ITEM NO. 23

STAFF REPORT

CITY OF OCEANSIDE

DATE: September 12, 2007

TO: Honorable Mayor and City Councilmembers

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING A REGULAR COASTAL PERMIT (RC-23-06) FOR THE ADDITION OF 2,640 SQUARE FEET TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 70 SAINT MALO BEACH – FIRTEL RESIDENCE – APPLICANTS: BOB AND ADDIE FIRTEL**

SYNOPSIS

The item under consideration is a review of the Planning Commission decision approving an addition of 2,640 square feet to an existing single-family residence located at 70 Saint Malo Beach. Staff is recommending that the City Council affirm the Planning Commission's decision and adopt the resolution.

BACKGROUND

The item under consideration is a review of the Planning Commission's decision approving Regular Coastal Permit (RC-23-06). The Commission approved the project on July 23, 2007. The proposal involves development of an addition of 2,640 square feet to an existing single-family residence located at 70 Saint Malo Beach. A call for review was timely filed by Deputy Mayor Chavez on August 2, 2007 (Attachment 5). Staff is recommending that following the review, the City Council support the Planning Commission's decision and approve the project.

Site Review: The project site is situated within the gated community of Saint Malo Beach. The project site is a 0.345-acre lot that abuts the Buena Vista Lagoon on its eastern boundary. The original home was built in 1957. In 1968, the house was expanded with a two-story addition. In 1975, another addition was added to the second story of the 1968 structure. No significant changes have occurred on the property since 1975. Therefore, the northerly portion of the lot is currently developed with the existing two-story, 3,050-square foot single-family home. On October 25, 2006, the applicant submitted a regular coastal permit application to construct a 2,640-square-foot addition to the single-family home.

Surrounding land uses include single-family detached residential development characterized by a French-Provincial architectural style (white colored stucco exterior with

dark brown trim; steep roof pitch; etc.).

The zoning designation for the site is Single-Family Residential (RS) and the General Plan Land Use category is Single-Family Detached Residential (SFD-R). The Local Coastal Program (LCP) zoning designation for this site is Single-Family Residential (R-1) and the LCP Land Use category is Low Density Residential.

Project Description: The project consists of a Regular Coastal Permit (RC-23-06) to allow the following:

The addition to the existing home will consist of one three-car garage and two residential floors. The ground-floor plan includes a pantry, a laundry room, a master bedroom, his-and-her master bathrooms, two walk-in closets, a powder bathroom, and a three-car garage. The second floor addition shall consist of a studio office and a storage room; it will be attached to the second floor of the existing house.

The architectural plans for the addition to the Firtel Residence substantially match the existing home and include many French-Provincial features identified with the Saint Malo area. The stucco facade is enhanced by decorative half-timbering and stone veneer details. Architectural features also include decorative brickwork within landscaped yards and interior courtyard. The architectural treatments and materials continue the existing theme of the Saint Malo area and conform to the visual image of the surrounding neighborhood.

Regular Coastal Permit RC-23-06: represents a request for the following: Construction of a 2,640-square-foot addition to an existing 3,050-square-foot single-family residence within the appeal jurisdiction of the Local Coastal Program.

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

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

Environmental Issues: The proposed project is categorically exempt pursuant to Class 3, New Construction or Conversion of Small Structures, Section 15303(a) of the California Environmental Quality Act.

ANALYSIS

Call for Review by Councilmember Rocky Chavez

Listed below are the issues raised by the call for review, along with staff's response to each issue. Staff reviewed the issues and believes that each of the concerns raised were

addressed during staff's review of the proposed project. As designed and conditioned, the project proposes a high-quality addition to an existing single-family home that is consistent with the Land Use Element of the General Plan, the Zoning Ordinance, and the Local Coastal Program.

Issues

1) Compliance with Local Coastal Program Article V. Environmentally Sensitive Habitat Areas, Section C, Policy 2, Items a through e:

Policy 2 of Article V, Section C of the Local Coastal Program states that prior to approving any developments on dry lands adjacent to Buena Vista Lagoon, the City shall consult the State Department of Fish and Game to ensure that adequate measures are provided to protect and enhance the lagoon's sensitive resources. Such measure shall include, where appropriate:

The subject project has been found to be categorically exempt pursuant to Class 3, New Construction or Conversion of Small Structures, Section 15303(a) of the California Environmental Quality Act. This exemption covers single-family homes and this project involved only an addition to an existing single-family home. Since no environmental review was required for this project, it was not necessary to consult with the State Department of Fish and Game.

In 2003-2004, a Regular Coastal Permit (RC-1-03) application was reviewed and approved (June 11, 2004) for the construction of an earthen berm along portions of the lagoon within the Saint Malo community. The Regular Coastal Permit was reviewed with a Mitigated Negative Declaration and with mitigation measures in place, no major significant adverse effect upon the environment were anticipated. The State Department of Fish and Game was notified of the Mitigated Negative Declaration for RC-1-03 and no comments were submitted to the City regarding the environmental review. This project, RC-23-06, has been designed and conditioned to comply with the original mitigation measures of RC-1-03, including maintaining a 15-foot earthen berm adjacent to the lagoon, planting native species within this berm that are compatible to the wetlands in the lagoon, and planting native species within the rear yard setback area adjacent to the 15-foot berm. Since the proposed project is not encroaching beyond the 15-foot berm, it was not necessary to gain approval from the State Department of Fish and Game for the home addition.

Item 2a - Provisions of adequate buffers between the development and the lagoon: The applicant has designed the site to include a 15-foot native plant buffer that is measured westward from the eastern property line. The site will also maintain an additional 15-foot rear yard setback. The applicant proposes to plant native vegetation adjacent to the house and the lagoon. The project has been conditioned to protect the native buffer zone in place, but supplement and enhance as deemed necessary by the City Engineer. The site includes adequate buffers between the proposed residence and the lagoon.

Item 2b – Erection of barriers, such as fences, to prohibit access to sensitive portions of the lagoon: Staff does not believe that requiring the property owner to build a fence in conjunction with the addition to the existing single-family home is appropriate. No other properties within the Saint Malo Beach neighborhood have fences on the lagoon or beach sides of the properties. Erecting a fence on this one lot would not be compatible with the surrounding properties and would detract from the atmosphere of the lagoon in this area.

Item 2c – Incorporation of native riparian plan species into project design to enhance habitat value: The applicant proposes to plant native vegetation adjacent to the house and the lagoon. Where possible, existing trees and shrubs will be preserved and drought-tolerant trees and large shrubs will be added throughout the project site. The project has been conditioned to protect the native buffer zone in place, but supplement and enhance the landscape. The conceptual landscape plan has been thoroughly reviewed by staff and the Planning Commission and has been deemed sufficient for the proposed project.

Item 2d – Construction of informational sign/kiosks educating the public on the value of the lagoon, and listing regulations for public use: This is not an appropriate condition to place on an individual property owner that is asking to expand an existing single-family home. This policy measure should be applied towards larger development projects or the City should be responsible for implementing educational programs. Staff does not believe the proposed project should be subject to this policy.

Item 2e – Habitat restoration measures (such as removal of built-up sediment) providing that such measures are approved by the State Department of Fish and Game: The project site is subject to a required 15-foot native plant buffer (berm) that is measured from the edge of the riparian habitat. The site will also maintain an additional 15-foot rear yard setback measured from the easterly property line. Large scale habitat restoration measures are implemented and executed pursuant to a broader lagoon management plan.

The Biological Assessment, dated October 2, 2006, concluded that the project site is made up of developed and disturbed land. The construction footprint will be situated away from the edge of the Buena Vista Lagoon and wetland resources. Novik Biological Services found that no significant impacts to sensitive biological resources will result from project implementation. Approximately 0.12 acres of disturbed land will be directly impacted by the proposed project. Disturbed land is of low biological value and impacts to this land cover are not considered significant and do not require any mitigation.

The project has been found to be categorically exempt pursuant to Class 3, New Construction or Conversion of Small Structures, Section 15303(a) of the California Environmental Quality Act. This exemption covers single-family homes, and this project involved only an addition to an existing single-family home. Since no environmental review was required for this project, it was not necessary to consult with the State Department of Fish and Game.

2) Potential impacts to the Environment (light pollution, construction activity, native buffer zone, grading haul-route, maintenance and compliance with Stormwater Best Management Practices, lagoon access, rodent/pet control, and impacts to the City's Multi-Habitat Conservation Plan):

Light Pollution (Resolution 2007-P38 Condition 6): As conditioned, all outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution Ordinance). Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on building and electrical plans. Any light sources that are permitted in the City shall be fully shielded where feasible, partially shielded in all other cases, and shall be focused to minimize the amount of light directed into the sky. This regulation is reviewed and enforced through the Building Division through plan check.

Impacts from construction activity (Resolution 2007-P38 Condition 9b): The project is conditioned to use Stormwater Best Management Practices in order to prevent any potential adverse impacts to off-site resources during construction, including preventing construction runoff from entering the Buena Vista Lagoon. All runoff from the site will be directed towards the western edge of the property where it will be directed to a bioretention area. The project is conditioned to keep the construction site reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal. Solid waste generated as a result of the construction or reconstruction of structures shall be removed from the construction site for disposal or recycling from time to time as determined appropriate by the owner or the licensed contractor performing or supervising the work, or upon the order of the Chief Building Official. Upon completion of construction, all solid waste shall be removed from the construction site within one week. This regulation will be monitored by City Building Inspectors during all stages of construction.

Native Buffer Zone (Resolution 2007-P38 Condition 11b): The project design includes a 15-foot native plant buffer that is measured westward from the eastern property line. The site will also maintain an additional 15-foot rear yard setback. The applicant proposes to plant native vegetation adjacent to the house and the lagoon. Where possible, existing trees and shrubs will be preserved and drought-tolerant trees and large shrubs will be added throughout the project site. The project has been conditioned to protect the native buffer zone in place, but also supplement and enhance as deemed necessary by the City Engineer.

Grading Haul Route (Resolution 2007-P38 Condition 22): The Saint Malo community is a small, private community that imposes many of their own strict regulations on construction activity. However, as conditioned, the property owner will be required to notify and host a neighborhood meeting with all of the area residents located within 300 feet of the project site, and residents of property along any residential streets to be used as a "haul-route", to inform them of the grading and construction schedule, haul-routes,

and to answer questions prior to the issuance of any grading permits. The haul-route shall be determined at least 7 days prior the start of hauling operations and must be approved by the City Engineer. In addition, hauling operations are limited to 8:00 a.m. to 3:30 p.m., Monday through Friday, unless approved otherwise. By requiring the haul -route to be reviewed and approved by the City prior to grading activity, staff is given the opportunity to review any potential impacts to the surrounding environment and suggest alternatives as necessary.

Maintenance and Compliance with Stormwater Best Management Practices (Resolution 2007-P38 Conditions 39 and 40): 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 designing suitable site drainage systems. The amount of impervious surfaces has been reduced during the project review process and as proposed, it is designed to support the natural drainage system at the site. Site runoff shall be directed towards the western edge of the property and deposited in a bioretention area.

