



DATE: October 15, 2008

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING TENTATIVE MAP (T-202-07), DEVELOPMENT PLAN (D-208-07), VARIATION (V-202-07) AND REGULAR COASTAL PERMIT (RC-211-07) FOR THE CONSTRUCTION OF A 24-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 620-712 SOUTH THE STRAND – PACIFIC BLUE - APPLICANT: SUSHIL GARG**

SYNOPSIS

The item under consideration is a Tentative Map, Development Plan, Variation and Regular Coastal Permit for the construction of a 24-unit residential condominium development located at 620-712 South The Strand. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

The subject site consists of eight existing legal parcels totaling 37,354 square feet in size that was part of original Terrace Annex recorded in 1907. The subject site is currently vacant (the former 28-unit apartment buildings were demolished).

The subject site topography is relatively flat; however, the eastern portion of the site backs onto the Pacific Street bluff which accounts for the 19-foot grade differential between the highest and lowest points of the site. The project proposes to export approximately 15,500 cubic yards of soil for the proposed subterranean garage.

The subject site is situated within the South Strand neighborhood, which consists of a mixture of condominiums and old apartment buildings.

Land Use and Zoning: The subject site is located within Subdistrict 4A of the "D" Downtown District. Subdistrict 4A is primarily intended to provide a mix of transient and permanent residential uses along the South Strand between Tyson Street and Wisconsin Avenue. Multifamily residences are permitted. The maximum density for this zone is 43 dwelling units per acre and the project proposes a density of 28 dwelling units per acre.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is

designated as Mixed High-Density and Transient Residential. Multifamily and single-family are primarily the uses allowed within this land use designation. The proposed project is subject to the low/moderate replacement housing requirement because the project proposes more than three residential units.

The project is also situated within the Coastal Zone “appeal jurisdiction”. Any local action by the City on this proposed coastal development permit may be appealed to the California Coastal Commission.

Project Description: The project application consists of several components, which include a Tentative Map, Development Plan, Variation and Regular Coastal Permit. Each discretionary request is described as follows:

Tentative Map and Development Plan: The project proposes a 24-unit residential condominium development situated on a 37,354-square-foot lot (project density is 28 dwelling units per acre). The proposed project is a two-story building over a 56-space underground parking garage. The units range in size from 920 to 2,680 square feet. The proposed project is a Spanish/Mediterranean design as evident by the smooth stucco finish, flat roof and arched windows.

Subdistrict 4A requires that a minimum of 20 percent of the site be landscaped. The project proposes that approximately 20 percent of the subject site is landscaped. The project proposes Queen Palm trees, shrubs include Pygmy Palms and Star Jasmine and groundcover consists of Ivy and Honeysuckle.

The project is required to provide 4,800 square feet of private/common useable open space. The project provides approximately 5,300 square feet of common/private useable open space. Vehicular and pedestrian access to the units will both be provided from South The Strand.

Outlined below is the residential unit breakdown:

<i>Plan Type</i>	<i>Sq.Ft.</i>	<i>Bedrms.</i>	<i>Baths</i>	<i>Units</i>
Plan 1	920	1	1	1
Plan 2	1,730	3	3	1
Plan 3	1,800	3	3	4
Plan 4	1,875	3	3	1
Plan 5	2,015	3	3	4
Plan 6	2,035	3	3	1
Plan 7	2,045	4	4	4
Plan 8	2,165	4	4	4
Plan 9	2,460	5	4	2
Plan 10	2,680	5	5	2
Total				24

Outlined below is a comparison chart summarizing the required development criteria with the proposed project:

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 s.f.	37,354 s.f.
SETBACKS Front Side Rear	10 feet 10 feet 5 feet	5 feet 5 feet 10 feet
LANDSCAPING	20%	20%
PARKING	53 spaces	56 spaces
*BUILDING HEIGHT	31.2 feet (Maximum)	31.2 feet
DENSITY	43 du. Ac.(Maximum)	28 du. Ac.

*Building height cannot exceed the centerline of Pacific Street located immediately east of the subject site.

Regular Coastal Permit: A Regular Coastal Permit is required because the project is situated within the Coastal Zone and proposes new construction that requires discretionary action.

Variation: The applicant is requesting a Variation to exceed the maximum wall height of 6 feet.

CDC Approval: The applicant is requesting the front and side yard setbacks to be reduced to a minimum of five feet.

Environmental Determination: A Certificate of Exemption has been prepared for the project. Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the exemption during its hearing on the project.

ANALYSIS

Staff's analysis focused on the compatibility of the project with existing development patterns of the area and the project's consistency with the underlying Redevelopment Plan, Zoning Ordinance, and the Local Coastal Program.

Redevelopment Plan: Section 301 of the Redevelopment Plan states that the Agency proposes to eliminate and prevent the spread of blight and deterioration by redevelopment of land through private enterprises. The proposed project is consistent with the Redevelopment Plan in that it develops vacant property by providing new residential uses.

Tentative Map/Development Plan: Staff believes that the proposed project conforms to the development standards of Section 1230 of the Downtown "D" District in that it meets all of the development standards and at 28 du. ac., is well below the maximum allowable density of 43 du. ac. The South Strand area consists of older apartment buildings interspersed with newer multifamily condominium developments. Staff believes that the proposed product type, multifamily condominiums, is consistent with the newer condominium developments that are located on The Strand. Staff also reviewed the project's architectural compatibility and scale with similar developments located on The Strand. The proposed Spanish/Mediterranean design is consistent with the condominium developments located on The Strand.

Local Coastal Plan: Staff's review of the project examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The project is located within the "appealable area" which is defined as the first 300 feet east of The Strand (west side of Myers Street). The project provides an essentially 15-foot front yard setback (with architectural projections) which is greater than typical front yard setbacks found on similar lots located on South The Strand. In addition, the project has a generous patio which also increases the northern and southern views from the surrounding lots.

Staff also evaluated the proposed residence and its effect on public coastal views. The subject site is located approximately 130 feet north of the Wisconsin Street pedestrian access stairway. Staff believes that the effects of the proposed project on public coastal view will be minimal because of the proposed front yard setback coupled with the patios.

A Wave Run-up Study was prepared (see attachment) which concluded that there will be some wave overtopping onto The Strand during severe winter storms similar to 1982-83. The result of the wave overtopping will be some minor nuisance floods. The report recommended that flood gates or even temporary flood gates such as sand bags will significantly reduce the nuisance flooding of the garage. The site should have methods to collect and convey any flood waters, and the use of waterproof construction material for the lower two feet of the structures will reduce nuisance water damage.

CDC Approval: The applicant is requesting approval for the front yard and side yard setback to be five feet, which requires CDC approval. For projects located on The Strand, encroachments are allowed into both the front and side yard areas provided that a minimum of 5 feet and 3 feet are provided, respectively. The applicant is proposing a 5-foot front yard setback for six (approximately 10 X 13 feet) architectural projections. This projection represents only 30 percent of the building frontage. In addition, the project proposes a 5-foot northern side yard setback area and the southern side yard setback area varies in width between 8-25-feet. Staff believes the reduction of the front yard setback is appropriate because the projections provide visual and physical building relief with the “saw tooth” design as well as the increased depth of the proposed patios. The side yard setback is appropriate because several new developments provide side yard setbacks of 3 feet and the project proposes a minimum of 5 feet. In addition, the Commission has approved several projects with reduced side and front yard setbacks including the eight-unit 400 South The Strand, San Miguel and the four-unit 702 North The Strand residential development projects.

Variation: The project proposes a retaining wall that exceeds the maximum wall height of 6-feet. The proposed wall, located on the northeastern portion of the subject site (adjacent to the bluff), is approximately 8 feet high for a distance of approximately 10 lineal feet (the retaining wall height moving west tapers down to less than 6 feet). The purpose of the retaining wall is to stabilize the bluff. Staff supports the Variation because the additional wall height is necessary to retain the unstable slopes of the existing bluff.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and goals, which encourage the development of new residential uses. The design of the project is consistent in both the height and scale of the surrounding neighborhood. The proposed project is consistent with the quality of design of the newer residences located along The Strand. The proposed project is also consistent with the goals and land use policies of the Local Coastal Plan.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) approved the project on August 15, 2008, on a 5-0 vote.

The Redevelopment Advisory Committee (RAC) approved the project on September 24, 2008 on a 7-0 vote.

FISCAL IMPACT

The proposed project will add approximately \$400,000 of tax increment yearly to the project area.

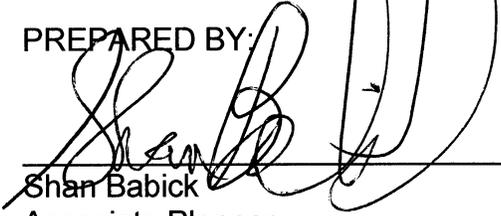
CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 41, Section 4102, and Article 43, Section 4305, the Community Development Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

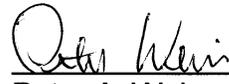
RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Tentative Map (T-202-07), Development Plan (D-208-07), Variation (V-202-07) and Regular Coastal Permit (RC-211-07) for the construction of 24-unit multifamily residential development located at 620-712 South The Strand.

PREPARED BY:

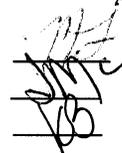

Shan Babick
Associate Planner

SUBMITTED BY:


Peter A. Weiss
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
Jane McVey, Economic and Community Development Director
Kathy Baker, Redevelopment Manager



EXHIBITS/ATTACHMENTS

- 1. Resolution
- 2. Notice of Exemption
- 3. Site Plan / Floor Plans / Elevations
- 4. Wave Run-Up Study

1 RESOLUTION NO. 08-

2 A RESOLUTION OF THE COMMUNITY DEVELOPMENT
3 COMMISSION OF THE CITY OF OCEANSIDE APPROVING
4 A TENTATIVE MAP, DEVELOPMENT PLAN, VARIATION,
5 AND REGULAR COASTAL PERMIT FOR THE
6 CONSTRUCTION OF A 24-UNIT MULTIFAMILY
7 CONDOMINIUM DEVELOPMENT LOCATED AT 620-712
8 SOUTH THE STRAND – PACIFIC BLUE - APPLICANT:
9 SUSHIL GARG

10 WHEREAS, on October 15, 2008, the Community Development Commission held its
11 duly noticed public hearing, considered an application for a Tentative Map (T-202-07),
12 Development Plan (D-208-07), Regular Coastal Permit (RC-211-07) and Variation (V-202-07)
13 for the construction of a 24-unit multifamily condominium development located at 620-712
14 South The Strand;

15 WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of
16 Oceanside did, on August 15, 2008, review and recommend approval of Tentative Map (T-202-
17 07), Development Plan (D-208-07) Variation (V-202-07) and Regular Coastal Permit (RC-211-
18 07);

19 WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside
20 did, on September 24, 2008 review and recommend approval of Tentative Map (T-202-07),
21 Development Plan (D-208-07), Variation (V-202-07) and Regular Coastal Permit (RC-211-07);

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

24 WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City
25 of Oceanside for this application pursuant to the California Environmental Quality Act of 1970
26 and the State Guidelines implementing the Act. The project is considered an infill development
27 and will not have a detrimental effect on the environment;

28 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 Government Code §66020(d)(1), NOTICE IS HEREBY
GIVEN that the Project is subject to certain fees, dedications, reservations and other exactions
as provided below:

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3			
4	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
5			
6	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	\$2,843 per acre
7			
8	Public Facility Fee	Ordinance No. 91-09 Resolution No. 05-R0334-1	\$2,072 per unit
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot
11			
12	Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
13			
14	Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table)
15			
16			
17			
18	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. Residential is typically \$3,746 per unit;
19			
20			
21			
22	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on meter size. Residential is typically \$4,587 per unit;
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25			
26			
27	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically
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<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
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\$4,154 per unit

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 amounts that will be owing when such fees become 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 Government 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; and

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

NOW, THEREFORE, the Community Development Commission of the City of Oceanside does resolve as follows:

FINDINGS:

For the Tentative Map:

1. The proposed condominium meets the requirement of the Subdistrict 4A zoning designation in that the project creates a 24-unit condominium map on existing legal lots as stipulated within Article 12 of the Downtown District development standards. The subdivision

1 map is consistent with the General Plan, Redevelopment Plan, Article 12 of the Downtown District
2 and the Subdivision Ordinance of the City of Oceanside by merging eight existing legal lots and
3 creating one 37,354 square foot lot where the minimum lot size is 5,000 square feet.

4 2. The proposed building on the site will conform to the topography of the site,
5 therefore, making it suitable for residential development. The subject site is physically suitable to
6 allow for the development of a 24-unit multifamily development.

7 3. The subdivision complies with all other applicable ordinances, regulations and
8 guidelines of the City.

9 4. The design of the subdivision or proposed improvements will not conflict with
10 easements, acquired by the public at large, for access through or use of property within the
11 subdivision.

12 5. The design of the subdivision or the proposed improvements will not cause
13 substantial environment damage or substantially and avoidably injure fish or wildlife or their
14 habitat because the proposed project is an infill site that does not contain any sensitive habitat, river
15 or blue stream, wildlife, cultural resources, riparian habitat, sensitive landforms and/or geologic
16 formations or minerals, sensitive fauna and marine life.

17 **For the Development Plan:**

18 1. The site plan and physical design of the project as proposed is consistent with the
19 purposes of the City's Zoning Ordinance and the "D" Downtown District in that the
20 architectural design of the proposed structure and the landscaping of the open space meets or
21 exceeds the minimum development standards of the "D" Downtown District. The proposed
22 project meets the minimum setbacks, landscape, open space, height and parking spaces as
23 stipulated within the "D" Downtown District development standards. In addition, the project is
24 consistent with the new condominium developments situated on The South Strand.

25 2. The Development Plan as proposed conforms to the Redevelopment Plan, and
26 General Plan of the City in that the 24-unit multifamily residential development is consistent
27 with the land uses of the Redevelopment Plan and the project meets the minimum setbacks,
28 landscape, open space, height and parking spaces as stipulated within the "D" Downtown
District development standards. In addition, the project is consistent with the newer
development located within the surrounding neighborhood.

1 3. The area covered by the Development Plan can be adequately, reasonably and
2 conveniently served by existing and planned public services, utilities and public facilities. The
3 proposed mixed use development project will not create public service and facility demands
4 exceeding the capacity of existing and planned infrastructure.

5 4. The proposed project, a 24-unit multifamily residential development, is
6 compatible with the newer development within the surrounding neighborhood in that in
7 comparing the project's product type and corresponding square footages to the unit types and
8 square footages that exist in the area, it can be found that the proposed unit sizes are comparable in
9 size and would have a positive effect on the area.

10 5. The site plan and physical design of the project is consistent with Section 1.24 and
11 1.25 of the Land Use Element of the General Plan, and Section 3039 of the Oceanside Zoning
12 Ordinance (Hillside Development Provisions), in that there is 19-foot grade differential from the
13 highest and lowest points of the subject site and therefore the project would not be subject to the
14 guidelines of the Land Use Element of the General Plan.

For the Regular Coastal Permit:

15 1. The granting of the Regular Coastal Permit is consistent with the purposes of the
16 California Coastal Act of 1976. The proposed 24-unit multifamily development is consistent
17 with the High Density Land Use as depicted in the Local Coastal Program Land Use Map. The
18 project does not impede public access to the beach because the subject site is located 130 north
19 of the Wisconsin Street pedestrian public access way. The project provides essentially a 15-foot
20 front yard setback (with the exceptions of the architectural projections) which exceeds typical
21 front yard setbacks located on South The Strand, in addition to a generous patio, therefore,
22 impacts on public coastal views is minimal.

23 2. The proposed project is consistent with the policies of the Local Coastal Program
24 as implemented through the City Zoning Ordinance. The proposed 24-unit multifamily
25 development is consistent with the High Density Land Use as depicted in the Local Coastal
26 Program Land Use Map. In addition, the project will minimally impact the existing public
27 coastal views through the public rights-of-way view corridors by providing essentially a 15 foot
28 front yard setback and patios.

1 3. The proposed project will not obstruct any existing or planned public beach
2 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal
3 Act. The subject site is located 130 feet north of the existing Wisconsin Street pedestrian access
4 way.

