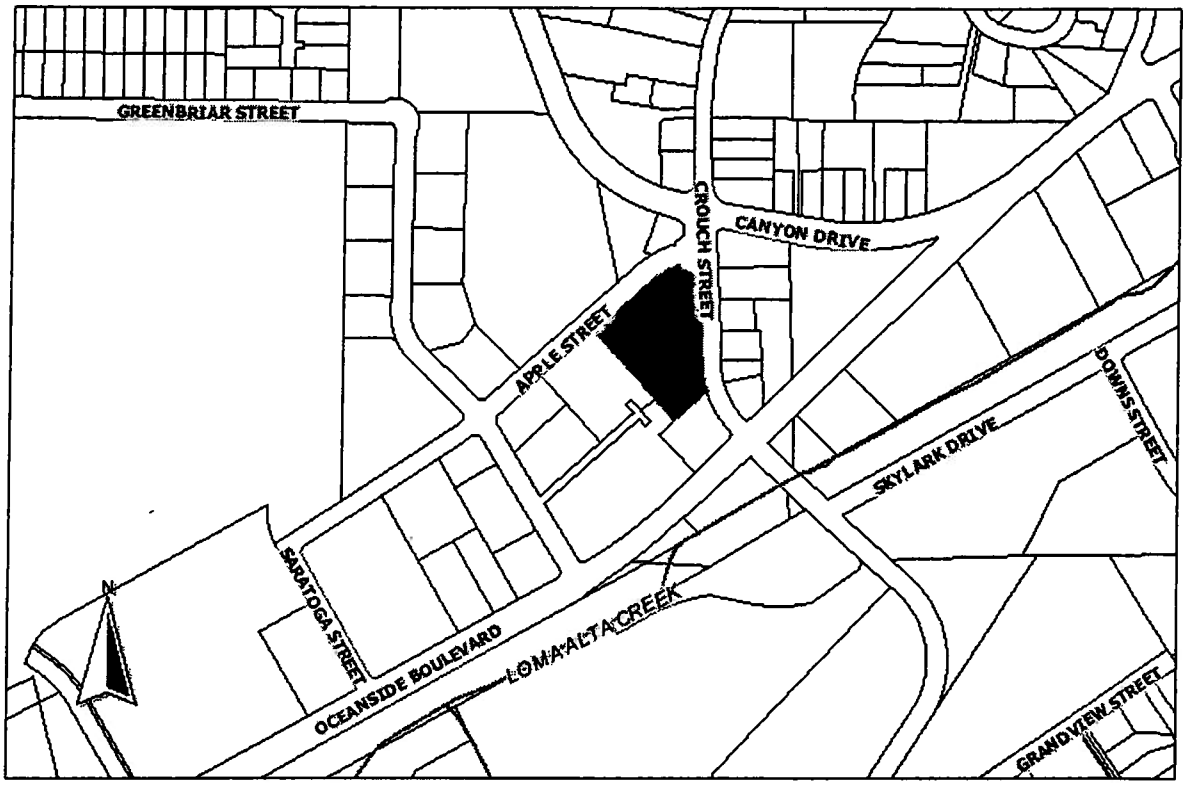
8. Gate/Hours of Operation: I would like to see this facility closed on Sunday with a locked gate for all after hours.

9. Noise & Construction Traffic: The residents (Apple Street, Canyon, Crouch Street & Hoover Street at a minimum) should receive notice of construction noise & traffic at least 3 working days prior to an influx of large vehicles deliveries and grading. Further, residents should receive notice at least 3 working days prior to asphalt paving of the parking area.
Construction traffic must not be allowed to stack up at any time of day. A construction plan that specifies where delivery trailers and the like will be parked must be developed. As you know Apple Street is packed with residents' cars in the morning and evening. Their ability to park must not be impaired.
Last, construction noise is anticipated at 95 decibels. This is unacceptable as this project adjoins residential property. I would like to see a sound wall used that abuts Apple & the Northerly end of the project be implemented in their conditions.