As conditioned, the property owner shall submit an Operations & Maintenance (O&M) Plan to the City Engineer with the first submittal of engineering plans. The O&M Plan shall be prepared by a Civil Engineer. It shall be directly based on the project's Storm Water Mitigation Plan (SWMP) previously approved by the project's approving authority (Planning Commission/City Council). At a minimum, the O&M Plan shall include the designated responsible parties to manage the stormwater BMP(s), employees' training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan and any other necessary elements. Staff is recommending that the employee training program include education regarding the sensitive nature of the lagoon. This will further ensure that the lagoon is protected from any potential impacts from Stormwater Mitigation Plan maintenance activity.

The developer shall enter into a City Standard Storm Water Facilities Maintenance Agreement with the City obliging the project proponent to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved Storm Water Mitigation Plan (SWMP), as detailed in the O&M Plan into perpetuity. This Maintenance Agreement will encompass the requirements for employee training. At a minimum, the maintenance agreement shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The project proponent shall complete and maintain O&M forms to document all maintenance activities.

Lagoon Access: Saint Malo is a gated, private community that does not provide public access to the lagoon or beaches that it encompasses. No pathways leading to the water are proposed for the project, nor are any docking locations provided for water activities within the lagoon. No homes within Saint Malo are restricted from the lagoon by fencing or walls. It would not be appropriate to condition this project to erect a fence barrier as it would detract from the Saint Malo atmosphere. Physically restricting lagoon

access from the subject property would be incompatible with the other homes in the neighborhood.

Rodent/Pet Control: Staff can encourage the property owners to practice responsible pet ownership by asking that they a) keep pets indoors, especially at night; b) have pets neutered or spayed to reduce unwanted reproduction and long-range wanderings; c) place bell collars on cats to reduce their effectiveness as predators; d) not release unwanted pets into the wild; and e) keep dogs on leashes when walking them near the lagoon. However, it is unrealistic to condition the project in these regards because it would be virtually impossible for the City to enforce these regulations.

Multi-Habitat Conservation Plan (MHCP): Once adopted by the City, the Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan (Subarea Plan) will comprehensively address how the City will conserve natural biotic communities and sensitive plant and wildlife species. The Subarea Plan will address the potential impacts to natural habitats and rare, threatened, or endangered species due to projects within the City of Oceanside. Since the Subarea Plan has not been adopted yet, staff primarily consults the Local Coastal Program for direction regarding impacts to sensitive coastal resources, including sensitive habitats such as the Buena Vista Lagoon.

The Subarea Plan will be designed to promote conservation of biodiversity and ecosystem function in the City and surrounding areas, while allowing for continued economic development and wise land use in Oceanside. Consequently, the preserve system will be designed to balance two sets of goals: 1) biological conservation goals and 2) property development, property rights, and economic goals.

The primary objectives of the biological conservation goals under the Subarea Plan call for the conservation of existing sensitive, rare, or declining habitats and maintaining and enhancing functional wildlife corridors and habitat linkages. The subject property, Lot 70 Saint Malo Beach, does not currently function as a wildlife corridor or significant habitat linkage. In addition, Novik Biological Services found that no significant impacts to sensitive biological resources will result from project implementation. The construction footprint will be situated away from the edge of the Buena Vista Lagoon and wetland resources. Approximately 0.12 acres of disturbed land will be impacted by the proposed project. Disturbed land is of low biological value and impacts to this land cover are not considered significant and do not require any mitigation.

The project design includes a 15-foot native plant buffer that is measured westward from the eastern property line. This 15-foot buffer area has been determined to be an appropriate buffer for new development within the Saint Malo community. The site will also maintain an additional 15-foot rear yard setback. The applicant proposes to plant native vegetation adjacent to the house and the lagoon. Where possible, existing trees and shrubs will be preserved and drought-tolerant trees and large shrubs will be added throughout the project site. The project has been conditioned to protect the native buffer zone in place, but also supplement and enhance as deemed necessary by the

City Engineer. No riparian or wetland habitats will be lost as a result of the addition to an existing single-family home.

3) Compliance with FEMA Flood Map requirements (Resolution 2007-P38 Condition 43):

Prior to issuance of a grading permit, the developer shall provide evidence to the City of Oceanside that a Conditional Letter of Map Revision (CLOMR) has been applied for from Federal Emergency Management Agency (FEMA) and shall submit an as-built grading plan to FEMA in order to process and receive a Letter of Map Revision (LOMR). Prior to release of the grading bonds, the developer shall provide evidence of having received a LOMR from FEMA. It should be noted that the exact manner of appropriate compliance with FEMA requirements listed under Condition 43 would have to be determined during the review and approval of the detailed engineering for the project. Engineering staff is not aware of any statutory requirements to have a map revision completed prior to a project's entitlement.

A preliminary drainage study was prepared for the subject project and thoroughly reviewed by City Engineering staff. No significant impacts to the subject property or the surrounding area were found. Furthermore, under Regular Coastal Permit (RC-1-03), water levels were evaluated and a berm was proposed to be placed in areas which required additional flood protection. At that time, the subject lot, Lot 70, already contained a berm of appropriate size, design, and strength at the time of the review. This berm remains in place currently and creates the required 15-foot native buffer between the subject property and the edge of the lagoon.

FISCAL IMPACT

Not applicable.

COMMISSION OR COMMITTEE REPORT

The Planning Commission reviewed the project on July 23, 2007. After hearing public testimony from area residents, as well as the applicant, the Commission unanimously approved the project by a 5-0 (2 absent) vote. Commissioners indicated that the project site is physically suitable for the proposed development. The Commissioners stated that the project did provide adequate evidence that all of the development regulations were being met and found the project to be consistent with adopted regulations. Overall, the commission found the project to meet the standards for development established by the Zoning Ordinance, General Plan, and Local Coastal Program and found the project to be compatible with the surrounding Saint Malo homes and the surrounding neighborhood.

CITY ATTORNEY'S ANALYSIS

The City Attorney's Office has reviewed the proposed resolution and approved it as to form.

In accordance with Section 4605 of the Zoning Ordinance, the City Council shall consider the same application, plans, and related project materials that were the subject of the original decision approving the project by the Planning Commission.

The City Council shall review the record of the decision and hear testimony from staff, the applicant, and/or any interested parties.

After the public hearing, the City Council shall affirm, modify or reverse the Planning Commission's decision. If a decision is modified or reversed, the City Council shall state the specific reasons for the modification or reversal.

RECOMMENDATION

Staff has reviewed the issues raised under the call for review and believes that all of the concerns have been thoroughly addressed through the findings and conditions of approval as part of Resolution 2007-P38. It is staff's recommendation that the City Council support the Planning Commission's decision and approve the project based on the findings contained in the attached City Council resolution.

PREPARED BY

Sally Schifman
Planner II

SUBMITTED BY

Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs-Lawrence, Deputy City Manager
Mike Blessing, Deputy City Manager
Jerry Hittleman, Acting City Planner

ATTACHMENTS:

1. Area Map, Site Plan
2. City Council Resolution for Approval
3. Planning Commission Resolution No. 2007-P38
4. Planning Commission Staff Report Dated July 23, 2007
5. Call For Review

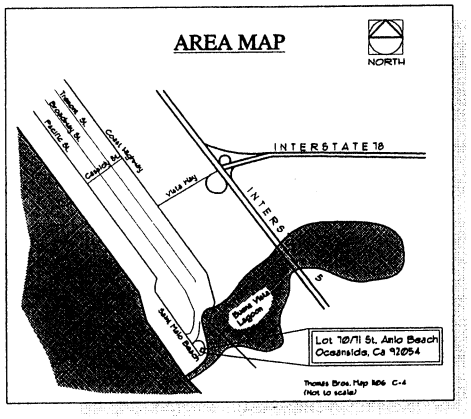
RECEIVED
MAR 2 8 2007
Planning Department

FIRTEL ADDITION

PROJECT DIRECTORY

OWNER	Robert & Addie Firtel P.O. Box 749 Rancho Santa Fe, Ca 92067 P: 858.756.0861 F. 858.756.3981
ARCHITECT	John S. Beery, Architect, A.I.A. 5751 Palmer Way Suite G-3 Carlsbad, Ca 92010 p : 760.438.2963 f : 760.438.2965
STRUCTURAL ENGINEER	T.B.D.
MECHANICAL ENGINEER (T24 Only)	T.B.D.
SOILS ENGINEER	GeoSoils, Inc. 5741 Palmer Way Carlsbad, CA 92008 p : 760.438.3155
GENERAL CONTRACTOR	T.B.D.
GOVERNING AGENCY	City of Oceanside 300 North Coast Highway Oceanside Ca 92054 p : 760.435.3950

AREA MAP



SHEETS

T-1	Cover Sheet
C-1	Existing Topographical Survey
C-2	Site Plan
C-3	Utility Line Clearance
A-0	Existing Floorplan-Noted
A-1	Floorplan Addition-Noted
A-2	Exterior Elevations
A-3	Exterior Elevations
A-4	Sections
A-5	Roof Plan

CONSTRUCTION:
The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing public nuisance, including, but not limited to, strict adherance to the following:

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

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

PROJECT DATA

PROJECT DESCRIPTION	Consolidation of parcels 155-102-06 & 155-102-43. Addition to existing house. Style to remain Tudor style. Addition to include new 3-car garage, master suite, studio w/ storage, laundry and pantry for kitchen. New addition will also have center courtyard to enlarge existing courtyard. Finish floor elevation=upland 1'-0" above lagoon water/elev per FEMA requirements.
PROJECT LOCATION	70 Saint Malo Beach Oceanside, Ca 92054
LEGAL DESCRIPTION	LOT 3 IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE3 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
APPROVAL	Condition of Approval pending Lot Consolidation .
SETBACKS	Front: 20'-0" from PL Ext. side: 10'-0" Int. side: 7'-0" from PL Rear: 15'-0" from PL.
FEMA	Lagoon water/elev elevation= 13.1' above sea level finish . Finish floor elevation= 14.1'
A.P.N.	155-102-06 & 155-102-43
REQUIRED PARKING	(2) off street required (2) off street provided (Existing)
GOVERNING CODES	2001 California Building Code City of Oceanside Ordinances
ZONE	R2
F.A.R.	Not Applicable
LOT COVERAGE	45% ALLOW (6,774 SF) < 36.5% PROPOSED (5,502 SF)
LOT SIZE	15,054 SF / 0.345A
DENSITY	3.6-5.9 units per acre.
TYPE OF CONSTRUCTION	Type V Non-rated
FLOOR AREA	Main Floor (Existing) 2,060 SF Main Floor (New) 1,320 SF Upper Floor (Existing) 520 SF Upper Floor (New) 320 SF TOTAL 4,220 SF Garage (Existing) 470 SF Garage (New) 800 SF TOTAL 1,270 SF Balcony (New) 35 SF
HEIGHT/STORIES	2 Stories Allowed: 27'-0" Max. Ht Existing: 23'-0" Max. Proposed: 23'-0" Max.
GRADING	Grading Volume less than 100 c.y. Per I.O.B. Consulting review of City of Oceanside Grading and Drainage requirements this project does not require either plans due to the reason that the area of construction is less than 2500 s.f. and the grading volume is less than 100c.y. Grading and Drainage Plans pending City of Oceanside Planning Dept. review.
SEISMIC DESIGN PARAMETERS	See Geotechnical report for site values. Report W.O. 5124-A-SC, July 24, 2006
OVERLAY ZONE CODES	Coastal Overlay These plans and all work shall comply with the 2001 edition of the California Building Code found in Title of California Title 24 CCR as amended and adopted by the City Oceanside. 2001 California Building Code 2000 Uniform Plumbing Code 2004 California Electrical Code 2000 Uniform Mechanical Code