5 **Variation for Exceeding the 6-Foot Maximum Wall Height:**

6 1. The application of certain regulations and development standards would result in
7 practical difficulties inconsistent with the intent of the Redevelopment Plan. The need for the 8-
8 foot high retaining walls is due to the topography of the site and the unstable slope located at
9 eastern portion of the subject site.

10 2. The exceptional circumstance or uniqueness of this particular property is the
11 topography and unstable slope that does not apply to other similar properties within the same
12 Subdistrict 4A zone.

13 3. Permitting the Variation will not be materially detrimental to the public welfare
14 or injurious to other properties or improvements within Subdistrict 4A zone because several
15 developments located within the 4A zone require retaining walls that exceed the maximum wall
16 height of 6 feet. The retaining wall is necessary in order to stabilize the bluff slope, thereby
17 increasing the public welfare as well improving the surrounding properties by creating a stable
18 slope. The stable slope will benefit the surrounding properties as well as the general public
19 because the slope will not continue to erode potentially de-stabilizing the surrounding property.
20 The proposed development will increase the property values by adding 24 new condominium
21 units where currently the subject site is vacant. The proposed project has also been conditioned
22 to improve The Strand roadway which also benefits the surrounding properties as well as the
23 general public.

24 4. Permitting the Variation is in accord with the objectives and goals of the
25 Redevelopment Plan by providing new residential development. Section 301 of the
26 Redevelopment Plan states that the Agency proposes to eliminate and prevent the spread of blight
27 and deterioration by redevelopment of land through private enterprises. The proposed project is
28 consistent with the Redevelopment Plan in that it develops vacant property by providing new
residential uses.

1 SECTION 1. That Tentative Map (T-202-07), Development Plan (D-208-07), Variation
2 (V-202-07) and Regular Coastal Permit (RC-211-07) are hereby approved subject to the
3 following conditions:

4 **Building:**

5 1. Applicable Building Codes and Ordinances shall be based on the date of
6 submittal for Building Department plan check (Currently the 2007 California Building Code
7 and 2007 California Electrical Code).

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

10 3. The building plans for this project are required by State law to be prepared by a
11 licensed architect or engineer and must be in compliance with this requirement prior to
12 submittal for building plan review.

13 4. Site development, common use areas, access and adaptability of condominiums
14 shall comply with the State's Disabled Accessibility Regulations (2007 California Building
15 Code (CBC) Chapter 11A).

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

18 6. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on
19 the plans.

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

23 a) Building construction work hours shall be limited to between 7 a.m. and
24 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not
25 inherently noise-producing. Examples of work not permitted on Saturday are concrete and
26 grout pours, roof nailing and activities of similar noise-producing nature. No work shall be
27 permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor
28 Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the
provisions of the Oceanside City Code Chapter 38. (Noise Ordinance)

1 b) The construction site shall be kept reasonably free of construction debris
2 as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid
3 waste containers shall be considered compliance with this requirement. Small amounts of
4 construction debris may be stored on-site in a neat, safe manner for short periods of time
5 pending disposal.

6 8. A complete soils report, structural and energy calculations will be required at
7 time of plans submittal to the Building Division for plan check.

8 9. A private sewer system design must be submitted to the Building Department
9 and approved prior to the construction of the sewer system. If a gravity flow system is not used,
10 an engineered mechanical system must be submitted and approved by the Redevelopment,
11 Engineering, Water and Building Department.

12 10. Separate/unique addresses will/may be required to facilitate utility releases.
13 Verification that the addresses have been properly assigned by the City's Planning Department
14 shall accompany the Building Permit application.

15 11. Fire sprinklers are required for all R-2 occupancies [CBC903.2.7].

16 12. Setbacks and Type of Construction must comply with the 2007 California Building
17 Code. Exterior openings less than five feet from the property line shall be protected per table 704-
18 8 of the CBC code.

19 13. All wired glass windows or doors between three and five feet from the property line
20 shall meet requirements of the 2007 CBC table 715.5 and 715.5.3.

21 14. As part of the plan check submittal for a building permit, submit a "plat" drawing
22 depicting the first floor elevations for each segment, the locations of the points where the floor
23 level is 6 feet above grade, and the lowest elevation within 5 feet from the building for each
24 segment.

25 15. Building levels below grade (on all sides) shall be provided with a mechanical
26 drainage to an approved location/receptor.

27 **Engineering:**

28 16. If the project involves demolition of an existing structure and/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. An approved erosion control plan shall be

1 required prior to an issuance of a demolition permit.

2 17. Vehicular access rights to South The Strand along the projects frontage shall be
3 relinquished to the City from all abutting lots except for the proposed project driveway(s).

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

7 19. Prior to issuance of a building permit all improvement requirements shall be
8 covered by a development agreement and secured with sufficient improvement securities or
9 bonds guaranteeing performance and payment for labor and materials, setting of monuments,
and warranty against defective materials and workmanship.

10 20. The developer shall provide public street dedication if required to serve the
11 property.

12 21. The approval of the tentative map shall not mean that closure, vacation, or
13 abandonment of any public street, right of way, easement, or facility is granted or guaranteed to
14 the developer/owner. The developer/owner is responsible for applying for all closures,
15 vacations, and abandonments as necessary. The application(s) shall be reviewed and approved
16 or rejected by the City of Oceanside under separate process (es) per codes, ordinances, and
17 policies in effect at the time of the application.

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

22 23. Where proposed off-site improvements, including but not limited to slopes, public
23 utility facilities, and drainage facilities, are to be constructed, the developer/owner shall, at his own
24 expense, obtain all necessary easements or other interests in real property and shall dedicate the
25 same to the City of Oceanside as required. The applicant shall provide documentary proof
26 satisfactory to the City of Oceanside that such easements or other interest in real property have
27 been obtained prior to the approval of the final map or issuance of any grading, building or
28 improvement permit for the development/project. Additionally, the City of Oceanside, may at its

1 sole discretion, require that the applicant obtain at his sole expense a title policy insuring the
2 necessary title for the easement or other interest in real property to have vested with the City of
3 Oceanside or the applicant, as applicable.

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

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

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

- 15 a) Dirt, debris and other construction material shall not be deposited on any public
16 street or within the City's storm water conveyance system.
- 17 b) All grading and related site preparation and construction activities shall be
18 limited to the hours of 7 AM to 6 PM, Monday through Friday. No engineering
19 related construction activities shall be conducted on Saturdays, Sundays or legal
20 holidays unless written permission is granted by the City Engineer with specific
21 limitations to the working hours and types of permitted operations. All on-site
22 construction staging areas shall be as far as possible (minimum 100 feet) from
23 any existing residential development. Because construction noise may still be
24 intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance
25 also prohibits "any disturbing excessive or offensive noise which causes
26 discomfort or annoyance to reasonable persons of normal sensitivity."
- 27 c) The construction site shall accommodate the parking of all motor vehicles used by
28 persons working at or providing deliveries to the site or an alternate site may be
used to the satisfaction of the City Engineer.

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

4 27. It is the responsibility of the owner/developer to evaluate and determine that all
5 soil imported as part of this development is free of hazardous and/or contaminated material as
6 defined by the City and the County of San Diego Department of Environmental Health.
7 Exported or imported soils shall be properly screened, tested, and documented regarding
8 hazardous contamination.

9 28. A traffic control plan shall be prepared according to the City traffic control
10 guidelines and be submitted to and approved by the City Engineer prior to the start of work
11 within open City rights-of-way. Traffic control during construction of streets that have been
12 opened to public traffic shall be in accordance with construction signing, marking and other
13 protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines.
14 Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

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

25 30. The Strand shall be constructed to a minimum of 27.0' (feet) wide along the project
26 boundary to the satisfaction of the City Engineer. The Strand shall be constructed, off-site from the
27 project boundary to Wisconsin Avenue to a minimum of 27.0' (feet) wide to the satisfaction of the
28 City Engineer. The developer shall enter into a reimbursement agreement with the City of
 Oceanside for the off-site road improvement from the property line to Wisconsin Avenue.
 Approval of the reimbursement agreement will be based on an acceptable cost of the road and

1 revetment improvements and that portion of the project improvements meeting the requirements
2 for City of Oceanside Public Works projects.

3 31. Sidewalk construction shall comply with ADA requirements and all pedestrian
4 ramps for public access must be fully located within public right-of-way.

5 32. Sight distance requirements at the project driveway(s) along The Strand shall
6 conform to the corner sight distance criteria as provided by SDRSD DS-20A and or DS-20B.

7 33. Streetlights may require replacement if not to current standards on The Strand to the
8 satisfaction of the City Engineer. The new lighting system shall provide uniform lighting, and be
9 secured prior to occupancy. The developer/owner shall pay all applicable fees, energy charges,
10 and/or assessments associated with City-owned (LS-2 rate schedule) streetlights and shall also
11 agree to the formulation of, or the annexation to, any appropriate street lighting district.

12 34. This project's driveway shall remain private and shall be maintained by an
13 association. The pavement sections, traffic indices, alignments, and all geometrics shall meet
14 public street standards.

15 35. Prior to approval of the grading plans, the developer/owner shall contract with a
16 geotechnical engineering firm to perform a field investigation of the existing pavement on Pacific
17 Street adjacent to the project boundary. The limits of the study shall be half-street plus twelve (12)
18 feet along the project's frontage. The field investigation shall include a minimum of one pavement
19 boring per every one hundred (100) or fifty (50') linear feet of street frontage. Should the existing
20 AC thickness be determined to be less than the current minimum standard for AC and Class II
21 Base as set forth in the table for City of Oceanside Pavement Design Guidelines in the City of
22 Oceanside Engineers Manual, the Developer shall remove and reconstruct the pavement section as
23 determined by the pavement analysis submittal process detailed in the condition below.

24 36. Upon review of the pavement investigation, the City Engineer shall determine
25 whether the Developer shall: 1) Repair all failed pavement sections, header cut and grind per the
26 direction of the City Engineer, and construct a two (2) inch thick rubberized AC overlay; or 2)
27 Perform R-value testing and submit a study that determines if the existing pavement meets
28 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

1 pavement analysis report, and the developer/owner shall reconstruct the pavement per these
2 recommendations, subject to approval by the City Engineer.

3 37. The existing pavement section from Wisconsin Street to the northern property
4 boundary is AC pavement and/or AC pavement over PCC. The original pavement in this section
5 was Portland Cement Concrete (PCC) and should be restored to that original condition when
6 maintenance to the beach revetment is performed. The existing pavement (entire width of street)
7 shall be removed from the northerly project boundary to Wisconsin Street and replaced with new
8 PCC pavement consisting of 6 inches of PCC (minimum 3,250 psf) over 6 inches Class II base.
9 This is a minimum section and may be increased based upon the geotechnical consultant's final
10 pavement recommendation. The section from the southerly property boundary to Wisconsin
11 Street will be subject to a reimbursement agreement discussed in these conditions. No
12 construction activities to the South Strand roadway along the property frontage shall be allowed
13 during the summer months (Memorial Day through Labor Day).

14 38. Pavement sections for The Strand, alleys, driveways and parking areas shall be
15 based upon approved soil tests and traffic indices. The pavement design is to be prepared by the
16 developer's/owner's soil engineer and must be approved by the City Engineer, prior to paving.

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

19 40. All existing overhead utility lines within the subdivision and all new extension
20 services for the development of the project, including but not limited to, electrical, cable and
21 telephone, shall be placed underground per Section 901.G. of the Subdivision Ordinance (R91-
22 166) and as required by the City Engineer and current City policy.

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

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

28 43. The developer/owner 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.

1 Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including
2 NPDES), San Diego County Health Department, prior to the issuance of grading permits.

3 44. The approval of the tentative map shall not mean that proposed grading or
4 improvements on adjacent properties (including any City properties/Right-of-Way or
5 easements) is granted or guaranteed to the developer/owner. The developer/owner is
6 responsible for obtaining permission to grade to construct on adjacent properties. Should such
7 permission be denied, the Tentative Map shall be subject to going back to the public hearing or
8 subject to a substantial conformity review.

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

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

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

24 48. Landscaping plans, including plans for the construction of walls, fences or other
25 structures at or near intersections, must conform to intersection sight distance requirements.
26 Landscape and irrigation plans shall be approved by the City Engineer prior to the issuance of
27 occupancy permits, and a pre-construction meeting held, prior to the start of any improvements.

28 49. 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

1 the issuance of a preliminary grading permit and approved by the City Engineer prior to the
2 issuance of occupancy permits. Frontage and median landscaping shall be installed prior to the
3 issuance of any certificates of occupancy. Any project fences, sound or privacy walls and
4 monument entry walls/signs shall be shown on, bonded for and built from the landscape plans.
5 These features shall also be shown on the precise grading plans for purposes of location only.
6 Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and
7 landscaped/irrigated through project landscape plans. All plans must be approved by the City
8 Engineer and a pre-construction meeting held, prior to the start of any improvements.

9 50. Open space areas and down-sloped areas visible from a collector-level or above
10 roadway and not readily maintained by the property owner, shall be maintained by a homeowners'
11 association that will insure installation and maintenance of landscaping in perpetuity. These areas
12 shall be indicated on the final map and reserved for an association. Future buyers shall be made
13 aware of any estimated monthly costs. The disclosure, together with the CC&R's, shall be
14 submitted to the City Engineer for review prior to the recordation of final map.

15 51. The drainage design on the tentative map is conceptual only. The final design shall
16 be based upon a hydrologic/hydraulic study to be approved by the City Engineer during final
17 engineering. All drainage picked up in an underground system shall remain underground until it is
18 discharged into an approved channel, or as otherwise approved by the City Engineer. All public
19 storm drains shall be shown on City standard plan and profile sheets. All storm drain easements
20 shall be dedicated where required. The applicant shall be responsible for obtaining any off-site
21 easements for storm drainage facilities.

22 52. Storm drain facilities shall be designed and located such that the travel lane on The
23 Strand shall be passable during conditions of a 100-year frequency storm.

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

27 58. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-
28 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 Pacific Street.

1 59. The Landowner shall comply with the provisions of National Pollution
2 Discharge Elimination System (NPDES) General Permit for Storm Water Discharges
3 Associated with Construction Activity (General Permit) Water Quality Order 99-08-DWQ. The
4 General Permit continues in force and effect until a new General Permit is issued or the
5 SWRCB rescinds this General Permit. Only those Landowners authorized to discharge under
6 the expiring General Permit are covered by the continued General Permit. Construction activity
7 subject to the General Permit includes clearing, grading, and disturbances to the ground such as
8 stockpiling, or excavation that results in soil disturbances of at least one acre of total land area.
9 The Landowner shall obtain coverage under the General Permit by submitting a Notice of Intent
10 (NOI) and obtaining a Waste Discharge Identification Number (WDID#) from the State Water
11 Resources Control Board (SWRCB). In addition, coverage under the General Permit shall not
12 occur until an adequate SWPPP is developed for the project as outlined in Section A of the
13 General Permit. The site specific SWPPP and associated NOI shall be maintained on the
14 project site at all times. The SWPPP shall be provided, upon request, to the United States
15 Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control Board
16 (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The
17 SWPPP is considered a report that shall be available to the public by the RWQCB under section
18 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific
19 SWPPP shall be continuously implemented and enforced until the Landowner obtains a Notice
20 of Termination (NOT) for the SWRCB. The Landowner is required to retain records of all
21 monitoring information, copies of all reports required by this General Permit, and records of all
22 data used to complete the NOI for all construction activities to be covered by the General Permit
23 for a period of at least three years from the date generated. This period may be extended by
24 request of the SWRCB and/or RWQCB.

25 60. Upon acceptance of any fee waiver or reduction by the developer/owner, the
26 entire project will be subject to prevailing wage requirements as specified by Labor Code
27 section 1720(b) (4). The developer/owner shall agree to execute a form acknowledging the
28 prevailing wage requirements prior to the granting of any fee reductions or waivers.

 61. Following approval of the SWMP by the City Engineer and prior to issuance of
grading permits, the Project Proponent shall submit and obtain approval of an Operation &

1 Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan
2 shall include an approved and executed Maintenance Mechanism pursuant to Section 4.1 of the
3 Interim Standard Urban Storm Water Mitigation Plan (ISUSMP). The O&M shall satisfy the
4 minimum Maintenance Requirements pursuant to Section 4.3 of the ISUSMP. At a minimum
5 the O&M Plan shall include the designated responsible party to manage the storm water
6 BMP(s), employee training program and duties, operating schedule, maintenance frequency,
7 routine service schedule, specific maintenance activities, copies of resource agency permits,
8 cost estimate for implementation of the O&M Plan, a security to provide maintenance in the
9 event of noncompliance to the O&M Plan, and any other necessary elements. The Project
10 Proponent shall provide the City with access to site for the purpose of BMP inspection and
11 maintenance by entering into an Access Rights Agreement with the City. The Project
12 Proponent shall complete and maintain O&M forms to document all operation, inspection, and
13 maintenance activities. The Project Proponent shall retain records for a minimum of 5 years.
14 The records shall be made available to the City upon request.

