



DATE: July 23, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE MAP (T-13-04), DEVELOPMENT PLAN (D-31-04) AND CONDITIONAL USE PERMIT (C-44-04) FOR A SIX-LOT SUBDIVISION AND DEVELOPMENT OF SINGLE-FAMILY DETACHED RESIDENCES AT 2119 WILLOWBROOK DRIVE. THE PROJECT SITE IS ZONED RE-B-SP (RESIDENTIAL ESTATE-B-SCENIC PARK OVERLAY) AND IS SITUATED WITHIN THE GUAJOME NEIGHBORHOOD – BREANNA ESTATES PHASE II – BREANNA ESTATES PHASE II, LLC**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Adopt the Mitigated Negative Declaration for the Breanna Estates Phase II, in light of the whole record that the project will not have a significant effect on the environment, and that the Mitigated Negative Declaration reflects the independent judgment of the Planning Commission; and
2. Adopt Planning Commission Resolution 2007-P37 approving Tentative Map (T-13-04), Development Plan (D-31-04) and Conditional Use Permit (C-44-04) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The site is located in the 2100 block of Willowbrook Drive and is situated between the Breanna Estates Phase I (2001-P37) and the Sonoda (2006-P37) developments. The applicant, Breanna Estates Phase II LLC, requests to create a six-lot subdivision and construct six single-family detached homes on a 2.15 acre site adjoining Guajome Regional Park.

Site Review: The project site has a Land Use designation of Estate B Residential (EB-R) and is situated within the Residential Estate B Zoning District with a Scenic Park Overlay District (RE-B-SP).

The site consists of approximately two acres of partially developed land. The eastern portion of the property is currently occupied by a single-family residence with scattered trees and grass, as well as a septic tank and associated leach field.

Topography: The property is bounded by Willowbrook Drive on the west, a developed residential subdivision (Breanna Estates Phase I) on the south, partially developed parcels to the north (including the Sonoda subdivision), and Guajome Regional Park to the east. A 45-foot high descending natural slope is east of the project site. Topographically, the property is characterized by gently sloping terrain. Elevations vary from a high of 298 feet MSL (Mean Sea Level) at the eastern portion of the property to a low of 273 feet MSL at the western edge of the site.

Biology: In addition to Guajome Regional Park being topographically lower than the project site, trees along the perimeter of the site tend to further isolate it from the parkland below. While some wildlife species are likely to forage on-site, sensitive species are not expected. No sensitive biological resources that would constrain development of the site are present on-site or are expected.

David Flietner, Biologist and Botanist, of Dudek and Associates found two plant communities are present on-site. A total of 18 plant species were identified by Mr. Flietner during a site survey on May 23, 2004, consisting of five (28%) native species and 13 (72%) non-native species. Observed native plant species include: *Schinus molle* (Peruvian pepper-tree); *Foeniculum vulgare* (fennel); from the sunflower family: *Ambrosia psilostachya*, *Conyza canadensis*, *Deinandra fasciculata*, *Lactuca serriola*, and *Sonchus oleraceus*; *Brassica nigra* (black mustard); *Atriplex semibaccata* (Australian saltbrush); *Eremocarpus setigerus* (doveweed); *Erodium cicutarium* (red-stemmed filaree/ storksbill); *Sisyrinchium bellum* (blue-eyed-grass); and from the grass family the following non-native species: *Avena fatua*, *Bromus hordeaceus*, *Cortaderia selloana*, *Cynodon dactylon*, *Hordeum marinum* ssp. *gussoneanum*, and *Lolium multiflorum*.

No vegetation communities or plant species considered sensitive by the City of Oceanside, California Department of Fish and Game, or US Fish and Wildlife Service were observed on-site by Mr. Flietner. Due to the disturbed nature of the site and existing development and land uses, no undetected sensitive plant or wildlife species are anticipated to occur.

Archaeology: An archaeological survey and testing program was conducted by Brian F. Smith and Associates on May 25 and 26, 2005 for the Breanna Estates Phase II project. The purpose of the study was to evaluate the significance of a

known cultural resource, Site SDI-15,889, a portion of which is located within the project boundaries. In addition, a survey was conducted to determine if any previously unidentified cultural resources were located within the project area; no such resources were identified. The range of artifacts and ecofacts at site SDI-15,889 suggest that resource procurement, processing, and cooking, as well as lithic tool manufacture and maintenance were primary site activities. The eastern portion of the project area does not exhibit cultural deposits as deep or as concentrated as the southern portion of the site. The current project area also shows evidence of disturbance, including cutting and grading resulting from agricultural activities. Due to the disturbed condition of the property and minimal artifact recovery, Site SDI-15,889 is considered as lacking research potential; therefore, the site is considered not significant according to the California Environmental Quality Act and the City of Oceanside guidelines. However, the proposed project is specifically conditioned to require that a qualified archaeological monitor be present for all earth moving activities, particularly in the eastern and southern portions of the project area. An archaeological monitor will facilitate the identification and review of any subsurface cultural resources exposed during project activities.

Project Description: The project application is comprised of three components, a tentative subdivision map, development plan, and conditional use permit, as follows:

Tentative Subdivision Map No. T-13-04 represents the following:

1. To permit the division of 2.15 acres of land into six parcels pursuant to Section 301 of the Oceanside Subdivision Ordinance. A vehical access easement is proposed to cross the six lots along the northern boundary of the project site.

Development Plan No. D-31-04 represents the following:

2. To construct six single-family detached homes pursuant to Section 1050 of the Oceanside Zoning Ordinance. The applicant's proposal includes three floor plans, as summarized below in Table 1.

Table 1. Proposed floor plan summary

Plan Number	No. of Units	Floor Area	No. of Bedrooms	Garage	Stories
2492	2	2,492 SF	3 bed	two car	2
2656	2	2,656 SF	4 bed	three car	2
2828	2	2,828 SF	3 bed	three car	2

Architectural details are unique to each of the three building designs and these details are applied to each building elevation. For example, all entries on Plan 2656 are covered and each design's street facing fenestration is continued on the side and rear elevations of the residences.

Conditional Use Permit No. C-44-04 represents the following:

3. To permit development above the base density (1 dwelling unit per gross acre) and to permit 2.79 dwelling units per gross acre, pursuant to Section 1050(B) of the Oceanside Zoning Ordinance.

ANALYSIS

The project is subject to the following ordinances and city policies:

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

KEY PLANNING ISSUES

1. General Plan Conformance

A. Land Use Element I. Community Enhancement

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

Objective 1.2 Site Design: To provide high-quality site design, all proposed land development projects shall take advantage of natural or manmade environments to maximize energy conservation, natural air circulation, public safety, visual aesthetics, private and common open spaces, privacy, and land use compatibility.

Objective 1.22 Landscaping: The enhancement of community and neighborhood identity through landscaping requirements that frame and soften the built environment consistent with water and energy conservation.

Policies:

- A. Existing mature trees shall be retained wherever possible.
- B. Mature trees removed for development shall be mitigated by replacement with an appropriate type, size, and number of trees.
- C. Drought-tolerant materials, including native California plant species, shall be encouraged as a landscape type.

- F. A buffer of landscaping shall be required between the built environment and lands left in a natural or open state. The landscape buffer shall be of sufficient size and shall use plant materials that will retard the spread of wild fire.

The Breanna Estates Phase II application proposes larger lot sizes than typically found in an RE-B District. The land use design includes private street access to the six residential lots and two lots have unobstructed views of Guajome Regional Park's open space.

The application proposes on-site mitigation for the loss of existing mature trees and the loss of required street trees. Tree mitigation shall be on-site. Drought-tolerant, native California plant species, and fire-retardant plant material is proposed and addressed by specific landscape conditions. Fire Prevention has similarly conditioned landscaping within 50 feet of the eastern boundary of the project area. These conditions limit the minimum distance between plants. While Fire Prevention conditions limit the spacing of plants between the built environment and the open space of Guajome Regional Park, landscaping is proposed and conditioned to provide a buffer within the rear yards of Lots 5 and 6.

Objective 1.24 Topographic Resources: To ensure that development preserves and enhances the unique beauty and character of the City's natural topographic features and does not contribute to slope instability, flooding, or erosion hazards to life and property.

Policies:

- C. Grading permits shall not be issued until all appropriate discretionary actions by the City and other responsible agencies approving the development have been granted.
- I. The structural quality of the soil and geologic conditions shall be incorporated into the site design and determine the method and type of construction. Slope stability shall be ensured during and after construction.
- M. The amount of impervious surfacing shall be limited and shall be designed to support the natural drainage system.
- P. Site disturbance shall be limited to the minimum area necessary as construction proceeds.
- Q. Groundcover shall be re-established as early as possible as construction proceeds.

- R. Topsoil from excavated areas shall be stockpiled for reuse on the site where appropriate.

The preliminary grading plan and the tentative subdivision map continue the characteristics identified with the Guajome Neighborhood, including views of park lands and larger lots. The proposed design preserves the natural topographic features of the area and it does not contribute to slope instability and erosion hazards.

The project requires 16,120 cubic yards of cut and 16,120 cubic yards of fill. The proposed grading includes rounding slopes and creating contours that blend with the existing topography. Previous site grading has historically be associated with on-site agricultural activity. Up to four-foot retaining walls are proposed along the southern boundary of the development. (These walls would be contiguous with the Breanna Estates Phase I development.)

A geotechnical investigation has been completed. The site is considered suitable for the proposed six-lot development. A Storm Water Management Plan has been reviewed and approved by the City Engineer. The Storm Water Management Plan does adequately meet the stormwater requirements of the City of Oceanside. Potential hazards of erosion and sedimentation have been avoided through incorporating Best Management Practices and the design of a suitable site drainage system. Best Management Practices include site design (landscaping and gravel-pave), source controls (homeowner outreach and storm drain signage), and treatment control (catch basin inlet inserts, stormwater separator unit, and the use of pervious pavement).

The project is specifically conditioned to limit site disturbances to a minimum; to re-establish groundcover as early as possible; and to stockpile topsoil from areas for reuse on the site.

1.3 Special Management Areas:

Objective: To provide special management of sensitive historical, cultural, recreational, and environmental areas and areas with unique planning considerations within the City.

1.37 Guajome Regional Park Sphere of Influence:

Objective: To protect the valuable natural and cultural resources of Guajome Regional Park by insuring that future development in areas adjacent to or visible from Guajome Regional Park will be compatible with its recreation and scenic areas.

Policies:

- A. The City shall recognize the sphere of influence boundary line established by the Cities of Oceanside and Vista, the Board of Supervisors of San Diego County and the Guajome Regional Park Area Planning and Coordinating Committee (see Figure LU-15).
- B. The City shall solicit the Guajome Regional Park Area Planning and Coordinating Committee for comments and recommendations on proposed projects within the Guajome Regional Park Sphere of Influence during the development review process.
- C. Proposed projects within the Guajome Regional Park Sphere of Influence shall be subject to the following objectives and policies:

Objective: To ensure that structures shall be visually compatible with the open space nature of Guajome Regional Park.

Policies:

- D. Building exteriors shall have textured surfaces and extensive use of natural building materials for accents and treatments.
- E. The colors of exterior surfaces of structures shall be tones compatible with the surrounding landscape and not bright, glossy, or otherwise visually out of character with the natural setting.
- F. Structures shall not be permitted on slopes abutting Guajome Regional Park.
- G. Deep landscaped setbacks shall be maintained on yards abutting Guajome Regional Park and those abutting rights of way which border the park.
- H. Structures shall be oriented to preserve views from Guajome Regional Park, the development, and surrounding properties.

Objective: To ensure that property altered by development remains compatible with the environment of Guajome Regional Park.

Policies:

- I. Cut slopes visible from Guajome Regional Park shall be revegetated with a mixture of drought-tolerant and native plant species.

- J. Properties abutting Guajome Regional Park shall provide a transition area between landscaped areas and natural vegetation.
- K. Vegetation clearance shall only be conducted immediately prior to grading and replanting shall commence immediately afterward.
- L. Developments shall integrate features such as landscaping, open areas, and pathways with those of Guajome Regional Park while also establishing a clear demarcation between public and private property.

A sphere-of-influence boundary line has been established by the surrounding jurisdictions. Staff attempted to contact the Guajome Regional Park Area Planning and Coordinating Committee for their comments and recommendations on the proposed project. San Diego County District Park Manager, Mr. Jake Enriquez, has clarified that this committee does not meet and is has most likely disbanded.

The proposed residential structures are visually compatible with the open space nature of Guajome Regional Park, because the color palette (Sunrise, Tawny, and Cypress) are tones compatible with the surrounding natural landscape. Bright, glossy paints are not proposed. The site design includes side and rear yard areas that exceed the minimum distance requirements. Lot 5, which adjoins the park land, is proposed to have a rear yard that is more than 80 feet in depth. (Please note that detailed examples of General Plan Land Use Element 1.37 Policies D-L compliance are provided within the analysis subsection 2. Zoning Compliance items a-h).

Native and drought-tolerant plant species have been required by condition and are shown on the Conceptual Landscape Plan. The deep rear yards of the lots abutting the park lands and the natural topographic change within the park provides a suitable transition between the proposed development and the natural environment of the park lands. Direct access or integrating pathways with those of Guajome Regional Park has been discouraged. While the project site abuts the park, the shared boundaries do not include an egress point onto the park lands.

B. Land Use Element II. Community Development

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

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

Policies:

- A. No proposed division of land or real property shall be created which fails to implement the General Plan, City policies and ordinances, or development standards.
- B. Any City action creating a legal division of land or real property shall identify and consider adjacent and surrounding land uses and land divisions to assure compatibility and proper integration.
- C. A subdivision of land or real property must provide adequate on-site improvements consistent with the general plan, including street design, drainage and sanitary facilities, and easements.
- D. A subdivision of land or real property must include provisions for off-site improvements or the payment of fees for off-site improvements consistent with the General Plan, including temporary and permanent school facilities, road and bridge improvements, parks, and sewers.
- E. A subdivision of land or real property must be designed to accommodate, protect, and preserve environmentally sensitive areas identified in the General Plan.

The proposal satisfies many of the policies of the General Plan, including implementation of local standards and regulations. The General Plan Land Use Map designation on the subject property is Estate B Residential (EB-R). The proposed project is consistent with this designation and compatible with surrounding land uses, which include *Single-Family Residential* and *Park and Recreation Facilities*. Table 2 provides comparisons with adjacent lots.

Table 2. Land Use compatibility with surrounding developments

Location	General Plan	Zoning	Land Use
Subject Property:	EB-R	RE-B-SP	Residential
North of the site	EB-R	RE-B-SP	Residential
East of the site	City of Vista	City of Vista	Park and Recreation Facilities (Guajome Regional Park)
South of the site	EB-R	RE-B-SP	Residential
West of the site	EB-R	RE-B	Residential

The proposed on-site facilities and drainage are adequate. Off-site improvements and the payment of fees are identified in the proposed resolution. The design accommodates the environmentally sensitive areas identified in the General Plan.

Objective 2.02 Residential Subdivision: To assure residential subdivisions of land shall be of sufficient size, dimensions, and topography to promote overall community enhancement, and the aesthetic and efficient functioning of the particular residential unit.

Policies:

- A. Individual residential parcels shall provide building pad areas of sufficient size and dimensions to accommodate an aesthetically pleasing and efficient dwelling unit.
- B. Individual residential parcels shall be organized or laid out in a fashion that promotes functional and aesthetically pleasing neighborhoods.
- C. Individual residential parcels shall provide building pad areas that are reflective of the minimum lot area established for the area.
- D. Individual residential parcels that have large unusable areas shall be discouraged.

To promote overall community enhancement, the applicant proposes constructing six single-family detached homes and subdividing the land to create gross lot sizes between 0.31 and 0.42-acres. (The net lot sizes range between 10,223 square feet and 13,981 square feet.) The design avoids creating unusable areas of land and the proposal is typical of subdivisions with the Guajome Neighborhood.

Objective 2.3 Residential Development: To direct and encourage the proper type, location, timing, and design of housing to benefit the community consistent with the enhancement and establishment of neighborhoods and a well balanced and organized City.

2.32 Potential Range of Residential Densities Policy B: Residential projects that possess an excellence of design features shall be granted the ability to achieve densities above the base density. Project characteristics that exceed standards established by City policy and those established by existing or approved developments in the surrounding area will be favorably considered in the review of acceptable density within the range. Such characteristics include, but are not limited to the following:

- 1) Infrastructure improvements beyond what is necessary to serve the project and its population.
- 2) Lot standards (i.e. lot area, width, depth, etc.) which exceed the minimum standards established by City policy.

- 3) Development standards (i.e. parking, setbacks, lot coverage, etc.) which exceed the standards established by City policy.
- 4) Superior architectural design and materials.
- 5) Superior landscape/hardscape design and materials.
- 6) Superior recreation facilities or other amenities.
- 7) Superior private and/or semi-private open space areas.
- 8) Floor areas that exceed the norm established by existing or approved development in the surrounding area.
- 9) Consolidation of existing legal lots to provide unified site design.
- 10) Initiation of residential development in areas where nonconforming commercial or industrial uses are still predominant.
- 11) Participation in the City's Redevelopment, Housing, or Historical Preservation programs.
- 12) Innovative design and/or construction methods that further the goals of the General Plan.

The effectiveness of such design features and characteristics in contributing to the overall quality of a project shall be used to establish the density above base density. No one factor shall be considered sufficient to permit a project to achieve the maximum potential density of a residential land use designation.

The applicant proposes a density of 2.79 dwelling units per gross acre, which exceeds the base density but not the maximum potential density within the RE-B District of 3.5 dwelling units per gross acre. The proposed unit type, single unit-conventional (SU-C), is consistent with the Estate B land use designation.

The proposed lot area exceeds the minimum requirement (10,000 square feet). The proposed net lot area ranges between a minimum of 10,223 and a maximum of 13,981 square feet. Similarly, the typical lot width proposed is 85 feet of frontage and this exceeds the minimum requirement by 15 feet. The proposed lot coverage is below the maximum 35 percent allowed. Proposed lot coverage ranges between 18 percent and 27 percent of the lot area. The proposed side loaded garages exceed zoning requirements and contribute to improved site design. Landscape materials, by condition, shall meet local fire resistance requirements, be

drought tolerant, and be California native species. The proposal includes paving the driveways with decorative, pervious material (gravelpave).

The proposed subdivision will contribute to the overall vitality of residential areas in Oceanside, and more particularly to the Guajome Neighborhood. This proposal to subdivide a 2.15-acre site into six residential lots will continue an appropriate and orderly community enhancement with respect to SU-C developments within the Guajome Neighborhood.

2. Zoning Compliance

This project is located in the Residential Estate B District (RE-B) and is subject to the Scenic Park Overlay District. The proposal complies with the requirements of these districts. Table 3 summarizes the proposed and applicable residential development standards for the project site.

Table 3. Residential Development Standards Section 1050

	Required	Proposed
Minimum lot area	10,000	10, 223 SF to 13,981 SF
Minimum lot width	70 feet	varies see note 1.
Parking spaces	two car garage	two & three car garages
Front yard	25 feet	25 feet
Corner side yard (Lot 1)	15 feet	18 feet
Interior yard	7.5 feet	7.5 feet
Rear yard	20 feet	20 feet
Maximum height	36 feet (see #d below)	24.25 to 24.75 feet
Maximum coverage	35% of the lot	18% to 27% of the lot

Note 1. Pursuant to Section 1050, the minimum lot width is 70 with an exception for lots located on a cul-de-sac. Lots on a cul-de-sac are subject to Section 1050(Z), wherein the minimum lot width is 40 feet of frontage. The median lot width is approximately 85-feet of frontage.

The majority of the proposed side yards exceed the 7.5-foot minimum requirement; for example, lots 3, 4, 5, and 6 have a minimum side yard of 14.7 feet. The majority of the proposed rear yards exceed the 20-foot requirement; for example, lots 2, 3, and 5 have a minimum rear yard of 22 feet.

Scenic Park Overlay District Development Regulations include eight criteria: general, grading limitations, view preservation, building height, building materials and finishes, parking and loading, utilities, and signs. Staff finds that the proposal complies with Section 2204, as follows:

a. General. The proposed six-lot development includes proposals that respect the existing topography; native and fire retardant plant materials are proposed; the proposed colors (Sunrise, Tawny, and Cypress) are colors found in the natural environment; and the proposal is in character with the surrounding area.

The naturally occurring 45-foot elevation change within the adjacent park will reduce the visibility of the development from the views within the park.

A low fuel, drought tolerant landscape concept plan has been designed (and conditioned) for the proposed slopes. Low fuel, drought tolerant native plant species will be incorporated to the maximum extent possible. The eastern 50 feet of the project site (adjacent to the Guajome Regional Park property line) is designed to maintain a defensible space for fire suppression and to protect structures from radiant and convective heat. Within this area specific design criteria are recommended to improve fire protection, including the following: (1) No combustible construction, groves, firewood, propane tanks, fuel, combustible native or ornamental vegetation shall be allowed; (2) Mature trees less than 18 feet tall may be planted 40 feet on center and must be canopied six feet from ground level or limbed up; (3) Tree limbs within 10 feet of chimney outlets or dead limbs overhanging structures is not recommended; and (4) on less than 20 percent slopes within the project area landscape shall be planted with an on-center distance equal to twice the mature plant's height; and on 21 to 40 percent slopes, the recommendation is plant placement be a distance equal to four times the mature plant's height.

b. Grading limitations. The grading plans have minimized alterations of existing natural or artificial contours of land. No major ridge lines are altered. All contours altered by grading shall be covered by topsoil and planted with fire retardant, drought tolerant, and native plant materials typically found in adjacent areas, such as Guajome Regional Park.