ATTACHMENT 1

REVISIONS	By

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BERRY GROUP INC.
ARCHITECTURE
5751 Palmer Way, Ste. G-3
Carlsbad, CA 92010
760.438.2963

FIRTEL ADDITION
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date
Scale N.T.S.
Drawn by: MA
Job No. 2606
Sheet T-1
Of Sheets

TOPOGRAPHIC SURVEY

APRIL 11, 2006

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF PAVEMENT
- FENCE
- RETAINING WALL
- FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 5819", UNLESS NOTED OTHERWISE

SURVEYORS NOTE:

THE BOUNDARY SHOWN FOR THIS TOPO IS RECORD PER RECORD OF SURVEY 1923.1.

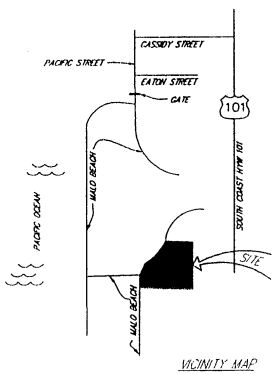
BENCHMARK NOTE:

THE BENCHMARK FOR THIS TOPOGRAPHICAL SURVEY IS A BRASS CAP STAMPED "COS BM F-17" SET ON TOP OF CURB, EASTERLY P.C. OF SOUTHEASTERLY CURB RETURN OF EATON AND PACIFIC STREETS.

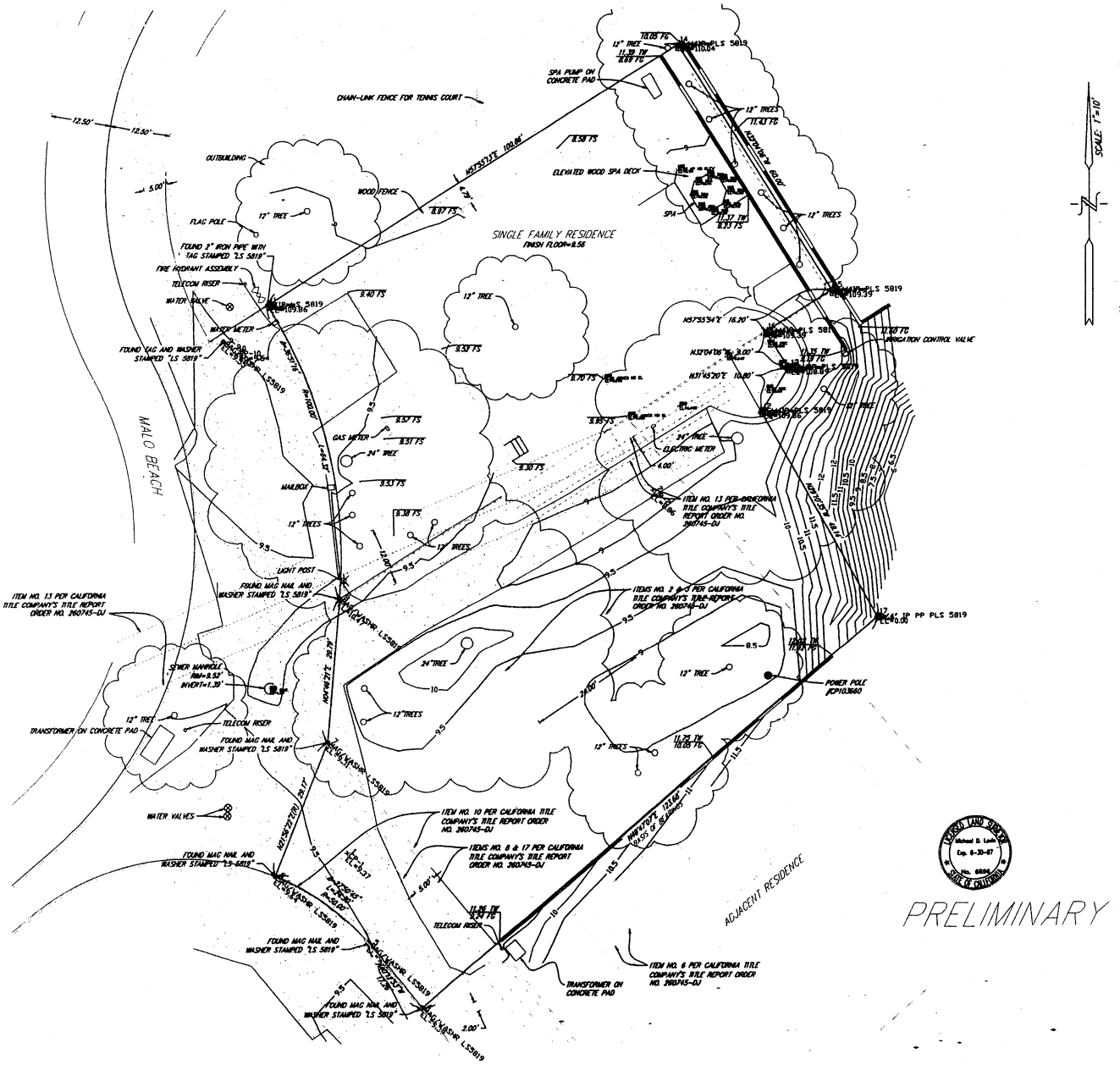
BENCHMARK ELEVATION = 26.631 FEET

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHEASTERLY LINE OF PARCEL D03 AS SHOWN ON RECORD OF SURVEY 1923.1.



VICINITY MAP
N.T.S.



EXCEL ENGINEERING

LAND PLANNING - CIVIL ENGINEERING - SURVEYING
440 STATE PLACE - ESCONDIDO, CA 92029
(760) 745-8118 - FAX (760) 745-1890

0 10 20 30 40

REVISIONS	By

LICENSED ARCHITECT - KIM S. BERRY - STATE OF CALIFORNIA - No. C-5686

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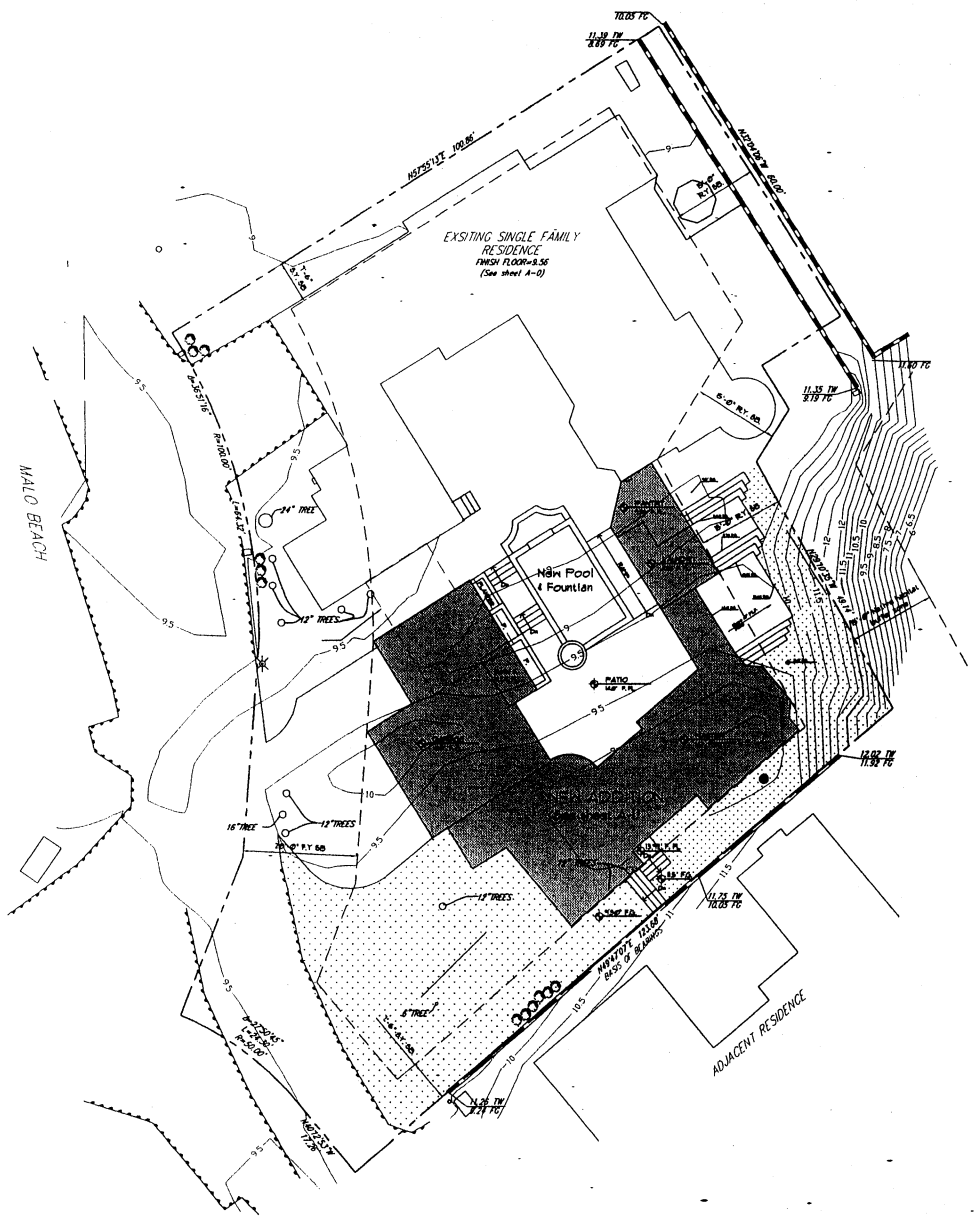
ARCHITECTURE BG BERRY GROUP INC.
5751 Palmer Way, Ste. C-3
Carlsbad, CA 92010
760.438.2463

FIRTEL ADDITION

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

LICENSED LAND SURVEYOR - Michael D. Lucas - Exp. 6-30-07 - No. 6896 - STATE OF CALIFORNIA

Date	
Scale	As noted
Drawn by:	----
Job No.	2606
Sheet	C-1
Of	Sheets



SITE PLAN

BUILDING PLANS:

1. Complete soils Report, Structural Calculations, & Energy Calculations/documentation will be submitted at time of plan submittal to the Building Department for plan check.