14 62. The developer/owner shall enter into a City-Standard Stormwater Facilities
15 Maintenance Agreement with the City obliging the project proponent to maintain, repair and
16 replace the Storm Water Best Management Practices (BMPs) identified in the project's
17 approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be
18 approved by the City Attorney prior to issuance of any precise grading permit and shall be
19 recorded at the County Recorder's Office prior to issuance of any building permit. Security in
20 the form of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard
21 Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of
22 the security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but
23 not to exceed a total of \$25,000. The applicant's Civil Engineer shall prepare the O&M cost
24 estimate.

25 63. At a minimum, maintenance agreements shall require the staff training,
26 inspection and maintenance of all BMPs on an annual basis. The developer/owner shall
27 complete and maintain O&M forms to document all maintenance activities. Parties responsible
28 for the O&M plan shall retain records at the subject property for at least 5 years. These

1 documents shall be made available to the City for inspection upon request at any time.

2 64. The Agreement shall include a copy of executed onsite and offsite access
3 easements necessary for the operation and maintenance of BMPs that shall be binding on the
4 land throughout the life of the project to the benefit of the party responsible for the O&M of
5 BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M
6 Plan approved by the City Engineer.

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

11 66. The Developer/owner shall provide a copy of the title/cover page of an approved
12 SWMP with the first engineering submittal package. If the project triggers the City's
13 Stormwater requirements but no approved Stormwater document (SWMP) exists, the
14 appropriate document shall be submitted for review and approval by the Public Works
15 Department. The SWMP shall be prepared by the applicant's Civil Engineer. All Stormwater
16 documents shall be in compliance with the latest requirements of the Regional Water Quality
17 Control Board.

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

20 68. Landscape plans, shall meet the criteria of the City of Oceanside Landscape
21 Guidelines and Specifications for Landscape Development (latest revision), Water Conservation
22 Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the maintenance
23 of such landscaping, shall be reviewed and approved by the City Engineer prior to the issuance
24 of building permits. Landscaping shall not be installed until bonds have been posted, fees paid,
25 and plans signed for final approval. The following landscaping requirements shall be required
26 prior to plan approval and certificate of occupancy:

- 27 a. Final landscape plans shall accurately show placement of all plant material such as but
28 not limited to trees, shrubs, and groundcovers.

- 1 b. Landscape Architect shall verify utility, sewer, storm drain easement and place planting
2 locations accordingly to meet City of Oceanside requirements.
- 3 c. All required landscape areas shall be maintained by owner. The landscape areas shall be
4 maintained per City of Oceanside requirements.
- 5 d. Proposed landscape species shall be native or naturalized to fit the site and meet climate
6 changes indicative to their planting location. The selection of plant material shall also
7 be based on cultural, aesthetic, and maintenance considerations. In addition proposed
8 landscape species shall be low water users as well as meet all fire department
9 requirements.
- 10 e. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and
11 appropriate supplements based upon a soils report from an agricultural suitability soil
12 sample taken from the site.
- 13 f. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the
14 sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to
15 a 3” depth to help conserve water, lower the soil temperature and reduce weed growth.
- 16 g. All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain
17 planning department approval for these items in the conditions or application stage prior
18 to 1st submittal of working drawings.
- 19 h. For the planting and placement of trees/ palms and their distances from hardscape and
20 other utilities/ structures the landscape plans shall follow the City of Oceanside’s
21 (current) Tree Planting Distances and Spacing Standards.
- 22 i. An automatic irrigation system shall be installed to provide coverage for all planting
23 areas shown on the plan. Low precipitation equipment shall provide sufficient water for
24 plant growth with a minimum water loss due to water run-off.
- 25 j. Irrigation systems shall use high quality, automatic control valves, controllers and other
26 necessary irrigation equipment. All components shall be of non-corrosive material. All
27 drip systems shall be adequately filtered and regulated per the manufacturer’s
28 recommended design parameters.
- k. All irrigation improvements shall follow the City of Oceanside Guidelines and Water
Conservation Ordinance.

- 1 l. Decorative gravel/ stone pattern proposed for the roof is to be properly supported/
2 reinforced for safety as well as provide or be properly tied into the roof drainage system.
- 3 m. Decorative gravel/ stone pattern proposed for the roof is to be contained or designed to
4 be kept in place.
- 5 n. The landscape plans shall match all plans affiliated with the project.
- 6 o. Landscape plans shall comply with Biological and/or Geotechnical reports, as required,
7 shall match the grading and improvement plans, comply with SWMP Best Management
8 Practices and meet the satisfaction of the City Engineer.
- 9 p. Existing landscaping on and adjacent to the site shall be protected in place and
10 supplemented or replaced to meet the satisfaction of the City Engineer.

11 69. All landscaping, fences, walls, etc. on the site, in medians within the public right-
12 of-way and within any adjoining public parkways shall be permanently maintained by the
13 owner, his assigns or any successors-in-interest in the property. The maintenance program shall
14 include: a) normal care and irrigation of the landscaping b) repair and replacement of plant
15 materials c) irrigation systems as necessary d) general cleanup of the landscaped and open areas
16 e) parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in
17 the City taking all appropriate enforcement actions including but not limited to citations. This
18 maintenance program condition shall be recorded with a covenant as required by this resolution.

19 70. In the event that the conceptual landscape plan (CLP) does not match the
20 conditions of approval, the resolution of approval shall govern.

21 **Fire:**

22 71. Fire Department Requirements shall be placed on plans in the notes section.

23 72. A minimum fire flow of 1,750 gallons per minute shall be required.

24 78. All existing and proposed fire hydrants within 400 feet of the project shall be
25 shown on the site plan.

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

28 80. In accordance with the California Fire Code Sec. 901.4.4, City approved
addresses for commercial occupancies shall be placed on the structure in such a position as to be

1 plainly visible and legible from the street or roadway fronting the property. Numbers shall be
2 contrasting with their background.

3 81. Multifamily dwellings require 6 inch address numbers.

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

6 83. Buildings shall meet Oceanside Fire Departments current codes at the time of
7 building permit application.

8 **Economic/Redevelopment:**

9 84. This Tentative Map (T-202-07), Development Plan (D-208-07), Regular Coastal
10 Permit (RC-211-07) and Variation (V-202-07) shall expire on October 15, 2010, unless
11 implemented as required by the Zoning Ordinance.

12 85. This Tentative Map, Development Plan, Regular Coastal Permit and Variation
13 approves only a 24-unit multifamily residential development as shown on the plans and exhibits
14 presented to the Community Development Commission for review and approval. No deviation
15 from these approved plans and exhibits shall occur without Economic and Community
16 Development Department approval. Substantial deviations shall require a revision to the
17 Tentative Map, Development Plan, Regular Coastal Permit and Variation or a new Tentative
18 Map, Development Plan, Regular Coastal Permit and Variation.

19 86. The applicant, permittee or any successor-in-interest shall defend, indemnify and
20 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or
21 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul
22 an approval of the City, concerning Tentative Map (T-202-07), Development Plan (D-208-07),
23 Regular Coastal Permit (RC-211-07) and Variation (V-202-07). The City will promptly notify
24 the applicant of any such claim, action or proceeding against the City and will cooperate fully in
25 the defense. If the City fails to promptly notify the applicant of any such claim action or
26 proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be
27 responsible to defend, indemnify or hold harmless the City.

28 87. All mechanical rooftop and ground equipment shall be screened from public
view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,

1 mechanical equipment, screen and vents shall be painted with non-reflective paint to match the
2 roof. This information shall be shown on the building plans.

3 88. Front yard landscaping with a complete irrigation system, in compliance with
4 Water Conservation Ordinance No. 91-15, shall be required.

5 89. All multi-family unit dwelling projects shall dispose of or recycle solid waste in
6 a manner provided in City Ordinance 13.3.

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

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

13 92. Prior to the issuance of building permits, compliance with the applicable
14 provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall
15 be reviewed and approved by the Economic and Community Development Department. These
16 requirements, including the obligation to remove or cover with matching paint all graffiti within
17 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant
18 affecting the subject property.

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

23 94. Failure to meet any conditions of approval for this development shall constitute a
24 violation of the Tentative Map (T-202-07), Development Plan (D-208-07), Regular Coastal
25 Permit (RC-211-07) and Variation (V-202-07).

26 95. Unless expressly waived, all current zoning standards and City ordinances and
27 policies in effect at the time building permits are issued are required to be met by this project.
28 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.

1 96. The developer's construction of all fencing and walls associated with the project
2 shall be in conformance with the approved Development Plan. Any substantial change in any
3 aspect of fencing or wall design from the approved Development Plan shall require a revision to
4 the Development Plan or a new Development Plan.

5 97. If any aspect of the project fencing and walls is not covered by an approved
6 Development Plan, the construction of fencing and walls shall conform to the development
7 standards of the City Zoning Ordinance. In no case, shall the construction of fences and walls
8 (including combinations thereof) exceed the limitations of the zoning code, unless expressly
9 granted by a Variation or other development approval.

10 98. The following unit type and floor plan mix, as approved by the Community
11 Development Commission, shall be indicated on plans submitted to the Building Division and
12 Economic and Community Development Department for building permit:

	Sq.Ft.	# Bedrms	# Baths	# Units	%
13 Plan 1	960	1	1	1	4
14 Plan 2	1730	3	3	1	4
15 Plan 3	1,800	3	3	4	17
16 Plan 4	1,875	3	3	1	4
17 Plan 5	2,015	3	3	4	17
18 Plan 6	2,035	3	3	1	4
19 Plan 7	2,045	4	4	4	17
20 Plan 8	2,165	4	4	4	17
21 Plan 9	2,460	5	4	2	8
22 Plan 10	2,680	5	5	2	8

23 99. Side and rear elevations and window treatments shall be trimmed to substantially
24 match the front elevations. A set of building plans shall be reviewed and approved by the
25 Economic and Community Development Department prior to the issuance of building permits.

26 100. Elevations, siding materials, colors, roofing materials and floor plans shall be
27 substantially the same as those approved by the Community Development Commission. These
28 shall be shown on plans submitted to the Building Division and Economic and Community
Development Department.

101. An association of homeowners (HOA) shall be formed and Covenants,
Conditions and Restrictions (CC&R's) shall provide for the maintenance of all common open
space, and commonly owned fences and walls and adjacent parkways. The maintenance shall

1 include normal care and irrigation of landscaping, repair and replacement of plant material and
2 irrigation systems as necessary; and general cleanup of the landscaped and open area, parking
3 lots and walkways. The CC&R's shall be subject to the review and approval of the City
4 Attorney prior to the approval of the final map. The CC&R's are required to be recorded prior
5 to or concurrently with the final map. Any amendments to the CC&R's in which the association
6 relinquishes responsibility for the maintenance of any common open space shall not be
7 permitted without the specific approval of the City of Oceanside. Such a clause shall be a part
8 of the CC&R's. The CC&R's shall also contain provisions for the following:

- 9 a) The subterranean garage parking shall be exclusive to the residential
10 occupancy of the site and shall not be shared or used by any other occupancy.
- 11 b) Prohibition of parking or storage of recreational vehicles, trailers, or boats.
- 12 c) Maintenance of all common areas, and on-site and frontage landscaping.
- 13 d) Trash collection either at street level or within a subterranean garage and the
14 funding mechanism.

15 102. The project shall prepare a Management Plan. The Management Plan is subject to
16 the review and approval of the Economic and Community Development Director and the Police
17 Chief prior to the occupancy of the project, and shall be recorded as CC&R's against the property.
18 The Management Plan shall cover the following:

- 19 a) Security - The Management Plan, at a minimum, shall address on-site
20 management, hours-of-operation and measures for providing appropriate security for the project
21 site.
- 22 a) Maintenance - The Management Plan shall cover, but not be limited to
23 anti-graffiti and site and exterior building, landscaping, parking lots, sidewalks, walkways and
24 overall site maintenance measures and shall ensure that a high standard of maintenance at this
25 site exists at all times. The maintenance portion of the management plan shall include a
26 commitment for the sweeping and cleaning of parking lots, sidewalks and other concrete
27 surfaces at sufficient intervals to maintain a "like new" appearance. Wastewater, sediment, trash
28 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.

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

4 103. This project is subject to the provisions of the Local Coastal Plan for Coastal
5 Housing. The developer shall obtain a Coastal Affordable Housing Permit from the Director of
6 Housing and Neighborhood Services prior to issuance of building permits or recordation of a
7 final map, whichever occurs first.

8 104. A trash enclosure must be provided as required by Chapter 13 of the City Code and
9 shall also include additional space for storage and collection of recyclable materials per City
10 standards. Recycling is required by City Ordinance. The enclosure must be built in a flat,
11 accessible location as determined by the City Engineer. The enclosure shall meet City standards
12 including being constructed of concrete block, reinforced with rebar and filled with cement. A
13 concrete slab must be poured with a berm on the inside of the enclosure to prevent the bin(s) from
14 striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto.
15 Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service
16 access areas must be designed to sustain the weight of a 50,000-pound service vehicle. Trash
17 enclosures, driveways and service access areas shall be shown on both the improvement and
18 landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved
19 by the City Engineer. The City's waste disposal contractor is required to access private property to
20 service the trash enclosures. A service agreement must be signed by the property owner and shall
21 remain in effect for the life of the project. All trash enclosures shall be designed to provide user
22 access without the use and opening of the service doors for the bins. Trash enclosures shall have
23 design features such as materials and trim similar to that of the rest of the project. This design shall
24 be shown on the landscape plans and shall be approved by the Redevelopment Manager. If the
25 developer chooses to incorporate the trash enclosures below the street level, within an
26 underground or podium parking structure, it will be the developer's responsibility and cost to
27 get the trash and recycling bins to the street level on the trash collection days. It will also be the
28 developer's responsibility to have the trash and recycling bins removed from the street within
three hours of the pick up of the trash. The handling of all of the trash and recycled materials
within a project will be clearly identified within the Management Plan is subject to the review

1 and approval of the Economic and Community Development Department and Waste
2 Management prior to the issuance of a building permit, and shall be recorded as CC&R's against
3 the property. This design shall be shown on the landscape plans or the architecture plans and
4 shall be approved by the Economic and Community Development Department. The proposed
5 location of the trash enclosure (below grade) may also require additional services from Waste
6 Management which may result in higher fees.

7 105. Prior to the issuance of a building permit, the applicant and landowner, shall
8 execute and record a covenant, in a form and content acceptable to the City Attorney, which
9 shall provide:

10 a). That the applicant understands that the site may be subject to
11 extraordinary hazard from waves during storms and from erosion and the applicant assumes the
12 liability from those hazards.

13 b). That the applicant unconditionally waives any claim of liability on the
14 part of the City and agrees to defend and indemnify and hold harmless the City and its advisors
15 relative to the City's approval of the project for any damage due to natural hazards.

16 106. The proposed building cannot exceed the height of the centerline of Pacific
17 Street located immediately east of the subject site. To ensure compliance, the applicant is
18 required, at their expense, to hire a registered surveyor or civil engineer to measure the building
19 height at various stages of construction.

20 107. Flood gates shall be utilized to reduce nuisance flooding of the garage. In addition,
21 methods shall be utilized to collect and convey any flood waters.

22 **Water Utilities:**

23 108. All public water and/or sewer facilities not located within the public right-of-way
24 shall be provided with easements sized according to the Water, Sewer, and Reclaimed Water
25 Design Construction Manual. Easements shall be constructed for all weather access.

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

28 110. The property owner will maintain private water and wastewater utilities located
on private property.

1 111. Water services and sewer laterals constructed in existing right-of-way locations
2 are to be constructed by approved and licensed contractors at developer's expense.

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

7 113. All lots with a finish pad elevation located below the elevation of the next
8 upstream manhole cover of the public sewer shall be protected from backflow of sewage by
9 installing and maintaining an approved type backwater valve, per the Uniform Plumbing Code
10 (U.P.C.).