Thank your for accepting and reviewing my comments,
Nadine

Nadine L Scott
550 Hoover St.
Oceanside, CA 92054
760-757-6685
Think with Kindness

The test of courage comes when we are in the minority.
The test of tolerance comes when we are in the majority.
Ralph W. Sockman



File Number: **T-1-06, D-3-06**

Applicant: **Loma Alta Village LLC**

Description:

TENTATIVE MAP (T-1-06) for a 36-unit office condominium airspace subdivision and DEVELOPMENT PLAN (D-3-06) to construct one single-story and two two-story buildings totaling approximately 25,685 square feet and associated site improvements at the southwest corner of Apple Street and Crouch Street, north of Oceanside Boulevard. The project site is zoned CL (Limited Commercial) and is situated within the Loma Alta Neighborhood. – **LOMA ALTA VILLAGE**

Environmental Determination:

A Mitigated 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. Under the provisions of the California Environmental Quality Act, the Planning Commission will consider the Mitigated Negative Declaration during its hearing on the project.

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

APPLICATION FOR PLANNING COMMISSION HEARING
PLANNING DEPARTMENT (760) 966-4770
OCEANSIDE CIVIC CENTER
300 NORTH COAST HIGHWAY, OCEANSIDE, CA 92054-2885

STAFF USE ONLY	
ACCEPTED TA	BY 4/12/06

HEARING		
	VAR.	
	C.U.P.	
	DEV.PL.	D.3.06
	SP.PL.	
	ZONE CH.	
	G.P.A.	
	PAR.MAP	
	TENT.MAP	T.1.06
	O.H.P.A.C.	
	COASTAL	

PLEASE PRINT OR TYPE ALL INFORMATION

PART I - APPLICANT INFORMATION

1. APPLICANT Loma Alta Village, LLC (contact: Anthony C. Badeaux)	2. STATUS Developer
3. ADDRESS 600 West Broadway, Suite 1540 San Diego, CA 92101	4. PHONE 619 400 8769
5. APPLICANT'S REPRESENTATIVE (OR PERSON TO BE CONTACTED FOR INFORMATION DURING PROCESSING) The Lightfoot Planning Group (contact: Sophia Kollias)	
6. ADDRESS 5750 Fleet Street, Suite 250 Carlsbad, CA 92008	7. PHONE 760 692 1924

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PART II - PROPERTY DESCRIPTION

8. LOCATION Southwest corner of Crouch Street and Apple Street: 605 Crouch Street			9. SIZE 2 gross acres/1.97 net acres (right-of-way dedication)
10. GENERAL PLAN General Commercial (GC)	11. ZONING Limited Commercial (CL)	12. LAND USE One single-family residence, stable & paddock	13. ASSESSOR'S PAR. NO. 149-330-06

PART III - PROJECT DESCRIPTION REV - 2/18/06, 11/22/06, 3/22/07, 6/13/07

14. GENERAL PROJECT DESCRIPTION

Application for a Development Plan and Tentative Map to develop 5 commerical buildings with a total of 12 commerical condominium units, on postage-stamp lots. Buildings A - D are one-story each and include two commercial condominium units per building. Building E is two-stories and is proposed with 4 commercial condominium units (2 units/floor).

15. PROPOSED GEN. PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. # UNITS	19. DENSITY
No Change	No Change	Commercial	n/a	n/a

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPING	23. % LOT COVERAGE
5 buildings: 24,000 gross square feet	89 + 2 loading spaces	31%	24%

PART I V - ATTACHMENTS

ALL APPLICATIONS				DEV.PLANS,CUP & TENT.MAPS*	
X	24. DESCRIPTION/JUSTIFICATION	X	25. LEGAL DESCRIPTION	X	30. FLOOR PLANS & ELEVATIONS
X	26. 300 FT. RADIUS MAP	X	27. PROPERTY OWNERS' LIST		31. CONSTRUCTION SCHEDULE
X	28. ENVIRONMENTAL ASSESSMENT	X	29. PLOT PLANS	X	32. OTHER

PART V - SIGNATURES

THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION

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 INFORMATION AS NECESSARY)