2. The lot line adjustment (converting two lots into one)will be submitted for review prior to the submitting of room addition plans to Building Dept.

3. Documentation of property recorded lot size change is required prior to Building Permit Final.

4. Foundation plans and foundation details shall clearly depict the embedment material and minimum depth of embedment for the foundations.

5. The following note must appear on all foundation plans: "All foundation excavations must be observed and approved by the project Geotechnical Consultant prior to placement of reinforcing steel."

6. The final grading, drainage and foundation plans should be reviewed, signed and wet stamped by the project geotechnical consultants.

7. Asbuilt report prepared by consultant must be submitted to the City for review. The report must include the results of all compaction test as well as a map epicting the limits of overexcavation, observed geologic conditions, location of all density tests, locations and elevation of all fill slope backdrains and retaining wall backdrains and outlets.

WATER UTILITIES CONDITIONS:

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

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

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

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

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

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

7. Water and Wastewater Buy fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit Issuance.

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

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

PUBLIC WORKS SOLID WASTE

Per OCC 13.3, the requirement to manage all solid waste and identified recyclable material on private property and to recycle or dispose of all material in compliance with city code.

Space Allocation: OCC 13.39, the requirement to designate adequate space for the storage of solid waste and recycling containers private property to include appropriate bin enclosures to adequately provide for trash, green waste and other recycling container.

Recycling Services: OCC 13.16(b), the requirement to seperate all recyclable material from solid waste for seperate collection.

Green Waste Services: The seperation of all green waste from solid waste using the approved city collection service and the collection of material in compliance with standards as identified in the city code.

REVISIONS	By

LICENSED ARCHITECT ★ KIMBERLY A. BERRY ★ No. C-1468 ★ STATE OF CALIFORNIA

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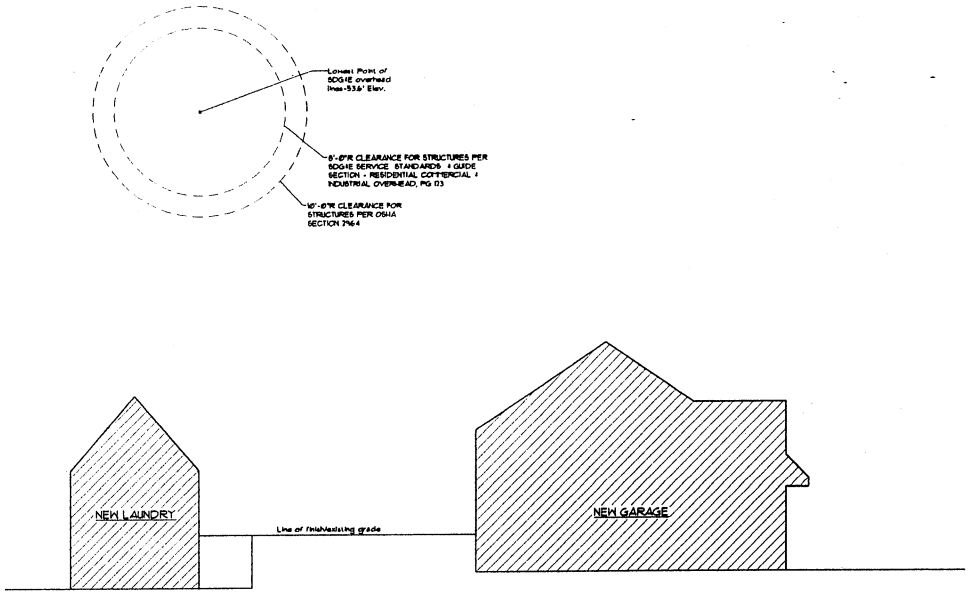
BERRY GROUP INC.
ARCHITECTURE
5751 Palmer Way, Ste. G-3
Carlsbad, Ca 92010
760.438.5963

FIRTEL ADDITION

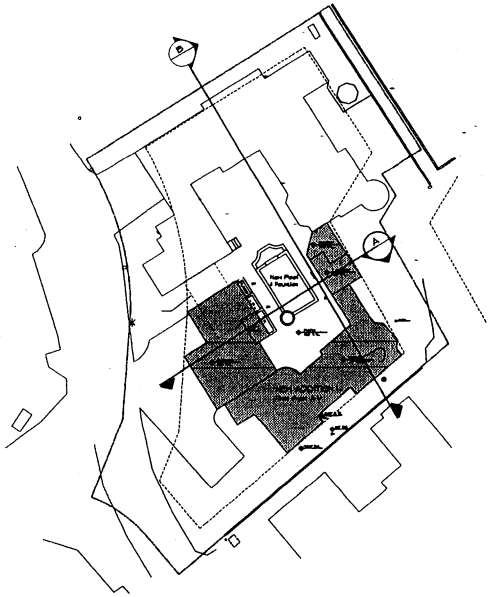
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date	
Scale	1" = 10'
Drawn by:	MA
Job No.	2606
Sheet	C-2
Of	Sheets



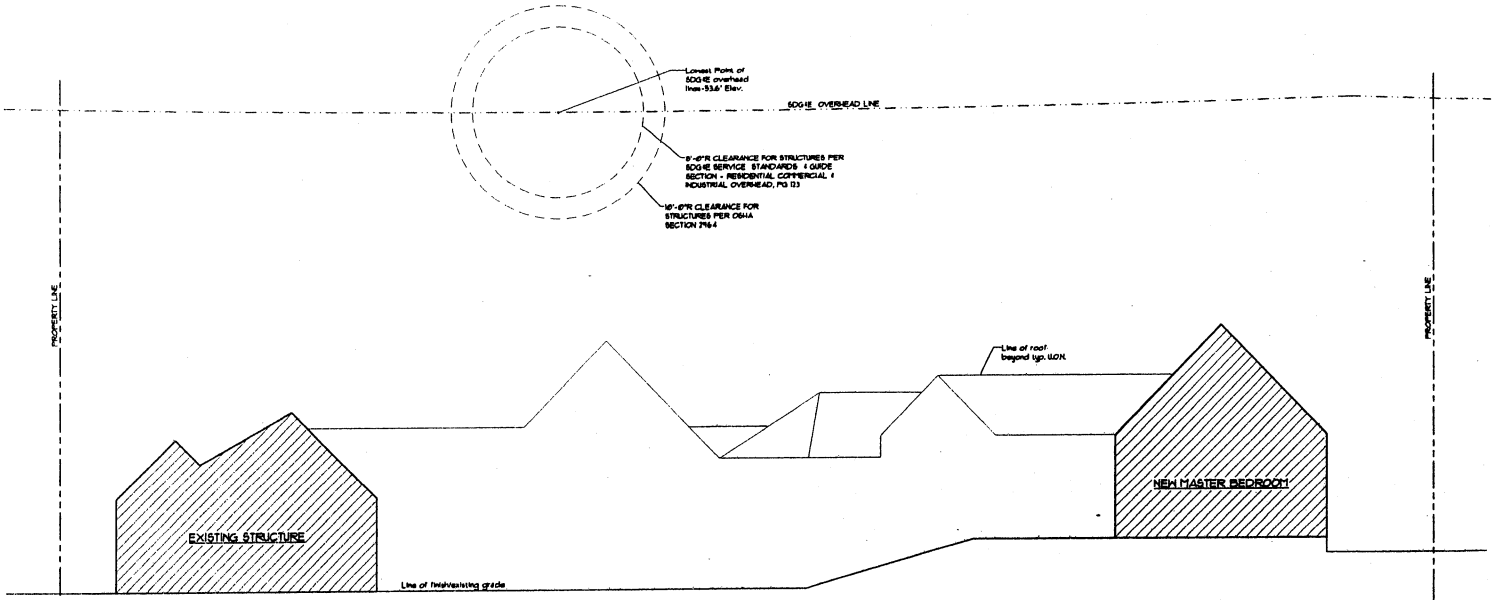
SECTION "A"

SCALE: 3/16"=1'-0"



KEY MAP

N.T.S.



SECTION "B"

SCALE: 3/16"=1'-0"

UTILITY LINE CLEARANCE

REVISIONS	By

LICENSED ARCHITECT * WILLIAM S. BERRY * No. C-1408 * Exp. 12-31-07 * STATE OF CALIFORNIA

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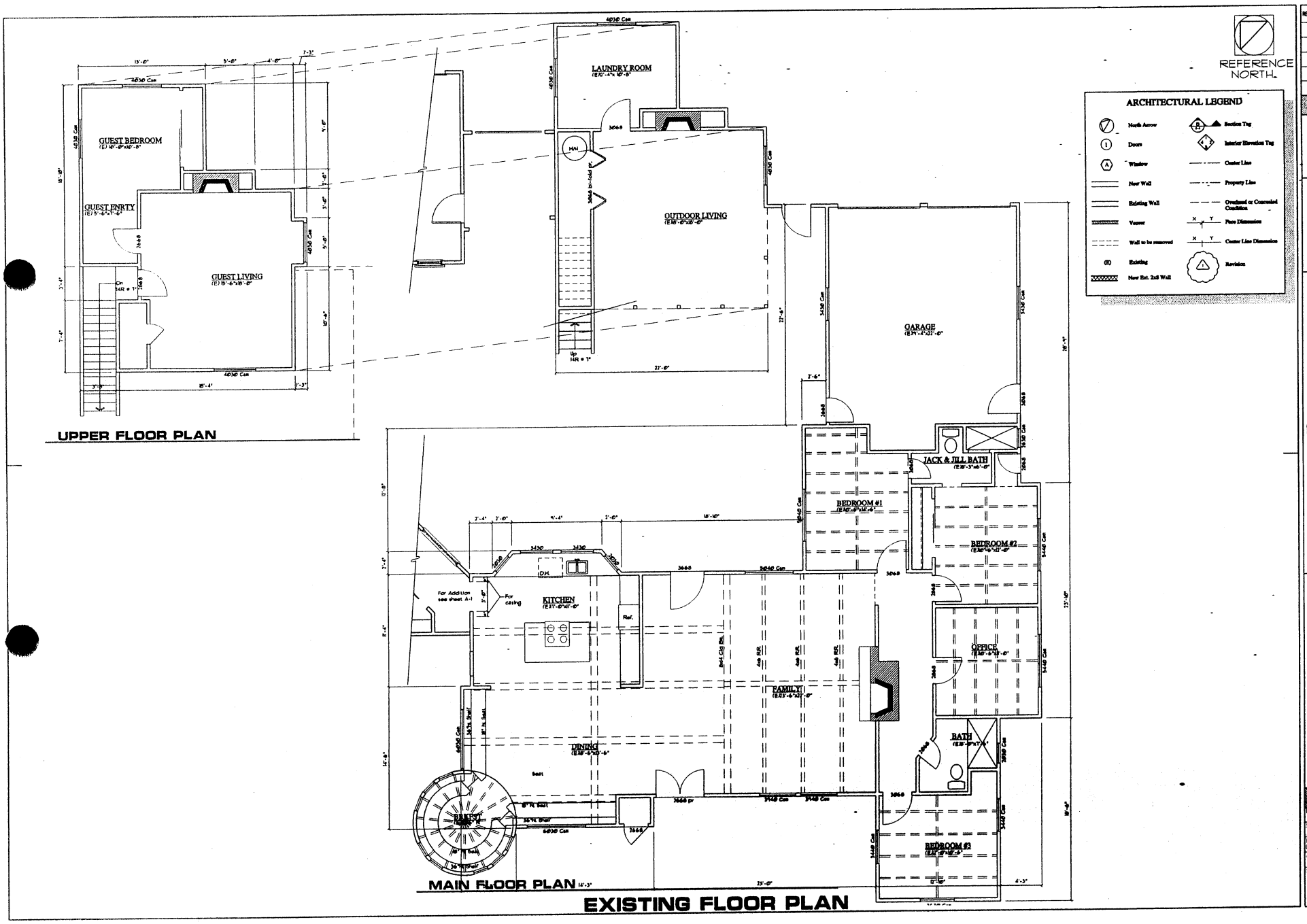
760.438.3663