11 114. Water and Wastewater Buy-in fees and the San Diego County Water Authority
12 Fees are to be paid to the City and collected by the Water Utilities Department at the time of
13 Building Permit issuance.

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

17 116. All residential units of this building shall be required to be metered individually.
18 Private utility systems for residential developments are not allowed.

19 117. All new development of multi-family residential units shall include hot water
20 pipe insulation and installation of a hot water re-circulation device or design to provide hot
21 water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No. 02-
22 0R126-1.

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

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

27 ///
28 ///

1 120. A grease, oil and sand interceptor, as described by the Uniform Plumbing Code,
2 relating to garages and wash racks shall be installed in each building sewer in an appropriate
3 location and shall be maintained by the property owner. The location shall be called out on the
4 approved building plans.

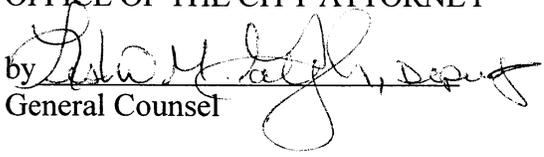
5 121. Subterranean parking structures shall be designed with a drainage system that
6 conveys runoff to the City's storm drain system and shall comply with the California Regional
7 Water Quality Control Board Order No. 2007-0001.

8 PASSED AND ADOPTED by the Oceanside Community Development Commission of
9 the City of Oceanside this ___ day of _____ 2008 by the following vote:

- 10 AYES:
11 NAYS:
12 ABSENT:
13 ABSTAIN:

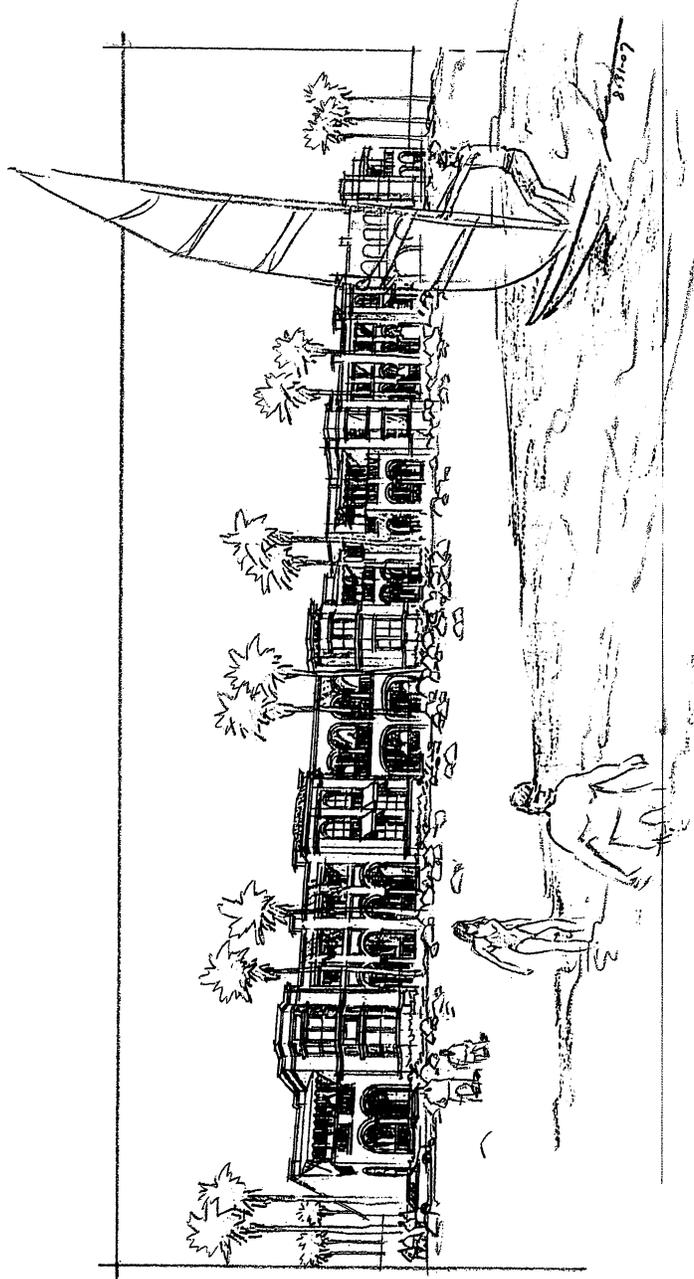
14 _____
15 Chairman

16 ATTEST:
17 _____
18 Secretary

19 APPROVED AS TO FORM:
20 OFFICE OF THE CITY ATTORNEY
21 by 
22 General Counsel

□

□



- T-1 COVER SHEET
- L-1 PRELIMINARY LANDSCAPE PLAN
- L-2 PRELIMINARY LANDSCAPE PLAN - ROOF
- A-1 ARCHITECTURAL SITE PLAN
- A-2 GARAGE PLAN
- A-3 FLOOR PLANS A1 & A2
- A-4 FLOOR PLANS B1,C1 & B2,C2
- A-5 FLOOR PLANS D1 & D2
- A-6 FLOOR PLANS E & F
- A-7 FIRST FLOOR BUILDING COMPOSITE
- A-8 SECOND FLOOR BUILDING COMPOSITE
- A-9 CONCEPTUAL ROOF PLAN
- A-10 CONCEPTUAL ELEVATIONS
- A-11 CONCEPTUAL ELEVATIONS

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SUSHIL K. GARG
 3737 BIRCH STREET, SUITE 250
 NEWPORT BEACH, CA 92660
 (949) 643-8786

PACIFIC BLUE RESIDENCES
 620-714 SOUTH THE STRAND
 OCEANSIDE, CA

KTGY NO. 20070626

OCEANSIDE REDEVELOPMENT



KTGY GROUP
 ARCHITECTURE PLANNING
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 1000 BROADWAY
 SUITE 1000
 NEW YORK, NY 10018
 TEL: 212 693 6600
 FAX: 212 693 6601
 WWW.KTGY.COM

08.05.08

□

TENTATIVE MAP FOR CONDOMINIUM PROJECT PACIFIC BLUE RESIDENCES

THIS TENTATIVE MAP IS FOR A CONDOMINIUM PROJECT AS DEFINED IN SUBDIVISION (I) OF SECTION 1351 OF THE CIVIL CODE, PER SECTION 4 OF THE SUBDIVISION MAP ACT FOR A MAXIMUM OF 24 RESIDENTIAL UNITS.

LEGAL DESCRIPTION
 TRACT 1000, BEING THE TRACT OF 160 ACRES, MORE OR LESS, OF THE COUNTY OF SAN DIEGO COUNTY, APRIL 29, 1907, EXCEPTING THEREFROM ANY PORTION NOW OR HERETOFORE LING BELOW THE OCEAN WAVE HIGH TIDE LINE OF THE PACIFIC OCEAN.

ASSESSORS PARCEL NUMBERS
 150-260-25, 150-260-31, 150-260-34, 150-260-35
 150-260-39, 150-260-37, 150-260-38, 150-260-39

OWNER/SUBDIVIDER
 SIOUXE L. GARDNER
 1500 W. 15TH ST., SUITE 100
 SAN MARINO, CA 91764
 (949) 514-8716

GENERAL NOTES
 1. ALL MEASUREMENTS SHALL BE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
 2. EXISTING CURBS, DOWNSPOUTS, UTILITY LINES, AND OTHER FEATURES SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED.
 3. THE NUMBER OF PROPOSED UNITS IS ONE (1).
 4. GENERAL PLANS DESIGNATING TRANSIENT USES AND RESIDENTIAL USES ARE SHOWN ON THE MAP AND SHALL BE SUBJECT TO THE CITY OF SAN MARINO'S ZONING ORDINANCES.
 5. THE PROJECT SHALL BE SUBJECT TO THE CITY OF SAN MARINO'S ZONING ORDINANCES.
 6. THE PROJECT SHALL BE SUBJECT TO THE CITY OF SAN MARINO'S ZONING ORDINANCES.

SETBACK REQUIREMENTS
 FRONT: 10'
 REAR: 10'
 SIDE: 5'

MAXIMUM BUILDING HEIGHT
 BUILDING SHALL NOT EXCEED SEVEN FEET ABOVE FINISHED GRADE OF S. PACIFIC STREET.

UNDERGROUND UTILITY NOTE
 ALL UTILITIES ARE CURRENTLY UNDERGROUND IN S. PACIFIC STREET AND S. OCEAN STREET.

ESTIMATED EARTHWORK QUANTITIES
 CUT: 15,500 CUBIC YARDS
 FILL: 15,500 CUBIC YARDS
 TOTAL: 31,000 CUBIC YARDS

EARLY NOTICE
 THE PROJECT SHALL BE SUBJECT TO THE CITY OF SAN MARINO'S ZONING ORDINANCES.

CONSTRUCTION
 CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF SAN MARINO'S ZONING ORDINANCES.

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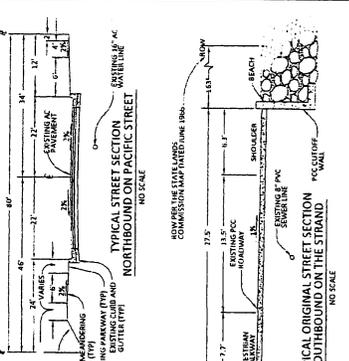
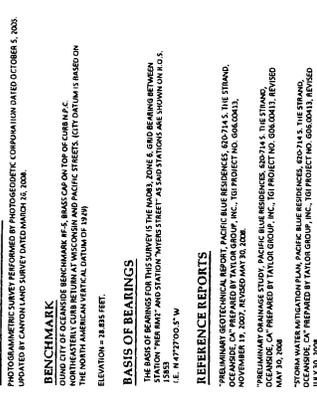
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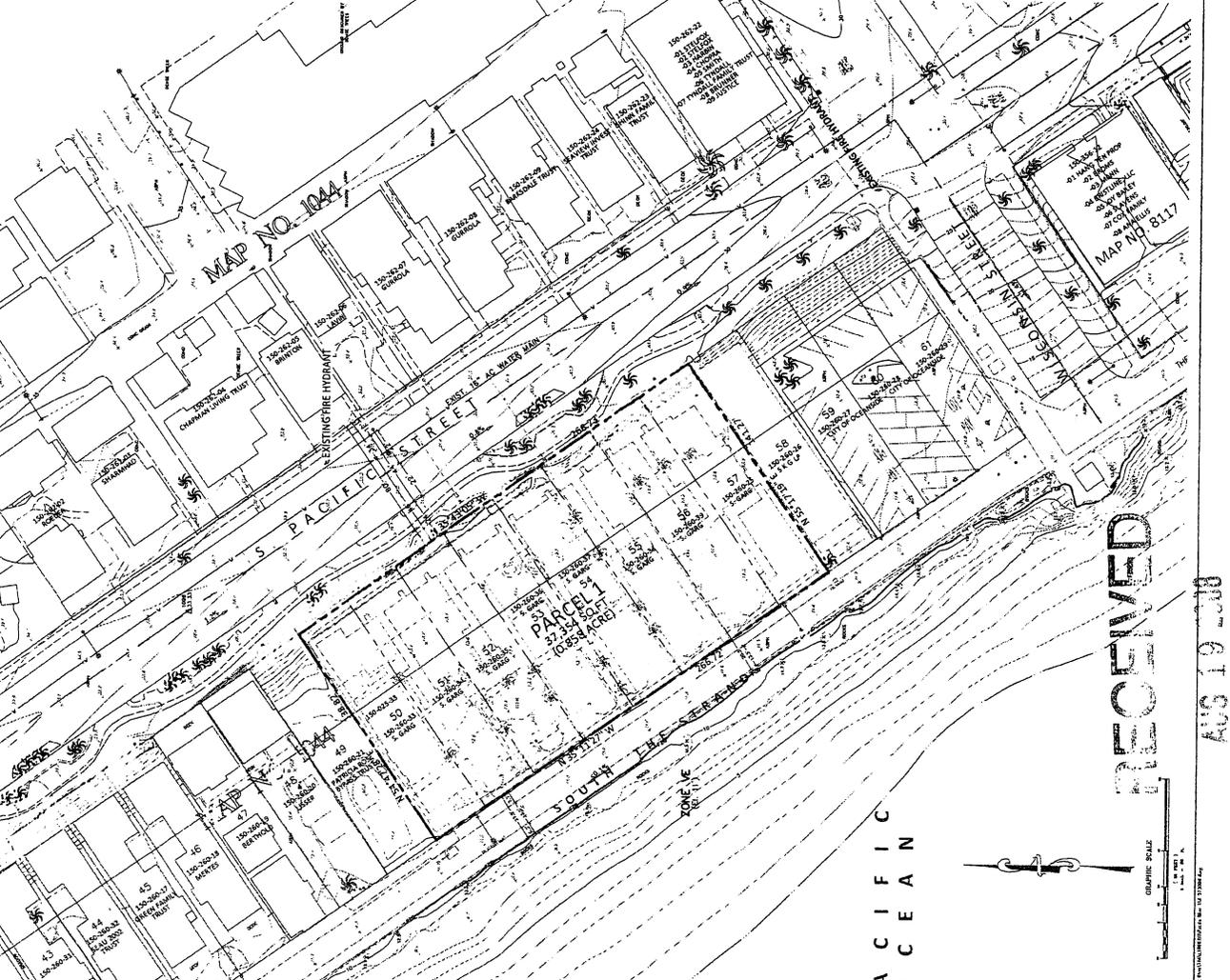
CONSTRUCTION
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CONSTRUCTION
 CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF SAN MARINO'S ZONING ORDINANCES.

- LEGEND**
- EXIST. MAJOR CONTOURS
 - EXIST. SPOT ELEV.
 - EXIST. ASPHALT CONCRETE SURFACE
 - EXIST. PORTLAND CONCRETE SURFACE
 - EXIST. IRRIGATED/UNDISCOVERED AREA
 - EXIST. 1" PALM TREE
 - EXIST. STREET LIGHT
 - EXIST. SCHEDULED
 - EXIST. SIDEWALK
 - EXIST. SEWER LATERAL
 - EXIST. WATER MAIN
 - EXIST. WATER METER
 - EXIST. WATER VALVE
 - EXIST. FIRE HYDRANT
 - SUBDIVISION BOUNDARY
 - DIRECTION OF SHORING
 - FEMA FLOODWAY ZONE BOUNDARY
 - SEASIDE ZONE DESIGNATION AND BASE FLOOD ELEVATION
 - ZONE VE
- SOURCE OF TOPOGRAPHY**
 PHOTOGRAMMETRIC PHOTOGRAMMETRY AND ASTROLOGIC COMPASSION DATED OCTOBER 3, 2005.
 UPDATED BY CANTON LAND SURVEY DATED MARCH 28, 2008.
- BENCHMARK**
 THE BENCH MARK IS A 1.5" DIA. CONCRETE BENCH MARK SET ON TOP OF CURB AT THE INTERSECTION OF S. PACIFIC STREET AND S. OCEAN STREET. (ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1989)
 ELEVATION = 74.85 FEET.
- BASIS OF BEARINGS**
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MARIANA ZONE 6 GRID BEARING BETWEEN 138° 15' 00" "MARIANA" AND STATION "WATER STREET" AS SHOWN STATIONS ARE SHOWN ON R.D.S. (E. 14 472700.5' W)
- REFERENCE REPORTS**
 GEOTECHNICAL REPORT FOR PACIFIC BLUE RESIDENCES, 8/20/14 S. THE STRAND, OCEANSIDE, CA, PREPARED BY TAYLOR GROUP, INC., 10/16/2007, PROJECT NO. 080001.
 "PRELIMINARY CHANGES STUDY" PACIFIC BLUE RESIDENCES, 8/20/14 S. THE STRAND, OCEANSIDE, CA, PREPARED BY TAYLOR GROUP, INC., 10/16/2007, PROJECT NO. 080001, REVISED MAY 10, 2008.
 "TOWN MAPS REGISTRATION PLAN" PACIFIC BLUE RESIDENCES, 8/20/14 S. THE STRAND, OCEANSIDE, CA, PREPARED BY TAYLOR GROUP, INC., 10/16/2007, PROJECT NO. 080001, REVISED JULY 10, 2008.
 WAVE BUMP AND COASTAL HAZARD STUDY, 8/20/14 SOUTH THE STRAND, OCEANSIDE, CA, PREPARED BY TAYLOR GROUP, INC., DATED SEPTEMBER 13, 2008.