33. APPLICANT OR REPRESENTATIVE Anthony Badeaux Loma Alta Village, LLC	34. DATE 4-10-06		
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE		37. OWNER Anthony Badeaux Loma Alta Village, LLC	38. DATE 4-10-06
		39. OWNER	40. DATE
35. APPLICANT Anthony Badeaux Loma Alta Village, LLC	36. DATE 4-10-06	41. OWNER RECEIVED	42. DATE

* TENTATIVE MAPS FOR CONDOMINIUM DEVELOPMENTS (ONLY ATTACHMENT 30)

APR 12 2006
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LOMA ALTA VILLAGE

Applicant: Loma Alta Village, LLC
Tentative Map (T-1-06) & Development Plan (D-3-06)

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Description & Justification

March 22, 2007 (rev.)

INTRODUCTION

This application consists of a Tentative Map and Development Plan for three medical and business & professional office buildings with a maximum of 36 commercial air-space units located on one underlying lot. Buildings "A" and "C" are two-stories each and Building "B" is one-story. The property has General Plan land use and zoning designations of General Commercial (GC) and Limited Commercial (CL), respectively.

The subject property is two gross acres and is located at 605 Crouch Street (APN 149-330-06), southwest corner of Apple Street and Crouch Street within the Loma Alta planning neighborhood. The property is surrounded by Medium-Density Residential to the north; Limited and General Commercial to the south, east, and west; and Limited Industrial uses to the east.

There is a 2,000 square foot one-story single family residence, stable, and paddock on site. The historical study conducted 7/2/02 by Archaeos found that these structures are not qualified under any criteria for nomination for listing in the California or local Register of Historical resources. All structures will be removed and replaced by the proposed project.

TENTATIVE MAP

The existing structures are located on a knoll top. There are gentle to moderate slopes leading down from the knoll to Apple Street and Crouch Street. Elevations range from 66' from the knoll top to 40' to the lowest point along Apple Street. There are not any slopes greater than 20% with a minimum differential of 25'.

The earthwork quantities are 14,850 cubic yards of cut and 2,950 cubic yards of fill, with 11,900 cubic yards of export, and 2,600 cubic yards used for remedial grading. Off-site grading occurs at the rear of the site, extending approximately 165' along the project boundary and extending a maximum of 14' from the property line.

The storm drainage system on site will include the construction of an AC parking area, an underground storm water detention area, nutrient separating baffle box, grass-lined swales, and landscaped areas to treat and decrease the volume of runoff.

One retaining wall is proposed along a portion of the property at Apple Street. This retaining wall ranges in height from 3' to 6' and the wall will be plantable above 4' in height. There are two smaller retaining walls west of Building C - one is 1.7 feet high and the other is 2 feet high maximum. The project frontage along Crouch Street will be improved with a new sidewalk, curb,

and gutter. In addition, Crouch Street will be widened and the southwesterly curb return of Crouch and Apple Streets will be improved, bringing both in compliance with public street City standards. As a result of these improvements, which will consist of a vacation and dedication, the net area of the site will be 1.97 acres.

Underground Utilities Deferral

There are existing utility poles located on the project frontage. The applicant elects to request a deferral from undergrounding these utilities per Section 901 G.4.e. of the City of Oceanside Subdivision Ordinance. This provision finds that if conversion creates a net increase of three or more poles over existing number of poles, then a deferral may be requested. Per Power Plus utility consultant, it was discovered that removing 3 existing poles would result in 7 new poles.

DEVELOPMENT PLAN

The proposed project consists of three commercial office buildings, totaling 25,685 gross square feet, with the potential of up to 36 professional and medical office suites. Each floor of Building A will have 4,900 square feet of available office/suite space. Building B will have 3,885 square feet of office/suite space in its one-story building. And each floor of Building C will have 6,000 square feet of available office/suite space. The condominium suite spaces will be sold by square feet where potential buyers can indicate how many square feet their intended business would require. Buyers can purchase a suite between a range of 500 square feet per suite to a maximum of 12,000 square feet (Building C), built to suit the buyer. Ultimately, the applicant does not anticipate having more than 36 suites total at final occupancy for the three buildings.