FIRTEL ADDITION

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date	
Scale	VARIES
Drawn by:	MA
Job No.	2606
Sheet	C-3
Of	Sheets



REVISIONS | By

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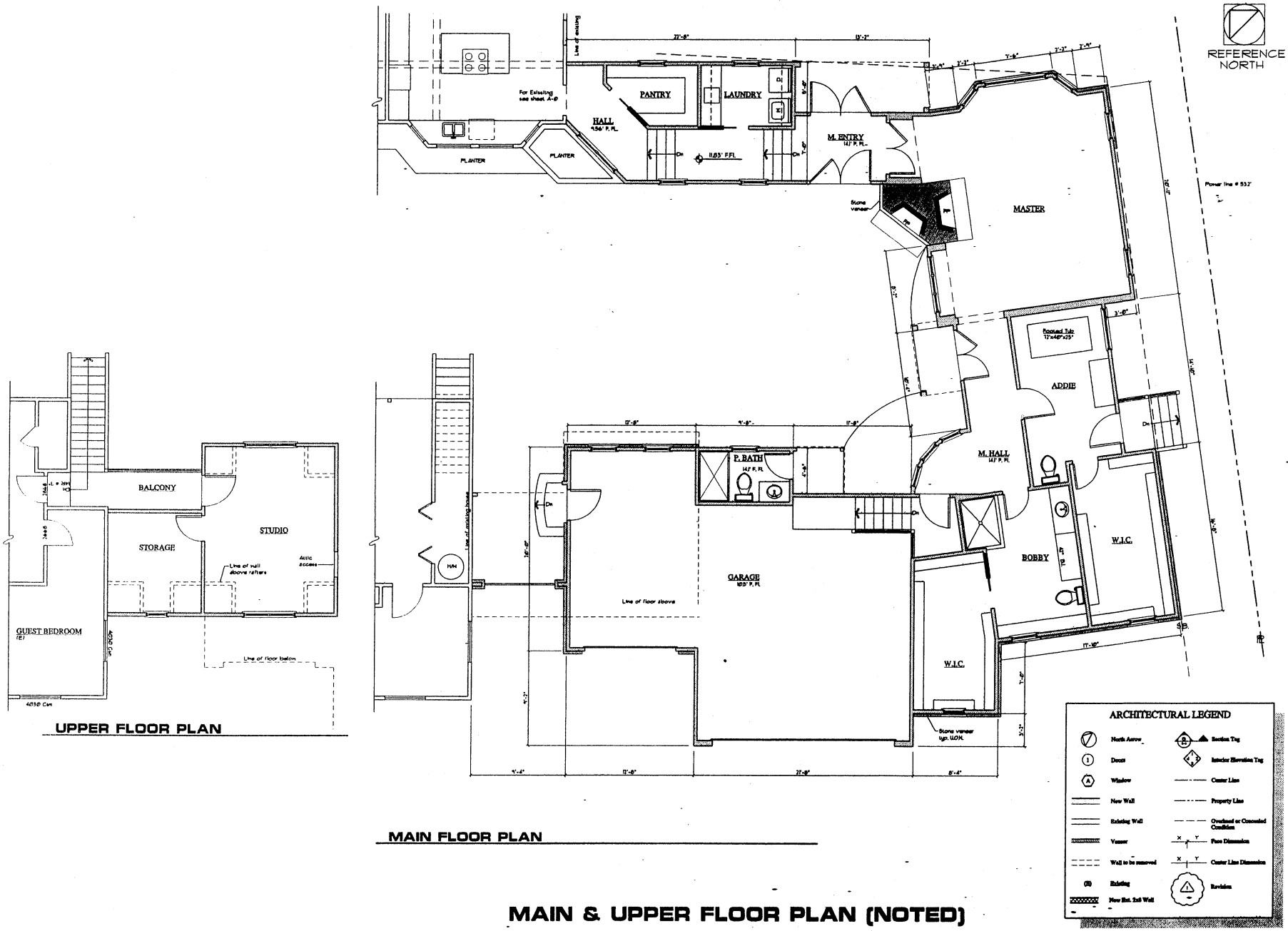
ARCHITECTURE
BEERY GROUP INC.
5751 Palmer Way, Ste. G-3
Carlsbad, CA 92010
760.438.2963

FIRTEL ADDITION

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date
Scale 1/4"=1'-0"
Drawn by: MA
Job No. 2606
Sheet A-0
Of Sheets



UPPER FLOOR PLAN

MAIN FLOOR PLAN

MAIN & UPPER FLOOR PLAN (NOTED)

REVISIONS | By

LICENSED ARCHITECT JOHN S. BEERY STATE OF CALIFORNIA

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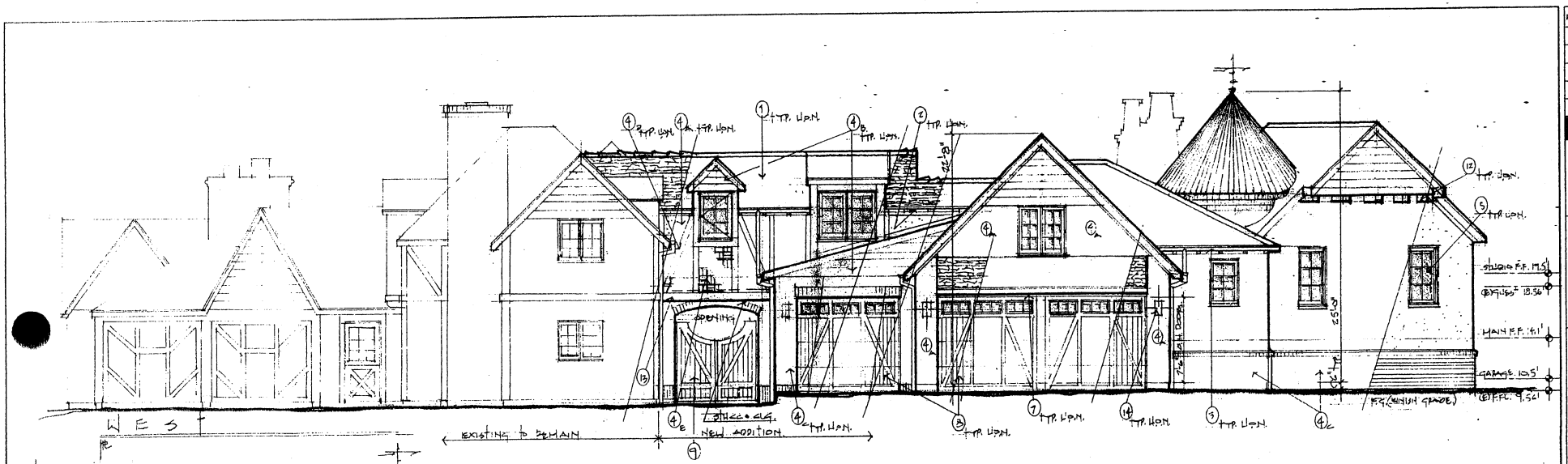
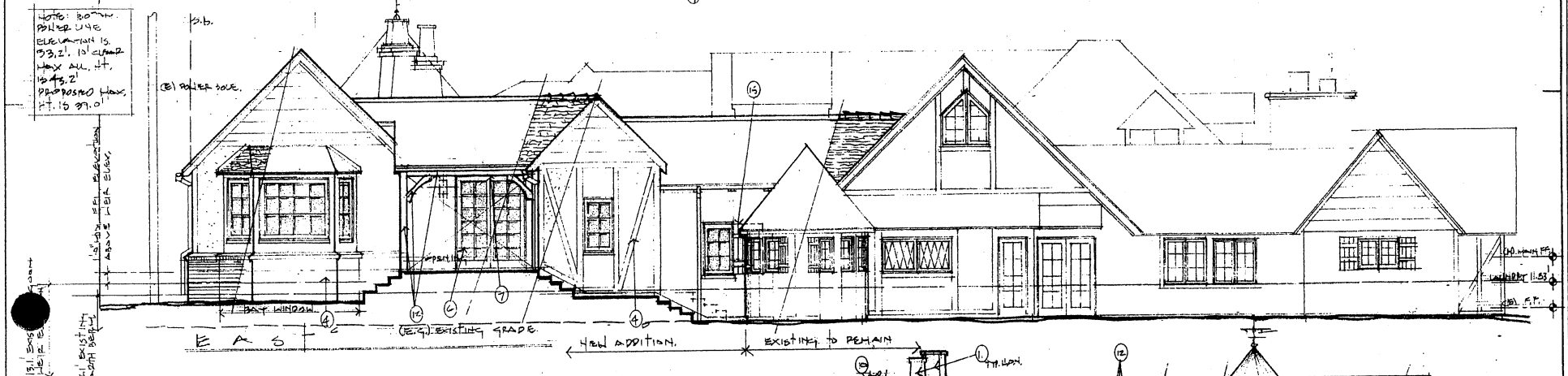
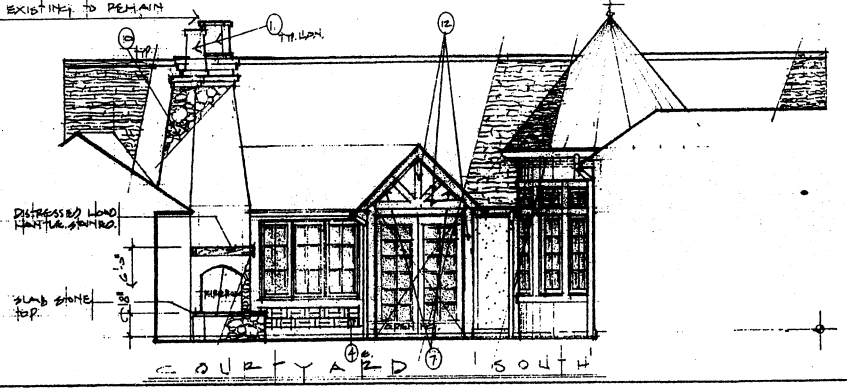
BEERY GROUP INC.
5751 Palmer Way, Ste. G-3
Carlsbad, CA 92010
760.438.2963