The proposed project will not significantly alter drainage patterns on the site. The project will add approximately 0.79 acres of impervious area (39.5 percent of the project site) in the form of rooftops, streets, and access roads. The proposed cut and fill slopes will have a height of less than 10 feet and an inclination of 2:1. Grading will consist of maximum cut and fill depths of roughly 10 feet to create individual pads and a cul-de-sac.

c. View preservation. Structures are oriented to preserve views of the Guajome Regional Park.

d. Building height. None of the proposed residential structures exceed 25 feet in height. Pursuant to Section 2204.D, homes located on lots 5 and 6 are limited to a maximum height of 25 feet.

e. Building materials and finishes. The primary exterior finish proposed is stucco colored either Sunrise (Plan 2828), Tawny (Plan 2492), or Cypress (Plan 2656). These are principally earth tones and they are complimentary to the surrounding area. The roofs are proposed to be covered with a Rancho Cordova Blend roof tile. The fencing along Guajome Regional Park shall be to the satisfaction of the Fire Prevention Division and either constructed of chain link fencing clad with

black vinyl (thus matching T-7-00 Breanna Estates Phase I) or tubular steel fencing (thus matching T-5-04 Sonoda).

f. Parking and loading. All of the garages are designed to be side loading. The garages are not visible from Guajome Regional Park.

g. Utilities. The proposal includes the undergrounding (or conversion) of overhead utilities. Amateur and professional radio transmitting and relay equipment shall not be allowed in the Scenic Park Overlay District in accordance with Section 3025 of the Zoning Ordinance.

h. Signs. No roof signs or painted wall signs are permitted and they are not proposed. No pole signs are proposed. No off-site signs are proposed. No temporary promotional signs or political signs shall be permitted.

3. Subdivision Ordinance Compliance

The proposed project is subject to the Subdivision Map Act and the Oceanside Subdivision Ordinance (Article IV Tentative subdivision maps - five or more parcels). Pursuant to Section 401 of the Subdivision Ordinance, this proposed Tentative Subdivision Map has been prepared in a manner acceptable to the Engineering Department.

4. California Environmental Quality Act Compliance

This project has been evaluated by the City Planner in accordance with Section 21080(c) of the California Environmental Quality Act (CEQA). On June 18, 2007, the City Planner determined that the project as proposed will not have a potentially significant adverse effect on the environment and issued a Mitigated Negative Declaration. The basis for the determination is the Initial Study prepared pursuant to Section 15063 of CEQA Guidelines. There are four environmental factors potentially affected by this proposal: biological resources, geology and soils, hazards and hazardous materials, and hydrology and water quality. A summary of the mitigation measures, the Mitigated Negative Declaration, and Initial Study are attached herein.

DISCUSSION

Issue: The nominally developed site may have cultural deposits that require capturing, cataloging, and preservation.

Recommendation: A qualified archaeological monitor is required by condition to be present during all earth moving activities within the project boundaries.

Issue: The site is subject to the Scenic Park Overlay development criteria.

Recommendation: The proposal meets or exceeds the development criteria of the overlay district. Lots 5 and 6 are subject specific limitations, especially the height limitation of 25 feet and fire prevention requirements.

Issue: Fire Prevention Division recommends restrictive conditions for Breanna Estates Phase II regarding sprinklers and vegetation.

Recommendation: The project site is adjacent to the undeveloped lands of Guajome Regional Park. Therefore, the fire protection plan prepared by Lamont Landis recommends that each of the residential units be required, by condition, to have fire protection sprinklers installed and to meet specific landscape criteria intended to protect the proposed structures in the event of a fire.

Issue: Staff has prepared specific conditions to augment and or supersede the Conceptual Landscape Plan.

Recommendation: Adopt recommended landscape conditions requiring on-site tree mitigation for the loss of mature trees and the loss of street trees; and requiring the use of California native plants, drought tolerant plants, and fire resistant plants.

ENVIRONMENTAL DETERMINATION

Staff has reviewed the environmental assessment and determined that no significant impacts are anticipated as a result of the proposed project that could not be mitigated to a level of insignificance with proper design. Subsequently, a Mitigated Negative Declaration was prepared pursuant to the provisions of the California Environmental Quality Act.

The Planning Division advertised that a draft Mitigated Negative Declaration would be posted for 20 days with the Office of the San Diego County Clerk commencing on June 22, 2007 and ending on July 12, 2007. No comments, either verbal or written were received as of the writing of this report.

Prior to any action on July 23, 2007, it is necessary for the Planning Commission to review and act on the Mitigated Negative Declaration. Staff, in its initial study of the project, is recommending that the Mitigated Negative Declaration be approved with finding and mitigation measures.

PUBLIC NOTIFICATION

A legal notice was published in the North County Times on Friday, July 13, 2007, and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and or organizations requesting notification, the

applicant, and other interested parties. As of July 16, 2007, no communication supporting or opposing the request had been received.

SUMMARY

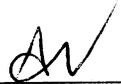
The proposed Tentative Subdivision Map (T-13-04), Development Plan (D-31-04), and Conditional Use Permit (C-44-04) are consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets or exceeds all applicable development standards. The project is compatible in terms of residential product type and density with the surrounding neighborhood. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

1. Adopt the Mitigated Negative Declaration for the Breanna Estates Phase II, in light of the whole record that the project will not have a significant effect on the environment, and that the Mitigated Negative Declaration reflects the independent judgment of the Planning Commission; and
2. Adopt Planning Commission Resolution 2007-P37 approving Tentative Map (T-13-04), Development Plan (D-31-04) and Conditional Use Permit (C-44-04) with findings and conditions of approval attached herein.

PREPARED BY:


Juliana von Hacht
Associate Planner

REVIEWED BY:


Amy Volzke, Principal Planner

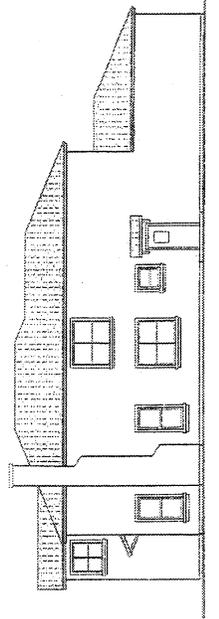
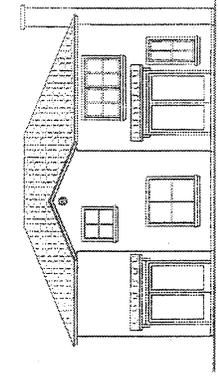
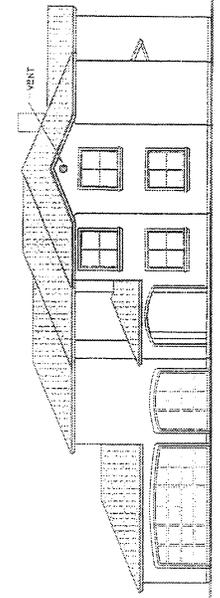
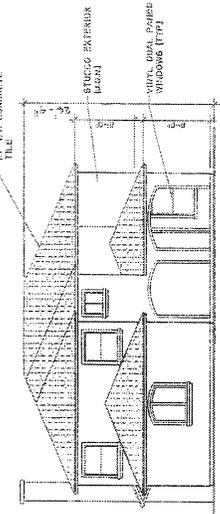
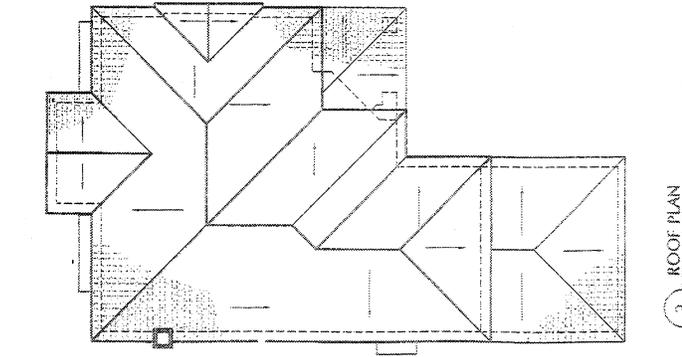
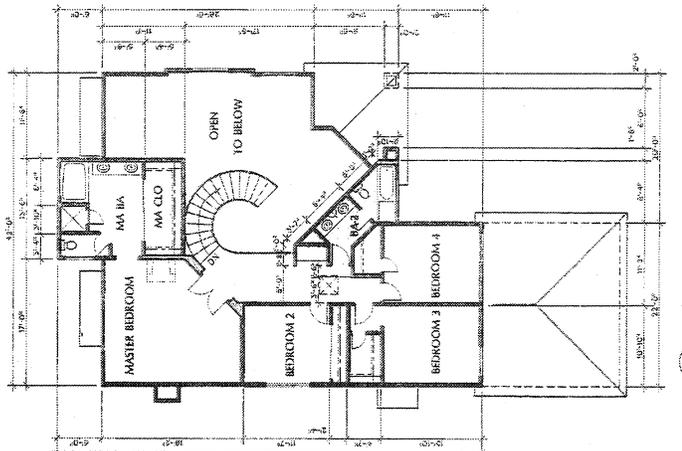
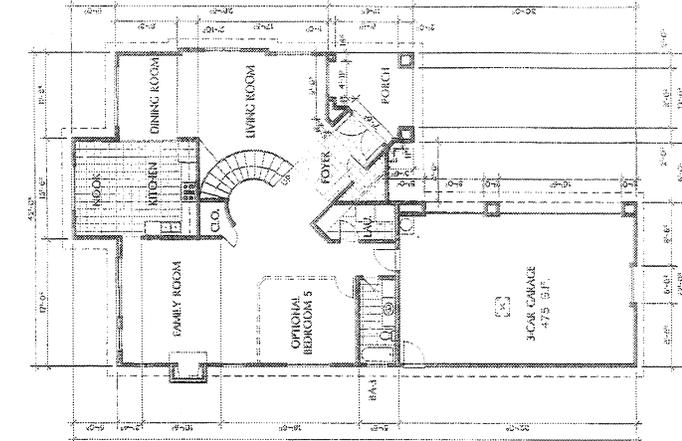
SUBMITTED BY:


Jerry Hittleman
City Planner

JH/jh/fil

Attachments:

1. Tentative Subdivision Map/Development Plans/Conceptual Landscape Plan
2. Planning Commission Resolution No. 2007-P37
3. Mitigated Negative Declaration, list of mitigation measures, Initial Study



ARCHITECT:
 ARCHITECTURE
 1000 BAYVIEW, CA 94034
 TEL: 415.435.1000
 FAX: 415.435.1001
 PAUL LONGTON
 PRINCIPAL

PROJECT:

OWNER:
 CUCUMBER, CA 94003

OWNER REF:
 3800 BAYVIEW LANE
 SUITE 100
 SAN BRUNO, CA 94066

OWNER REF:
 3800 BAYVIEW LANE
 CUCUMBER, CA 94003
 (925) 722-8904

RELEASE DATE:
 08/21/05

DRAWING STATUS:
 NOT FOR CONSTRUCTION
 NOT FOR PERMITTING
 NOT FOR RECORDING
 NOT FOR ARCHIVING

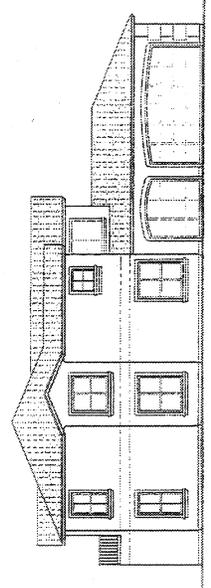
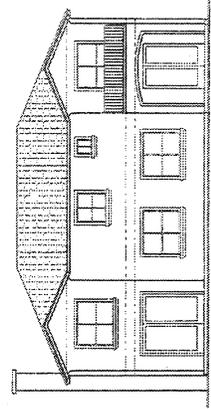
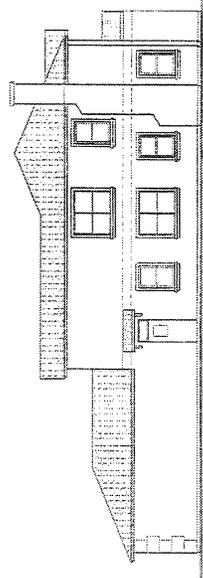
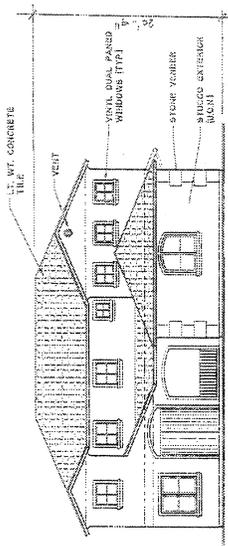
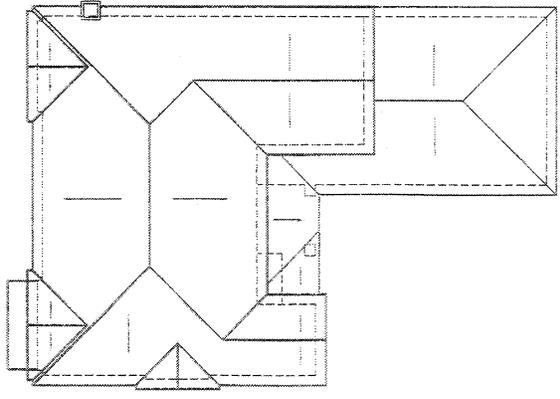
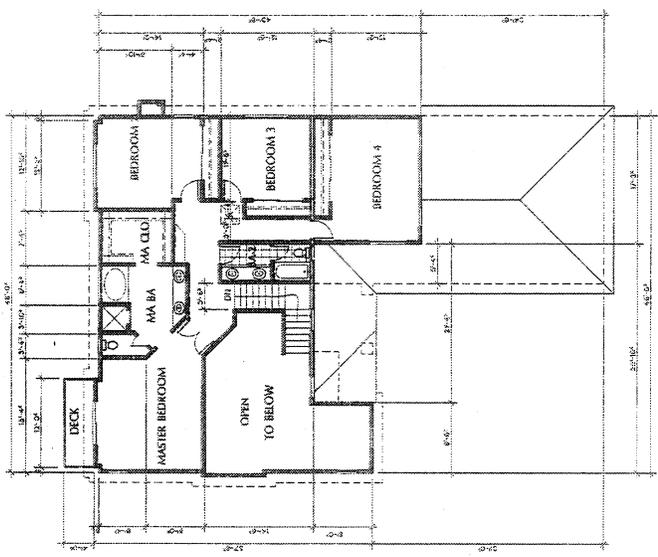
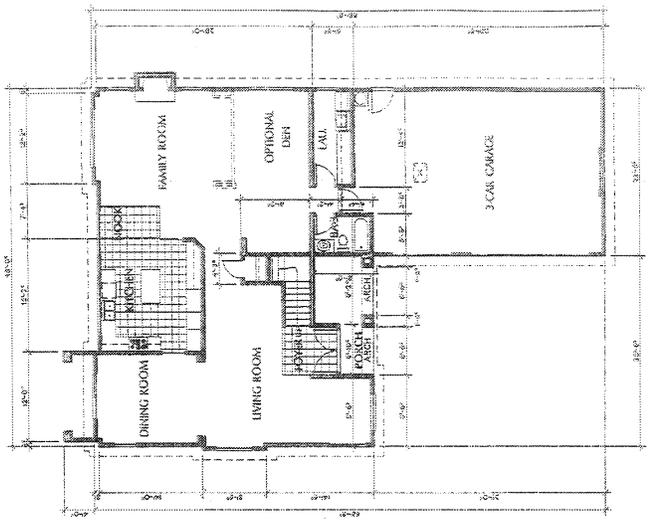
DATE:
 08/21/05

DESIGNER:
 MGR

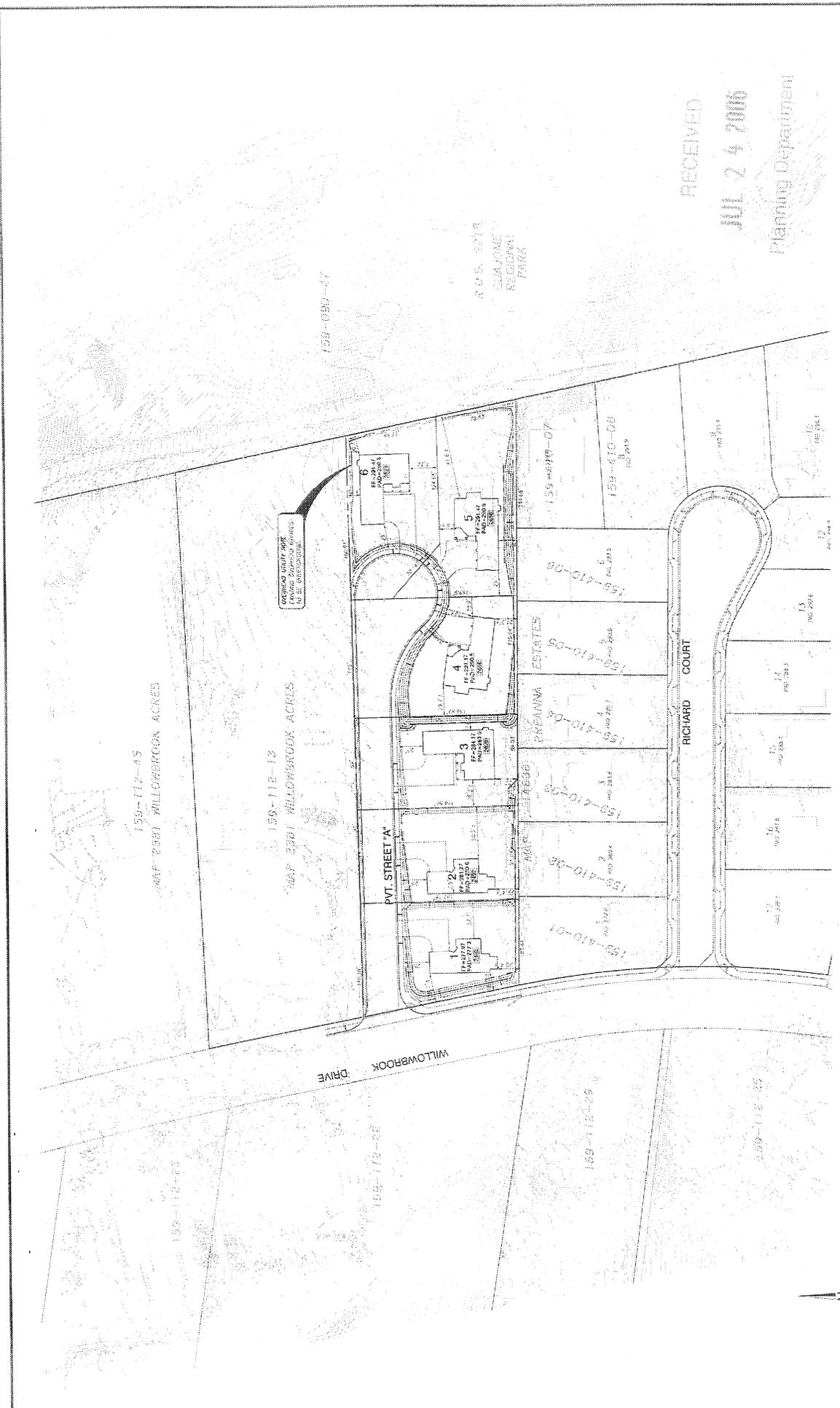
CHECKED BY:
 PL

SHEET TITLE:
 PLAN 2028
 PP's & ELEV

SHEET NO.:



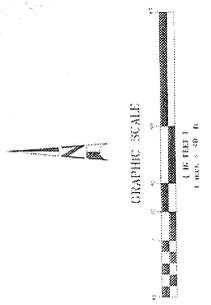
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 Planning Department