PREPARED BY:
 TAYLOR GROUP, INC.
 1500 W. 15TH ST., SUITE 100
 SAN MARINO, CA 91764
 (949) 514-8716
 TAYLOR GROUP, INC.
 620-718 South The Strand, Oceanside, CA
 T-202-07/D-200-07/RC-211-07



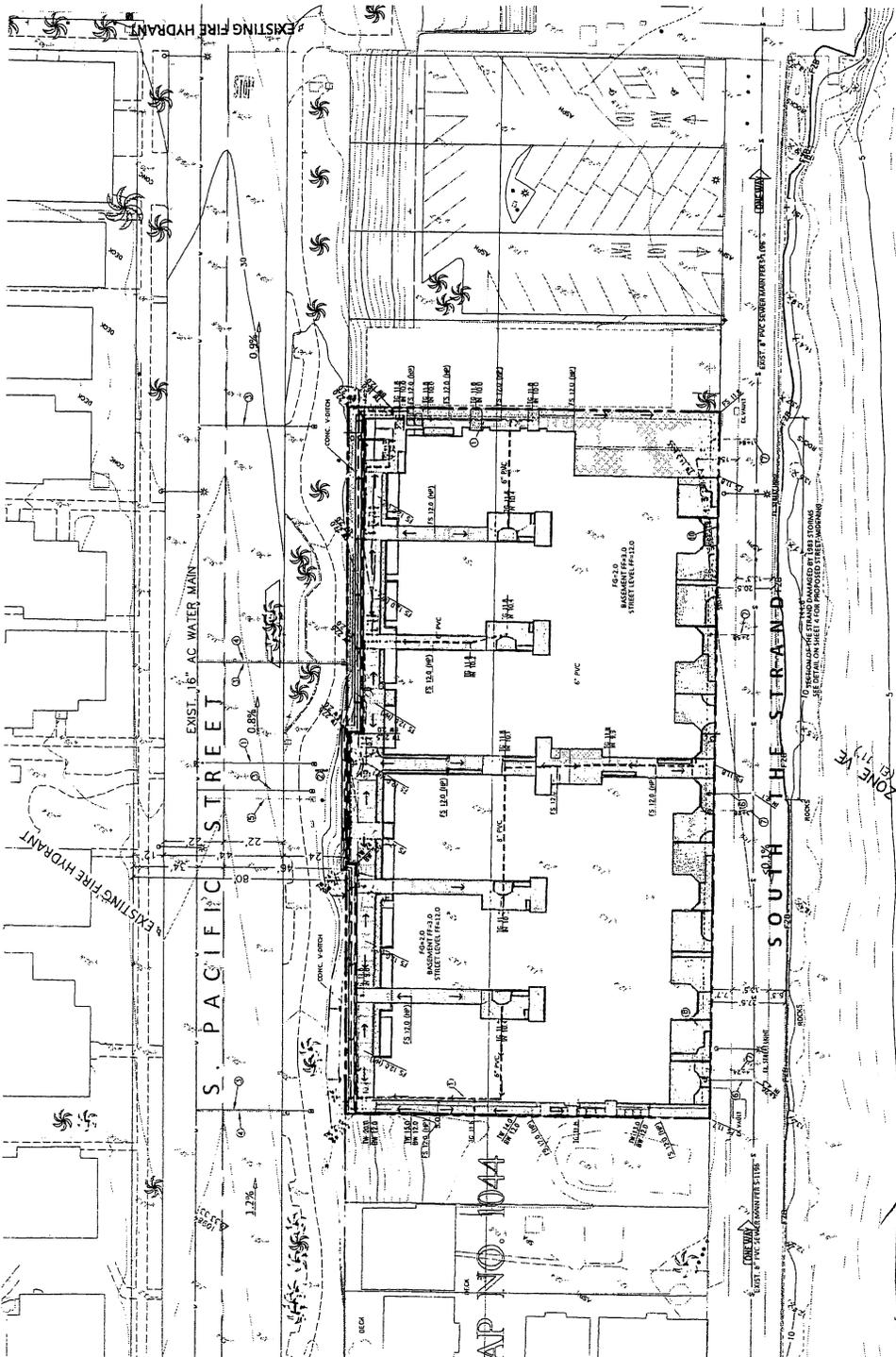
NO.	DATE	REVISION	DATE
1	05/10/08	ISSUED FOR PERMIT	05/10/08
2	05/10/08	ISSUED FOR PERMIT	05/10/08
3	05/10/08	ISSUED FOR PERMIT	05/10/08
4	05/10/08	ISSUED FOR PERMIT	05/10/08
5	05/10/08	ISSUED FOR PERMIT	05/10/08
6	05/10/08	ISSUED FOR PERMIT	05/10/08
7	05/10/08	ISSUED FOR PERMIT	05/10/08
8	05/10/08	ISSUED FOR PERMIT	05/10/08
9	05/10/08	ISSUED FOR PERMIT	05/10/08
10	05/10/08	ISSUED FOR PERMIT	05/10/08

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 REDEVELOPMENT

PACIFIC OCEAN

GRAPHIC SCALE
 1" = 100'

PRELIMINARY GRADING & DEVELOPMENT PLAN PACIFIC BLUE RESIDENCES



- LEGEND**
- 100' MAJOR CONTOUR
 - EXIST. SPOT ELEV.
 - EXIST. ASPHALT CONCRETE SURFACE
 - EXIST. PORTLAND CEMENT CONCRETE SURFACE
 - EXIST. IRRIGATED LANDSCAPE AREA
 - EXIST. 1/2" POLY PIPE
 - EXIST. STREET LIGHT
 - EXIST. SEWER MANHOLE
 - EXIST. SEWER LINE
 - EXIST. SEWER LATERAL
 - EXIST. WATER MAIN
 - EXIST. WATER METER
 - EXIST. WATER VALVE
 - EXIST. FIRE HYDRANT

- SUBDIVISION BOUNDARY
- PROPOSED SPOT ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED BASEMENT WALL BELOW GRADE
- PROPOSED TOP OF WALL BOTTOM OF WALL ELEV.
- DIRECTION OF DRAINAGE
- PROPOSED AREA DRAIN PIPE
- PROPOSED AREA DRAIN AND TOP OF BASEMENT ELEVATION
- PROPOSED PORTLAND CEMENT CONCRETE
- PROPOSED IRRIGATED LANDSCAPE AREA
- PROPOSED WATER SINK AND METER
- PROPOSED SEWER LATERAL

- CONSTRUCTION NOTES**
1. INSTALL 6" FIRE SERVICE PVC DRINK CLOD
 2. INSTALL DOUBLE CHECK DETECTOR ASSEMBLY PER SDP 010 W/ 1/4"
 3. INSTALL 2" WATER SERVICE WITH 1/2" METER PER SDP 010 W/ 1/4"
 4. EXISTING WATER SERVICE TO BE REPAIRED/RECONSTRUCTED TO MAIN
 5. EXISTING 6" WATER SERVICE TO BE REPAIRED/RECONSTRUCTED TO MAIN
 6. CONSTRUCT 6" GAS AS SUBPARALLEL. TO BE CONNECTED AT EXISTING MANHOLE IN E. THE STRAND
 7. EXIST. SEWER TO BE ABANDONED
 8. 6" PVC AREA DRAIN PIPING WITH 6" GRATED INLETS
 9. 2,000 GALLON WATER STORAGE TANKS FOR STORM WATER MANAGEMENT & LANDSCAPE IRRIGATION
 10. WALLS TO BE AT LEAST 30" ABOVE STREET GRADE WITHIN VISIBLE DISTANCE LINE



ENGINEER OF WORK
 TAYLOR GROUP, INC.
 630-714 S. PACIFIC STREET
 OCEANSIDE, CA 92054
 DATE: 08-1-05

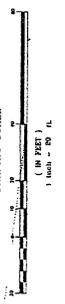
PREPARED BY: TAYLOR GROUP, INC.
 630-714 S. PACIFIC STREET
 OCEANSIDE, CA 92054
 PROJECT NO.: T-202-07/D-200-07/RC-211-07
 SHEET 3 OF 4 SHEETS

NO.	DATE	DESCRIPTION
1	08-1-05	PRELIMINARY GRADING & DEVELOPMENT PLAN
2		
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OCEANSIDE
 DEVELOPMENT



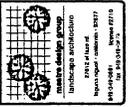
DATE: 08/01/08 10:41 AM PROJECT: T-202-07/D-200-07/RC-211-07 SHEET: 3 OF 4

REVISION	DATE
	5-22-06



PACIFIC BLUE RESIDENCES
 620-714 SOUTH THE STRAND
 OCEANSIDE, CA
 Prepared for: S&B Co. Inc.
 3737 Birch St., Suite 209
 Newport Beach, CA 92660
 949-443-8786

**LANDSCAPE/OPEN SPACE
 SITE CALCULATIONS**



DATE	5/22/06
PROJECT	PACIFIC BLUE
SCALE	AS SHOWN
SHEET	L-2

OF SHEETS

SYMBOL LEGEND Where calculated on Sheet L-2

Element	Where calculated on Sheet L-2
patios in gravel field	landscaping
perforated concrete panning (on grade & raised planters)	not included (except as part of common area)
planting	landscaping in private open space component
upper-level decks	private open space
patios	private open space
courtyards	shared open space

AREA CALCULATIONS

OPEN SPACE (COMMON AREA)
 REQUIRED: 200 SF/UNIT X 24 UNITS = 4800 SF
 SHARED OPEN SPACE:
 REQUIRED: NO DIMENSION LESS THAN 10'
 PROVIDED: 1955 SF

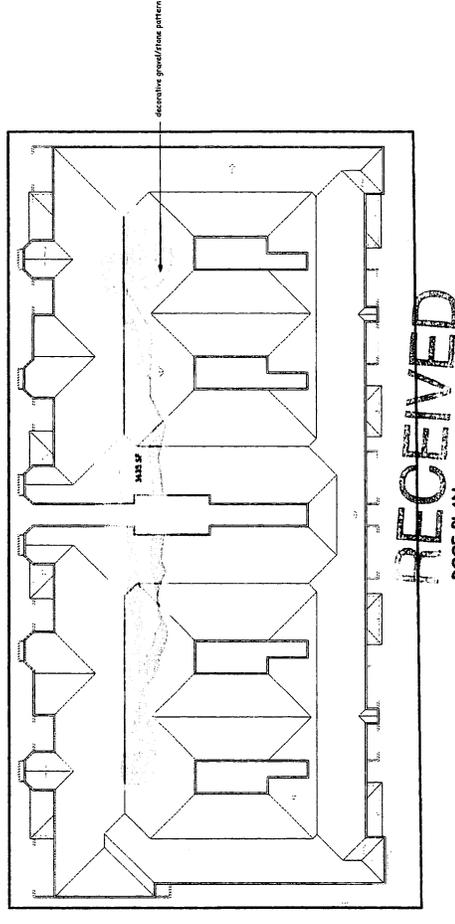
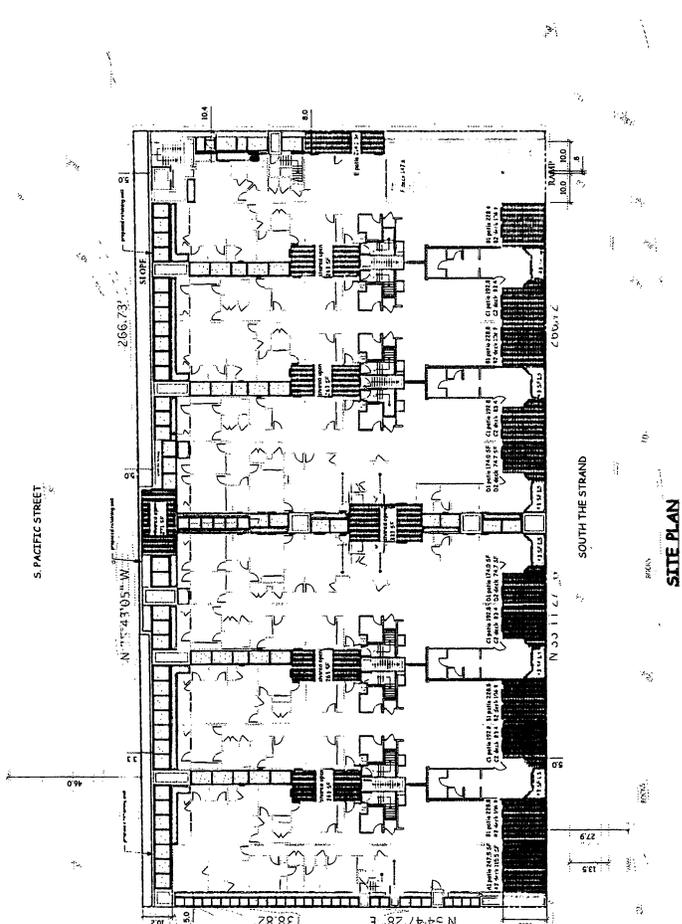
PRIVATE OPEN SPACE:
 REQUIRED: 48 SF/UNIT X 24 UNITS = 1152 SF
 PROVIDED:
 Ground level patios: 7495.6 SF
 Decks: 11723.0 SF
 19218.6 SF

TOTAL OPEN SPACE PROVIDED: 5246.6 SF

LANDSCAPE AREAS
 REQUIRED: 20% X 37,390 SF = 7478 SF
 PROVIDED:
 Perforated concrete panning: 2690 SF
 Roof design: 2243.5 SF (30% 7470 = 2241 max)
 7513.5 SF actual provided 3638 SF

TOTAL LANDSCAPE PROVIDED: 7513 SF

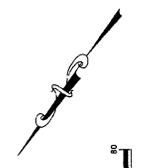
OPEN SPACE (COMMON AREA) + LANDSCAPE AREA PROVIDED = 12,760 SF

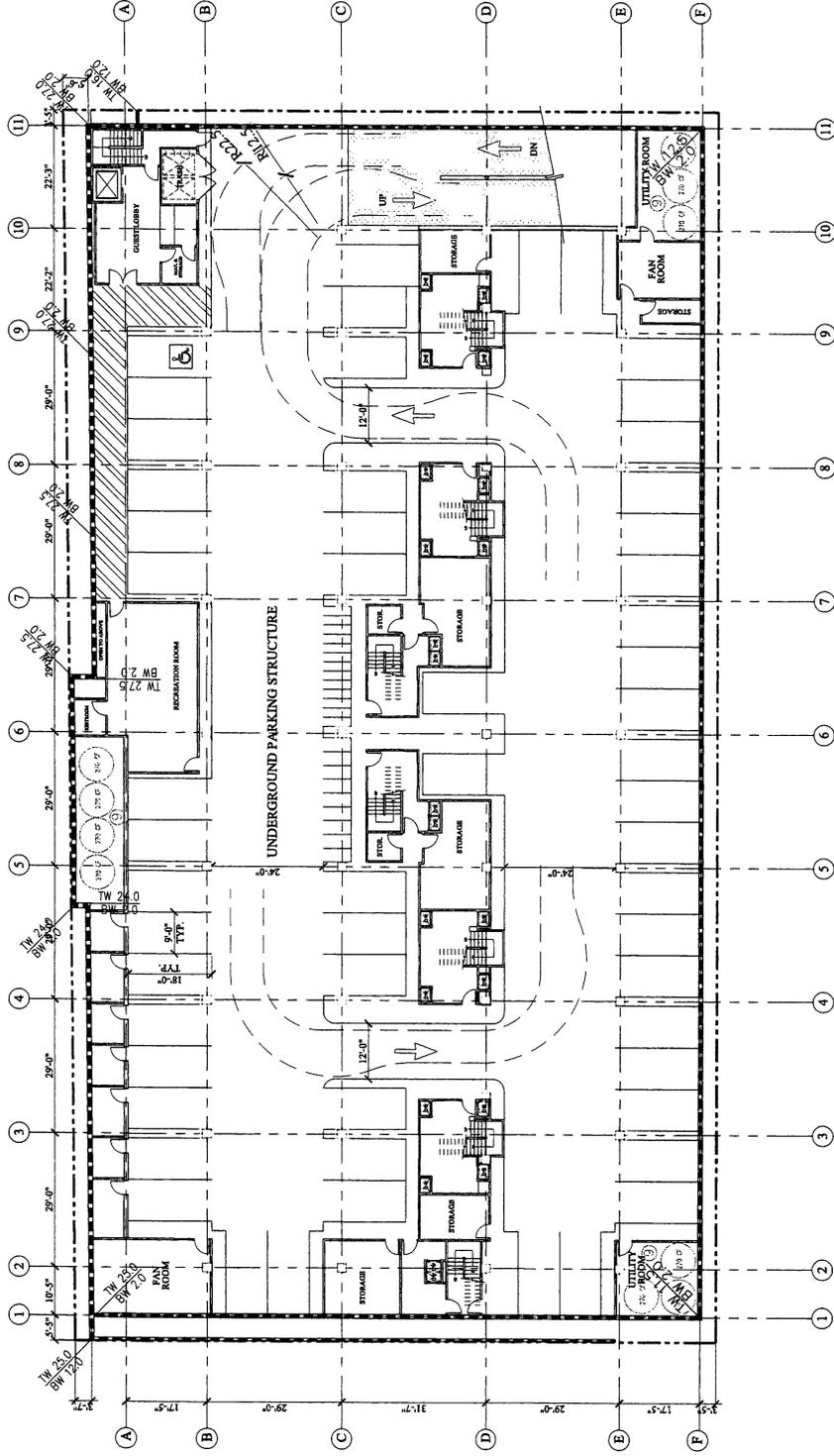


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NOTE: ROOF ORIENTATION IS REVERSED FROM SITE PLAN VIEW.
 VIEW IS TOWARD OCEAN AND LOOKING DOWN FROM CENTER.