FIRTEL ADDITION
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date
Scale 1/4"=1'-0"
Drawn by: M.A.
Job No. 2606
Sheet A-1
Of Sheets







Material Legend

1. Roof — Cedar wood shingles 'fire rated' with barrel clay tile hips and ridges with mortar fill to match existing. Type U.O.N. copper flashing required.
2. Eaves — 4x rafter tails with 1x T&G, smith side down painted to match existing Typ. U.O.N.
3. Gutters/Downspouts — Copper 6" half round gutters with round downspouts to match existing Typ. U.O.N.
4. Walls — A) Stucco - 3 coats (scratch, brown, color) over B.P. over wire lathe per manufacturer. Installation instructions to match existing Typ. U.O.N.
   B) Siding - 1x smooth bevel siding, primed and painted to match existing Typ. U.O.N.
   C) Whitewash/Veneer - Face brick anchored veneer to match existing full thickness. Solid as needed for design Typ. U.O.N.
   D) Half Timbering - 5/4 x 4+ wood trim at exterior walls to match existing. Verify existing dimensions. Painted Typ. U.O.N. Provide stucco mold edge detail. All materials shall be K.D.
   E) "Hooping" - Thin brick veneer between half timbers as located per elevations. Thin brick veneer with thin set over stucco brown and scratch coats of stucco fully mortared. Typ. U.O.N. (Basket weave pattern).
5. Windows — Traditional wood frames with hinged sash and screens primed and painted to match existing. Glazing shall be 'dual' pane Typ. U.O.N. Divided light per plans.
6. Doors — Traditional wood frames and slabs (divided per plans) with hinged screens, primed and painted to match existing. Units shall be fully weather stripped and dual glazed to match existing Typ. U.O.N.
7. Ceilings — Porch, balcony etc...ceilings shall be 1x6 minimum. T&G, smooth side down. Primed and painted to match existing Typ. U.O.N.
8. Garage Doors — 4 sectional overhead garage door slabs with carriage style veneer design and lights applied primed and painted to match existing Typ. U.O.N.
9. Gates — 2 1/4" actual dimension, lumber frames with 1x6 T&G' infill panels, primed and painted finish to match existing Typ. U.O.N.
10. Stone Veneer — "Fieldledge", "real" stone, anchored veneer with a full mortar detail. Owner/Architect to select stone Typ. U.O.N. (Veneer over masonry structure).
11. Chimney Pots — Red clay chimney pots manufactured with interior spark arrester Typ. U.O.N.
12. Wood Members — 4, 6 & 8 x wood columns, posts brackets & beams, etc. Exposed shall be S4S, K.D. primed and painted to match existing Typ. U.O.N.
13. Wood "Belt" — 2x horizontal wood trim with, "L" bar top copper flashing primed and painted to match existing Typ. U.O.N.
14. Light Fixtures — "Candelabra" type fixtures with natural metal finish to match existing Typ. U.O.N.
15. Shutters — 5/4 x 4-6, T & G, S4S plank and rail to match existing, true shutter hardware paint to match existing Typ. U.O.N.

Note: Owner shall select all color and shall match finish for all painted surfaces Typ. U.O.N.

I have reviewed these construction documents and have approved their compliance as indicating all of the design intents I had previously submitted. I acknowledge my primary role as the coordinator as specified by these construction documents.

Contractor Date

REVISIONS | By

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BERRY GROUP INC.
ARCHITECTURE
5751 Palmer Way, Ste. G-3
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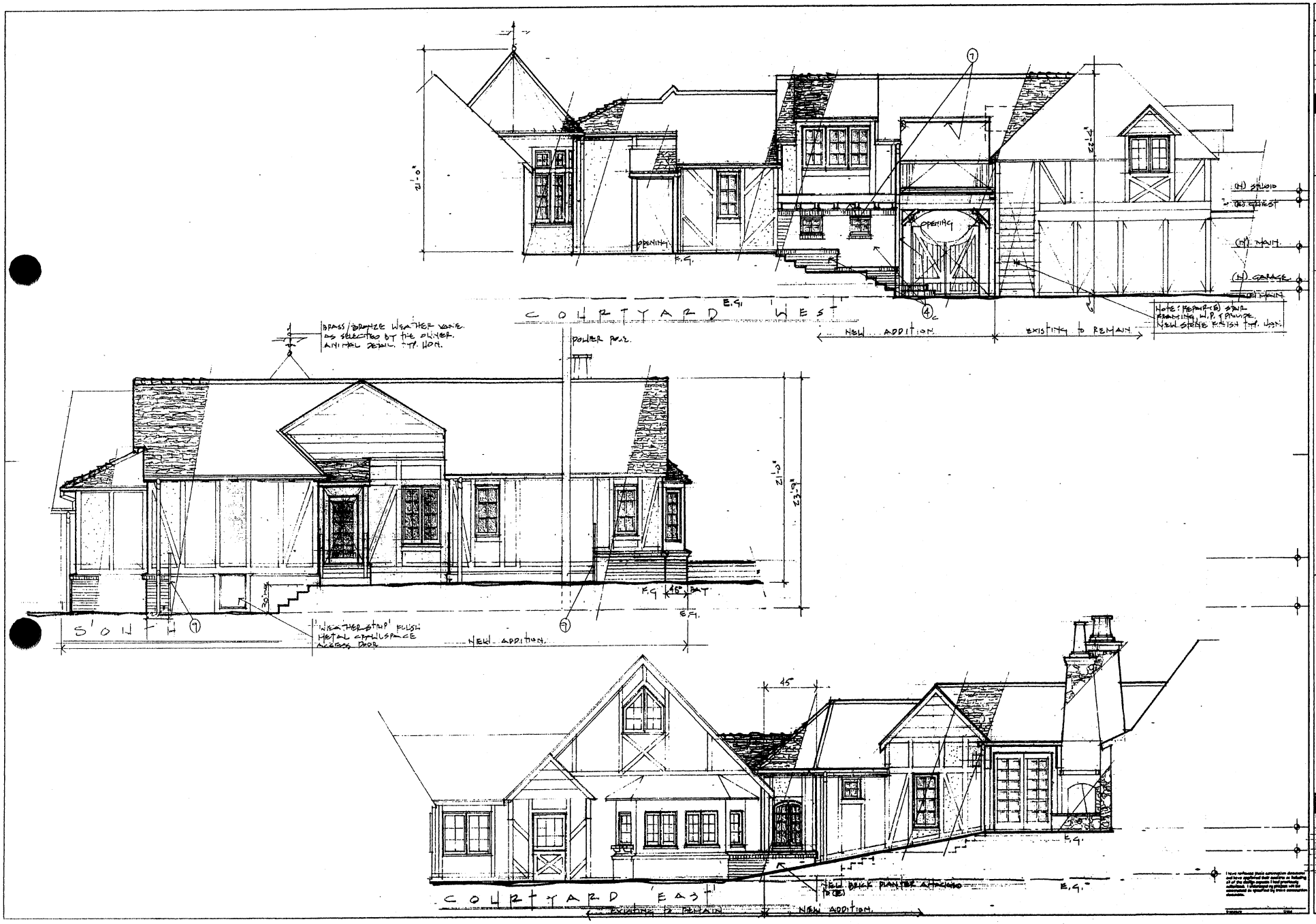
760.438.8000

FIRTEL RESIDENCE
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date:
Scale: 1/4"=1'-0"
Drawn by: L.H.
Job No. 1606
Sheet A-2
Of Sheets



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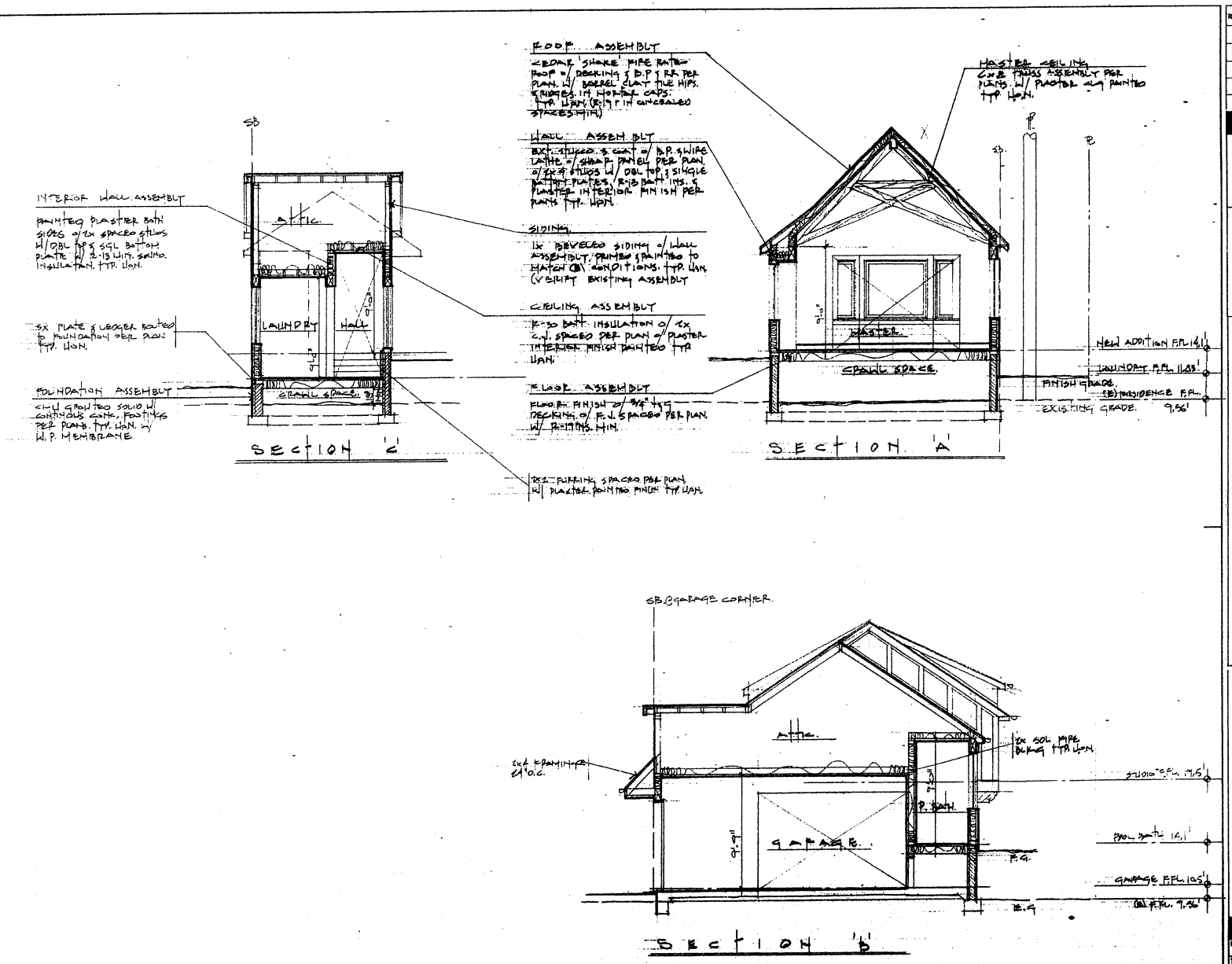
Carlsbad, CA 92010
760.438.2963