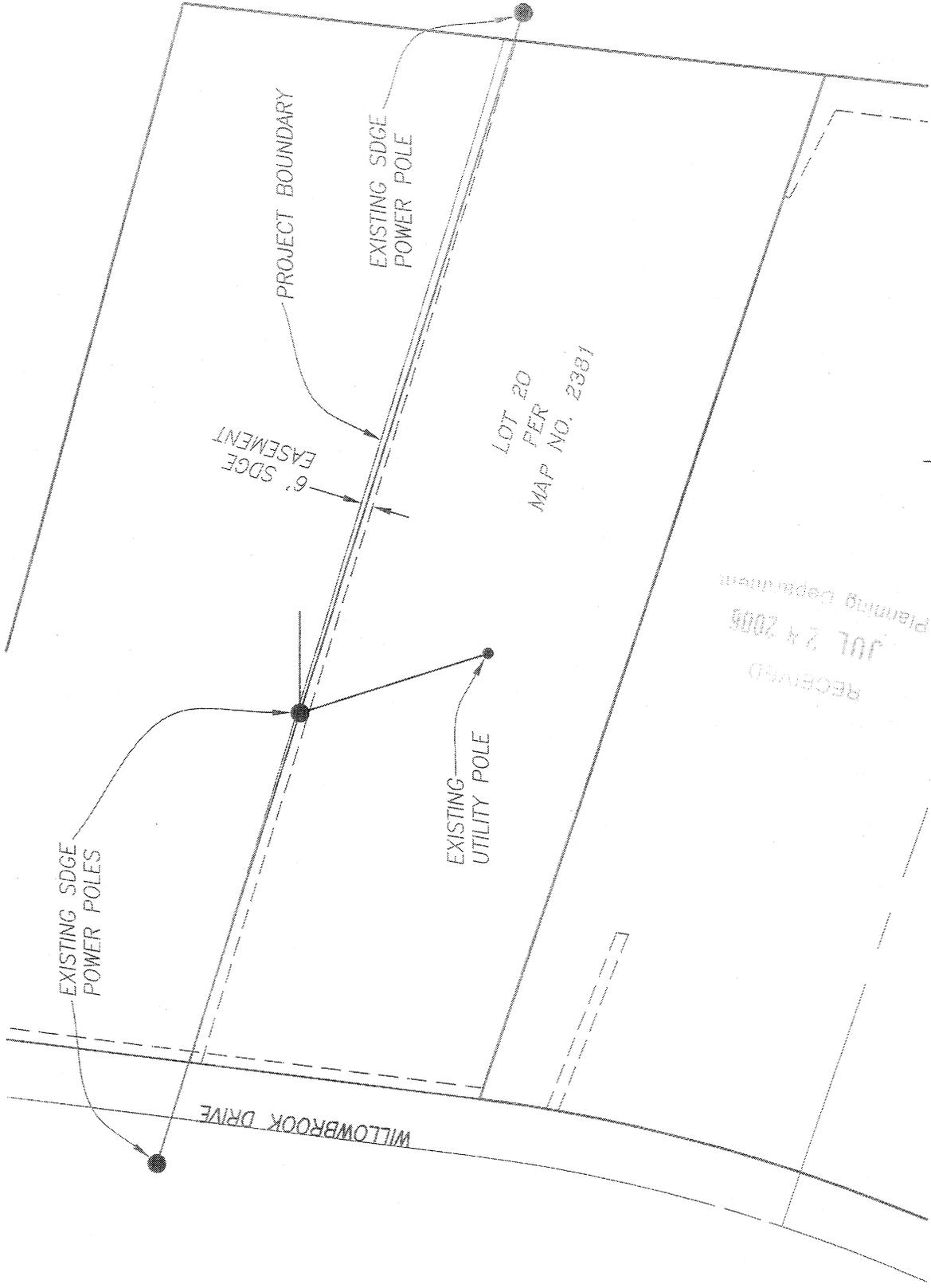
TENTATIVE MAP / DEVELOPMENT PLAN
 CONDITIONAL USE PERMIT / PRELIM. GRADING PLAN
BREANNA ESTATES II
 City of OceanSide, California

PREPARED BY:
Lundstrom + Associates
 CIVIL ENGINEERS LAND SURVEYORS
 17151 BAYVIEW AVENUE SUITE 200 OCEANSIDE, CA 92056
 TEL: 760.434.1100 FAX: 760.434.1101

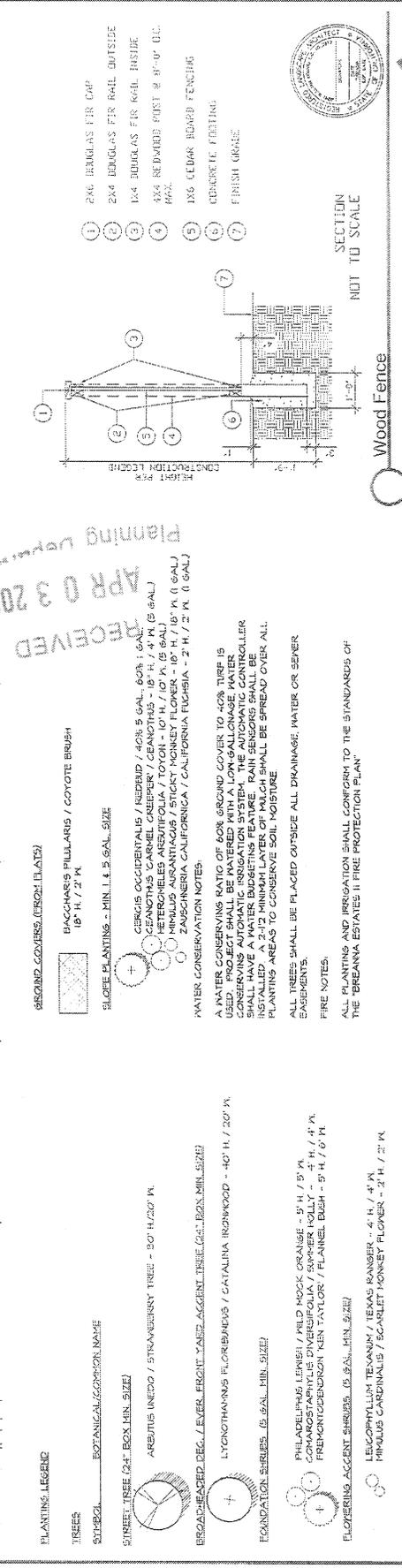
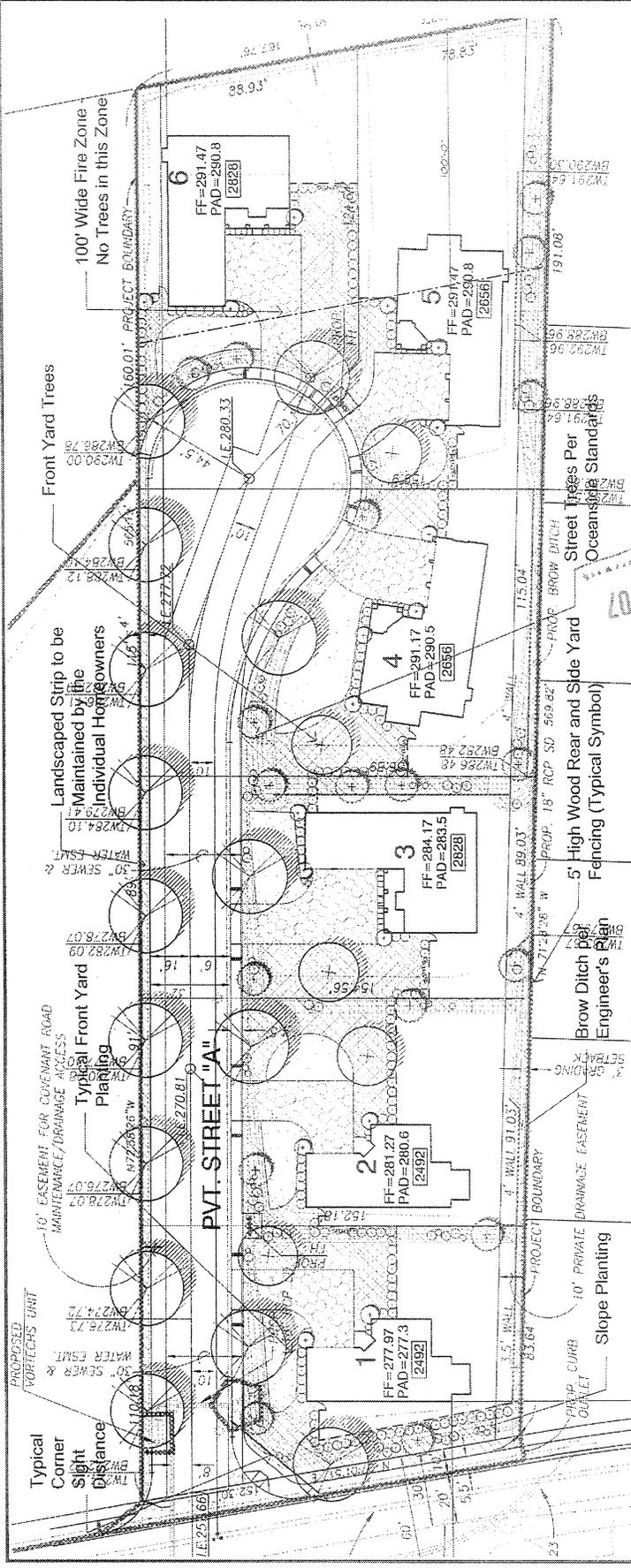


BREANNA ESTATES II EXISTING OVERHEAD UTILITIES

T-13-04



1764 San Diego Avenue, Suite 200
San Diego, CA 92110
Tel: 619.641.8800 Fax: 619.641.8910



- 1 2x4 DOUGLAS FIR DAP
- 2 2x4 DOUGLAS FIR RAIL OUTSIDE
- 3 1x4 DOUGLAS FIR RAIL INSIDE
- 4 6x4 REDWOOD POST @ 8'-0" O.C.
- 5 1x6 CEDAR BOARD FENCING
- 6 CONCRETE FOOTING
- 7 FINISH GRADE

100' Wide Fire Zone
 No Trees in this Zone

Front Yard Trees

Landscaped Strip to be Maintained by the Individual Homeowners

Typical Front Yard Planting

10' EASEMENT FOR COVENANT ROAD MAINTENANCE / DRAINAGE ACCESS

PVT. STREET "A"

5' High Wood Rear and Side Yard Fencing (Typical Symbol)

Brow Ditch per Engineer's Plan

10' PRIVATE DRAINAGE EASEMENT

Slope Planting

RECEIVED
 APR 03 2007
 Planning Department

WOOD FENCE SECTION
 NOT TO SCALE

Scale: 1" = 20'

North

PLANTING LEGEND

TREES

SYMBOL BOTANICAL COMMON NAME

STREET TREE (24" BOX MIN. SIZE)

ARBUBUS INEQUO / STRAWBERRY TREE - 30' H./20' W.

BIRCH (LEAFLESS) / YACHTS AGENT TREE (24" BOX MIN. SIZE)

LYCOTHAMUS FLORENSIS / CATALINA IRONWOOD - 40' H./20' W.

FEATHERING SHRUBS (5 GAL. MIN. SIZE)

PHILADELPHUS LEMISH / FELD HOCK GRASS - 5' H./9' W.

FRONT YARD SHRUBS (5 GAL. MIN. SIZE)

FRANKLINIA ALBA / FLAMEL BUSH - 5' H./6' W.

FLORERING ACCENT SHRUBS (5 GAL. MIN. SIZE)

LEUCOPHYLLUM TEKANUM / TEXAS RANGER - 4' H./4' W.

PHYLLOSTACHYS PUBERULA / SCARLET MONKEY FLOWER - 2' H./2' W.

FLOWERING VINES (5 GAL. MIN. SIZE)

ROSA BANKSIAE / LADY BANKS ROSE - TRAIN ON FENCE

TUBE

MARATHON 3 DAYBET FESCUE - BY 50D

WATER CONSERVATION NOTES

A WATER CONSERVING RATIO OF 60% GROUND COVER TO 40% TURF IS USED. PROJECT SHALL BE WATERED WITH A LOW GALLONAGE WATER SYSTEM. A WATER SENSITIVE AUTOMATIC CONTROLLER SHALL HAVE A WATER BUDGETING FEATURE. RAISED BEDS SHALL BE INSTALLED. A 2-12 MINIMUM LAYER OF MULCH SHALL BE SPREAD OVER ALL PLANTING AREAS TO CONSERVE SOIL MOISTURE.

ALL TREES SHALL BE PLACED OUTSIDE ALL DRAINAGE, WATER OR SEWER EASEMENTS.

FIRE NOTES

ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE BREANNA ESTATES II FIRE PROTECTION PLAN.

1 PLANNING COMMISSION
2 RESOLUTION NO. 2007-P37

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

7 APPLICATION NO: T-13-04, D-31-04, C-44-04
8 APPLICANT: Breanna Estates Phase II, LLC
9 LOCATION: 2100 block of Willowbrook Drive

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Tentative Subdivision Map, Development Plan, and
14 Conditional Use Permit under the provisions of Articles 10, 22, 31, 41, and 43 of the Zoning
15 Ordinance of the City of Oceanside and Articles III and IV of the Subdivision Ordinance of the
16 City of Oceanside to permit the following:

17 a six-lot subdivision and construction of six single-family detached homes;
18 on certain real property described in the project description.

19 WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd
20 day of July, 2007 conduct a duly advertised public hearing as prescribed by law to consider said
21 application.

22 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
23 Guidelines thereto; a Mitigated Negative Declaration has been prepared stating that if the
24 mitigation measures are met there will not be an adverse impact upon the environment;

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

27 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the
28 project is subject to certain fees, dedications, reservations and other exactions as provided below:
29

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot and \$2,072 per unit for residential
8			
9	School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot residential
10			
11	Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
12			
13	Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
14			
15			
16	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
17			
18			
19	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically \$4,587 per unit
20			
21			
22	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,154 per unit
23			
24			
25	Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code	\$1,000 per development project + \$100 per unit plus \$10,275 per unit
26			

27

28

29

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

1 resolutions, presume the accuracy of relevant project information provided by the applicant, and
2 are not necessarily the fee amount that will be owing when such fee becomes due and payable;

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

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

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

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

15 WHEREAS, the Mitigated Negative Declaration together with any comments received,
16 and Mitigation and Monitoring and Reporting Program (MMRP) incorporated into the
17 conditions of approval for the project, were presented to the Planning Commission, and the
18 Planning Commission reviewed and considered the information contained in these documents
19 prior to making a decision on the project.

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

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

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

1 FINDINGS:

2 For the Tentative Subdivision Map T-13-04:

- 3 1. The Tentative Subdivision Map is consistent with the Community Enhancement
4 Sections 1.2, 1.22, 1.24, 1.3, and 1.37 of the Land Use Element of the General Plan and
5 it is consistent with the Community Development Sections 2.0, 2.02, 2.3, and 2.32 of the
6 Land Use Element of the General Plan.
- 7 2. The 2.15-acre site has been found to be physically suitable for residential development.
- 8 3. A residential density of 2.79 dwelling units per gross acre is suitable for the site.
- 9 4. The six-lot subdivision, the cul-de-sac design, and the vehicle access easement across
10 the northern bounds of each of the six lots will not cause substantial environmental
11 damage or substantially and avoidably injure fish or wildlife or their habitat.
- 12 5. The six-lot subdivision and the construction of six detached residential units will not
13 conflict with easements, acquired by the public at large, for access through or use of,
14 property within the proposed subdivision.
- 15 6. The Tentative Map complies with all other applicable ordinances, regulations, and
16 guidelines of the City of Oceanside.

17 For the Development Plan D-31-04:

- 18 1. The site plan and physical design of the project is consistent with the purposes of the
19 Zoning Ordinance, including Articles 10, 22, and 43.
- 20 2. The Development Plan conforms to the General Plan of the City of Oceanside, including
21 the goals and objectives of Community Development Sections 2.0, 2.02, 2.3, and 2.32
22 the Land Use Element of the General Plan.
- 23 3. The area covered by the Development Plan can be adequately, reasonably and
24 conveniently served by existing and planned public services, utilities, and public
25 facilities.
- 26 4. The six detached residential units are compatible with the existing and potential
27 development on adjoining properties and the surrounding Guajome Neighborhood.
- 28 5. The six-lot subdivision and six detached residential units are consistent with the policies
29 contained within Section 1.24 of the Land Use Element of the General Plan and Section
2204 of the Zoning Ordinance.

1 For the Conditional Use Permit C-44-04:

- 2 1. A residential density of 2.79 dwelling units per gross acre, on land located in the RE-B-
3 SP Districts, is in accord with the objectives of Articles 10 and 22 of the Zoning
4 Ordinance and the purposes of the Residential Estate B and Scenic Park Overlay
5 Districts.
- 6 2. The 2.15 acres of land located in the RE-B-SP Districts and the proposed single-family
7 residential land use is consistent with the General Plan; the location and land use will not
8 be detrimental to the public health, safety, or welfare of persons residing or working in
9 or adjacent to the neighborhood of such use; and the location and land use will not be
10 detrimental to properties or improvements in the vicinity or to the general welfare of the
11 City.
- 12 3. The residential density will comply with the provisions of the Zoning Ordinance of the
13 City of Oceanside, including Section 1050 and any specific condition required for a
14 density of 2.79 dwelling units per gross acre in the Residential Estate B and Scenic Park
15 Overlay Districts.

16 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
17 approve the Mitigated Negative Declaration and adopt the mitigation measures provided therein,
18 and approve Tentative Map (T-13-04), Development Plan (D-31-04), and Conditional Use Permit
19 (C-44-04) subject to the following conditions:

20 **Building:**

- 21 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
22 Building Department plan check. (Currently the 2001 California Building Standards Code)
- 23 2. The granting of approval under this action shall in no way relieve the developer and or
24 project from compliance with all State and Local building codes.
- 25 3. The building plans for this project are required by State law to be prepared by a licensed
26 architect or engineer and shall be in compliance with this requirement prior to submittal for
27 building plan review.
- 28 4. All electrical, communication, CATV, etc. service lines within the exterior lines of the
29 property shall be underground (City Code Sec. 6.30).

- 1 5. All outdoor lighting shall comply with Chapter 39 of the City Code (Light Pollution
2 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
3 other such lights may be utilized and shall be shown on building and electrical plans.
- 4 6. Compliance with the Federal Clean Water Act shall be demonstrated on the plans.
- 5 7. The developer shall monitor, supervise and control all building construction and
6 supporting activities so as to prevent these activities from causing a public nuisance,
7 including, but not limited to, strict adherence to the following:
- 8 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
9 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
10 work that is not inherently noise-producing. Examples of work not permitted on
11 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
12 producing nature. No work shall be permitted on Sundays and Federal Holidays
13 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and
14 Christmas Day) except as allowed for emergency work under the provisions of the
15 Oceanside City Code Chapter 38 (Noise Ordinance).
- 16 b) The construction site shall be kept reasonably free of construction debris as
17 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
18 approved solid waste containers shall be considered compliant with this
19 requirement. Small amounts of construction debris may be stored on-site in a neat,
20 safe manner for short periods of time pending disposal.
- 21 8. Separate and or unique addresses shall be required to facilitate utility releases. Verification
22 that the addresses have been properly assigned by the City's Planning Division shall
23 accompany the Building Permit application.
- 24 9. A Building Permit shall be required for the demolition of an existing structure(s). Plans for
25 the Building Permit shall clearly show that all utilities (electric, gas, water, & sewer) are
26 properly terminated and or capped in accordance with the requirements of the utility
27 service provider. All underground septic or water storage tanks shall be removed or filled
28 in accordance with the Uniform Plumbing Code and or the City's Grading Ordinance.
29

1 **Engineering:**

- 2 10. Grading plans shall be submitted and erosion control plans shall be approved by the City
3 Engineer prior to issuance of a demolition permit. Demolition of an existing structure or
4 surface improvements shall not be permitted without an approved erosion control plan.
- 5 11. Vehicular access rights to Willowbrook Drive shall be relinquished to the City from all
6 abutting lots, except for at the approved location of the private street "A".
- 7 12. All right-of-way alignments, street dedications, exact geometrics and widths shall be
8 dedicated and improved as required by the City Engineer and be in substantial
9 conformance with the approved Tentative Subdivision Map.
- 10 13. Design and construction of all improvements shall be in accordance with standard plans,
11 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 12 14. Prior to issuance of a building permit all improvement requirements shall be covered by a
13 development agreement and secured with sufficient improvement securities or bonds
14 guaranteeing performance and payment for labor and materials, setting of monuments, and
15 warranty against defective materials and workmanship.
- 16 15. The approval of the Tentative Subdivision Map shall not mean that closure, vacation, or
17 abandonment of any public street, right-of-way, easement, or facility is granted or
18 guaranteed to the developer. The developer is responsible for applying for all closures,
19 vacations, and abandonments as necessary. The application(s) shall be reviewed and
20 approved or rejected by the City under separate process(es) per codes, ordinances, and
21 policies in effect at the time of the application.
- 22 16. Prior to approval of the Final Map or any increment, all improvement requirements, within
23 such increment or outside of it if required by the City Engineer, shall be covered by a
24 subdivision agreement and secured with sufficient improvement securities or bonds
25 guaranteeing performance and payment for labor and materials, setting of monuments, and
26 warranty against defective materials and workmanship.
- 27 17. Where proposed off-site improvements, including but not limited to slopes, public utility
28 facilities, and drainage facilities, are to be constructed, the developer shall, at his own
29 expense, obtain all necessary easements or other interests in real property and shall
dedicate the same to the City as required. The developer shall provide documentary proof

1 satisfactory to the City that such easements or other interest in real property have been
2 obtained prior to the fist of approval of the Final Map or issuance of any grading, building
3 or improvement permit for the development and or project. Additionally, the City, may at
4 its sole discretion, require that the developer obtain at his sole expense a title policy
5 insuring the necessary title for the easement or other interest in real property to have vested
6 with the City of Oceanside or the developer, as applicable.

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

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

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

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

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

- 1 c) The construction site shall accommodate the parking of all motor vehicles used by
2 persons working at or providing deliveries to the site.
- 3 d) A haul route shall be obtained at least 7 days prior the start of hauling operations
4 and shall be approved by the City Engineer. Hauling operations shall be 8:00 a.m.
5 to 3:30 p.m. unless approved otherwise.

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

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

24 23. All streets shall be improved with curbs and gutters.

25 24. Willowbrook Drive shall be dedicated and improved 60 feet wide with a 40-foot wide
26 curb-to-curb street section and a traffic index of 7. The improvements are to be half-
27 widths plus 12 feet along the frontage of the project. Appropriate off-site transitions
28 between the ends of the frontage improvements and the existing edge of pavement shall be
29 constructed as required by the City Engineer.