OCEANSIDE
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MANAGEMENT PLAN
PACIFIC BLUE RESIDENCES
AUG 19 2008
628-714 SOUTH THE STRAND
OCEANSIDE, CA

SUSHIL K. GARG
 3737 BIRCH STREET, SUITE 250
 NEWPORT BEACH, CA 92660
 (949) 643-8786

KTGY NO. 20070626

KTGY GROUP
 ARCHITECTURE PLANNING
 INTERIOR DESIGN
 18000 S. HARBOR BLVD., SUITE 100
 IRVINE, CALIFORNIA 92614
 (949) 261-3133
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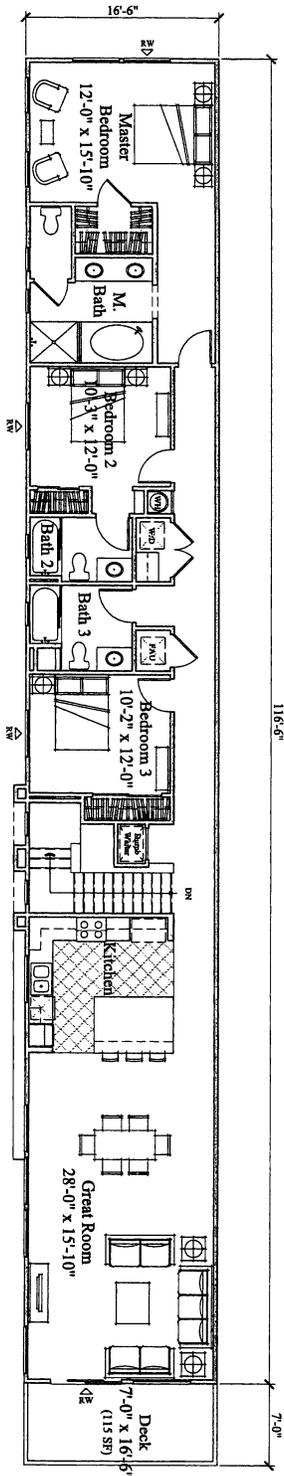


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A2

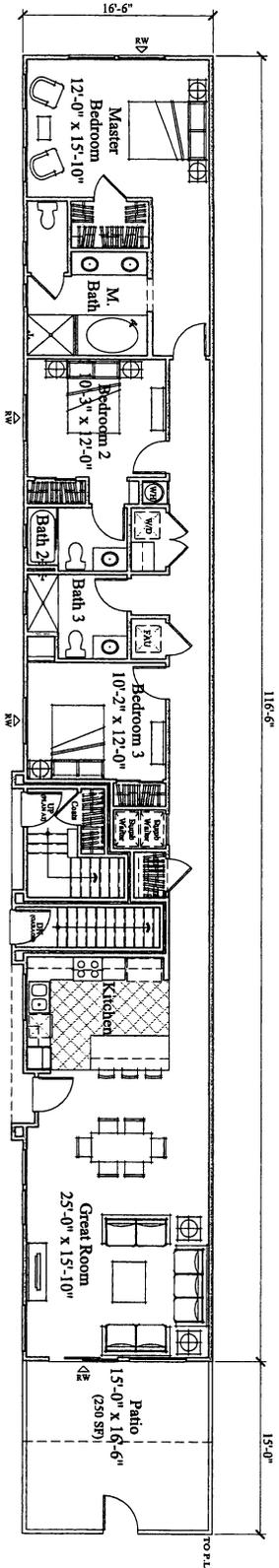
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PLAN A2

3 BEDROOM, 3 BATH
1,790 SF (NET)
1,875 SF (GROSS)



PLAN A1

3 BEDROOM, 3 BATH
1,635 SF (NET)
1,730 SF (GROSS)



CONCEPTUAL FLOOR PLANS
PACIFIC BLUE RESIDENCES

620-714 SOUTH THE STRAND
OCEANSIDE, CA

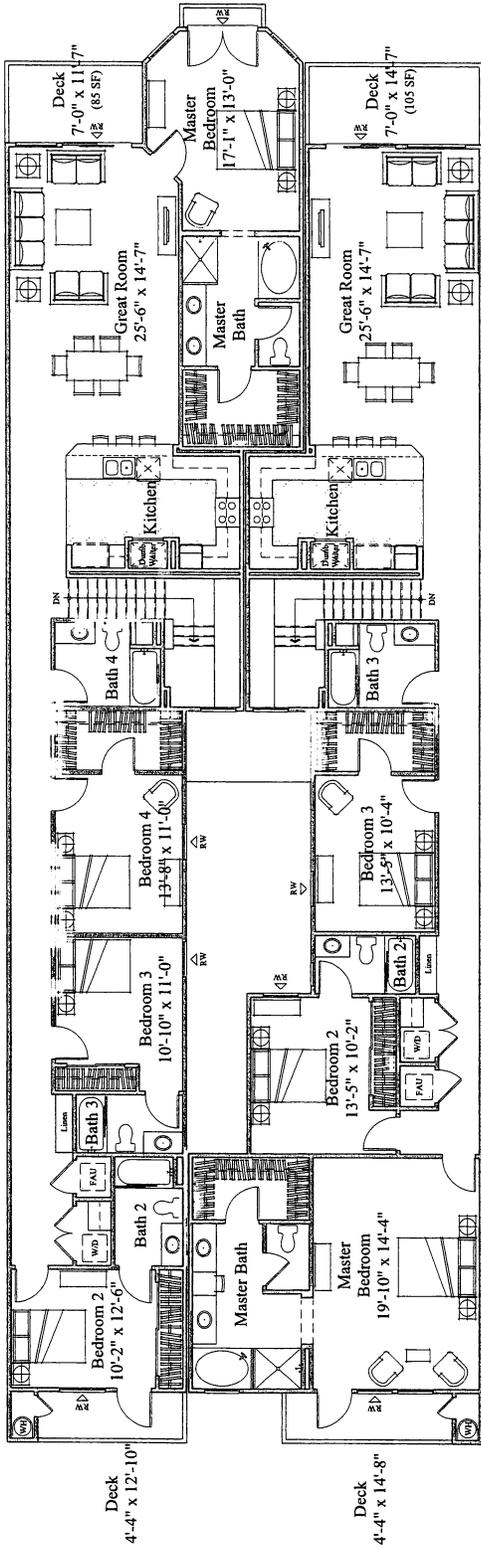
SUSHIL K. GARG
3737 BIRCH STREET, SUITE 250
NEWPORT BEACH, CA 92660
(949) 643-8786
KTGY NO. 20070625



KTGY GROUP INC.
ARCHITECTURE, INTERIOR DESIGN, PLANNING
1000 EAST STREET, SUITE 200
OCEANSIDE, CA 92054
TEL: (949) 433-8888
WWW.KTGYGROUP.COM

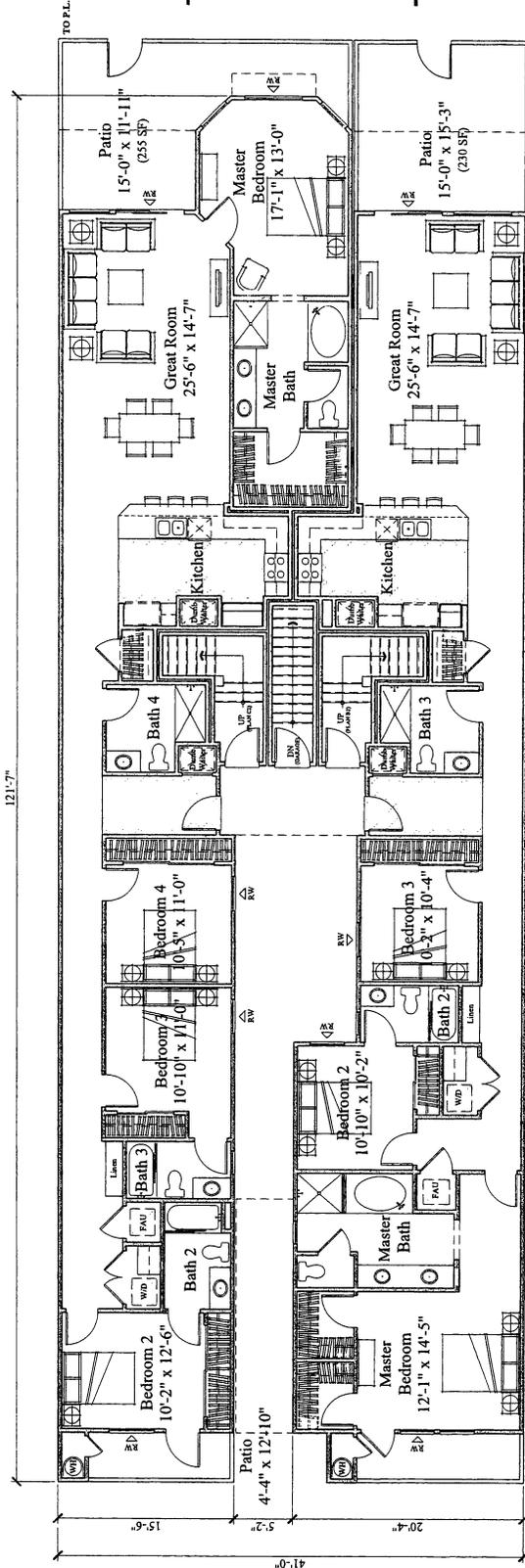
PLAN C2

4 BEDROOM, 4 BATH
2,070 SF (NET)
2,165 SF (GROSS)



PLAN B2

3 BEDROOM, 3 BATH
1,925 SF (NET)
2,015 SF (GROSS)



PLAN C1

4 BEDROOM, 4 BATH
1,940 SF (NET)
2,045 SF (GROSS)

PLAN B1

3 BEDROOM, 3 BATH
1,695 SF (NET)
1,800 SF (GROSS)

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 PACIFIC REPTAL FLOOR PLANS
 620-714 SOUTH THE STRAND
 OCEANSIDE, CA

AUG 19 2008

SUSHIL K. GARG
 3737 BIRCH STREET, SUITE 250
 NEWPORT BEACH, CA 92660
 (949) 643-8786

KITGY NO. 20070626

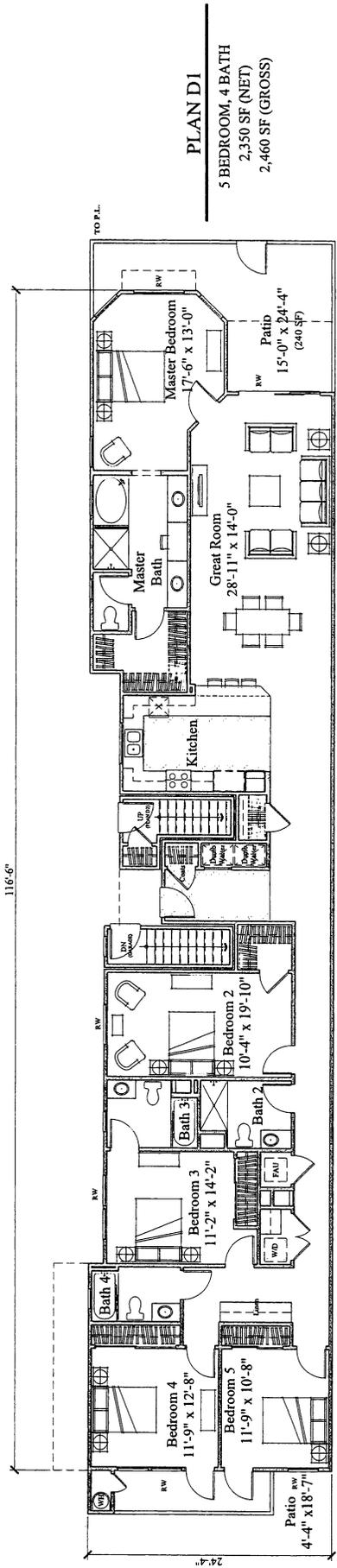
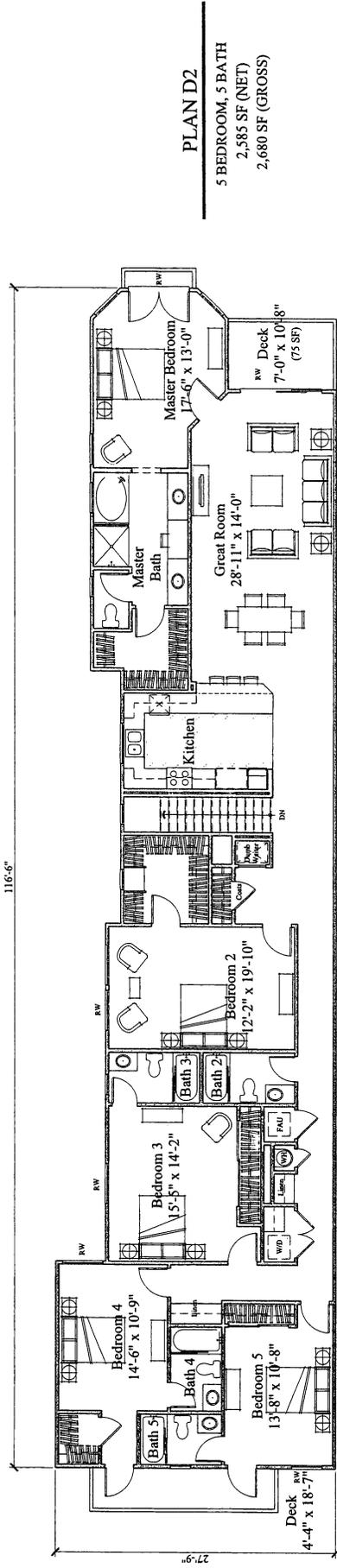
OCEANSIDE
 REDEVELOPMENT



KITGY GROUP
 ARCHITECTURE, INC.
 7902 BELLEVILLE, SUITE 200
 NEWPORT BEACH, CA 92660
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08.05.08