FIRTEL RESIDENCE
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date
Scale 1/4"=1'-0"
Drawn by J.B.
Job No. 2606
Sheet A-3
Of Sheets



REVISIONS | By

LICENSED ARCHITECT ★ JOHN S. BERRY No. C-4506 REG. 10/30/86 ★ STATE OF CALIFORNIA

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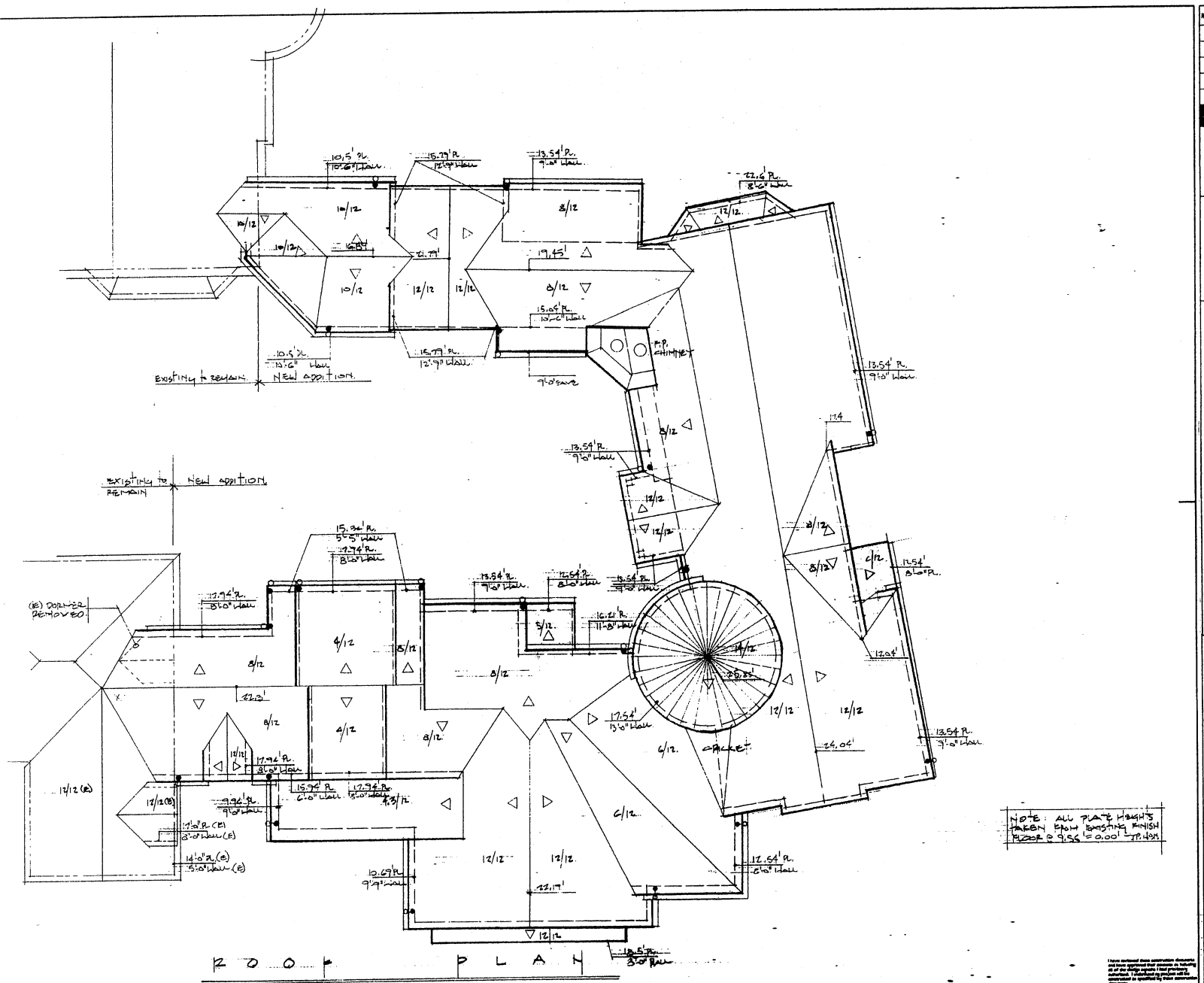
ARCHITECTURE

5751 Palmer Way, Ste. G-3
Carlsbad, CA 92010

FIRTEL RESIDENCE
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date
Scale 1/4" = 1'-0"
Drawn by: J.B.
Job No. 2606
Sheet A-4
Of Sheets



REVISIONS | By

LICENSED ARCHITECT JOHN S. BEERY No. C-5485 REG. MEMBER STATE OF CALIFORNIA

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ARCHITECTURE

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Carlsbad, CA 92010

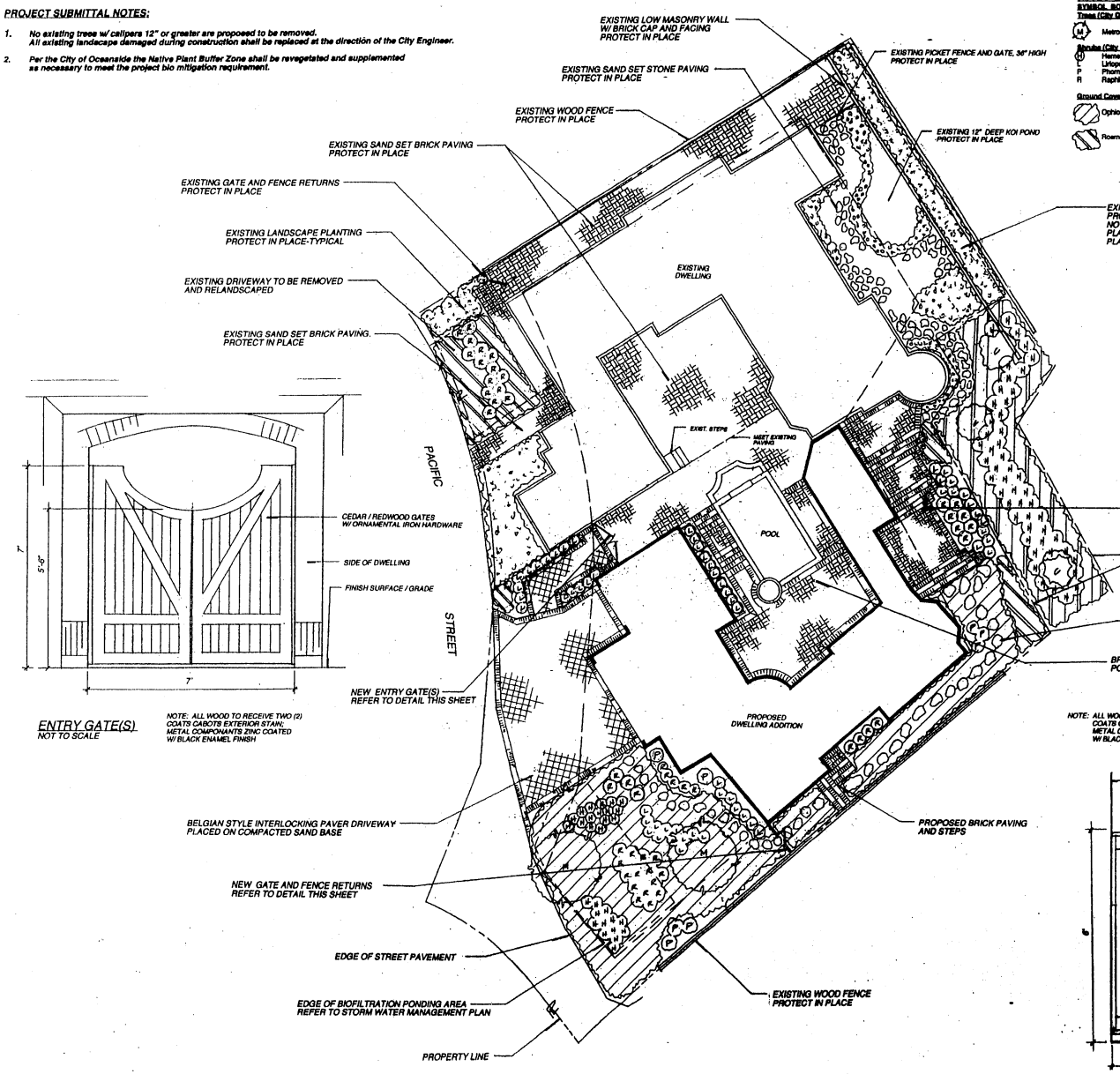
FIRTEL RESIDENCE

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date
Scale 1/4"=1'-0"
Drawn by J.B.
Job No. 2606
Sheet A-5
Of Sheets

PROJECT SUBMITTAL NOTES:

1. *No existing trees w/ calipers 12" or greater are proposed to be removed. All existing landscape damaged during construction shall be replaced at the direction of the City Engineer.*
2. *Per the City of Oceanside the Native Plant Buffer Zone shall be revegetated and supplemented as necessary to meet the project bio mitigation requirement.*



ENTRY GATE(S)
NOT TO SCALE

NOTE: ALL WOOD TO RECEIVE TWO (2) COATS CABOTS EXTERIOR STAIN; METAL COMPONANTS ZINC COATED W/ BLACK ENAMEL FINISH

PROPOSED PLANTING LEGEND

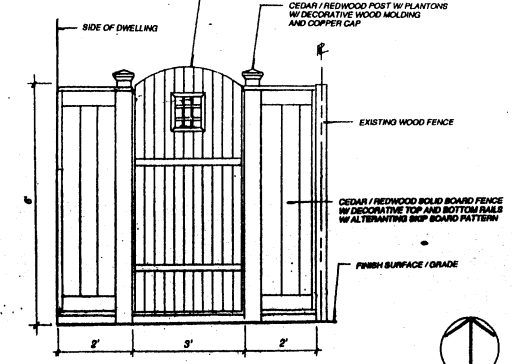
SYMBOL	BOTANICAL NAME / COMMON NAME		QTY.	SIZE	REMARKS
Trees (City Qty. Required, Min. 1-36" box, 1-15 gal.)					
M	Metrosideros excelsus	New Zealand Christmas Tree	2	24"box (Multi trunk)	City Tree Requirement
Shrubs (City Qty. Required, Min. 18-5 gal.)					
H	Hemerocallis hybrid 'Yellow'	Yellow Daylily	5	1 gal.	City Shrub Requirement
L	Liriope gigantean	Giant Big Blue Lily Turf	33	5 gal.	" " "
P	Phormium 'Bundowner'	Hybrid New Zealand Flax	8	5 gal.	" " "
R	Raphiolepis I. 'Pinkie'	India Hawthorn	35	5 gal.	" " "
Ground Covers					
	Ophiopogon japonicus	Mondo Grass	-	Rooted cuttings from flats @ 3" o.c.	
	Rosmarinus o. 'Prostratus'	Dwarf Rosemary	-	1 gal. @ 24" o.c.	