- 1 25. Street "A" shall be improved with a 32-foot wide curb-to-curb street section and a traffic
2 index of 5. The improvements are to be full width.
- 3 26. Parking shall be prohibited on one side of Street "A".
- 4 27. A 44-foot wide legal access and private utility easements shall be provided on lots 1
5 through 6 prior to the first of filing of the Final Map or the issuance of any building permit
6 for said lots. The easement shall provide sufficient clearances per City requirements.
- 7 28. Willowbrook Drive shall provide a minimum of a 10-foot parkway between the face-of-
8 curb and the right-of-way line. Sidewalk improvements shall comply with ADA
9 requirements.
- 10 29. Sight distance requirements at the project streets and driveways shall conform to the corner
11 sight distance criteria as provided by the California Department of Transportation Highway
12 Design Manual to the satisfaction of the City Engineer.
- 13 30. Streetlights shall be maintained and installed on all public streets per City Standards. The
14 system shall provide uniform lighting, and be secured prior to occupancy. The developer
15 shall pay all applicable fees, energy charges, and or assessments associated with City-
16 owned (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or the
17 annexation to, any appropriate street lighting district.
- 18 31. Street "A" shall remain private and shall be maintained by an association or by other
19 appropriate legal mechanism to the satisfaction of the City Engineer and the City Attorney.
20 The pavement sections, traffic indices, alignments, and all geometrics shall meet public
21 street standards.
- 22 32. Pavement sections for all streets driveways and parking areas shall be based upon approved
23 soil tests and traffic indices. The pavement testing and design is to be prepared by the
24 developer's soil engineer per the City's current standards and shall be approved by the City
25 Engineer, prior to approval of the first of improvement or grading plans.
- 26 33. Upon review of the pavement investigation, the City Engineer shall determine whether the
27 developer shall: 1) Repair all failed pavement sections, header cut and grind per the
28 direction of the Transportation/Development Inspector, and construct a two-inch thick
29 rubberized AC overlay; or 2) Perform R-value testing and submit a study that determines if
the existing pavement meets current City standards and or traffic indices. Should the study

1 conclude that the pavement does not meet current requirements, rehabilitation and or
2 mitigation recommendations shall be provided in a pavement analysis report, and the
3 developer shall reconstruct the pavement per these recommendations, subject to approval
4 by the City Engineer.

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

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

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

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

17 38. The developer shall obtain any necessary permits and clearances from all public agencies
18 having jurisdiction over the project due to its type, size, or location, including but not
19 limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U.
20 S. Fish and Wildlife Service and or San Diego Regional Water Quality Control Board
21 (including NPDES), San Diego County Health Department, prior to the issuance of grading
22 permits.

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

29 40. This project shall provide year-round erosion control including measures for the site
required for the phasing of grading. Prior to the issuance of grading permit, an erosion

1 control plan, designed for all proposed stages of construction, shall be reviewed, secured
2 by the developer with cash securities and approved by the City Engineer.

3 41. A precise grading and private improvement plan shall be prepared, reviewed, secured and
4 approved prior to the issuance of any building permits. The plan shall reflect all pavement,
5 flatwork, landscaped areas, special surfaces, curbs, gutters, striping, signage, footprints of
6 all structures, walls, drainage devices and utility services.

7 42. Landscaping plans, including plans for the construction of walls, fences or other structures
8 at or near intersections, shall conform to intersection sight distance requirements.
9 Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer
10 prior to the issuance of a preliminary grading permit and approved by the City Engineer
11 prior to the issuance of occupancy permits. Frontage landscaping shall be installed prior to
12 the issuance of any certificates of occupancy. Any project fences, sound or privacy walls,
13 and monument entry walls shall be shown on, bonded for and built from the landscape
14 plans. These features shall also be shown on the precise grading plans for purposes of
15 location only. Plantable, segmental walls shall be designed, reviewed and constructed by
16 the grading plans, landscaped, and irrigated through the landscape plans. All plans shall be
17 approved by the City Engineer and a pre-construction meeting held, prior to the start of any
18 improvements.

19 43. Open space areas and down-sloped areas visible from a collector-level or above roadway
20 and not readily maintained by the property owner, shall be maintained by a homeowners'
21 association that shall insure installation and maintenance of landscaping in perpetuity.
22 These areas shall be indicated on the Final Map and reserved for an association. Open
23 space areas and down sloped areas visible from the Guajome Regional Park and not readily
24 maintained by the property owner, shall be maintained by either a homeowners' association
25 or other method that shall insure installation and maintenance of landscaping in perpetuity.
26 These areas shall be indicated on the Final Map and either reserved for an association or
27 other means, as applicable. In either case, future buyers shall be made aware of any
28 estimated monthly costs. The disclosure, together with the CC&R's, shall be submitted to
29 the City Engineer for review prior to the recordation of Final Map. In the event the
homeowner's association dissolves, responsibility for irrigation and maintenance of the

1 slopes (open space areas) adjacent to each property shall become that of the individual
2 property owner.

3 44. The drainage design on the Tentative Subdivision Map is conceptual only. The final
4 design shall be based upon a hydrologic and or hydraulic study to be approved by the City
5 Engineer during final engineering. All drainage picked up in an underground system shall
6 remain underground until it is discharged into an approved channel, or as otherwise
7 approved by the City Engineer. All public storm drains shall be shown on City standard
8 plan and profile sheets. All storm drain easements shall be dedicated where required. The
9 developer shall be responsible for obtaining any off-site easements for storm drainage
10 facilities. Adequate erosion protection shall be provided at any outflow locations onto
11 adjacent properties.

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

15 46. The development shall comply with all applicable regulations established by the United
16 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
17 Discharge Elimination System (NPDES) permit requirements for urban runoff and
18 stormwater discharge and any regulations adopted by the City pursuant to the NPDES
19 regulations or requirements. Further, the developer may be required to file a Notice of
20 Intent with the State Water Resources Control Board to obtain coverage under the NPDES
21 General Permit for Storm Water Discharges Associated with Construction Activity and
22 may be required to implement a Storm Water Pollution Prevention Plan (SWPPP)
23 concurrent with the commencement of grading activities. SWPPPs include both
24 construction and post construction pollution prevention and pollution control measures and
25 identify funding mechanisms for post construction control measures. The developer shall
26 comply with all the provisions of the Clean Water Program during and after all phases of
27 the development process, including but not limited to: mass grading, rough grading,
28 construction of street and landscaping improvements, and construction of dwelling units.
29 The developer shall design the project's storm drains and other drainage facilities to include

1 Best Management Practices to minimize non-point source pollution, satisfactory to the City
2 Engineer.

3 47. Upon acceptance of any fee waiver or reduction by the developer, the entire project shall be
4 subject to prevailing wage requirements as specified by Labor Code section 1720(b)(4).
5 The developer shall agree to execute a form acknowledging the prevailing wage
6 requirements prior to the granting of any fee reductions or waivers.

7 48. The developer shall prepare and submit an Operations & Maintenance (O&M) Plan to the
8 Transportation/Development Engineering Department with the first submittal of
9 engineering plans. The O&M Plan shall be prepared by a Civil Engineer. It shall be
10 directly based on the project's Storm Water Mitigation Plan (SWMP) previously approved
11 by the project's approving authority. The O&M Plan shall be approved by the City
12 Engineer prior to approval of any plans by the Transportation/Engineering Development
13 Department. At a minimum the O&M Plan shall include the designated responsible parties
14 to manage the stormwater BMP(s), employee's training program and duties, operating
15 schedule, maintenance frequency, routine service schedule, specific maintenance activities,
16 copies of resource agency permits, cost estimate for implementation of the O&M Plan and
17 any other necessary elements.

18 49. The developer shall enter into the City-Standard Storm water Facilities Maintenance
19 Agreement with the City obliging the developer to maintain, repair and replace the
20 stormwater Best Management Practices (BMPs) identified in the project's approved Storm
21 Water Mitigation Plan (SWMP), as detailed in the O&M Plan into perpetuity. The
22 agreement shall be approved by the City Attorney prior to issuance of any precise grading
23 permit and shall be recorded at the County Recorder's Office prior to issuance of any
24 building permit. Security in the form of cash (or certificate of deposit payable to the City)
25 or an irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a
26 precise grading permit. The amount of the security shall be equal to 10 years of
27 maintenance costs, as identified by the O&M Plan. A Civil Engineer shall prepare the
28 O&M cost estimate. The O&M cost estimate shall be approved by the City Engineer prior
29 to approval of any engineering plans for the project.

- 1 50. At a minimum, maintenance agreements shall require the staff training, inspection and
2 maintenance of all BMPs on an annual basis. The developer shall complete and maintain
3 O&M forms to document all maintenance activities. Parties responsible for the O&M plan
4 shall retain records at the subject property for at least 5 years. These documents shall be
5 made available to the City for inspection upon request at any time.
- 6 51. The agreement shall include a copy of executed on-site and off-site access easements
7 necessary for the operation and maintenance of BMPs that shall be binding on the land
8 throughout the life of the project to the benefit of the party responsible for the O&M of
9 BMPs, until such time that the storm water BMP requiring access is replaced, to the
10 satisfaction of the City Engineer. The agreement shall also include a copy of the O&M
11 Plan approved by the City Engineer.
- 12 52. The BMPs described in the project's approved Storm Water Mitigation Plan (SWMP) shall
13 not be altered without formal approval as either substantially conforming or from the
14 project's final approving authority. The determination of whatever action is required for
15 changes to a project's approved SWMP shall be made by the Community Development
16 Department/Planning Division.
- Fire:**
- 17 53. The fire hydrants shall be installed and tested prior to placing any combustible materials on
18 the job site.
- 19 54. Detailed plans of underground fire service mains shall be submitted to the Oceanside Fire
20 Department for approval prior to installation.
- 21 55. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design
22 and Processing Manual Standard Drawing No. M-13.
- 23 56. All weather access roads shall be installed and made serviceable prior to and maintained
24 during time of construction.
- 25 57. Cul-de-sacs shall be shown on the site plan with a 40-foot minimum radius.
- 26 58. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per
27 Vehicle Code Section 22500.1 and in accordance with the Fire Department Standard
28 Guidelines for Emergency Access.
- 29 59. Parking is permitted on only one side of "A" street.

- 1 60. In accordance with the California Fire Code Sec. 901.4.4, approved address for residential
2 occupancies shall be placed on the structure in such a position as to be plainly visible and
3 legible from the street or roadway fronting the property. Numbers shall be contrasting with
4 their background.
- 5 61. Single-family dwellings require 4-inch address numbers.
- 6 62. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval
7 prior to the issuance of building permits.
- 8 63. Buildings shall meet Fire Department's current codes at the time of building permit
9 application.
- 10 64. The structure shall be required to have fire sprinklers. Covered decks and garages shall
11 also be sprinklered.
- 12 65. Fire Department requirements shall be placed on plans in the notes section, and details
13 section.
- 14 66. All structural mitigation notes and details resulting from the wildland-urban interface
15 report and Fire Department conditions shall be included on the architectural plans when
16 submitted to the Building Department for building permits.
- 17 67. Roof covering: Roofs shall be a Class A assembly. Roofs shall have a class "A" roof
18 covering. For roof coverings where the profile allows a space between the roof covering
19 and roof decking, the space at the eave ends shall be fire stopped to preclude entry of
20 flames or embers.
- 21 68. Insulation: In the wildland-urban interface areas, paper faced insulation shall be prohibited
22 in attics or ventilated spaces.
- 23 69. Protection of eaves: Eave assembly shall be 1-hour fire rated construction. Eaves and
24 soffits shall be protected on the exposed underside by materials approved for a minimum
25 1-hour fire resistance rated construction. Fascias are required and shall be protected on the
26 backside by materials approved for a minimum of 1-hour fire resistance rated construction
27 or 2 inch nominal dimension lumber.
- 28 70. Gutters and downspouts: Gutters and downspouts shall be constructed of noncombustible
29 material. Gutters shall be designed to reduce the accumulation of leaf litter and debris that
contributes to roof edge ignition.

1 71. Exterior walls: Exterior walls of buildings or structures shall be constructed with materials
2 approved for a minimum of 1-hour fire resistance rated construction on the exterior side or
3 constructed with approved noncombustible materials. Exterior wall coverings shall meet
4 the 1-hour fire resistance requirement. Exception: Heavy timber or log wall construction.
5 Such material shall extend from the top of the foundation to the underside of the roof
6 sheathing.

7 72. Unenclosed under floor protection: Buildings or structures shall have all under floor areas
8 enclosed to the ground with exterior walls with a 1-hour fire rating Exception: Complete
9 enclosure may be omitted where the underside of all exposed floors and all exposed
10 structural columns, beams and supporting walls are protected as required for exterior 1-
11 hour fire resistance rated construction or heavy timber construction.

12 73. Appendages and projections: Where fencing attached to or immediately adjacent to
13 structures face the vegetative fuels, the first 5 feet of such fencing which connects to the
14 structure, shall be constructed of noncombustible, heavy timber or fire retardant pressure
15 treated wood or material. Unenclosed accessory structures attached to buildings with
16 habitable spaces and projections such as deck assemblies shall be a minimum of a 1-hour
17 fire rated assembly, which includes railings.

18 When the attached structure is located and constructed so that the structure or any portion
19 thereof projects over a descending slope surface greater than 10 percent, the area below the
20 structure shall have all under floor areas enclosed to within 6 inches of the ground, with
21 exterior wall construction that meets the 1-hour fire resistance rating.

22 74. Exterior glazing, and skylights: Exterior glazing or other transparent, translucent or opaque
23 glazing shall be tempered glass, multilayered glass panels, or glass block each having a fire
24 protection rating of not less than 20 minutes. Glazing frames made of vinyl materials shall
25 have welded corners, metal reinforcement in the interlock area, and be certified to
26 ANSI/AAMA/NWWDA 101/I.S.2-97 structural requirements. Skylights shall be
27 tempered glass or a class "A" rated assembly.

28 Exterior windows, window walls and glazed doors, windows within exterior doors, and
29 skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire
protection rating of not less than 20 minutes.

1 75. Exterior doors: Exterior doors shall be approved noncombustible construction, solid core
2 wood not less than 1-3/4 inches thick, or have a fire protection rating of not less than 20
3 minutes. Windows within doors and glazed doors shall be in accordance with the *Exterior*
4 *glazing and skylights* condition No 74. Exception: Vehicle access doors

5 76. Vents: Attic ventilation openings, foundation or under floor vents, or other ventilation
6 openings in vertical exterior walls and vents through roofs shall not exceed 144 square
7 inches each. Such vents shall be covered with noncombustible corrosion resistant mesh
8 with openings not to exceed 1/4 inch, or shall be designed and approved to prevent flame
9 or ember penetration into the structure. Turbine attic vents shall be equipped to allow only
10 one way direction rotation and shall not free spin in both directions.

11 Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters
12 at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least
13 10 feet from property lines. Under floor ventilation openings shall be located as close to
14 grade as practical.

15 77. Detached accessory structures: Detached accessory structures located less than 50 feet from
16 a building containing a habitable space shall be a minimum 1-hour fire resistance rated
17 assembly. When the detached structure is located and constructed so that the structure or
18 any portion thereof projects over a descending slope surface greater than 10 percent, the
19 area below the structure shall have all under floor areas enclosed to within 6 inches of the
20 ground, with exterior wall construction with a 1-hour fire resistance rating. Exception: The
21 enclosure may be omitted where the underside of all exposed floors and all exposed
22 structural columns, beams and supporting walls are protected as required for exterior 1-
23 hour fire resistance rated construction or heavy timber construction.

24 **Planning:**

25 77. This Tentative Subdivision Map, Development Plan and Conditional Use Permit shall
26 expire on July 23, 2009, unless a time extension is granted by the Planning Commission.

27 78. This Development Plan and Conditional Use Permit approve only six single-family homes
28 as shown on the plans and exhibits presented to the Planning Commission for review and
29 approval. No deviation from these approved plans and exhibits shall occur without

1 Planning Division approval. Substantial deviations shall require a revision to the
2 Development Plan or a new Development Plan.

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

8 a) Improvements shall be in compliance with the City of Oceanside Guidelines and
9 Specifications for Landscape Developments 1985, addenda 1997. Improvements
10 shall be in compliance with the Zoning Ordinance Sections 1050, 3019, 2201 and
11 2204.

12 b) All utility easements, storm drain, sewer, sightline requirements and SWMP
13 BMP'S shall be field verified by the Landscape Architect and landscape shall be
14 implemented to the satisfaction of the City Engineer.

15 c) The site survey and tree mitigation schedule shall comply with the City of
16 Oceanside requirements. The developer shall mitigate for the loss of 287 caliper
17 inches of removed trees. All replacement trees shall be planted within the project
18 boundaries. The developer shall mitigate on-site for the loss of each 15-gallon
19 street tree.

20 d) All graded slopes 3 feet or greater in height shall be planted to the satisfaction of
21 the City Engineer. All graded slopes 5:1 or steeper and 5 feet or greater in height
22 shall be planted and irrigated to the satisfaction of the City Engineer.

23 e) Project walls, fences and gates shall be approved by the City Planner and be in
24 compliance with the City of Oceanside requirements, including Section 1050(U) of
25 the Zoning Ordinance. All wood fences shall be stained or otherwise finished with
26 a waterproof material. All side and rear yard fencing shall be 6 feet in overall
27 height. To match rear property line fences on Lots 5 and 6 with the adjoining
28 development's fences, the rear yard fences on Lots 5 and 6 shall have either tubular
29 steel fencing or chain link fencing clad with black vinyl. Fence material is subject
to approval by the Fire Prevention Division.

- 1 f) The developer shall be responsible for irrigating and landscaping all embankments
2 within the project area and all slopes along Willowbrook Drive. Trees shall be
3 planted per the City of Oceanside Street Tree Memorandum, with a minimum 2-
4 inch caliper, and meet sight-distance requirements. The landscape material on the
5 north side of the driveway shall be a species and size appropriate for the space.
- 6 g) Local street trees in parkways shall be planted at a minimum of 30 feet on-center,
7 each side of street, as a solitary planting. Approved root barriers shall be
8 incorporated.
- 9 h) To the satisfaction of the City Engineer, San Diego Red Bougainvillea, the official
10 City Flower, shall be used on this site. La Jolla Red Bougainvillea is an acceptable
11 alternate.
- 12 i) The proposed landscaping located on embankments along Willowbrook Drive and
13 on embankments in the eastern portion of the site adjacent to Guajome Regional
14 Park shall consist of native California plant species and naturalized drought tolerant
15 plants.
- 16 j) All landscaping, fences, walls, etc. on the site, in medians in the public right-of-
17 way and in any adjoining public parkways shall be permanently maintained by the
18 owner, his assigns or any successors-in-interest in the property. The maintenance
19 program shall include normal care and irrigation of the landscaping; repair and
20 replacement of plant materials; irrigation systems as necessary; and general cleanup
21 of the landscaped and open areas, parking lots and walkways, walls, fences, etc.
22 Failure to maintain landscaping shall result in the City taking all appropriate
23 enforcement actions by all acceptable means including but not limited to citations
24 and or actual work with costs charged to or recorded against the owner. This
25 condition shall be recorded with the covenant required by this resolution.
- 26 k) Landscaping shall not include invasive or exotic plant species and or plants listed
27 in the California Exotic Pest Plant Council's list of "Exotic Pest Plants of Greatest
28 Ecological Concern in California as of October 1999" or a more recent version.
29 All landscape species shall meet the satisfaction of the City Engineer.

- 1 l) Street and or parkway trees shall be planted at a minimum of one tree per unit or lot
2 and two trees per corner lot. Approved root barriers shall be incorporated.
- 3 m) Pursuant to the geotechnical investigation's findings, all slopes shall be landscaped
4 with drought-tolerant vegetation having variable root depths and requiring minimal
5 landscape irrigation. All slopes should be drained and properly maintained to
6 reduce erosion.
- 7 n) These conditions supersede the design proposed by the Conceptual Landscape
8 Plan. These conditions shall be incorporated into the final landscape plans.
- 9 80. A covenant or other recordable document approved by the City Attorney shall be prepared
10 by the property owner and recorded prior to the approval of the Final Map. The covenant
11 shall provide that the property is subject to this resolution, and shall generally list the
12 conditions of approval.
- 13 81. Prior to the transfer of ownership and or operation of the site the owner shall provide a
14 written copy of the applications, staff report and resolutions for the project to the new
15 owner and or operator. This notification's provision shall run with the life of the project
16 and shall be recorded as a covenant on the property.
- 17 82. Failure to meet any conditions of approval for this development shall constitute a violation
18 of the Tentative Subdivision Map, Development Plan and Conditional Use Permit.
- 19 83. Unless expressly waived, all current zoning standards and City ordinances and policies in
20 effect at the time building permits are issued are required to be met by this project. The
21 approval of this project constitutes the property owner's and developer's agreement with
22 all statements in the Description and Justification, and other materials and information
23 submitted with this application, unless specifically waived by an adopted condition of
24 approval.
- 25 84. The street name for Street "A" shall be approved by the Community Development
26 Department/Planning Division prior to the approval of the Final Map.
- 27 85. Any project entrance signs shall meet the requirements of the Sign Ordinance and be
28 approved by the City Planner. Project entrance signs are not permitted.
- 29

- 1 86. The developer is prohibited from entering into any agreement with a cable television
2 franchisee of the City, which gives such franchisee exclusive rights to install, operate, and
3 or maintain its cable television system in the development.
- 4 87. Amateur and professional radio transmitting and relay equipment shall not be allowed in
5 the Scenic Park Overlay District in accordance with Section 3025 of the Zoning Ordinance.
- 6 88. This project is subject to the provisions of Chapter 14C of the City Code regarding
7 Inclusionary Housing.
- 8 89. This project shall comply with all provisions of the City's Affirmative Fair Housing
9 Marketing Agreement policy. Such agreement shall be submitted to and approved by the
10 Housing and Neighborhood Services Director prior to the recordation of a Final Map or the
11 issuance of a building permit for the project, whichever comes first.
- 12 90. Future residential units shall meet the following development standards: minimum unit
13 sizes range from 2,400 to a maximum of 2,850 square feet; 2 stories; 3 bedrooms with two-
14 car garages; three-car garages are required for homes exceeding 2,500 square feet; setbacks
15 include 25-foot required front yards, 7.5-foot required side yards, 15-foot required corner
16 side yards, and 20-foot required back yards; 36-foot maximum residential structural height;
17 35 percent maximum lot coverage. Lots 5 and 6 shall not exceed a 25-foot maximum
18 height limit.
- 19 91. The proposed residential unit mix and size shall be as follows:

Plan Type	Bedrooms	Baths	Garage	Units
2,492 SF	3 bed	2.5 bath	2 car	2
2,656 SF	4 bed	3 bath	3 car	2
2,828 SF	3 bed	3 bath	3 car	2

- 24 92. Grading and landscaping shall be limited to days outside of the breeding season for the
25 California gnatcatcher or a presence and or absence survey for the California gnatcatcher
26 shall be performed within 500 feet of the limits of grading to determine if noise impacts
27 may interfere with nesting. If gnatcatchers are present, or assumed to be present within
28 500 feet of the limits of grading, then noise shall not exceed 60 dBA hourly Leq during
29 the breeding season (February 15 to August 1).