A-4



CONCEPTUAL FLOOR PLANS
PACIFIC BLUE RESIDENCES
 620-714 SOUTH THE GRAND
 OCEANSIDE, CA

SUSHIL K. GARG
 3737 BIRCH STREET, SUITE 250
 NEWPORT BEACH, CA 92660
 (949) 643-8786

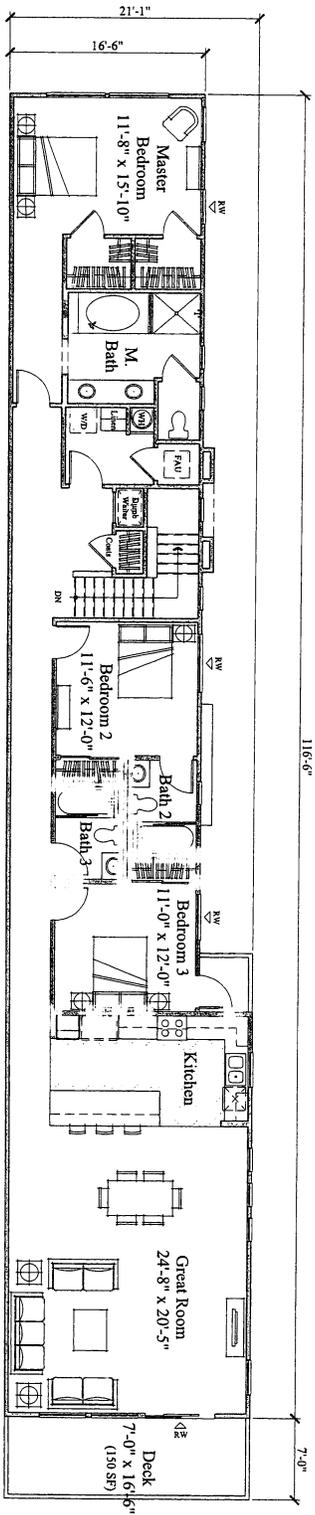
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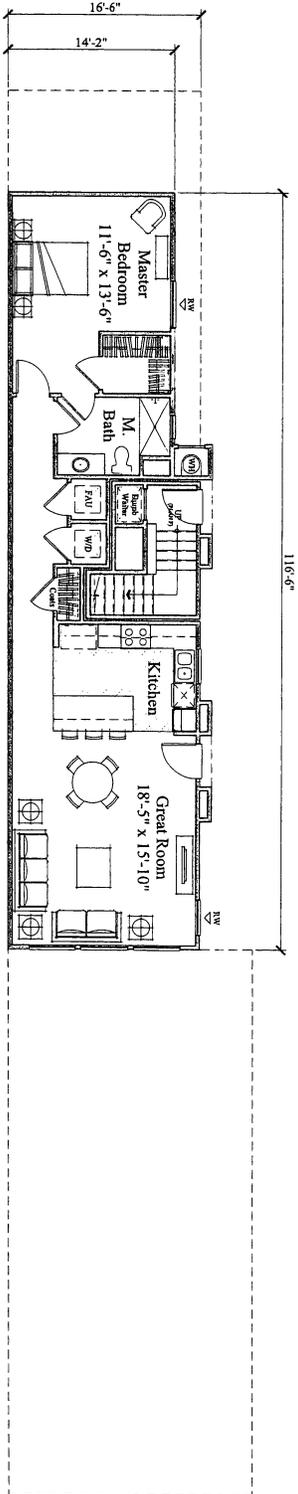
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AUG 19 2008

OCEANSIDE
 REDEVELOPMENT



PLAN F
 3 BEDROOM, 3 BATH
 1,945 SF (NET)
 2,035 SF (GROSS)



PLAN E
 1 BEDROOM, 1 BATH
 860 SF (NET)
 920 SF (GROSS)

SUSHIL K. GARG
 3737 BIRCH STREET, SUITE 250
 NEWPORT BEACH, CA 92660
 (949) 643-8786

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CONCEPTUAL FLOOR PLANS
 PACIFIC BLUE RESIDENCES
 620-714 SOUTH THE STRAND
 OCEANSIDE, CA

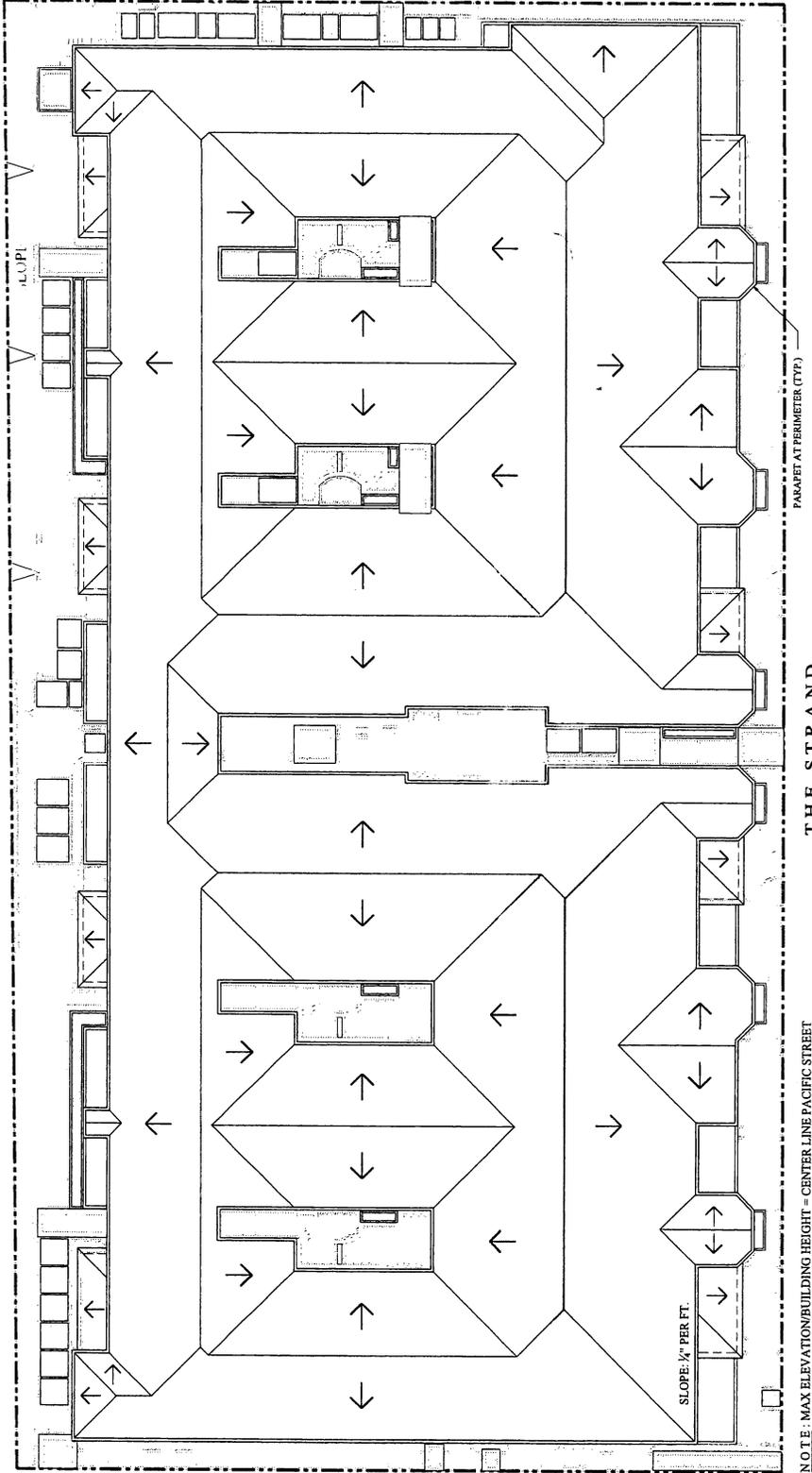


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 REDEVELOPMENT



08.05.08



NOTE: MAX ELEVATION/BUILDING HEIGHT = CENTER LINE PACIFIC STREET

THE STRAND

PARAPET AT PERIMETER (TYP)



CONCEPTUAL ROOF PLAN

PACIFIC BLUE RESIDENCES RECEIVED
 620-714 SOUTH THE STRAND
 OCEANSIDE, CA

SUSHIL K. GARG
 3737 BIRCH STREET, SUITE 250
 NEWPORT BEACH, CA 92660
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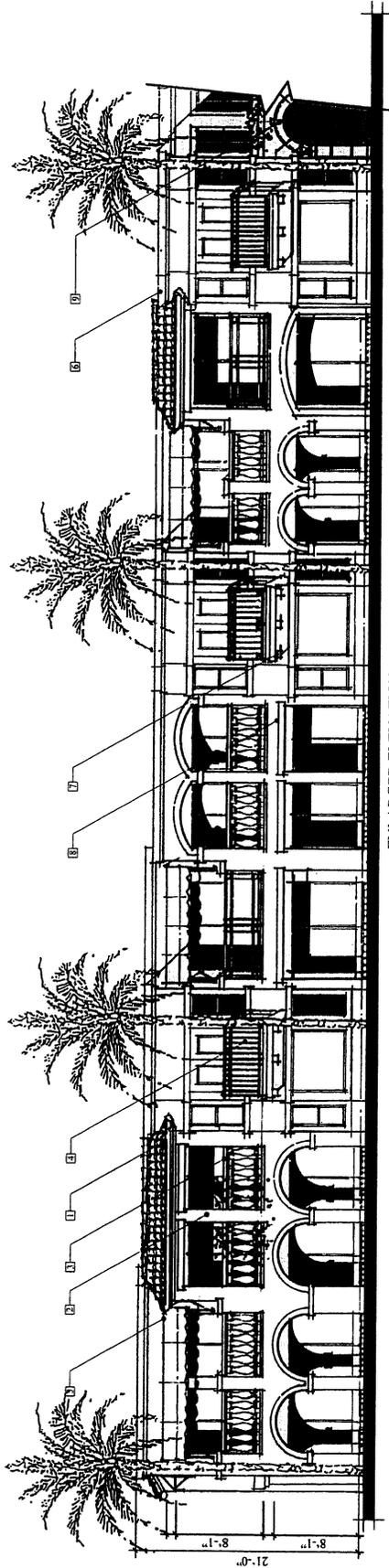
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 SUITE 100
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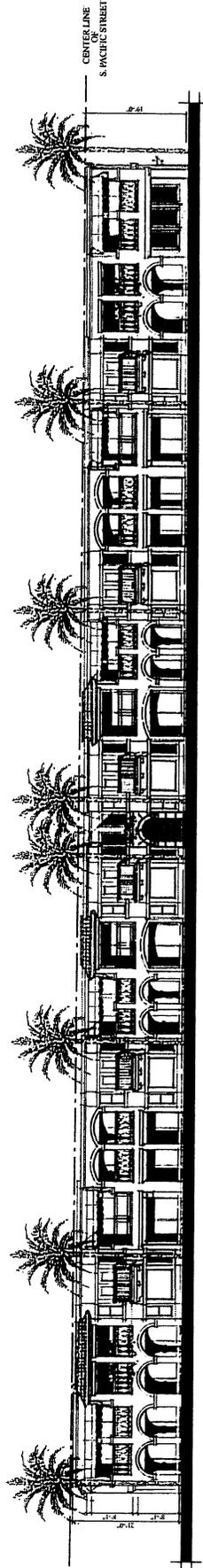
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A-9



ENLARGED ELEVATION



WEST ELEVATION



NOTE: MAX ELEVATION BUILDING HEIGHT - CENTER LINE OF S. PACIFIC STREET

- 1 "S" SHAPED CONCRETE T.I.F. ROOF
- 2 STUCCO
- 3 BALUSTRADE RAILING
- 4 STAIR RAILING
- 5 AWNINGS
- 6 PARAPET
- 7 FOAM CORBELS W/ STUCCO OVER
- 8 FOAM TRIM W/ STUCCO OVER
- 9 KEystone ARCH WAY

SUSHIL K. GARG
 3737 BIRCH STREET, SUITE 230
 NEWPORT BEACH, CA 92660
 (949) 643-8786

KTGY NO. 20070626

CONCEPTUAL ELEVATIONS
 PACIFIC BLUE RESIDENCES
 620-714 SOUTH THE STRAITS
 OCEANSIDE, CA

AUG 19 2008

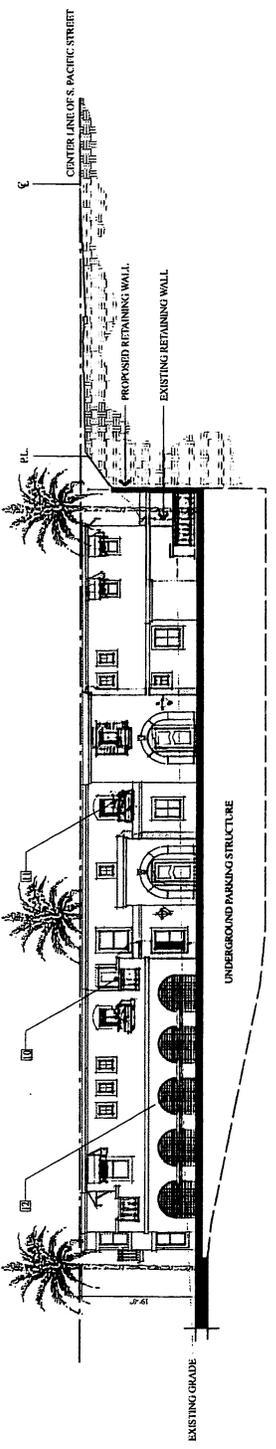
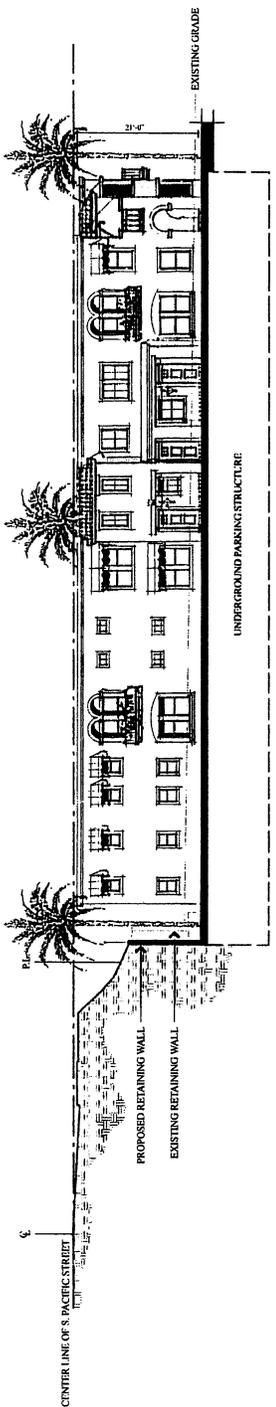
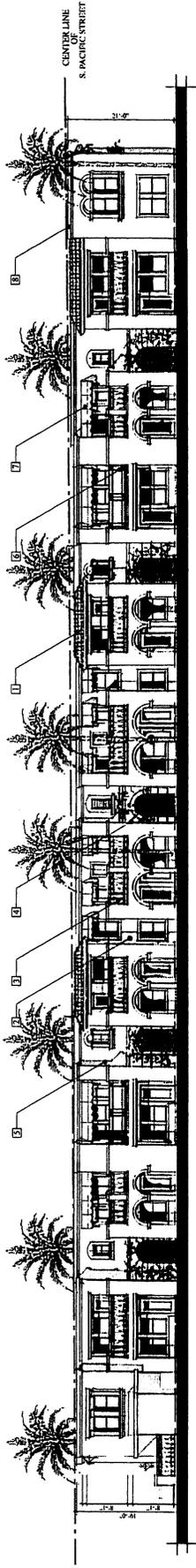
OCEANSIDE
 DEVELOPMENT



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05.21.08

A-10

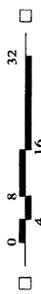


NOTE: MAX ELEVATION BUILDING HEIGHT - CENTER LINE OF S. PACIFIC STREET

- 1 "S" SHAPED CONCRETE TILE ROOF
- 2 STUCCO
- 3 BALUSTRADE RAILING
- 4 KEYSTONE ARCH WAY
- 5 FOAM TRIM W/ STUCCO OVER
- 6 W. IRON RAILING
- 7 PAINTING
- 8 FOAM CORBELS W/ STUCCO OVER
- 9 DECORATIVE SINGLERS
- 10 W. IRON PLANTER SHELF
- 11 METAL SCREEN

SUSHIL K. GARG
 3737 BIRCH STREET, SUITE 250
 NEWPORT BEACH, CA 92660
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KTGY NO. 20070628



CONCEPTUAL ELEVATIONS
PACIFIC BLUE RESIDENCES
 620-714 SOUTH THE STRAND
 OCEANSIDE, CA



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05.23.08

A-11

GeoSoils Inc.

September 13, 2006

GDI
3737 Birch Street
Newport Beach, CA 92660

NOV 26 2006

COASTAL
RECORDS

SUBJECT: Wave Runup and Coastal Hazard Study, 620-714 South The Strand, Oceanside, CA.