North County Health Services (NCHS) has recently negotiated with the applicant to purchase Building C. As a result, this building has been redesigned to serve their needs as a medical office and the multiple practices that will be locating within the building. The redesign will be a better fit for the corner of the property than a previous design for Building C. The building size does not change and therefore, it will not be necessary to change the parking count. The facade of Building C will be somewhat different than Buildings A and B and will add variety with the building facades on site. Overall, the architecture remains the same but the placement and sizes of the windows were modified to suit the special needs of NCHS.

The footprint of the three buildings will occupy approximately 17% of the total gross site area. All the buildings are situated with street frontage along Crouch Street. The remaining site area is reserved for parking and landscaping. The general site development has been designed to address adjacent land uses, topography, relationship between the buildings on the site, as well as views from Crouch Street. The creation of a prominent street frontage along Crouch Street not only enhances the visibility of the project, but also integrates the project into the existing streetscape of the neighboring commercial and industrial developments. The existing, steeply sloped topography at the rear part of the site is maintained, along with some proposed enhanced landscaping, as it will serve as a natural buffer between the developed part of the site and the residential areas beyond.

Architecture:

In response to the Planning Department's comments regarding architecture on the previous submittals, the massing and architectural design of the proposed buildings have been carefully revisited and considerably redesigned to create a more interesting and fitting dialogue with the site and its context. One significant revision to the development was the elimination of one entire building, which helped in creating a more spatially perceived openness into the site from Crouch Street. The two-story structures anchor the site on each end with the one single-story structure located adjacent to the main driveway entry. The massing of Building C expresses the most articulation as it occupies the tight corner site at the north end of the property where Crouch and Apple Streets intersect. On the other end of the site, another revision involved stepping back the northeast corner of Building A and the southwest corner of Building B to address the interface between both buildings as the latter is angled to align with Crouch Street.

The architectural design of the three buildings is contemporary, using a combination of quality building materials and a varied color palette. The exterior walls of the buildings will be primarily of cement plaster, with slate tile veneer (American Slate color "China Gold") introduced to accent specific façade elements. All three buildings will have a common, continuous wainscot painted in the same medium brown color (ICI paint color "Le Chateau") with slate tile veneer introduced under or in-between windows. The slate tile veneer is intended to help accentuate the verticality of the windows in juxtaposition with the strong horizontality of the façade. Each building, however, will have its own specific wall color above the wainscot selected from one of three different shades of light beige (ICI paint colors "Ivory Sampler," "Paper-Mache," and "Light Navajo").

At the main building entry elements, curved metal roof accents shown on the previous submittal have been eliminated; the entry elements raised about 18" higher than the adjacent parapet walls and articulated to convey a stronger, more monumental presence. The slate tile veneer (American Slate color "China Gold") is still used as cladding throughout, helping to reinforce each entry's presence. Steel canopies with curved edge beams painted in a deep red color (ICI paint color "Deep Russet") are shown above the main entry doors, providing a horizontal element on which metal address numbers can be mounted for each building.

The articulation of the wall surfaces also involved reducing the spacing between the windows, which created a more aesthetic balance of proportions and scale of the facade, as well as using other architectural elements such as metal "bahama shutter" awnings (painted in a contrasting accent color "Slate Blue"), and horizontal and vertical moldings and reveals.

The following is a summary of each building:

Building	*Gross Floor Area (gsf)*	*# of Stories*	*Building Height*	*Potential Commercial Uses*	*Parking Ratio*
A	9,800	2	32'	Medical or Office	1/200 or 1/300
B	3,885	1	18'	Medical or Office	1/200 or 1/300
C	12,000	2	32'	Medical or Office	1/200 or 1/300

Landscaping:

The project is required to provide a minimum of 10% landscaping on site. As designed, 35% of the site will be landscaped. There is ample landscaping and trees throughout the site. There will be street trees along Crouch Street and Apple Street. Small to medium-sized boulders and cobble stones are located along the grass-lined swales off Crouch Street. To tie-in this feature with the rest of the landscape concept, boulders were also placed in other locations on site. There will be earth mounds at the rear of the site to create visual interest entering the site and from Apple Street. Trees will be strategically located along the rear and corner side of the property to provide an attractive backdrop for the adjacent residential uses. In addition, foundation planters wrap around the front elevations of each building and trees placed at the rear of each building to "soften" the building elevations.