- 1 93. Outdoor lighting shall be low emission, shielded and directed away from the eastern
2 property line.
- 3 94. Prior to the approval of grading permits, a pre-excavation agreement shall be executed
4 between the property owner, developer, and the San Luis Rey Band of Mission Indians,
5 requiring Native American monitoring, and specifying the treatment and disposition of
6 any Native America human remains and or cultural resources uncovered during
7 development.
- 8 95. Native American monitor(s) and archeological monitors (s) shall be on the project site
9 during all ground disturbing activities. The powers of the monitors and the details of
10 their work will be laid out in the pre-excavation agreement. In the event potentially
11 important deposits, features, or human remains are discovered during grading, the
12 archaeological monitor shall have the authority to divert grading away from the
13 discovery and conduct significance evaluations and data recovery, as necessary.
- 14 96. The pre-excavation agreement shall state that no party will disclose any information
15 about the locations of any of the cultural resource sites located on the property.
- 16 97. If it proves necessary to remove any cultural resources from the site, they should be
17 returned to the San Luis Rey Band of Mission Indians. This provision shall be addressed
18 in the pre-excavation agreement.
- 19 98. A Native American monitor is to be present during data recovery program for the site
20 SDI 15,889 in accordance with the Archeological Evaluation prepared by Brian Smith
21 and Associates. An archaeological monitor shall facilitate the identification and review
22 of any cultural material exposed during development activities.
- 23 99. The property owner, permittee or any successor-in-interest shall defend, indemnify and
24 old harmless the City of Oceanside, its agents, officers or employees from any claim,
25 action or proceeding against the City, its agents, officers, or employees to attack, set
26 aside, void or annul an approval of the City, concerning Tentative Subdivision Map (T-
27 13-04), Development Plan (D-31-04) and Conditional Use Permits (C-44-04). The City
28 will promptly notify the property owner of any such claim, action or proceeding against
29

1 the city and will cooperate fully in the defense. If the City fails to promptly notify the
2 applicant of any such claim action or proceeding or fails to cooperate fully in the
3 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
4 harmless the City.

5 100. The property owner shall disclose yard requirements to the buyer of each lot. Lots 5, 2,
6 and 3 have proposed locating the structures in close proximity to required yards and
7 therefore, reduce the potential (or eliminate the opportunity) for nonresidential accessory
8 structures (e.g. patio covers) in some of the side and or rear yards.

9 101. The side and rear facades of the proposed structures shall have the same architectural
10 details as the front of the structures.

11 102. In accordance with the Phase I Site Assessment recommendations, all stored on-site
12 plastic gasoline and diesel containers shall be clearly labeled.

13 103. In accordance with the Phase I Site Assessment recommendations, all stored on-site
14 containers of fuels shall be stored in-doors or in a shed out of the elements.

15 **Mitigation Measures Monitoring and Reporting Program:**

16 104. The applicant shall replace on-site 287 caliper inches for trees removed from the site.
17 Replacement tree locations and sizes shall be shown on the final landscape plans.

18 105. An erosion and sediment control plan shall be prepared and submitted for review and
19 approval prior to issuance of grading permits. The plan shall outline methods that shall
20 be implemented to control erosion from graded or cleared portions of the site, including
21 but not limited to straw bales, sandbags, soil binders, diversion fences, desilting basins,
22 et cetera. The Plan shall be prepared in accordance with the City's Grading Ordinance,
23 the City's Water Quality Ordinance, the latest NPDES Permit, and to the satisfaction of
24 the City Water Quality Engineer.

25 106. All surficial soils (topsoil and colluvium) within areas of planned grading should be
26 removed to fire formational material and properly compacted prior to placing additional
27 fill and or structural loads. The actual extent of removals shall be determined in the field
28 by Geocon Incorporated. In general, the removal should extend beyond the limits of
29

1 grading equal to the depth of removal. The exposed formational material should then be
2 scarified, moisture conditioned as necessary, and compacted.

3 107. Prior to issuance of building permits, final landscape plans and building plans shall
4 demonstrate compliance with the Fuel Modification Plan, per Breanna Estates Phase II
5 Fire Protection Plan prepared by Lamont Landis on December 11, 2006.

6 108. Prior to issuance of a building permit, the project shall meet the Fire Prevention
7 Division, Building Division, and wildland-urban interface requirements.

8 109. A Storm Water Pollution Prevention Program (SWPPP) shall be prepared and submitted
9 for review and approval prior to issuance of any grading permit. The plan shall outline a
10 complete program of construction Best Management Practices (BMPs) for the project
11 site.

12 110. During construction related activities and during grading, the developer shall implement
13 Best Management Practices (BMPs) as outlined in the Storm Water Management Plan
14 approved by the Public Works Director.

15 **Water Utilities:**

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

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

21 113. The property owner shall maintain private water and wastewater utilities located on
22 private property.

23 114. The developer shall construct a public reclamation water system that will serve each lot
24 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
26 located in the public right-of-way or in a public utility easement.

27 115. Water services and sewer laterals constructed in existing right-of-way locations are to be
28 constructed by approved and licensed contractors at developer's expense.
29

- 1 116. The developer shall be responsible for developing all water and sewer utilities necessary
2 to develop the property. Any relocation of water and or sewer utilities is the
3 responsibility of the developer and shall be done by an approved licensed contractor at
4 the developer's expense.
- 5 117. All lots with a finish pad elevation located below the elevation of the next upstream
6 manhole cover of the public sewer shall be protected from backflow of sewage by
7 installing and maintaining an approved type backwater valve, per the Uniform Plumbing
8 Code (UPC).
- 9 118. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are
10 to be paid to the City and collected by the Water Utilities Department at the time of
11 Building Permit issuance.
- 12 119. All water and wastewater construction shall conform to the most recent edition of the
13 Water, Sewer, and Reclaimed Water Design and Construction Manual, or as approved
14 by the Water Utilities Director.
- 15 120. All new development of single-family residential units shall include hot water pipe
16 insulation and installation of a hot water recirculation device or design to provide hot
17 water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No.
18 02-OR126-1.

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121. The property owner, per City of Oceanside Resolution No. 83-44, shall maintain all sewer laterals.

PASSED AND ADOPTED Resolution No. 2007-P37 on July 23, 2007 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Dennis Martinek, Chairman
Oceanside Planning Commission

ATTEST:

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2007-P37.

Dated: July 23, 2007



File Number: T-13-04, D-31-04, C-44-04

Applicant: Breanna Estates Phase II, LLC

Description:

Consideration of a TENTATIVE MAP (T-13-04), DEVELOPMENT PLAN (D-31-04) and CONDITIONAL USE PERMIT (C-44-04) for a six lot subdivision and development of single-family detached residences at 2119 Willowbrook Drive. The project site is zoned RE-B-SP (Residential Estate-B-Scenic Park Overlay) and is situated within the Guajome Neighborhood. – **BREANNA ESTATES PHASE II**

Environmental Determination:

A Mitigated Negative Declaration has been prepared stating that if the conditions of approval are implemented, there will not be a significant adverse impact upon the environment. Under the provisions of the California Environmental Quality Act, the Planning Commission will consider the Mitigated Negative Declaration during its hearing on the project.

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

Application For Planning Commission Hearing				STAFF USE ONLY	
Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885				ACCEPTED	BY
Please Print or Type All Information PART I - APPLICANT INFORMATION				HEARING	
1. APPLICANT Breanna Estates, Phase II, LLC		2. STATUS Owner 858-577-0620		GPA	
3. ADDRESS 9340 Hazard Way, Suite A-1, San Diego, CA 92123		4. PHONE/FAX (858) 277-5322 760-715-1648 (C)		MASTER/SP. PLAN	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Lundstrom + Associates Attn: Troy Burns				ZONE CH.	
6. ADDRESS 1764 San Diego Ave, Ste 200, San Diego, CA 92110		7. PHONE/FAX (619) 641-5900		TENT. MAP	T-13-04
				PAR. MAP	
				DEV. PL.	0-31-04
				C.U.P.	C-44-04
				VARIANCE	
				COASTAL	
				O.H.P.C.	
PART II - PROPERTY DESCRIPTION					
8. LOCATION 2119 Willowbrook Dr. East side of Willowbrook Dr. between N. Santa Fe Ave. and Sagewood Dr.				9. SIZE 2.15 AC	
10. GENERAL PLAN Estate B	11. ZONING RE-B-SP	12. LAND USE Single Family Residential	13. ASSESSOR'S PARCEL NUMBER 159-112-12		
PART III - PROJECT DESCRIPTION Rev- 8/11/05, 12/23/05					
14. GENERAL PROJECT DESCRIPTION Request to subdivide a 2.15-acre parcel into six (6) lots for single-family development and one private road lot. 4/17/06 7/24/06 4/3/07					
15. PROPOSED GENERAL PLAN Same (Estate B)	16. PROPOSED ZONING Same (RE-B-SP)	17. PROPOSED LAND USE Same (Single Family Residential)	18. NO. UNITS 6	19. DENSITY 2.8 DU/AC	
20. BUILDING SIZE 2,656 - 2,828 SF (Habitable)	21. PARKING SPACES 18 (Garage spaces)	22. % LANDSCAPE 65%	23. % LOT COVERAGE 14%		
PART IV - ATTACHMENTS					
ALL APPLICATIONS			DEV. PLANS, C.U.P.S & TENT. MAPS		
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNER'S LIST	<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/> 29. PLOT PLANS	<input type="checkbox"/> 31. CONSTRUCTION SCHEDULE			
<input type="checkbox"/> 32. OTHER					
PART V - SIGNATURES					
THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION			SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR COPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).		
33. APPLICANT OR REPRESENTATIVE (Print): Breanna Estates, Phase II, LLC		34. DATE 11-17-04	37. OWNER (print): Breanna Estates, Phase II, LLC		38. DATE 11-17-04
Sign: <i>Jutta C. Natta Member</i>			Sign: <i>Jutta C. Natta Member</i>		
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.					
35. APPLICANT (Print): Breanna Estates, Phase II, LLC		36. DATE 11-17-04	39. OWNER (Print):		40. DATE
Sign: <i>Jutta C. Natta Member</i>			Sign:		

Project Description and Justification

JUL 24 2006

Planning Department

DESCRIPTION

The proposed project consists of single-family lots and 1 private road lot. The subject property is a 2.15-acre parcel, located on the east side of Willowbrook Drive, between Santa Fe Avenue and Sagewood Drive, in the Guajome neighborhood. The project site is gently sloping to the east, at elevations of approximately 273 to 298 feet above mean sea level. The eastern portion of the subject property is developed with a single-family house, a septic tank and associated leach field and scattered landscaping. The western half of the property is undeveloped and contains no vegetation. The subject property is bordered by single-family residential development to the west, north and south. Norton Construction, the applicant, recently subdivided and constructed Breanna Estates Phase I, located immediately south of the subject property. Guajome Regional Park borders the project site on the east.

The application for the proposed project includes the following:

- **Tentative Subdivision Map** to subdivide a 2.15 acre parcel into 6 single family residential lots and 1 private road lot
- **Development Plan Review** for the proposed development of a 6-lot single family residential project, including proposed architecture and preliminary landscaping
- **Conditional Use Permit** to allow the proposed project to exceed the base density of 1 DU/AC to 2.8 DU/AC
- **Environmental Review**

A private cul-de-sac off of Willowbrook Drive will provide access to the proposed project. Private Road Lot "A" will be 28 feet wide, with a paved width of 24 feet, and include a sidewalk on the north side of the street.

The subject property is located within the RE-B zone, a very low-density single-family residential zone. The proposed lots will exceed the minimum lot size of 10,000 square feet, and vary in size from 10,257 square feet to 15,479 square feet, with an average lot size of 11,672 square feet. The proposed front yard setbacks vary from 25 feet to 29 feet, with all garages set back a minimum of 25 feet. The minimum front yard setback for the zone is 25 feet. The proposed product type is Single-Unit Conventional (SU-C) as defined by the Zoning Ordinance Article 1020 A.1.

The property has a General Plan designation of Estate B. According to the General Plan, the potential range of dwelling units per gross acre ranges from 1.0 to 3.5. The project, as proposed, has a density of 2.8 dwelling units per acre (DU/AC). A conditional use permit is required to exceed the base density. Section 4105 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

- a) ***That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.***
The subject property is zoned RE-B-SP with a corresponding Land Use designation of Estate B (1.0 – 3.5 DU/AC). The project density of 2.8 DU/AC is consistent with the density range of 1.0 – 3.5 dwelling units per acre established by the Estate B Residential District.
- b) ***That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public***

health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

The location and proposed conditions under which the project must comply will be consistent with the General Plan and the project will not cause detriment to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, and will not be detrimental to the general welfare of the City.

- c) *That the proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.*

The proposed project has been designed to comply with the applicable requirements of the Zoning Ordinance.

JUSTIFICATION

This project exceeds the base density specified in the General Plan. To justify the increase in the base density and to have this project be favorably considered for acceptance by the Planning Commission, five of the twelve factors from the "Guidelines for Residential Base Density Factors," an excerpt of Section 2.32 of the General Plan, will be incorporated into the project. These factors are as follows:

- 1) **Infrastructure improvements beyond what is necessary to serve the project and its population.** Curb, gutter and sidewalk will be constructed along the entire project's frontage on Willowbrook Drive.
- 2) **Lot standards that exceed the minimum standards established by City policy.** The proposed lots will vary in size from 10,257 square feet to 15,479 square feet, with an average lot size of 11,672 square feet. The minimum lot size for the zone is 10,000 square feet. The proposed lot widths range from 77 feet to 87 feet. The minimum lot width for the zone is 70 feet. Therefore the lot areas and lot widths are larger than required by the RE-B-SP zone.
- 3) **Development standards that exceed the standards established by City Policy.** The project, as proposed, includes side yards that exceed the required 7½ feet. This project has also incorporated a 3-car garage per dwelling unit, one space greater than the 2-car garage required by the Zoning Ordinance.
- 4) **Superior architectural design and materials.** Breanna Estates, Phase II will possess superior architectural design and materials that will compliment the existing and approved residential neighborhoods in the area. This project will have similar architecture as Breanna Estates (Phase I), immediately south of the subject property. The differences between Breanna 1 and Breanna 2 is that this project will have hipped roofs, pre-cast stone elements and window treatments that will enhance the exterior appearance. The architectural materials will be the latest composite materials, which will ensure a longer life span and reduce maintenance requirements than current conventional materials.
- 5) **Superior landscape/hardscape design and materials.** The landscape will exceed minimum requirements by providing the following features:
 - Two street trees at each lot
 - Front yard hydroseeding and sprinklers on each lot
 - Hydroseeding and sprinklers on each slope
 - California Native Hydroscaping at the perimeter of the project, which is specifically of the non-evasive type, especially within the transition between the Guajome Regional Park and this development

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Planning Department

The hardscaping will exceed minimum requirements by providing the following features:

- Wood perimeter fences at each lot, which will compliment the home's architecture.
- An unobstructed view will be featured at the rear of lots 5 and 6 to take advantage of the views overlooking Guajome Regional Park.
- Enhanced paving on each driveway will be featured, which will incorporate a combination of 3 distinct concrete characteristics: a smooth finish, a brush finish, and a deep saw cut in rectangular patterns. This enhanced hardscape feature will compliment an already scenic landscape area.

The project is partially in the Scenic Park Overlay District. A requirement of the Guajome Regional Park overlay zone is that the maximum height shall not exceed 25' within 100' of the Park boundaries. None of the homes, even those beyond the 100' distance will exceed 25'. One of the specific purposes laid out in the Scenic Park Overlay District is to "achieve a visually pleasing and compatible relationship between buildings and structures, parking areas, walkways and planting areas, and the natural environment". We feel that the overall layout of the buildings, the relationship of the buildings and their fenestrations do achieve this. The windows that face the street in the garages help to make the sense of being pedestrian friendly. Perhaps the best argument for a pleasant, community layout was the comment of a resident who lives in Breanna 1. He said that compared to where he lived before this was pure heaven and he looks forward to a similar community next door.

The project, as proposed, is consistent with all applicable General Plan and Zoning regulations. Construction of this project will compliment and complete the residential development in this part of the City and in a manner consistent with the surrounding development pattern.

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MITIGATED NEGATIVE DECLARATION

city of oceanside, california

DATE POSTED: 06/25/2007
REMOVE POST: 07/15/2007
 20 days; or,
 30 day for SCH review

FILED
Gregory J. Smith, Register/County Clerk

JUN 22 2007

A. Consul

BY _____ DEPUTY

1. **APPLICANT:** Breanna Estates, Phase II, LLC
2. **ADDRESS:** P.O. Box 910627, San Diego, CA 92191
3. **PHONE NUMBER:** (858) 577-0620
4. **LEAD AGENCY:** City of Oceanside, 300 N. Coast Hwy., 92054
5. **PROJECT MGR.:** Juliana Von Hacht, Associate Planner
6. **PROJECT TITLE:** Breanna II
7. **DESCRIPTION:** Request to subdivide a 2.15-acre parcel into six (6) lots for single-family residential development and one private road.

CITY PLANNER DETERMINATION: This project has been evaluated by the City Planner of the City of Oceanside in accordance with the Section 21080(c) of the California Environmental Quality Act (CEQA). On June 18, 2007, the City Planner determined that this project will not have a potentially significant adverse effect on the environment and issued a Mitigated Negative Declaration (MND). The basis for the City Planner's determination is the Initial Study prepared pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. Copies may be reviewed or obtained from the Planning Division in City Hall located at 300 N. Coast Hwy. South Building. All public comments on the negative declaration must be provided in writing to the Planning Division on or before the "Posting Removal Date" cited above.


Jerry Hittleman, City Planner

cc: County Clerk
Breanna II file (Juliana Von Hacht)
CEQA file
Breanna Estates, Phase II, LLC
Posting: Civic Center; Public Library;

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County on JUN 22 2007
Posted JUN 22 2007 Removed _____
Returned to agency on _____
Deputy A. Consul

Mitigation Measures

APPLICANT: Breanna Estates, Phase II, LLC

ADDRESS: P.O. Box 910627, San Diego, CA 92191

PHONE NUMBER: (858) 577-0620

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

PROJECT MGR.: Juliana von Hacht, Associate Planner

PROJECT TITLE: Breanna II

DESCRIPTION: Request to subdivide a 2.15-acre parcel into six (6) lots for single-family residential development and one private road.

Biological Resources

- The applicant shall mitigate 287 caliper inches for trees removed in association with this project onsite.

Geology and Soils

- An erosion and sediment control plan shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline methods that shall be implemented to control erosion from graded or cleared portions of the site, including but not limited to straw bales, sandbags, soil binders, diversion fences, desilting basins, etc. The Plan shall be prepared in accordance with the City's grading ordinance, the City's water quality ordinance, the latest NPDES Permit and to the satisfaction of the City Water Quality Engineer.
- All surficial soils (topsoil and colluvium) within areas of planned grading should be removed to fire formational material and properly compacted prior to placing additional fill and/or structural loads. The actual extent of removals shall be determined in the field by Geocon Incorporated. In general, the removal should extend beyond the limits of grading equal to the depth of removal. The exposed formational material should then be scarified, moisture conditioned as necessary, and compacted.

Hazards and Hazardous Materials

- The applicant shall implement Fuel Modification Plan per Breanna Estates II Fire Protection Plan prepared by Lamont Landis on December 11, 2006.
- The project shall meet City of Oceanside Fire, Building and Wildland Urban Interface Building Standards.

Hydrology and Water Quality

- A Storm Water Pollution Prevention Program (SWPPP) shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline a complete program of construction Best Management Practices (BMPs) for the project site.
- The applicant shall implement Best Management Practices (BMPs) as outlined in the Storm Water Management Plan prepared by Lundstrom + Associates in June 2006.