Dear Sirs:

The following letter report is in response to your request for a wave runup and coastal hazard study and shore protection inspection for the properties located at 620-714 South The Strand, Oceanside, CA. The analysis is based upon our site inspection, existing published reports concerning the local coastal processes, site elevations, and knowledge of local coastal conditions. The analysis also utilizes the criteria guidelines of the 2003 FEMA Guidelines and Specifications for Flood Hazard Mapping Partners. This report constitutes an investigation of the wave and water level conditions expected at the site in consequence of extreme storm and wave action. The purpose of this report is to provide the necessary coastal engineering permit information to support the construction of a condominium buildings. It also provides conclusions and recommendations regarding the stability of the existing shoreline, the susceptibility of the property to wave attack, and methods for controlling wave overtopping and flooding on the property.

INTRODUCTION

The subject site, located at 620-714 South The Strand lies seaward of the face of a wave cut sea cliff and is currently occupied by several residential/rental structures. Figure 1 is an aerial photograph of the site, taken in fall 2004, downloaded from the California Coastal Records Project web site (<http://www.californiacoastline.org/>). The property is fronted by The Strand, an approximately 26-foot wide street, which in turn is fronted by a low height quarry stone revetment and sand beach. Figure 2, downloaded from the same web site, shows the site in 1989, when the beach was narrower and the stones in front of The Strand exposed. The beach in front of the revetment currently consists of sand and overlying cobbles and sandstone. The elevations on the property vary from +11.5 feet Mean Sea Level (MSL) at The Strand to about +30 feet MSL next to the landscape walkway bordering Pacific Street at about elevation +32 feet MSL. The property and neighboring Oceanside beaches are situated along a moderately high wave energy portion of the Southern California coast.

5741 Palmer Way, Suite D, Carlsbad CA 92008 W.O. S5230 Phone 760-438-3155



Figure 1. Subject site in fall 2004 showing the existing development and site conditions. Note the tops of the quarry stones fronting the road (and on the road).



Figure 2. Subject site in 1989 showing the partially exposed revetment. Note that the beach width is narrower than the typical beach width shown in Figure 1.

SITE INSPECTION

A visual inspection of the property, the quarry stone revetment in front of The Strand, and the beach was performed on August 14, 2006. The site is occupied by several buildings and it is our understanding that the proposed development includes demolition of these structures and replacement with eight (8) single family residences. The revetment, which fronts The Strand, was almost entirely covered with sand. At the southern half of the site the seaward 3 to 4 feet of The Strand is damaged/destroyed, see Figure 3. Quarry stone rock has been placed on top of the roadway along the damaged section. The Strand was significantly damaged about 1980. Based upon observations of the site in the past and historical photographs (Figure 2), the primary shore protection at this location is a low height structure quarry stone revetment. The stones are rounded to angular in shape and range in size from 100 lbs to about ± 5 tons. The quarry stone revetment varies in height from about +11 feet MSL to +15 feet MSL and is maintained by the City of Oceanside. The Strand is also a form of shore protection in that it provides for a buffer from the top of the revetment to the actual site. This buffer also provides a path for the wave runup waters to flow off the property and back towards the ocean. The site has been subject to wave runup flooding in the past. However, to our knowledge there has not been significant structural damage.



Figure 3. The Strand fronting the site.

DATUM & DATA

The datum used in this report is MSL, which is +0.19 feet National Geodetic Vertical Datum (NGVD). In the open ocean of the San Diego County coast, Mean High Water (MHW) is 1.87 feet above MSL. The units of measurement in this report are feet (ft), pounds force (lbs), and second (sec). Site elevations and preliminary development plans were provided by E.T.A. Residential Design, the project architect.

WAVE RUNUP AND OVERTOPPING ANALYSIS

As waves encounter the beach in front of this section of shoreline, the water rushes up the beach and the revetment, and sometimes over the revetment across The Strand. Often, wave runup strongly influences the design and the cost of coastal projects. Wave runup is defined as the vertical height above the still water level to which a wave will rise on a structure of infinite height. Overtopping is the flow rate of water over the top of a finite height structure as a result of wave runup.

Wave runup and overtopping is calculated using the US Army Corps of Engineers Automated Coastal Engineering System, ACES. ACES is an interactive computer based design and analysis system in the field of coastal engineering. The methods to calculate runup and overtopping implemented within this ACES application are discussed in greater detail in Chapter 7 of the Shore Protection Manual (1984). The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 3 is a diagram showing the analysis terms.

The empirical expression for the monochromatic-wave overtopping rate is:

$$Q = C_w \sqrt{g Q_0^* H_0^3} \left(\frac{R+F}{R-F} \right)^{\frac{-0.1085}{a}}$$

where

Q = overtopping rate/unit length of structure

C_w = wind correction factor

g = gravitational acceleration

Q_0^*, α = empirical coefficients (see SPM Figure* = 7-27)

H_0 = unrefracted deepwater wave height

R = runup

F = $h_s - d_s$ = freeboard

h_s = height of structure

d_s = water depth at structure

The correction for offshore winds is:

$$C_w = 1 + W_f \left(\frac{F}{R} + 0.1 \right) \sin \theta$$

where $W_f = \frac{U^2}{1800}$

U = onshore wind speed (mph)

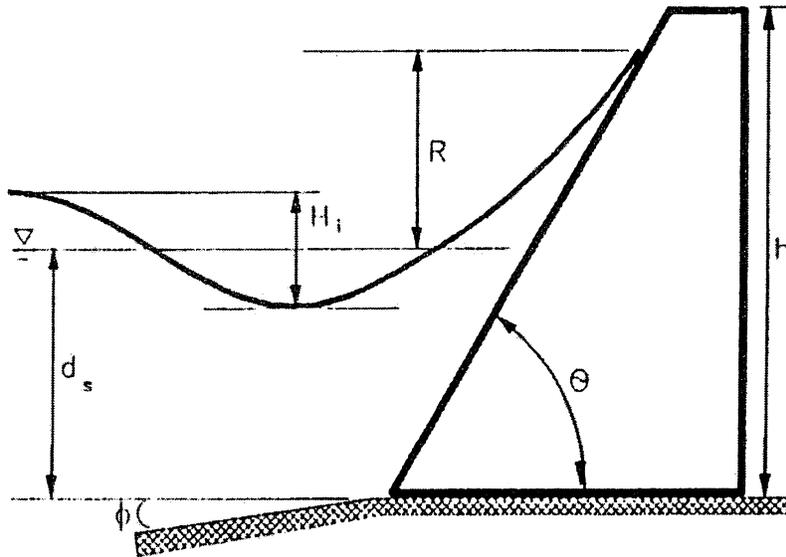


Figure 3. Wave runup terms from ACES analysis.

The wave, wind, and water level data used as input to the ACES runup and overtopping application was taken from the historical data reported in USACOE CCSTWS Report #88-6 and updated as necessary. The North County shoreline has experienced a series of storms over the years. These events have impacted coastal property and beaches depending upon the severity of the storm, the direction of wave approach, and the local shoreline orientation. The ACES analysis was performed on oceanographic conditions that represent a typical 50-75 year recurrence storm. The onshore wind speed was chosen to be 40 knots. During storm conditions, the sea surface rises along the shoreline (super-elevation) and allows waves to break closer to the shoreline and runup on the

revetment. Superelevation of the sea surface can be accounted for by: wave set-up (1 to 2.5 feet); wind set-up and inverse barometer (0.5 to 1.5 feet);, wave group effects (1 to 2.5 feet); and El Niño effects (0.5 to 1.0 feet). These conditions rarely occur simultaneously. The extreme water elevation used in this analysis is +6.5 feet MSL (100 year recurrence water level). This still water elevation uses EPA (Titus & Narayanan, 1995) estimates of 8 inches of sea level rise in the next 75 years.

The wave that has the greatest runup is the wave that has not yet broken when it reaches the toe of the structure. It is not the largest wave to come into the area. The larger waves break offshore of the revetment and lose most of their energy before reaching the shoreline. If the total water depth is 7.5 feet, based upon a maximum scour depth of -1.0 feet MSL at the toe of the revetment and a water elevation of +6.5 feet MSL, then the design wave height would be about 6 feet. This analysis is consistent with the guidelines in FEMA 2003. These conditions may never occur at the site over the life time of the structure, but are considered herein to insure a conservative analysis. The average height of the revetment (and The Strand) is about +11.5 feet MSL. The slope of the revetment varies from 2/1 to 1.5/1 and the nearshore slope was chosen to be 1/60. Because our analysis uses conservative conditions, the longshore transport rate and the seasonal beach profile changes are not relevant. Table I is the ACES output for these design conditions.

Table I

Wave Runup and Overtopping on Impermeable Structures				
Item	Unit	Value		
Wave Height at Toe	Hi: ft	6.500	Monochromatic	
Wave Period	T: sec	18.000	Wave	
COTAN of Nearshore Slope		60.000	Rough Slope	
Water Depth at Toe	ds: ft	7.500	Runup and	
COTAN of Structure Slope		1.500	Overtopping	
Structure Height Above Toe	hs: ft	12.500		
Rough Slope Coefficient	a:	0.956		
Rough Slope Coefficient	b:	0.398		
Deepwater Wave Height	H0: ft	3.747		
Relative Height	(ds/H0):	2.002		
Wave Steepness	(H0/gT ²):	0.360E-03		
Wave Runup	R: ft	12.633		
Onshore Wind Velocity	U: ft/sec	67.512		
Overtopping Coefficient	Alpha:	0.500E-01		
Overtopping Coefficient	Qstar0:	0.140		
Overtopping Rate	Q: ft ³ /s-ft	3.312		

Under the extreme, worst case (100 year recurrence interval), oceanographic conditions, the analysis shows the revetment can be overtopped at a rate of about 3.3 ft³/s-ft. This is about 1 to 1.5 feet of water coming over the top of the revetment and across The Strand for each wave (18 second period).

COASTAL HAZARDS

We have reviewed the FEMA Guidelines and Specifications for Flood Hazard Mapping Partners (FEMA 2003) to determine the necessary information for flood hazard determination at the subject site. Based upon the types of information required in the FEMA reference for flood hazard analysis for the East and Gulf coast of the United States, we would like to offer the following discussion on coastal hazards at the site.

There are three different potential oceanographic hazards identified at this site; shoreline erosion, flooding, and waves. For ease of review each of these hazards will be analyzed and discussed separately followed by a summary of the analysis including conclusions and recommendations as necessary.

Erosion Hazard

The back shore area of the beach fronting the subject site has been stabilized by a quarry stone revetment and The Strand. This shore protection structure and road prevents significant erosion of the site from waves. The beach fronting the site is subject to seasonal erosion and occasionally subject to artificial sand nourishment. This section of shoreline was subject to an extensive study by the US Army Corps of Engineers as part of the Coast of California Storm and Tidal Wave Study (CCSTWS). Historically, the shoreline is supplied sand by the San Luis Rey and Santa Margarita Rivers, and some bluff erosion. The construction of Oceanside Harbor and development within the watershed has reduced the amount of sand reaching the shoreline and fronting the site. The local history of erosion for this particular area is rather complex due to the impacts of dams, coastal structures, severe El Nino conditions, creek flow, and beach nourishment projects. The CCSTWS Main Report dated September 1999 provides a very comprehensive history of erosion at and near the site.

Analysis of historical aerial photographs contained in the California Coastal Records Project web site (<http://www.californiacoastline.org/>) shows visible shore protection fronting the site for at least the last 25 years. Most likely the revetment was augmented in 1983 in response to the 1982-83 El Nino winter severe storms. The winter of 1982-83 was a extreme El Nino winter which resulted in shoreline damage throughout southern California and partial destruction of The Strand. As a result of the erosion, much of Oceanside's shoreline was hardened or "beefed up" by quarry stone in 1983. The revetment has been in place for about three decades and appears to be functioning as

intended. No maintenance history of the structure is available. There are no signs of significant erosion or significant damage to structures landward of the revetment over the last 30+ years. Because the shoreline is stabilized by the revetment and as long as the revetment is maintained, the site is reasonably safe from erosion hazards.

Flooding Hazard

The lowest habitable finished floor improvement on site is above elevation +10 feet MSL. This is above any potential flood elevation from storm surge or extreme tides (maximum still water elevation of ~+7 feet MSL). The first floor elevation is low enough for flooding by wave runup. The potential flooding associated with wave runup is discussed further in the next section. Site drainage due to waters other than from the ocean are mitigated through the site drainage plan designed by the project civil engineer. Due to its elevation above the ocean, the height of revetment, and the development of a site drainage plan the habitable portions of the proposed development should be reasonably safe from sustained flooding.

Wave Attack & Wave Runup

The site is safe from direct wave attack due to the presence of the revetment and The Strand. Under the extreme, worst case (~100 year), oceanographic conditions the revetment, at elevation + 11.5 feet MSL, can be overtopped at a rate of about 3.3 ft³/s-ft. This is about 1.5 feet of water coming over the top of the revetment for each wave (18 second period) and onto The Strand. Any overtopping that occurs will easily flow across The Strand to the site. A review of the plans shows that the seaward facing portions of residential structures will be designed such that wave runup water cannot flow directly into the residence. Ocean waters that make it across The Strand to the residences will be reflected back to the ocean. The open areas for the driveway access and in between the residences will be subject to flooding from wave overtopping. This flooding can be mitigated and managed as discussed in the recommendations section below.

CONCLUSIONS

- A. The existing revetment fronting the site will be subject to wave overtopping during storms similar to the 1982-83 winter.
- B. A worst case wave event, similar to the January of 1988 or the winter of 1982-83, will produce wave overtopping of the revetment at elevation ~+11.5 feet MSL. This overtopping will amount to about 3.3 ft³/s-ft. This amount of overtopping will occur on each wave cycle but only during about a 60 minute window when sea level is the highest during spring tides.

- C. During extreme wave events coinciding with an extreme high tide, wave runup will flow onto The Strand and ultimately onto the site. The water depth will be on the order of one foot, with possible instantaneous water elevations greater than 1 foot. Minor site washout may occur from this overtopping but such temporary flooding is acceptable as per code standards.
- D. The presence of the quarry stone revetment and the asphaltic paved street, The Strand, will protect the property from direct wave attack. However, cobbles may be propelled by wave action over The Strand and onto the property causing minor damage.
- E. The existing revetment varies in height at about elevation +11.5' MSL and is above the FEMA 100-year still water elevation of +11.0' MSL. The finished first floor elevation above +14 feet MSL is above the FEMA 100-year still water elevation.

RECOMMENDATIONS

- A. Long term stability of the site will depend on the proper maintenance of the revetment. This is the responsibility of the City of Oceanside. Maintenance includes replacement of the stones lost due to the combined effects of settlement, scour, and wave action dislodging the stones.
- B. Flooding damage can be reduced by controlling the way water flows onto the property and by designing the proposed new structures and landscape improvements with this type of minor flooding in mind. This type of design consideration is classified as a good practice, although not currently a mandatory condition of local or FEMA approval.
- C. The use of flood shields across the garage entrance and between structures, such as a solid gate or even temporary flood shields such as sand bags, will significantly reduce nuisance flooding of the garage and between buildings. The use of water proof construction material for the lower two feet of the structures will reduce/eliminate nuisance water damage. The site drainage plan should include methods to collect and convey any flood waters.
- D. Final plans for the development should be reviewed for additional comments and approved for conformance with this wave runup and coastal hazard study.

LIMITATIONS

Coastal engineering is characterized by uncertainty. Professional judgements presented

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herein are based partly on our evaluation of the technical information gathered, partly on our understanding of the proposed construction, and partly on our general experience. Our engineering work and judgements have been prepared in accordance with current accepted standards of engineering practice; we do not guarantee the performance of the project in any respect. This warranty is in lieu of all other warranties expressed or implied.

Sincerely,

David W. Skelly MS, PE
Coastal Engineer
RCE# 47857

REFERENCES

FEMA, 2003, Guidelines and Specifications for Flood Hazard Mapping Partners.

Inman, D.L. and S.A. Jenkins, 1983, "Oceanographic Report for Oceanside Beach Facilities", prepared for the City of Oceanside, California, 206 pp.

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USACOE 1984 Shore Protection Manual.

USACOE 1988 CCSTWS report #88-6 "Historic Wave and Water Level Data Report San Diego Region."

USACOE 1991, CCSTWS "State of the Coast Report San Diego Region."

USACOE 2004 Coastal Engineering Manual.