There are two employee eating areas on site, that total 500 square feet in size, in compliance with Section 3028 of the Zoning Ordinance. Since Buildings A and B are clustered at the southern corner of the site and Building C is located at the northern corner of the site, two eating areas are necessary - one 300 square feet and the other 200 square feet in size. The employee eating areas comply with size requirements per the Zoning Ordinance. The eating areas will include concrete furniture such as tables, benches, and trash receptacles. Two trash enclosures will be located at either end of the parking area, easily accessible to tenants for the three buildings.

Circulation:

Pedestrian
Sidewalks wrap around the front elevations of the buildings for access to each building. A band of scored concrete paving at the entrance provides a connection for the public sidewalk along Crouch Street. An ADA-accessible ramp will be located from Crouch Street and into the site to access Buildings A and B. In addition, there is a convenient pathway from the sidewalk on Crouch Street to directly access Building C.

Vehicular
There will be a 30'-wide driveway off Crouch Street to access the proposed development. Parking access consists of 28'-wide parking aisle for fire access and the remainder of the parking aisles at 24' wide. Parking is designed to conveniently serve the three buildings on site.

Parking:

The project is required to provide a total of 112 parking spaces based on the amount and type of commercial uses listed in the chart below. As proposed, the project provides a total of 112 parking spaces (107 standard and 5 ADA accessible). Two loading spaces are also proposed, 10'x20'x10' and 12'x35'x14' in size, located at both ends of the parking area and easily accessible to the three buildings. Bicycle racks will be located near Building C. The following is a breakdown of the parking requirements:

Commercial Use Classification	*Building Area (SF)*	*Parking Ratio*	*Required*	*Proposed*
Offices, Medical & Dental	15,885 max.	1/200 sf	79	***112 total***
Offices, Business & Professional	9,800 min.	1/300 sf	33	

Neighborhood Outreach:

The project site is located within the City's Loma Alta Neighborhood Planning Area. A neighborhood meeting was conducted on August 8, 2006 to share plans and other information about the proposed project with residents of the Loma Alta Neighborhood Association (LANA). Approximately 41 residents attended that meeting and there was positive feedback about the Loma Alta Village project. The applicant and representative have been in continuous contact with Mr. Greg Root, LANA President regarding the project application. Project information such as the Description and Justification and site plan are posted on LANA's website. In addition, the applicant and representative had met with Esther Sanchez and Mr. Rick Kratcoski on August 17, 2006 to share project information.

JUSTIFICATION

The proposed Loma Alta Village commercial office complex will be a substantial improvement to the neighborhood and will:

- foster future improvements and high-quality growth that is desperately needed in this area
- improve the streetscapes on Apple Street and Crouch Street with frontage improvements and public right-of-way dedication
- be designed with a combination of high quality materials to create interesting and appealing architecture that will be compatible within the Loma Alta neighborhood
- not only comply, but exceed required Limited Commercial development regulations and therefore not request deviations from the City's zoning regulations
- be designed with 18' & 32' high buildings, when a maximum 50' building height is permitted
- be designed with 35% landscaping when only 10% is required
- be designed with 17% lot coverage when 75% is the permitted maximum lot coverage
- include a 12' side yard when none is required
- include a 15' rear yard when none is required

Findings for Development Plan:

The City of Oceanside Zoning Ordinance stipulates that five specific findings must be made before an application for a Development Plan can be approved:

1. The site plan and physical design of the proposed project is consistent with the general purpose of the Zoning Ordinance in that it will protect and promote the public health, safety, and general welfare. This is possible because the site, architecture, and infrastructure were specifically designed to comply or exceed all applicable CL zoning district development and other site regulations.

2. The Development Plan of the proposed project conforms with all applicable sections of each Element of the General Plan.