INITIAL STUDY

city of oceanside california

1. **PROJECT:** Breanna Estates II
2. **LEAD AGENCY:** City of Oceanside
3. **CONTACT PERSON & PHONE:** Rina Alvarez, Lundstrom + Associates (619) 641-5900
4. **PROJECT LOCATION:** 2119 Willowbrook Drive, Oceanside, CA. APN 159-112-12.
East side of Willowbrook Drive between N. Santa Fe Avenue and Sagewood Drive.
5. **APPLICANT:** Breanna Estates, Phase II, LLC
6. **GENERAL PLAN DESIGNATION:** EB-R Estate B
7. **ZONING:** RE-B-SP Residential Estate B/Scenic Park Overlay
8. **PROJECT DESCRIPTION:** Request to subdivide a 2.15-acre parcel into six (6) lots for single-family development and one private road.
9. **SURROUNDING LAND USE(S) & PROJECT SETTING:** The subject property is bordered by single-family residential development to the west, north and south. Guajome Regional Park borders the project site on the east.
10. **OTHER REQUIRED AGENCY APPROVALS:** Guajome Regional Park (now defunct)
11. **PREVIOUS ENVIRONMENTAL DOCUMENTATION:** N/A
12. **CONSULTATION:**
 - United States Fish & Wildlife Service (USFWS)
 - U.S. Army Corps of Engineers (ACOE)
 - California Department of Fish & Game (DFG)
 - California Department of Transportation (CALTRANS)
 - City of Oceanside - General Plan, Zoning Ordinance, Subdivision Ordinance, MHCP and Municipal Code
 - SANDAG - Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region - April 2002
 - Brian F. Smith & Associates - Archaeological Survey & Significance Evaluation - June 16, 2005
 - Dudek & Associates, Inc. - Biological Constraints Letter - June 3, 2004
 - Professional Service Industries, Inc. - Phase I Environmental Site Assessment - February 7, 2006
 - Lundstrom + Associates - Hydraulic & Hydrology Study - August 1, 2005
 - Lundstrom + Associates - Storm Water Management Plan - June 15, 2006
 - Geocon Incorporated - Geotechnical Investigation - June 28, 2004
 - Lamont Landis Consulting - Fire Protection Plan - December 11, 2006
 - Howard Associates - Conceptual Landscape Plan - April 2007
 - Lundstrom + Associates - Hydrology & Hydraulic Study for Breanna Estates - January 2003

13. SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact Unless Mitigated, include:

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geological |
| <input checked="" type="checkbox"/> Hazards | <input checked="" type="checkbox"/> Water | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Utilities Systems | | |

14. ENVIRONMENTAL CHECKLIST

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

1. **No Impact.** Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. **Less Than Significant Impact.** The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. **Potentially Significant Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. **Potentially Significant Impact.** Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

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

a) *Have a substantial adverse effect on a scenic vista?*

Construction *Less Than Significant Impact.*

Short-term construction-related aesthetic impacts would consist primarily of grading activities, the presence of construction equipment, and additional signage and warning markers on roadways. The proposed pad elevation of proposed lots 5 and 6, the lots adjacent to Guajome Regional Park, is 290. This is approximately 35 feet above the elevation of the park. Park visitors will have a view of the existing naturally vegetated slope below the proposed project site. However, the presence of construction equipment and the lack of vegetation during construction may make the subject property visible to park visitors located 35 feet below the project site.

Post-Construction/Operational *Less Than Significant Impact.*

The development would be compatible in terms of appearance with the surrounding area. The project site was not identified as Visual Open Space area in the Environmental Resource section of the City of Oceanside General Plan. According to the Land Use Element of the City of Oceanside General Plan, the project site is located within the Guajome Regional Park Sphere of Influence. In order to ensure that the structures are visually compatible with the open space nature of Guajome Regional Park, the following policies were set forth:

- Building exteriors shall have textured surfaces and extensive use of natural building materials for accents and treatments.
- The colors of exterior surfaces of structures shall be tones compatible with the surrounding landscape and not bright, glossy or otherwise visually out of character with the natural setting.
- Structures shall not be permitted on slopes abutting Guajome Regional Park.
- Deep landscaped setbacks shall be maintained on yards abutting Guajome Regional Park and those abutting rights of way which border the park.
- Structures shall be oriented to preserve views from Guajome Regional Park, the development and surrounding properties.

The proposed residential homes will have textured stucco surfaces, with wood and stone veneer accents. The colors of the exterior surfaces will be compatible with the surrounding landscape. The structures located on lots 5 and 6, which abut the park, will be located 81 feet and 20 feet from the property line and top of slope leading to Guajome Regional Park. The rear of the proposed homes will be oriented towards the park to preserve views from the park. A solid wood fence is proposed around the perimeter of the project to obscure views into the project site and allow future homeowners privacy within their rear yards.

While the project site is adjacent to Guajome Regional Park, no valuable aesthetic resources would be destroyed as a result of the implementation of this project and the project will comply with the aforementioned policies of the General Plan. In addition, the elevation of the park is nearly 35 feet below the proposed pad elevations of proposed lots 5 and 6, which are adjacent to the park. Park visitors will have a view of the existing naturally vegetated slope below the proposed project site.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? No Impact.* No scenic resources, including trees, rock outcroppings or historic buildings are situated on-site. In addition, the project site is not situated within a state scenic highway. Impacts are not anticipated in this regard.
- c) *Substantially degrade the existing visual character or quality of the site and its surroundings? No Impact.* The proposed residential project would not substantially degrade the existing visual character or quality of the site and its surroundings because it is consistent with the existing residential neighborhood. The existing single family home and accessory buildings will be demolished in association with this project. The redevelopment of the subject property will comply with the following land use policies of the General Plan that ensure that the proposed structures are visually compatible with the open space nature of Guajome Regional Park:
- Building exteriors shall have textured surfaces and extensive use of natural building materials for accents and treatments.
 - The colors of exterior surfaces of structures shall be tones compatible with the surrounding landscape and not bright, glossy or otherwise visually out of character with the natural setting.
 - Structures shall not be permitted on slopes abutting Guajome Regional Park.
 - Deep landscaped setbacks shall be maintained on yards abutting Guajome Regional Park and those abutting rights of way which border the park.
 - Structures shall be oriented to preserve views from Guajome Regional Park, the development and surrounding properties.

The proposed residential homes will have textured stucco surfaces, with wood and stone veneer accents. The colors of the exterior surfaces will be compatible with the surrounding landscape. The structures located on lots 5 and 6, which abut the park, will be located 81 feet and 20 feet from the property line and top of slope leading to Guajome Regional Park. The rear of the proposed homes will be oriented towards the park to preserve views from the park. A solid wood fence is proposed around the perimeter of the project to obscure views into the project site and allow future homeowners privacy within their rear yards. In addition, the elevation of the park is nearly 35 feet below the proposed pad elevations of proposed lots 5 and 6, which are adjacent to the park. Park visitors will have a view of the existing naturally vegetated slope below the proposed project site.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Less Than Significant Impact.* The proposed project would not create new significant source of lighting. Section 3024(D)(1) of the Oceanside Zoning Ordinance states that "security lighting in any district may be indirect or diffused, or shall be shielded or directed away from an R district within 100 feet" to control glare and prevent light spillover onto adjacent areas. A total of three streetlights are proposed in association with this project, including one streetlight at the project entrance, one streetlight between proposed lots 2 and 3, and one streetlight at the cul-de-sac at the end of Private Street A. In addition, the 6-unit residential project will create lighting associated with single family residential uses, and have less than significant impact.

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

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? No Impact.* Designated land uses within the project do not include agricultural uses and project implementation would not result in conversion of existing farmland to non-agricultural uses. Therefore, the project does not affect an agricultural resource area and thus does not impact designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? No Impact.* The proposed project is located in an area zoned for low-density residential uses; agricultural designations do not occur within the project area and no Williamson Act contracts apply. Therefore, implementation of the project would not result in any conflicts with existing zoning for agricultural use or a Williamson Act Contract. No impacts are anticipated in this regard.
- c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? No Impact.* As previously stated, the proposed project area is not located within an agricultural area. Thus, implementation of this project would not result in changes in the environment, which would result in the conversion of farmland to non-agricultural use. No impacts are anticipated in this regard.

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

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

Air pollution standards are regulated through the Federal Clean Air Act of 1970 and the Clean Air Amendment of 1977. Current standards are set for sulfur dioxide, carbon monoxide, nitrogen dioxide, hydrocarbons, ozone and particulates of less than 10 microns in size. State of California standards, established by the Air Resources Board are generally more restrictive than national standards, and have incorporated additional pollutants, such as hydrogen sulfide.

The project site is located within the San Diego Air Basin (SDAB), which is governed by the San Diego Air Pollution Control Board (SDAPCD). A consistency determination is important in local agency project review by comparing local planning projects to the Regional Air Quality Strategy (RAQS) in several ways. It fulfills the CEQA goal of fully informing local agency decision makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans and significantly unique projects need to go under a consistency review due to the RAQS being based on projections from local General Plans. Therefore, projects that are consistent with the local General Plan and do not create significant air quality impacts are considered consistent with the air quality-related regional plan. Because the proposed Project is consistent with the goals of the City of Oceanside General Plan, and would not produce long-term significant quantities of criteria pollutants or violate ambient air quality standards, the proposed Project is considered to be consistent with the RAQS and a more detailed consistency analysis is not warranted.

Construction *No Impact.*

Summary of Peak Construction Emissions (pounds per day)

Construction Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Peak Day Construction	30.37	48.50	67.34	0.00	27.31	5.74
SDAPCD Regional Threshold	75	250	550	250	100	55
Significant?	NO	NO	NO	NO	NO	NO

Short-term minor impacts associated with the demolition and construction phases may result in local nuisances associated with increased dust/particulate levels. Construction activities would result in criteria pollutant emissions from stationary and mobile equipment, including material delivery trucks and worker vehicles to and from the project site. This would be a temporary construction impact, which would exist on a short-term basis during construction and would cease upon completion of construction. Construction and grading of the site will involve moving approximately 16,120 cubic yards of dirt. Grading of the site will need to comply with all applicable rules and regulations of the San Diego Air

Summary of Peak Operational Emissions – Winter (pounds per day)

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions Estimates	3.91	0.19	6.26	0.02	0.93	0.86
Operational Emissions Estimates	0.66	1.13	8.11	0.00	0.73	0.15
Operational Emissions	4.57	1.32	14.37	0.02	1.66	1.01
SDAPCD Regional Threshold ¹	75	250	550	250	100	55
Significant?	NO	NO	NO	NO	NO	NO

Operation of the proposed 6-unit residential project will not exceed RAQS thresholds and therefore, the proposed project would not violate any air quality standards or contribute to an existing air quality violation.

c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Construction *Less Than Significant Impact.*

Summary of Peak Construction Emissions (pounds per day)

Construction Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Peak Day Construction	30.37	48.50	67.34	0.00	27.31	5.74
SDAPCD Regional Threshold	75	250	550	250	100	55
Significant?	NO	NO	NO	NO	NO	NO

Short-term minor impacts associated with the demolition and construction phases may result in local nuisances associated with increased dust/particulate levels. Construction activities would result in criteria pollutant emissions from stationary and mobile equipment, including material delivery trucks and worker vehicles to and from the project site. This would be a temporary construction impact, which would exist on a short-term basis during construction and would cease upon completion of construction. Construction and grading of the site will involve moving approximately 16,120 cubic yards of dirt. Grading of the site will need to comply with all applicable rules and regulations of the San Diego Air Pollution Control District (APCD Rule 51), Dust control through regular watering and other fugitive dust abatement measures, such as a soil binder, required by the SDAPCD will reduce dust emission levels by 50 to 75 percent. Due to the relatively limited scale of construction required for the proposed project, construction related emissions will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Post-Construction/Operational *Less Than Significant Impact.*

Summary of Peak Operational Emissions – Summer (pounds per day)

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions Estimates	0.53	0.07	0.24	0.00	0.00	0.00
Operational Emissions Estimates	0.60	0.75	7.46	0.00	0.73	0.15
Operational Emissions	1.13	0.82	7.70	0.01	0.73	0.15
SDAPCD Regional Threshold ¹	75	250	550	250	100	55
Significant?	NO	NO	NO	NO	NO	NO

Summary of Peak Operational Emissions – Winter (pounds per day)

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions Estimates	3.91	0.19	6.26	0.02	0.93	0.86
Operational Emissions Estimates	0.66	1.13	8.11	0.00	0.73	0.15
Operational Emissions	4.57	1.32	14.37	0.02	1.66	1.01
SDAPCD Regional Threshold ¹	75	250	550	250	100	55
Significant?	NO	NO	NO	NO	NO	NO

Operation of the proposed 6-unit residential project will not exceed RAQS thresholds and therefore, not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is

non-attainment under an applicable federal or state ambient air quality standard.

d) *Expose sensitive receptors to substantial pollutant concentrations?*

Construction *Less Than Significant Impact.*

Sensitive receptors may be exposed to dust during project construction. Short-term minor impacts associated with the demolition and construction phases may result in local nuisances associated with increased dust/particulate levels. Construction activities would result in criteria pollutant emissions from stationary and mobile equipment, including material delivery trucks and worker vehicles to and from the project site. This would be a temporary construction impact, which would exist on a short-term basis during construction and would cease upon completion of construction. Construction and grading of the site will involve moving approximately 16,120 cubic yards of dirt. Grading of the site will need to comply with all applicable rules and regulations of the San Diego Air Pollution Control District (APCD Rule 51). Dust control through regular watering and other fugitive dust abatement measures required by the SDAPCD will reduce dust emission levels by 50 to 75 percent.

Post-Construction/Operational *No Impact.*

Operation of the proposed 6-unit residential project will not exceed RAQS thresholds and the generation of dust during post-construction is not anticipated. Therefore, this project would not result in locally elevated levels of regulated air emissions in close proximity to sensitive receptors.

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

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

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS? No Impact.* The area of project impact will essentially be that area disturbed by previous site construction. Plant communities within the project area consist of ruderal vegetation, ornamental plantings, and cleared or graded areas; and there is no native vegetation or habitat existing within the project impact area. Therefore, the proposed project would not have an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service? No Impact.* According to the Biological Constraints Letter prepared by Dudek & Associates, Inc. on June 3, 2004, the site does not contain any Federal or State jurisdictional areas. The proposed project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project site is void of riparian corridors and sensitive habitat. Thus, no impacts to riparian habitat or sensitive natural communities are anticipated.
- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact.* No wetlands, as defined by Section 404 of the Clean Water Act, exist or have been identified on-site or immediately adjoining the site. Thus, the project would not result in impacts to wetlands.
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? No Impact.* Project implementation would not interfere with the movement of any native resident or migratory fish or wildlife species, with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, as none exist within the project area.
- e. *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance? Potentially Significant Impact Unless Mitigated.* The project site is surrounded by developed suburban or urban land uses, ruderal vegetation and ornamental plantings. Vegetation removed during construction will be reestablished upon completion of construction per the Landscape Plan prepared by Howard Associates. According to Section 401(I) of the Subdivision Ordinance, project design should attempt to save all trees with a trunk diameter of 10 inches or more measured 24 inches above existing grade. Due to the size, shape and design of the project site, all existing trees onsite will be removed during grading and construction.
- The applicant shall mitigate 287 caliper inches for trees removed in association with this project onsite.
- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No Impact.* The project area is situated in the Multiple Habitat Conservation Plan (MHCP). According to the Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan dated April 2004, the project area is designated as urban/developed and does not contain any vegetation communities or any sensitive plant or animal species. In addition, the project site is not located within a Preserve Planning Area or a Habitat Conservation Overlay Zone.

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

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5 of CEQA? No Impact.* According to the Archaeological Survey and Significance Evaluation prepared by Brian F. Smith and Associates, a portion of a known cultural resource (Site SDI-15,889) is located within the eastern portion of the project site. A field survey, conducted by Brian F. Smith and Associates in May 2005, yielded minimal artifact recovery. No other unidentified cultural resources were located in the project area. Due to the disturbed condition of the property and minimal artifact recovery, Site SDI-15,889 is considered lacking as a research potential. Based on Appendix G of the State CEQA Guidelines, and the policies and regulations of the City of Oceanside, the project site is not considered significant and is not designated as an archaeological or historically sensitive area due to the disturbed condition of the site.
- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5 of CEQA? No Impact.* According to the Archaeological Survey and Significance Evaluation prepared by Brian F. Smith and Associates, due to the low artifact recovery and the deflated nature of the deposit resulting from modern impacts, the research potential of this site has been exhausted. Therefore, in accordance with Section 15064.5 of CEQA, this portion of Site SDI-15,889 does not qualify as a significant cultural resource.
- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No Impact.* According to the Archaeological Survey and Significance Evaluation prepared by Brian F. Smith and Associates, subsurface excavation yielded artifact recovery to a depth of 40 centimeters, demonstrating that a moderately deep subsurface deposit is present at this portion of the site. However, because of the low artifact recovery and the deflated nature of the deposit resulting from modern impacts, the research potential of this site has been exhausted. Therefore no cultural resource impact will occur.
- d. *Disturb any human remains, including those interred outside of formal cemeteries? No Impact.* There are no known grave sites within the project limits. Therefore, the disturbance of human remains is not anticipated. However, in the unlikely event that human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of any human remains find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and shall complete the inspection within 24 hours of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

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

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

- 1) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Less Than Significant Impact.* The project site is located within the seismically active southern California region and would likely be subjected to groundshaking, thus exposing proposed residential development to seismic hazards. According to the Geotechnical Investigation prepared by Geocon Incorporated on June 28, 2004, the project site is not located on any active, potentially active, or inactive fault traces. The nearest known active fault is the Newport Inglewood Fault located approximately 11 miles west of the site. Impacts are not anticipated to be significant.

- 2) *Strong seismic ground shaking? Less Than Significant Impact.* Southern California is a seismically active region likely to experience, on average, one earthquake of Magnitude 7.0, and ten (10) earthquakes of Magnitude 6.0 over a period of 10 years. Active faults are those faults that are considered likely to undergo renewed movement within a period of concern to humans. These include faults that are currently slipping, those that display earthquake activity, and those that have historical surface rupture. The California Geological Survey (CGS) defines active faults as those which have had surface displacement within Holocene times (about the last 11,000 years). Such displacement can be recognized by the existence of sharp cliffs in young alluvium, un-weathered terraces, and offset modern stream courses. Potentially active faults are those believed to have generated earthquakes during the Quaternary period, but prior to Holocene times.

There are several active and potentially active fault zones that could affect the project site. The faults within these zones include the Newport-Inglewood, Rose Canyon, Elsinore-Temecula, Elsinore-Julian, and Coronado Bank faults. The proposed project would be required to be in conformance with the Uniform Building Code (UBC), the City's Seismic Hazard Mitigation Ordinance, and other applicable standards. Conformance with standard engineering practices and design criteria would reduce the effects of seismic groundshaking to less than significant levels.

- 3) *Seismic-related ground failure, including liquefaction? Less Than Significant Impact.* Liquefaction is the loss of strength of cohesionless soils when the pore water pressure in the soil becomes equal to the confining pressure. Liquefaction generally occurs as a "quicksand" type of ground failure caused by strong ground shaking. The primary factors influencing liquefaction potential include groundwater, soil type, relative density of the sandy soils, confining pressure, and the intensity and duration of ground shaking. According to the City of Oceanside General Plan and the Geotechnical Investigation prepared by Geocon Incorporated, the project area is not susceptible to liquefaction hazards.
- 4) *Landslides? No Impact.* Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. However, according to the Geotechnical Investigation prepared by Geocon Incorporated, no landslides were encountered during the site reconnaissance, investigations or aerial photograph review, and none are known to exist on the property or at a location that would impact the proposed development. In addition, according to the City of Oceanside General Plan, the project site is not located within a known or highly suspected landslide area.
- b) *Result in substantial soil erosion or the loss of topsoil? Potentially Significant Impact Unless Mitigated.* Grading and trenching during the construction phase of the project would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. The contractor will be required to comply with standard engineering practices for erosion control and a qualified soils engineer will monitor soil compaction during construction. Implementation of the following mitigation measures would reduce potential soil erosion impacts to less than significant levels.
- An erosion and sediment control plan shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline methods that shall be implemented to control erosion from graded or cleared portions of the site, including but not limited to straw bales, sandbags, soil binders, diversion fences, desilting basins, etc. The Plan shall be prepared in accordance with the City's grading ordinance, the City's water quality ordinance, the latest NPDES Permit and to the satisfaction of the City Water Quality Engineer.
- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Less Than Significant Impact.* Adherence to standard engineering practices would result in less than significant impacts related to subsidence of the land.

The project site is located within the seismically active southern California region and would likely be subjected to groundshaking, thus exposing proposed residential development to seismic hazards. According to the Geotechnical Investigation prepared by Geocon Incorporated, the project site is not located on any active, potentially active, or inactive fault traces. The nearest known active fault is the Newport Inglewood Fault located approximately 11 miles west of the site. There are several active and potentially active fault zones that could affect the project site. The faults within these zones include the Newport-Inglewood, Rose Canyon, Elsinore-Temecula, Elsinore-Julian, and Coronado Bank faults. The proposed project would be required to be in conformance with the Uniform Building Code (UBC), the City's Seismic Hazard Mitigation Ordinance, and other applicable standards. Conformance with standard engineering practices and design criteria would reduce the effects of seismic groundshaking to less than significant levels.

Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. However, according to the Geotechnical Investigation prepared by Geocon Incorporated, no landslides were encountered during the site reconnaissance, investigations or aerial photograph review, and none are known to exist on the property or at a location that would impact the proposed development. In addition, according to the City of Oceanside General Plan, the project site is not located within a known or highly suspected landslide area.

Liquefaction is the loss of strength of cohesionless soils when the pore water pressure in the soil becomes equal to the confining pressure. Liquefaction generally occurs as a "quicksand" type of ground failure caused by strong ground shaking. The primary factors influencing liquefaction potential include groundwater, soil type, relative density of the sandy soils, confining pressure, and the intensity and duration of ground shaking. According to the City of Oceanside General Plan and the Geotechnical Investigation prepared by Geocon Incorporated, the project area is not susceptible to liquefaction hazards.

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property? Potentially Significant Unless Mitigated.* The dominant soil association in the project area is the colluvial soil association characterized as porous, soft to stiff sandy clay, and exhibits "medium" to "high" expansion potential. The Geotechnical Investigation, prepared by Geocon Incorporated recommends remedial grading of the colluvial soils for areas of proposed development. The project site also contains Santiago formation characterized as dense, partially cemented, and massive to horizontally-bedded silty and clayey sandstones. Based on field observations and laboratory tests, the majority of these materials have adequate bearing characteristics and a "medium" expansion potential. According to the Geotechnical Investigation, the formational materials are considered suitable for the support of the proposed development, and the following mitigation measure is suggested:
- All surficial soils (topsoil and colluvium) within areas of planned grading should be removed to fire formational material and properly compacted prior to placing additional fill and/or structural loads. The actual extent of removals shall be determined in the field by Geocon Incorporated. In general, the removal should extend beyond the limits of grading equal to the depth of removal. The exposed formational material should then be scarified, moisture conditioned as necessary, and compacted.
- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact.* The proposed project does not include the implementation of septic tanks or alternative wastewater disposal systems.

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

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

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Construction Less Than Significant Impact.*

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

Post Construction/Operational *No Impact.*

The proposed project is not anticipated to result in a release of hazardous materials into the environment.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No Impact.* No existing or proposed school facilities are located within a one-quarter mile radius of the project site.
- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? No Impact.* According to the Phase I Environmental Assessment prepared by Professional Service Industries, Inc., the California Department of Toxic Substances Control EnviroStor Database and the County of San Diego Environmental Assessment Case Listing, both dated March 2007, the proposed project site is not included on a list of sites containing hazardous materials, and would not result in a significant hazard to the public or to the environment.
- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? No Impact.* The proposed project site is not located within an airport land use plan or within two miles of a public airport and would not result in a safety hazard for people residing or working in the project area.
- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact.* The proposed project site is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area.
- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact.* The proposed project would have no impacts on emergency response plans or emergency evacuation plans. No revisions to adopted emergency plans would be required as a result of the proposed project.
- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? Potentially Significant Unless Mitigated.* According to the Fire Protection Plan prepared by Lamont Landis, the project site is located in an area that has no fire history, however wildfires have burned around the area. The onsite wildfire risk to the proposed residential dwellings, based upon onsite and surrounding vegetation in conjunction with relatively moderate east-facing slopes and prevailing Santa Ana wind pattern, is considered to be high to very high, and will be mitigated by the following mitigation measures set forth by the Breanna Estates II Fire Protection Plan prepared by Lamont Landis:
- The applicant shall implement Fuel Modification Plan per Breanna Estates II Fire Protection Plan prepared by Lamont Landis on December 11, 2006.
 - The project shall meet City of Oceanside Fire, Building and Wildland Urban Interface Building Standards.

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

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

a) *Violate any water quality standards or waste discharge requirements?*

The Storm Water Management Plan (SWMP) prepared by Lundstrom + Associates on June 15, 2006 has been accepted by the City of Oceanside. The SWMP set forth mitigation measures to reduce the significance of potential impacts to water quality.

Construction *Potentially Significant Unless Mitigated.*

Sediment discharge and eroded soil are of most concern during the construction phase. Sediment discharge and other common pollutants from detached residential housing have the potential to aggravate downstream impairments. Eroded soils may increase total dissolved solids and may carry nutrients like phosphorous into downstream coliform and bacterial impairments, but given the low magnitude and distance of the site from the impairment, this condition of concern is not probable and therefore should be given a low priority. This condition of concern shall be addressed by the following mitigation measure.

- A Storm Water Pollution Prevention Program (SWPPP) shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline a complete program of construction Best Management Practices (BMPs) for the project site.

Post-Construction/Operational *Potentially Significant Unless Mitigated.*

Sediment discharge and other common pollutants from detached residential housing have the potential to aggravate downstream impairments. Eroded soils may increase total dissolved solids and may carry nutrients like phosphorous into downstream coliform and bacterial impairments, but given the low magnitude and distance of the site from the impairment, this condition of concern is not probable and therefore should be given a low priority. The proposed project is not expected to generate significant amounts of pollutants, but many constituents are generally anticipated for projects in this category. The primary pollutants of concern that might be generated by this development include: (1) an increase in sediment discharge from the site due to concentration of flows at culvert crossings; (2) litter and trash; and (3) oils, grease, and other hydrocarbons from streets and driveways. Mitigation through source control and treatment control BMPs should mitigate potential pollutants like soil-borne nutrients and chemicals, trash, bacteria, viruses and hydrocarbons, to maximum extent practical; they include:

- Homeowner outreach is proposed to address trash and other gross pollutants that may cause bacterial pollutant of concern.
- Catch Basin Inlet Insert shall be used to address pesticides and animal waste that may cause nutrient pollutants.
- Hydrodynamic Stormwater Separators are proposed to address urban runoff that may cause chlorides.
- Pervious Pavement Gutter located on the north side of Private Street "A" is proposed to address urban runoff that may cause chlorides.
- Gravelpave2 used in the proposed driveways is proposed to address pollutants associated with driving and parking areas, such as heavy metals and oils and grease.

The following mitigation measure shall be implemented:

- The applicant shall implement Best Management Practices (BMPs) as outlined in the Storm Water Management Plan prepared by Lundstrom + Associates in June 2006.

Effects on soil erosion by storm water runoff from the project area will be minimal due to the small area of the site. Runoff will also be minimized due to infiltration by the pervious concrete gutters.

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

Construction *Less Than Significant Impact.*

According to the Hydraulic and Hydrology Study prepared by Lundstrom + Associates, the proposed project would not have the potential to substantially deplete groundwater supplies or interfere with groundwater recharge. Potential dewatering activities associated with construction would be short-term in nature, and would not substantially affect the groundwater table.

Post-Construction/Operational *No Impact.*

According to the Hydraulic and Hydrology Study prepared by Lundstrom + Associates, the proposed project would not have the potential to substantially deplete groundwater supplies or interfere with groundwater recharge. The project would not have the capacity to increase the amount of water consumed regionally through increased withdrawals from groundwater sources. No significant impacts are anticipated to occur.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?* *Less Than Significant Impact.* According to the Hydraulic and Hydrology Study prepared by Lundstrom + Associates, the proposed project will not significantly alter drainage patterns on the site. The project will add approximately 0.79-acres of impervious area (39.5% of the project site) in the form of rooftops, streets and access roads. The project site "C" coefficient value will change from 0.41 for the pre-development condition to 0.52 for post-development condition. In the proposed condition Basin 300 will be included as part of Basin 100. No alterations to the course of a river or stream are anticipated to occur

in association with this project as the closest creek is approximately 2 miles west of the subject property. Effects on soil erosion by storm water runoff from the project area will be minimal due to the small area of the site.

- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Less Than Significant Impact.* According to the Hydraulic and Hydrology Study prepared by Lundstrom + Associates, the proposed project will not significantly alter drainage patterns on the site. The project will add approximately 0.79-acres of impervious area (39.5% of the project site) in the form of rooftops, streets and access roads. The project site "C" coefficient value will change from 0.41 for the pre-development condition to 0.52 for post-development condition. In the proposed condition Basin 300 will be included as part of Basin 100. No alterations to the course of a river or stream are anticipated to occur in association with this project as the closest creek is approximately 2 miles west of the subject property. Effects on soil erosion by storm water runoff from the project area will be minimal due to the small area of the site. Runoff will also be minimized due to infiltration by the pervious concrete gutters proposed on the north side of proposed Private Street "A".
- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? Less Than Significant Impact.* The proposed project will not significantly alter drainage patterns onsite. The project will add approximately 0.79-acres of impervious area (or 39.5% of the project site) in the form of rooftops and streets. The project site "C" coefficient value will change from 0.41 for the pre-development condition to 0.52 for post-development condition. In the proposed condition Basin 300 will be draining as part of Basin 100. In the previous "Hydrology & Hydraulic Study for Breanna Estates," January 2003, by Lundstrom + Associates, the 20 foot catch basin was designed to intercept approximately 30 cfs. The Breanna II project site was anticipated to contribute 9.1 cfs to the catch basin. However, calculations illustrate the project site generates 7.8 cfs for the 100-year catch basin and 30-inch storm drain system will have no negative impacts. Effects on soil erosion by storm water runoff from the project area will be minimal due to the small area of the site. Therefore it is not anticipated that this project will create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial sources of polluted runoff.
- f) *Otherwise substantially degrade water quality?*
Construction *Potentially Significant Unless Mitigated.*
Sediment discharge and eroded soil are of most concern during the construction phase. Sediment discharge and other common pollutants from detached residential housing have the potential to aggravate downstream impairments. Eroded soils may increase total dissolved solids and may carry nutrients like phosphorous into downstream coliform and bacterial impairments, but given the low magnitude and distance of the site from the impairment, this condition of concern is not probable and therefore should be given a low priority. This condition of concern shall be addressed by the following mitigation measure.
- A Storm Water Pollution Prevention Program (SWPPP) shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline a complete program of construction Best Management Practices (BMPs) for the project site.

Post-Construction/Operational *Potentially Significant Unless Mitigated.*

Sediment discharge and other common pollutants from detached residential housing have the potential to aggravate downstream impairments. Eroded soils may increase total dissolved solids and may carry nutrients like phosphorous into downstream coliform and bacterial impairments, but given the low magnitude and distance of the site from the impairment, this condition of concern is not probable and therefore should be given a low priority. The proposed project is not expected to generate significant amounts of pollutants, but many constituents are generally anticipated for projects in this category. The primary pollutants of concern that might be generated by this development include: (1) an increase in

sediment discharge from the site due to concentration of flows at culvert crossings; (2) litter and trash; and (3) oils, grease, and other hydrocarbons from streets and driveways. Mitigation through source control and treatment control BMPs should mitigate potential pollutants like soil-borne nutrients and chemicals, trash, bacteria, viruses and hydrocarbons, to maximum extent practical; they include:

- Homeowner outreach is proposed to address trash and other gross pollutants that may cause bacterial pollutant of concern.
- Catch Basin Inlet Insert shall be used to address pesticides and animal waste that may cause nutrient pollutants.
- Hydrodynamic Stormwater Separators are proposed to address urban runoff that may cause chlorides.
- Pervious Pavement Gutter located on the north side of Private Street "A" is proposed to address urban runoff that may cause chlorides.
- Gravelpave2 used in the proposed driveways is proposed to address pollutants associated with driving and parking areas, such as heavy metals and oils and grease.

The following mitigation measure shall be implemented:

- The applicant shall implement Best Management Practices (BMPs) as outlined in the Storm Water Management Plan prepared by Lundstrom + Associates in June 2006.

Effects on soil erosion by storm water runoff from the project area will be minimal due to the small area of the site. Runoff will also be minimized due to infiltration by the pervious concrete gutters.

- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No Impact.* The proposed project area is not located within a 100-year flood hazard area. Therefore, no flood related impacts would occur.
- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows? No Impact.* The project site is not located within a 100-year flood hazard area. Therefore, no structures associated with this project would impede or redirect flood flows within a 100-year flood hazard area.
- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? No Impact.* As previously stated, the project does not propose any new housing or building structures within the 100-year flood plain. In addition, the project site is not within vicinity of a levee or dam. The proposed project will not significantly alter drainage patterns onsite. The project will add approximately 0.79-acres of impervious area (or 39.5% of the project site) in the form of rooftops and streets. The project site "C" coefficient value will change from 0.41 for the pre-development condition to 0.52 for post-development condition. In the proposed condition Basin 300 will be draining as part of Basin 100. In the previous "Hydrology & Hydraulic Study for Breanna Estates," January 2003, by Lundstrom + Associates, the 20 foot catch basin was designed to intercept approximately 30 cfs. The Breanna II project site was anticipated to contribute 9.1 cfs to the catch basin. However, calculations illustrate the project site generates 7.8 cfs for the 100-year catch basin and 30-inch storm drain system will have no negative impacts. Therefore, this project will not expose people or structures to a significant risk of loss, injury or death involving flooding.
- j) *Inundation by seiche, tsunami, or mudflow? No Impact.* There are no anticipated impacts to the proposed project from seiche, tsunami or mudflow, as no topographical features or water bodies capable of producing such events occur within the project site vicinity.

- k) *Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?*

According to the Hydraulic and Hydrology Study prepared by Lundstrom + Associates, the most immediate receiving water for the project site is an unnamed creek that flows approximately 2 miles west to Guajome Lake, then another 1 mile to San Luis Rey River and travels approximately 12 miles when it ultimately reaches the Pacific Ocean. Discharge from the proposed project through stormwater facilities would consist of non-point sources. Stormwater quality is generally affected by the length of time since the last rainfall, rainfall intensity, urban uses of the area, and the quantity of transported sediment. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, and careless material storage and handling. The majority of pollutant loads are usually washed away during the first flush of the storm occurring after the dry-season period.

Construction *Potentially Significant Unless Mitigated.*

Sediment discharge and eroded soil are of most concern during the construction phase. Sediment discharge and other common pollutants from detached residential housing have the potential to aggravate downstream impairments. Eroded soils may increase total dissolved solids and may carry nutrients like phosphorous into downstream coliform and bacterial impairments, but given the low magnitude and distance of the site from the impairment, this condition of concern is not probable and therefore should be given a low priority. This condition of concern shall be addressed by the following mitigation measure.

- A Storm Water Pollution Prevention Program (SWPPP) shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline a complete program of construction Best Management Practices (BMPs) for the project site.

Post-Construction/Operational *Potentially Significant Unless Mitigated.*

Sediment discharge and other common pollutants from detached residential housing have the potential to aggravate downstream impairments. Eroded soils may increase total dissolved solids and may carry nutrients like phosphorous into downstream coliform and bacterial impairments, but given the low magnitude and distance of the site from the impairment, this condition of concern is not probable and therefore should be given a low priority. The proposed project is not expected to generate significant amounts of pollutants, but many constituents are generally anticipated for projects in this category. The primary pollutants of concern that might be generated by this development include: (1) an increase in sediment discharge from the site due to concentration of flows at culvert crossings; (2) litter and trash; and (3) oils, grease, and other hydrocarbons from streets and driveways. Mitigation through source control and treatment control BMPs should mitigate potential pollutants like soil-borne nutrients and chemicals, trash, bacteria, viruses and hydrocarbons, to maximum extent practical; they include:

- Homeowner outreach is proposed to address trash and other gross pollutants that may cause bacterial pollutant of concern.
- Catch Basin Inlet Insert shall be used to address pesticides and animal waste that may cause nutrient pollutants.
- Hydrodynamic Stormwater Separators are proposed to address urban runoff that may cause chlorides.
- Pervious Pavement Gutter located on the north side of Private Street "A" is proposed to address urban runoff that may cause chlorides.
- Gravelpave2 used in the proposed driveways is proposed to address pollutants associated with driving and parking areas, such as heavy metals and oils and grease.

The following mitigation measure shall be implemented:

- The applicant shall implement Best Management Practices (BMPs) as outlined in the Storm Water Management Plan prepared by Lundstrom + Associates in June 2006.

Effects on soil erosion by storm water runoff from the project area will be minimal due to the small area of the site. Runoff will also be minimized due to infiltration by the pervious concrete gutters.

l) *Result in significant alteration of receiving water quality during or following construction?*

According to the Hydraulic and Hydrology Study prepared by Lundstrom + Associates, the most immediate receiving water for the project site is an unnamed creek that flows approximately 2 miles west to Guajome Lake, then another 1 mile to San Luis Rey River and travels approximately 12 miles when it ultimately reaches the Pacific Ocean. Discharge from the proposed project through stormwater facilities would consist of non-point sources. Stormwater quality is generally affected by the length of time since the last rainfall, rainfall intensity, urban uses of the area, and the quantity of transported sediment. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, and careless material storage and handling. The majority of pollutant loads are usually washed away during the first flush of the storm occurring after the dry-season period.

Construction *Less Than Significant Impact.*

Sediment discharge and eroded soil are of most concern during the construction phase. Sediment discharge and other common pollutants from detached residential housing have the potential to aggravate downstream impairments. Eroded soils may increase total dissolved solids and may carry nutrients like phosphorous into downstream coliform and bacterial impairments, but given the low magnitude and distance of the site from the impairment, this condition of concern is not probable and therefore should be given a low priority. This condition of concern shall be addressed by the following mitigation measure.

- A Storm Water Pollution Prevention Program (SWPPP) shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline a complete program of construction Best Management Practices (BMPs) for the project site.

Given the project's limited size, the project would produce a relatively low volume of stormwater runoff that would affect receiving water quality.

Post-Construction/Operational *Less Than Significant Impact.*

Sediment discharge and other common pollutants from detached residential housing have the potential to aggravate downstream impairments. Eroded soils may increase total dissolved solids and may carry nutrients like phosphorous into downstream coliform and bacterial impairments, but given the low magnitude and distance of the site from the impairment, this condition of concern is not probable and therefore should be given a low priority. The proposed project is not expected to generate significant amounts of pollutants, but many constituents are generally anticipated for projects in this category. The primary pollutants of concern that might be generated by this development include: (1) an increase in sediment discharge from the site due to concentration of flows at culvert crossings; (2) litter and trash; and (3) oils, grease, and other hydrocarbons from streets and driveways. Mitigation through source control and treatment control BMPs should mitigate potential pollutants like soil-borne nutrients and chemicals, trash, bacteria, viruses and hydrocarbons, to maximum extent practical; they include:

- Homeowner outreach is proposed to address trash and other gross pollutants that may cause bacterial pollutant of concern.
- Catch Basin Inlet Insert shall be used to address pesticides and animal waste that may cause nutrient pollutants.
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- Gravelpave2 used in the proposed driveways is proposed to address pollutants associated with driving and parking areas, such as heavy metals and oils and grease.

The following mitigation measure shall be implemented:

- The applicant shall implement Best Management Practices (BMPs) as outlined in the Storm Water Management Plan prepared by Lundstrom + Associates in June 2006.

Effects on receiving water quality by storm water runoff from the project area will be minimal due to the small area of the site.

- m) *Could the proposed project result in increased erosion downstream? No Impact.* Given the project's limited size and limited impervious surface, the project would produce a relatively low volume of stormwater runoff that would not result in increased downstream erosion. The project will add approximately 0.79-acres of impervious areas in the form of rooftops and streets. The Breanna II project site was anticipated to contribute 9.1 cfs to the existing catch basin in Willowbrook Drive. However, calculations in the Preliminary Hydraulic and Hydrology Study prepared by Lundstrom + Associates illustrate that the project site generates 7.8 cfs for the 100-year storm event. The 1.3 cfs difference in runoff generated insures that the existing 20-foot catch basin and 30-inch storm drain system will have no negative impacts.
- n) *Result in increased impervious surfaces and associated increased runoff? No Impact.* The increase in impervious surface and associated runoff is below the significance threshold established by the City for determining a significant impact. The project will add approximately 0.79-acres of impervious areas in the form of rooftops and streets. The Breanna II project site was anticipated to contribute 9.1 cfs to the existing catch basin in Willowbrook Drive. However, calculations in the Preliminary Hydraulic and Hydrology Study prepared by Lundstrom + Associates illustrate that the project site generates 7.8 cfs for the 100-year storm event. The 1.3 cfs difference in runoff generated insures that the existing 20-foot catch basin and 30-inch storm drain system will have no negative impacts.
- o) *Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes? No Impact.* It is not anticipated that the proposed project will create significant adverse environmental impact to drainage patterns due to changes in runoff flowrates. The project will add approximately 0.79-acres of impervious areas in the form of rooftops and streets. The Breanna II project site was anticipated to contribute 9.1 cfs to the existing catch basin in Willowbrook Drive. However, calculations in the Preliminary Hydraulic and Hydrology Study prepared by Lundstrom + Associates illustrate that the project site generates 7.8 cfs for the 100-year storm event. The 1.3 cfs difference in runoff generated insures that the existing 20-foot catch basin and 30-inch storm drain system will have no negative impacts.
- p) *Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired? No Impact.* According to the Biological Constraints Letter prepared by Dudek & Associates, Inc., the site does not contain any Federal or State jurisdictional areas. In addition, the project site does not adjoin or discharge directly into a Federally-listed water body.
- q) *Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions? No Impact.* According to the Biological Constraints Letter prepared by Dudek & Associates, Inc. on June 3, 2004, the site does not contain any Federal or State jurisdictional areas. The proposed project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wild Service. The project site is void of riparian corridors and sensitive habitat. Thus, no impacts to other environmentally sensitive areas are anticipated.
- r) *Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters? No Impact.* The project would not discharge directly into surface waters nor involve operational characteristics that would result in pollutant discharges into such waters including pesticides, herbicides, fertilizers and similar chemicals.
- s) *Have a potentially significant adverse impact on groundwater quality? No Impact.* The project site does not involve excavation, drilling, or cuts that could intercept or affect groundwater, and does not involve sub-surface fuel tanks or similar features that could affect groundwater.