3. The area covered by the Development Plan will be adequately, reasonably, and conveniently served by existing and planned public services, utilities, and public facilities. A limited commercial land use is being proposed on site in compliance with the City's designated zoning and land use for this property. Existing public utilities in Crouch Street and Apple Street will serve the limited commercial development. A licensed civil engineer, landscape architect, and other technical professionals have generated City-approved analyses and reports to ensure this development will be adequately served by the appropriate type, size, and amount of utilities.

4. The site is proposed to be developed under limited commercial land use regulations the City has established for the site and therefore it will be compatible with the surrounding mix of land uses.

5. The subject property is not located in a hillside area and does not contain undevelopable land, and therefore section 1.25 of the Land Use Element and section 3039 of the Zoning Ordinance do not apply. The proposed project and site design will adhere to policies under Section 1.24 of the Land Use Element where applicable and will take into consideration the commercial designation of the property.

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LEGAL DESCRIPTION

(ASSESSOR'S PARCEL NO. 149-330-06) THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, NORTH 00°00' 20" WEST, (RECORD-NORTH 00°04'00" EAST 86.62 FEET TO THE SOUTHEASTERLY LINE OF THAT CERTAIN 80.00 FOOT ROAD, AS DESCRIBED IN EASEMENT DEED TO THE CITY OF OCEANSIDE, RECORDED OCTOBER 15, 1931 IN BOOK 30, PAGE 408 OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 56°04'40" EAST (RECORD - NORTH 55°59'50" EAST 357.71 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO ROBY F. HAYES, RECORDED AUGUST 22, 1962 AS FILE NO. 143760; THENCE NORTH 29°59'14" WEST,10.02 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 10.00 FEET OF SAID 80.00 FOOT ROAD ABOVE DESCRIBED AS SAID PORTION WAS VACATED AND CLOSED ON OCTOBER 26, 9160 BY RESOLUTION NO. 60-136 OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, A COPY OF WHICH SAID RESOLUTION WAS RECORDED NOVEMBER 3, 1960 AS FILE NO. 218257; THENCE ALONG THE NORTHWESTERLY LINE OF SAID VACATED PORTION AS FOLLOWS: NORTH 56°04'40" EAST, 35.54 FEET TO THE BEGINNING OF A TANGENT 1030.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°43'50" A DISTANCE OF 156.95 FEET; TANGENT TO SAID CURVE NORTH 47°20'50" EAST (RECORD - NORTH 47°20'00" EAST) 387.06 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO JOSEPH D. WALKER, ET AL, RECORDED SEPTEMBER 13, 1968 AS FILE NO. 158216, AND BEING THE TRUE POINT OF BEGINNING; CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 47°18'39" EAST, 213.62 FEET TO THE BEGINNING OF A TANGENT 241.48 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°59'47" A DISTANCE OF 84.28 FEET AND NORTH 67°18'26" EAST, 16.66 FEET; THENCE SOUTH 22°41'34" EAST, 9.99 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN 42.24 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY IN THE WESTERLY BOUNDARY OF THAT CERTAIN EASEMENT GRANTED TO THE CITY OF OCEANSIDE IN DEED RECORDED AUGUST 23, 1933 IN BOOK 238, PAGE 59 OF OFFICIAL RECORDS; A RADIAL LINE OF SAID CURVE BEARS NORTH 22°41'34" WEST TO SAID POINT; THENCE ALONG THE BOUNDARY OF SAID EASEMENT AS FOLLOWS: CLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109°50'13" A DISTANCE OF 80.97 FEET; SOUTH 02°51'21" EAST, 244.20 FEET (DEED - SOUTH 02°53'25" EAST A DISTANCE OF 243.96 FEET) TO THE BEGINNING OF A TANGENT 289.24 FOOT RADIUS CURVE CONCAVE EASTERLY; AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°22'33" A DISTANCE OF 82.67 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO RICHFIELD OIL CORPORATION, RECORDED DECEMBER 31, 1963 AS FILE NO. 231926; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAND, SOUTH 47°25'16" WEST, 126.55 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THE LAND OF WALKER ABOVE DESCRIBED; THENCE ALONG SAID PROLONGATION AND SAID NORTHEASTERLY LINE NORTH 42°43'33" WEST, 353.81 FEET TO THE TRUE POINT OF BEGINNING.