- t) *Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? No Impact.* The proposed project will not result in any violation of applicable water quality standards established by the Clean Water Act and implemented by the San Diego Regional Water Quality Control Board (RWQCB) through the regional National Pollution Discharge Elimination System (NPDES) permit.
- u) *Impact aquatic, wetland, or riparian habitat? No Impact.* According to the Biological Constraints Letter prepared by Dudek & Associates, Inc. on June 3, 2004, the site does not contain any Federal or State jurisdictional areas. The proposed project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wild Service. The project site is void of riparian corridors and sensitive habitat. Thus, no impacts to aquatic, wetland, riparian habitat or sensitive natural communities are anticipated.
- v) *Potentially impact stormwater runoff from construction or post construction?*
The Storm Water Management Plan (SWMP) prepared by Lundstrom + Associates on June 15, 2006 has been accepted by the City of Oceanside. The SWMP set forth mitigation measures to reduce the significance of potential impacts to water quality.
Construction Potentially Significant Unless Mitigated.
Sediment discharge and eroded soil are of most concern during the construction phase. Sediment discharge and other common pollutants from detached residential housing have the potential to aggravate downstream impairments. Eroded soils may increase total dissolved solids and may carry nutrients like phosphorous into downstream coliform and bacterial impairments, but given the low magnitude and distance of the site from the impairment, this condition of concern is not probable and therefore should be given a low priority. This condition of concern shall be addressed by the following mitigation measure.
- A Storm Water Pollution Prevention Program (SWPPP) shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline a complete program of construction Best Management Practices (BMPs) for the project site.

Post-Construction/Operational Potentially Significant Unless Mitigated.

Sediment discharge and other common pollutants from detached residential housing have the potential to aggravate downstream impairments. Eroded soils may increase total dissolved solids and may carry nutrients like phosphorous into downstream coliform and bacterial impairments, but given the low magnitude and distance of the site from the impairment, this condition of concern is not probable and therefore should be given a low priority. The proposed project is not expected to generate significant amounts of pollutants, but many constituents are generally anticipated for projects in this category. The primary pollutants of concern that might be generated by this development include: (1) an increase in sediment discharge from the site due to concentration of flows at culvert crossings; (2) litter and trash; and (3) oils, grease, and other hydrocarbons from streets and driveways. Mitigation through source control and treatment control BMPs should mitigate potential pollutants like soil-borne nutrients and chemicals, trash, bacteria, viruses and hydrocarbons, to maximum extent practical; they include:

- Homeowner outreach is proposed to address trash and other gross pollutants that may cause bacterial pollutant of concern.
- Catch Basin Inlet Insert shall be used to address pesticides and animal waste that may cause nutrient pollutants.
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- Pervious Pavement Gutter located on the north side of Private Street "A" is proposed to address urban runoff that may cause chlorides.
- Gravelpave2 used in the proposed driveways is proposed to address pollutants associated with driving and parking areas, such as heavy metals and oils and grease.

The following mitigation measure shall be implemented:

- The applicant shall implement Best Management Practices (BMPs) as outlined in the Storm Water Management Plan prepared by Lundstrom + Associates in June 2006.

Effects on soil erosion by storm water runoff from the project area will be minimal due to the small area of the site. Runoff will also be minimized due to infiltration by the pervious concrete gutters.

- w) *Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?*

Construction *Less Than Significant Impact.*

A minimal amount of material storage, hazardous materials or storage, delivery and outdoor work areas may exist on the project site during the construction of 6 single family homes and a private street.

Post-Construction/Operational *No Impact.*

Material storage, vehicle or equipment fueling, vehicle or equipment maintenance, waste handling, hazardous materials or storage, delivery areas, loading docks or other outdoor work areas are not included as part of the site design.

- x) *Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? No Impact.* According to the Hydraulic and Hydrology Study prepared by Lundstrom + Associates, the most immediate receiving water for the project site is an unnamed creek that flows approximately 2 miles west to Guajome Lake, then another 1 mile to San Luis Rey River and travels approximately 12 miles when it ultimately reaches the Pacific Ocean. Discharge from the proposed project through stormwater facilities would consist of non-point sources. Stormwater quality is generally affected by the length of time since the last rainfall, rainfall intensity, urban uses of the area, and the quantity of transported sediment. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, and careless material storage and handling. The majority of pollutant loads are usually washed away during the first flush of the storm occurring after the dry-season period.

The site design, source control, and treatment control BMPs proposed as part of the Storm Water Management Plan prepared by Lundstrom + Associates will partially mitigate potential increases in calculated peak flow due to the development by increasing opportunities for infiltration, evaporation, and evapotranspiration. Source control BMPs are targeted toward non-storm water flows and reducing or eliminating contact between potential pollutants and storm water. Therefore, it is not anticipated that the proposed project will result in the potential for discharge of stormwater to affect the beneficial uses of receiving waters.

- y) *Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?*

Construction *No Impact.*

The project will neither increase the volume nor the velocity of stormwater flows, nor indirectly contribute to such impacts as a result of project implementation.

Post-Construction/Operational *No Impact.*

The project will neither increase the volume nor the velocity of stormwater, flows, nor indirectly contribute to such impacts as a result of project implementation. The proposed project will not significantly alter drainage patterns onsite. The project will add approximately 0.79-acres of impervious area (or 39.5% of the project site) in the form of rooftops and streets. The project site "C" coefficient value will change from 0.41 for the pre-development condition to 0.52 for post-development condition. In the proposed condition Basin 300 will be draining as part of Basin 100. In the previous "Hydrology & Hydraulic Study for Breanna Estates," January 2003, by Lundstrom + Associates, the 20 foot catch basin was designed to intercept approximately 30 cfs. The Breanna II project site was anticipated to contribute 9.1 cfs to the catch basin. However, calculations illustrate the project site generates 7.8 cfs for the 100-year catch basin and 30-inch storm drain system will have no negative impacts.

- z) *Create significant increases in erosion of the project site or surrounding areas?*

Construction *Potentially Significant Unless Mitigated.*

Sediment discharge and eroded soil are of most concern during the construction phase. This condition of concern shall be addressed by the following mitigation measure.

- A Storm Water Pollution Prevention Program (SWPPP) shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline a complete program of construction Best Management Practices (BMPs) for the project site.

Post-Construction/Operational *Less Than Significant Impact.*

Sediment discharge and other common pollutants from detached residential housing have the potential to aggravate downstream impairments. Effects on soil erosion by storm water runoff from the project area will be minimal due to the small area of the site. Runoff will also be minimized due to infiltration by the pervious concrete gutters proposed along the north side of Private Street "A".

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

- a) *Physically divide an established community? No Impact.* The proposed project will not have an impact on the physical arrangement of an established community. The proposed project consists of the subdivision and redevelopment of an existing 2.15 acre residential lot into 6 lots for single family residential development, consistent with the Residential Estate B zone of the City's Zoning Ordinance and the Estate B designation of the General Plan, which allows a minimum 10,000 SF lot size. The proposed residential lots will range in size from 10, 223 SF to 13, 981 SF. The existing single family home on the subject property shall be demolished in association with the proposed project. The existing neighborhood consists of single family residential development. Properties to the south and southwest are less than 1 acre in size while lots to the north and northwest are typically larger than 1 acre. Several properties in the vicinity of the project site have been or are in the process of redevelopment to meet the allowable residential density per the General Plan. No impacts regarding the physical division of an established community are anticipated to occur in association with this project.
- b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No Impact.* The proposed project, the subdivision and redevelopment of an existing 2.15 acre residential lot into 6 lots for single family residential development, is consistent with the Estate B designation of the General Plan Land Use Element and the Residential Estate B zone, as designated on the Official Zoning Map of the General Plan. The zone allows a minimum 10,000 SF lot size. The proposed residential lots will range in size from 10, 223 SF to 13, 981 SF. Therefore, no impacts would occur in this regard.
- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact.* The project area is situated in the Multiple Habitat Conservation Plan (MHCP). According to the Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan dated April 2004, the project area is designated as urban/developed and does not contain any vegetation communities or any sensitive plant or animal species. In addition, the project site is not located within a Preserve Planning Area or a Habitat Conservation Overlay Zone.

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

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? No Impact.* The City’s General Plan and Zoning Ordinance would not permit any mineral extraction on or within the vicinity of the project site. According to the Environmental Resource Management Element of the General Plan, mining operations are restricted to the San Luis Rey River Basin, the South Coast Asphalt Rock Quarry, and the mining area of the Crystal Silica Company. The project site is located outside of these defined areas (General Plan Land Use Element 3.31-3.313). Similarly, the zoning ordinance does not permit mining operations on the project site because it does not meet the minimum permitted lot size of 2.5 acres. (Article 10, Section 1030). Therefore, the project would have no impact.
- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact.* The City’s General Plan and Zoning Ordinance would not permit any mineral extraction on or within the vicinity of the project site. According to the Environmental Resource Management Element of the General Plan, mining operations are restricted to the San Luis Rey River Basin, the South Coast Asphalt Rock Quarry, and the mining area of the Crystal Silica Company. The project site is located outside of these defined areas (General Plan Land Use Element 3.31-3.313). Similarly, the zoning ordinance does not permit mining operations on the project site because it does not meet the minimum permitted lot size of 2.5 acres. (Article 10, Section 1030). Therefore, the project would have no impact.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.11 NOISE. Would the project:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Construction *Less than Significant Impact.*

The proposed project would create a short-term impact in terms of construction noise. Noise generated by construction and demolition equipment, including trucks, backhoes and other equipment, may temporarily impact nearby sensitive receptors. The following policies were set forth in the Noise Element of the Oceanside General Plan

- The operation of pile drivers, power shovels, pneumatic, power hoists or other construction equipment generating an ambient noise level of 50dBA at any property line shall be prohibited between the hours of 7:00 am and 8:00 pm unless an emergency exists.
- The operation of construction equipment at a level in excess of 85 dBA at 100 feet from the source shall be prohibited.
- Construction activities shall be limited to daytime hours of 7:00 am to 6:00 pm (for the duration of construction). Also, all vehicles and equipment will use available noise suppression devices and be equipped with mufflers during construction activities.

By adhering to the General Plan policies listed above, construction noise impacts associated with this project will be less than significant.

Post Construction/Operational *Less than Significant Impact.*

The proposed project will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance for the project area. The proposed residential use is consistent with the existing residential use in the project vicinity.

b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Construction *Less Than Significant Impact.* The amount of construction and demolition required for the proposed project is not anticipated to generate excessive groundborne vibrations or noise levels. Additionally, this project is not anticipated to include pile driving activities, therefore, ground borne vibration is not expected to occur. In addition, this project shall comply with the following policies as set

forth in the Noise Element of the Oceanside General Plan:

- The operation of pile drivers, power shovels, pneumatic, power hoists or other construction equipment generating an ambient noise level of 50dBA at any property line shall be prohibited between the hours of 7:00 am and 8:00 pm unless an emergency exists.
- The operation of construction equipment at a level in excess of 85 dBA at 100 feet from the source shall be prohibited.
- Construction activities shall be limited to daytime hours of 7:00 am to 6:00 pm (for the duration of construction). Also, all vehicles and equipment will use available noise suppression devices and be equipped with mufflers during construction activities.

By adhering to the General Plan policies listed above, groundborne vibration or noise levels associated with the construction of this project will be less than significant.

Post Construction/Operational *No Impact.*

The proposed residential project will not cause the exposure of persons to or the generation of excessive groundborne vibration or noise levels. The proposed residential use is consistent with the existing residential use in the project vicinity.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Post Construction/Operational *Less than Significant Impact.*

The proposed project will not result in the substantial permanent increase in ambient noise levels in the project vicinity. The proposed residential use is consistent with the existing residential use in the project vicinity.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Construction *Less Than Significant Impact.*

The demolition and removal of existing improvements and the construction of the new development would generate a minor increase in ambient noise levels in the project vicinity. The following policies, as set forth in the Noise Element of the Oceanside General Plan, shall be complied with during construction to help keep ambient noise levels to a manageable level during construction.

- The operation of pile drivers, power shovels, pneumatic, power hoists or other construction equipment generating an ambient noise level of 50dBA at any property line shall be prohibited between the hours of 7:00 am and 8:00 pm unless an emergency exists.
- The operation of construction equipment at a level in excess of 85 dBA at 100 feet from the source shall be prohibited.
- Construction activities shall be limited to daytime hours of 7:00 am to 6:00 pm (for the duration of construction). Also, all vehicles and equipment will use available noise suppression devices and be equipped with mufflers during construction activities.

By adhering to the General Plan policies listed above, ambient noise impacts associated with the construction of this project will be less than significant.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No Impact.* As previously stated, the proposed project is not located within two miles of a public airport or public use airport. The nearest airport, McClellan Palomar Airport, is located about 6.5 miles southwest of the project site. Due to its distant location, the project site was not included in the McClellan-Palomar Airport FAR Part 150 Study Update Draft Noise Compatibility Program Draft Version 4 prepared by URS on December 9, 2005. Therefore no impacts are anticipated.

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

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

- a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? Less Than Significant Impact.* The proposed single family residential project would not induce growth through the extension or expansion of major capital infrastructure. No impacts to population and housing beyond those identified within the *City's General Plan* would occur.
- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact.* The proposed project includes the subdivision of a 2.15 parcel into six lots for single family residential development and an associated private drive. One single family home and accessory residential buildings will be demolished to implement this project. Therefore, it is not anticipated that the construction of replacement housing elsewhere is necessary in association with this project.
- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact.* The proposed project includes the subdivision of a 2.15 acre parcel into six lots for single family residential development and an associated private drive. One single family home and accessory residential buildings will be demolished to implement this project. Therefore, this project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. In addition, no impacts to population and housing beyond those identified within the *City's General Plan* will occur.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.13 PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 1) *Fire protection? No Impact.* Proposed project implementation would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities.
- 2) *Police protection? No Impact.* There are no significant impacts related to police protection or service anticipated with implementation of the proposed project.
- 3) *Schools? No Impact.* Implementation of the proposed project would not result in the need for the construction of additional school facilities. Therefore, no impacts in this regard will occur.
- 4) *Parks? No Impact.* Implementation of the proposed project will not affect any existing park facilities nor increase the demand for additional recreational facilities. Therefore, no impacts to parks are anticipated as a result of this project.
- 5) *Other public facilities? No Impact.* No significant impacts to other public facilities are anticipated to occur with project implementation.

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

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? No Impact.* Implementation of the proposed project will not generate an increase in demand on existing public or private parks or other recreational facilities that would either result in or increase physical deterioration of the facility.
- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? No Impact.* Implementation of the proposed project does not include recreational facilities.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.14 TRANSPORTATION/TRAFFIC. Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? **Less Than Significant Impact.***

According to SANDAG's Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region dated April 2002, single family detached residential uses (i.e. 3-6 dwelling units per acre) generate approximately 10 average daily trips (ADT) per dwelling unit. The proposed 6-lot subdivision will generate approximately 60 ADT, with an estimated 4.8 AM peak hour trips (8%) and an estimated 6 PM peak hour trips (10%). The proposed private road will be a 2-lane local road ending in a cul-de-sac. The proposed private road would extend approximately 410 feet and is proposed to consist of a 32-foot wide roadway within a 40.5-foot right-of-way (on the project site). Curb, gutter and sidewalk would be constructed within the right-of-way on south side of the street.

The project would result in a minor increase in vehicular trips as a result of the construction activity and implementation of residential units. Anticipated traffic impacts would be minor and this amount of traffic would not significantly impact the surrounding street system. In addition, the project area is not currently experiencing level of service (LOS) deficiencies. Therefore, no mitigation is necessary for this project.

- b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? **Less Than Significant Impact.*** The project would result in a minor increase in vehicular trips (approximately 60 ADT) as a result of the construction activity and implementation of residential units. Anticipated traffic impacts, including approximately 5 AM peak trips and 6 PM peak trips, would be minor and this amount of traffic would not significantly impact the surrounding street system. In addition, the project area is not currently experiencing level of service (LOS) deficiencies. Therefore, no mitigation is necessary for this project.
- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? **No Impact.*** Due to the nature and scope of the proposed project, project implementation would not have the capacity to result in a change in air traffic patterns.
- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? **No Impact.*** A private cul-de-sac is proposed in association with this single family residential project. No impacts regarding design features or incompatible uses are anticipated to occur.
- e) *Result in inadequate emergency access?*
Construction **No Impact.**
Adequate emergency access shall be provided during short-term construction of the proposed project. Impacts are not anticipated to be significant.
Post Construction/Operational **No Impact.**
Adequate emergency access, also known as Private Street "A", shall be provided for the proposed residential project. A cul-de-sac, located at the terminus of Private Street "A" has been provided for turnaround purposes. Impacts are not anticipated to be significant.
- f) *Result in inadequate parking capacity? **No Impact.*** This project meets the Oceanside Zoning Ordinance off-street parking requirement of 2 or 3 garage spaces per single family dwelling unit (see table below). An adequate staging area will be provided for short-term construction equipment. No impacts are anticipated in this regard.

Proposed Use	Total SF	No. Dwelling Units	Spaces required per Zoning Ordinance	Required parking
Single Family Residence under 2,500 SF	2,492 SF	2	2 garage spaces/DU	4
Single Family Residence over 2,500 SF	2,656 SF	2	3 garage spaces/DU	6
Single Family Residence over 2,500 SF	2,828 SF	2	3 garage spaces/DU	6
TOTAL	---	6	---	16

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

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.15 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No Impact.* The nature and scope of the proposed project would not require or result in the construction of water or wastewater treatment facilities. Improvements associated with the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB).

- c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No Impact.* The proposed project will not require the construction of new stormwater drainage facilities or expansion of existing facilities. The project will connect to an existing catch basin installed with Breanna Estates Phase I. The proposed project will not significantly alter drainage patterns onsite. The project will add approximately 0.79-acres of impervious areas in the form of rooftops and streets. The Breanna II project site was anticipated to contribute 9.1 cfs to the existing catch basin in Willowbrook Drive. However, calculations in the Preliminary Hydraulic and Hydrology Study prepared by Lundstrom + Associates illustrate that the project site generates 7.8 cfs for the 100-year storm event. The 1.3 cfs difference in runoff generated insures that the existing 20-foot catch basin and 30-inch storm drain system will have no negative impacts
- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Less than Significant.* According to a phone conversation with Greg Blakely, Administrative Manager for the Oceanside Water Utilities Department on March 26, 2007, there are sufficient water resources to serve the proposed project. The project will connect to an existing 10" water line in Willowbrook Drive.
- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Less than Significant* According to a phone conversation with Greg Blakely, Administrative Manager for the Oceanside Water Utilities Department on March 26, 2007, while the project would add approximately 5 EDUs, there are sufficient wastewater resources to serve the proposed project. The project will connect to an existing 8" sewer line in Willowbrook Drive. Improvements associated with the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB).
- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
Construction *No Impact.*
The demolition and removal of existing improvements would generate a minor increase in solid waste. This increase would not be significant in the context of the Palomar Transfer Station Landfill's operating permit of 2,250 tons per day.
Post Construction/Operational *No Impact.*
Operational activities for the proposed 6-unit residential development will result in only a nominal amount of solid waste. This increase would not be significant in the context of the Palomar Transfer Station Landfill's operating permit of 2,250 tons per day.
- f) *Comply with federal, state, and local statutes and regulations related to solid waste? No Impact.* Proposed residential project would comply with federal, state and local statutes and regulations related to solid waste. Impacts are not anticipated in this regard.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.16 MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have impacts which are individually limited, but cumulatively considerable (Cumulatively considerable means the project's incremental effects are considerable when compared to the past, present, and future effects of other projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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


Rina M. Alvarez, Planner

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

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

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been included in this project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

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

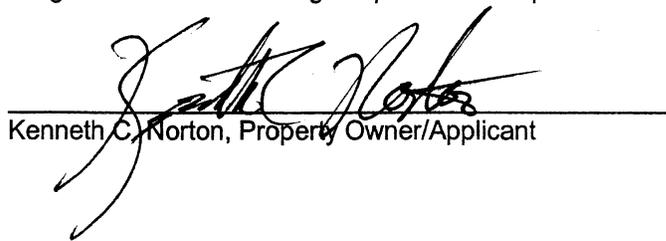
It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.

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

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


Jerry Hittleman, City Planner

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


Kenneth C. Norton, Property Owner/Applicant

Mitigation and Monitoring and Reporting Program (MMRP) T-13-04, D-31-04, C-44-04 Breanna Estates Phase II		
Mitigation Measure	Responsibility	Benchmark
Provide 287 caliper inches of trees on-site, for trees removed from the site. Replacement tree locations and sizes shall be shown on the final landscape plans.	Applicant and or the developer	Prior to approval of the final landscape plans
An erosion and sediment control plan shall be prepared and submitted for review and approval. The plan shall outline methods that shall be implemented to control erosion from graded or cleared portions of the site, including but not limited to straw bales, sandbags, soil binders, diversion fences, desilting basins, etc.	Developer	<p>Prior to issuance of a grading permit</p> <p>* The Plan shall be prepared in accordance with the City's grading ordinance, the City's water quality ordinance, the latest NPDES Permit and to the satisfaction of the City Water Quality Engineer.</p>
All surficial soils (topsoil and colluvium) within areas of planned grading should be removed to fire formational material and properly compacted. In general, the removal should extend beyond the limits of grading equal to the depth of removal. The exposed formational material should then be scarified, moisture conditioned as necessary, and compacted.	Developer	<p>Prior to placing additional fill and or structural loads at the site</p> <p>*The actual extent of removals shall be determined in the field by Geocon Incorporated.</p>
Final landscape plans and building plans shall demonstrate the implementation of the Fuel Modification Plan, per Breanna Estates II Fire Protection Plan prepared by Lamont Landis on December 11, 2006.	Developer	Prior to the issuance of a building permit
The landscape and building plans shall meet the City of Oceanside Fire Prevention, Building Division, and wildland-urban interface requirements.	Developer	Prior to the issuance of a building permit
A Storm Water Pollution Prevention Program (SWPPP) shall be prepared. The plan shall outline a complete program of construction Best Management Practices (BMPs) for the project site.	Applicant and or developer	Prior to the approval of a grading permit
During construction related activities and during grading, the developer shall implement Best Management Practices (BMPs) as outlined in the Storm Water Management Plan approved by the Public Works Director.	Developer	During construction and grading activities