PROPOSED PLANTING LEGEND

(CONT.)

SYMBOL	BOTANICAL NAME / COMMON NAME		QTY.	SIZE
Native Buffer Zone				
All material to be spotted in the field under observation of the Landscape Architect				
Trees				
C	Cercis occidentalis	Western Redbud	3	15 gal.
Shrubs				
N	Artemisia douglasiana	Douglas Mugwort	6	1 gal.
	Croton californicus	California Croton	12	1 gal.
	Galvezia speciosa	Island Bush -snapdragon	10	1 gal.
	Grindelia co. var. camporum	No Common Name	10	1 gal.
	Malosma laurina	Laurel Sumac	5	5 gal.
	Muhlenbergia rigens	Deergrass	10	1 gal.
	Oenothera elata (hookeri)	Yellow Evening Primrose	6	1 gal.
	Baiacia californica	California Sea-bite	10	1 gal.
Ground Covers				
	Camissonia cheiranthifolia	Beach Evening Primrose	15	1 gal.
	Distichlis spicata	Salt Grass	50	1 gal.
	Iva hayesiana	San Diego Marsh Elder	15	1 gal.

NOTE: ALL WOOD TO RECEIVE TWO (2) COATS CABOTS EXTERIOR STAIN; METAL COMPONANTS ZINC COATED W/ BLACK ENAMEL FINISH



GATE AND FENCE RETURNS
TO MATCH EXISTING GATE AND RETURNS ONSITE ELEVATION; NOT TO SCALE

SCALE: 1" = 10'

SAM WADE
Landscape Architect
4429 Marlene Blvd | San Diego, CA 92117
Tel 858-270-8488 | Fax 858-270-8489
AZ LIC 65706 | CA LIC 6706

Firtel Addition
Lot 70 Saint Malo Beach
Oceanside, CA 92054

CONCEPTUAL LANDSCAPE PLAN

REVISIONS

DATE 2/07
DRAWN BY SW
JOB # 0710

SHEET NO. L-1
OF

PRELIMINARY GRADING & DRAINAGE PLAN
FOR
LOT 70 SAINT MALO BEACH
OCEANSIDE, CALIFORNIA 92054

GENERAL NOTES:

1) THE CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND ELECTRIC COMPANY AND SOUTHERN CALIFORNIA GAS COMPANY PRIOR TO STARTING WORK NEAR THEIR FACILITIES.

2) A PERMIT SHALL BE OBTAINED FROM THE CITY ENGINEER PRIOR TO THE START OF WORK WITHIN CITY RIGHTS-OF-WAY.

3) THE CONTRACTOR SHALL NOTIFY THE CITY OF OCEANSIDE [illegible] PRIOR TO STARTING WORK, BY CALLING THE INSPECTION HOTLINE (760) [illegible].

4) ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, WITH AMENDMENTS, OF THE SAN DIEGO COUNTY REGIONAL STANDARD DRAWINGS AND THE CITY'S MANUAL.

5) PAVEMENT SECTIONS SHOWN ARE TO BE VERIFIED BY THE VALUE [illegible] PRIOR TO PAVING. [illegible] PAVEMENT REPAIRS TO BE EXECUTED BY SOIL ENGINEER. [illegible] GROUND CONSTRUCTION IS COMPLETE, FOR CITY ENGINEER'S APPROVAL.

6) ALL METALS PLACED IN THE GROUND SHALL BE ENCASED IN 6" OF [illegible] SAND.

7) CONSTRUCTION EXPANSION JOINTS IN CURB AND GUTTER AT [illegible] AND AT PROPERTY INTERSECTIONS ARE REQUIRED PER S-6 AND S-40 (S.D.R.S.S.).

8) ALL UNDERGROUND UTILITY LATERALS SHALL BE INSTALLED [illegible] PRIOR TO PAVING. [illegible] SHALL CERTIFY ALL IMPROVEMENTS TO WHICH THEY ARE THEIRS.

9) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO [illegible] ALL REQUIREMENTS [illegible] OF INDUSTRIAL SAFETY AND ADHERE TO ALL PROVISIONS OF THE STATE CONSTRUCTION SAFETY ORDERS.

10) SOILS REPORTS ON ALL TRENCHES SHALL BE SUBMITTED TO THE [illegible] OF OCEANSIDE [illegible] SOILS ENGINEER. [illegible] SHALL BE IN ACCORDANCE WITH CALTRANS, THE CITY OF OCEANSIDE SPECIFICATIONS AND GRADING ORDINANCE.

11) BLUE FIRE HYDRANT MARKERS SHALL BE PLACED ON THE PAVEMENT PER CITY OF OCEANSIDE STANDARD DRAWING S-13.

12) [illegible] THE CURRENT STATE OF CALIFORNIA MANUAL OF WORK CONTRACT.

13) [illegible] AT THE [illegible] AND AT THE [illegible] POINT OF OFFSET [illegible] PER S.D.R.S.S. S-10 AND S-11.

14) ALL [illegible] INCLUDING CURB AND GUTTER, [illegible] TO THE CITY ENGINEER'S [illegible] REMOVAL, REPLACEMENT, AND COPPING.

15) ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE [illegible] AND [illegible] EQUIPMENT SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND [illegible] P.M., MONDAY THROUGH FRIDAY, AND [illegible] ON THE [illegible] OF EXCEPTIONS OF THESE HOURS MAY BE GRANTED BY THE CITY ENGINEER.

16) [illegible] SHALL BE DONE BY THE CONTRACTOR AT DEVELOPER'S EXPENSE UNLESS OTHERWISE DIRECTED.

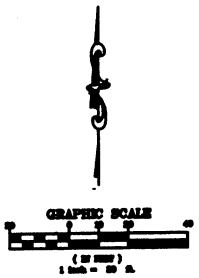
17) [illegible] PAVEMENT MARKINGS SHALL NOT BE [illegible] PRIOR TO FINAL INSPECTION BY CITY ENGINEER. [illegible] APPLICATION.

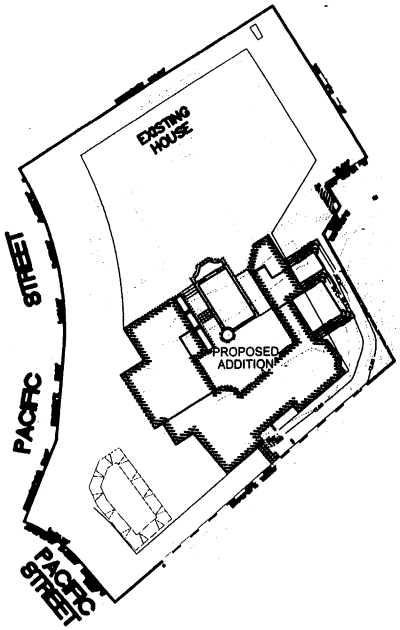
18) DEFINITIVE PAVEMENT MARKINGS TO BE DETERMINED BY [illegible] AT PAVEMENT [illegible] SHOWN ON THE [illegible] AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF OCEANSIDE [illegible] AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION [illegible] FOR REGULATORY, WARNING AND GUIDE SIGNS.

19) PATCHING OF SIDEWALK IS NOT PERMITTED.

20) DAMAGED, CRACKED, BROKEN OR [illegible] CURB, GUTTER OR SIDEWALK SHALL BE REMOVED AND REPLACED.

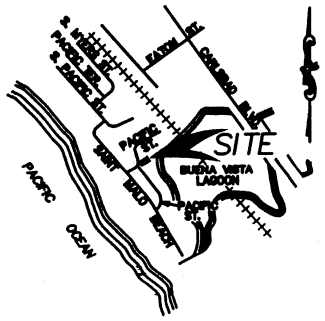
21) A MINIMUM REPLACEMENT LENGTH TO BE AT LEAST EQUAL TO [illegible] OF THE [illegible] SHALL BE REPLACED. [illegible] REPLACEMENT IS TO BE FULL WIDTH BETWEEN TO THE NEXT SCORE LINE.





LEGEND

SSE	= PROPOSED SURFACE ELEVATION
PAD=SSE	= PROPOSED PAD ELEVATION
ELEV.	= ELEVATION
FL	= FLOWLINE
FS	= FINISHED SURFACE
L=	= LENGTH
MIN.	= MINIMUM
MOC	= MIDDLE OF CURVE
PL	= PROPERTY LINE
R/W	= RIGHT OF WAY
S	= SLOPE
TC	= TOP OF CURB
GB	= GRADE BREAK
HP	= HIGH POINT
LP	= LOW POINT
FG	= FINISHED GRADE
[ ]	= BRICK PAVERS
———	= RETAINING WALL



VICINITY MAP

SHEET INDEX

1	TITLE SHEET
2	EXISTING CONDITION PLAN
3	GRADING PLAN
4	DRAINAGE PLAN
5	EROSION CONTROL PLAN

PROJECT CONTACTS

OWNER/DEVELOPER
FIRTEL, ROBERT M / AND TRUSTEES
70 SAINT MALO BEACH
OCEANSIDE, CA. 92054

CIVIL ENGINEER
DG CIVIL
145 VALLECITOS DE ORO, SUITE M
SAN MARCOS, CA 92069
DENNIS GRIFFIN
(760) 759-2213

ARCHITECT
[illegible] GROUP INC.
[illegible] BLVD. STE. 6-3
CARLSBAD, CA 92010
PH: 760-438-5555

UTILITY COMPANIES & GOVERNING AGENCIES

WATER & SEWER
BUILDING DEPARTMENT
CITY HALL SOUTH, FIRST FLOOR
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

PLANNING DEPT
BUILDING DEPARTMENT
CITY HALL SOUTH, FIRST FLOOR
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

BUILDING & SAFETY
BUILDING DEPARTMENT
CITY HALL SOUTH, FIRST FLOOR
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

GAS & ELECTRIC
SAN DIEGO GAS & ELECTRIC
1-877-760-6555

DIGALERT
CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARING: [illegible]
BENCHMARK: [illegible]
SURVEYORS NOTE: [illegible]

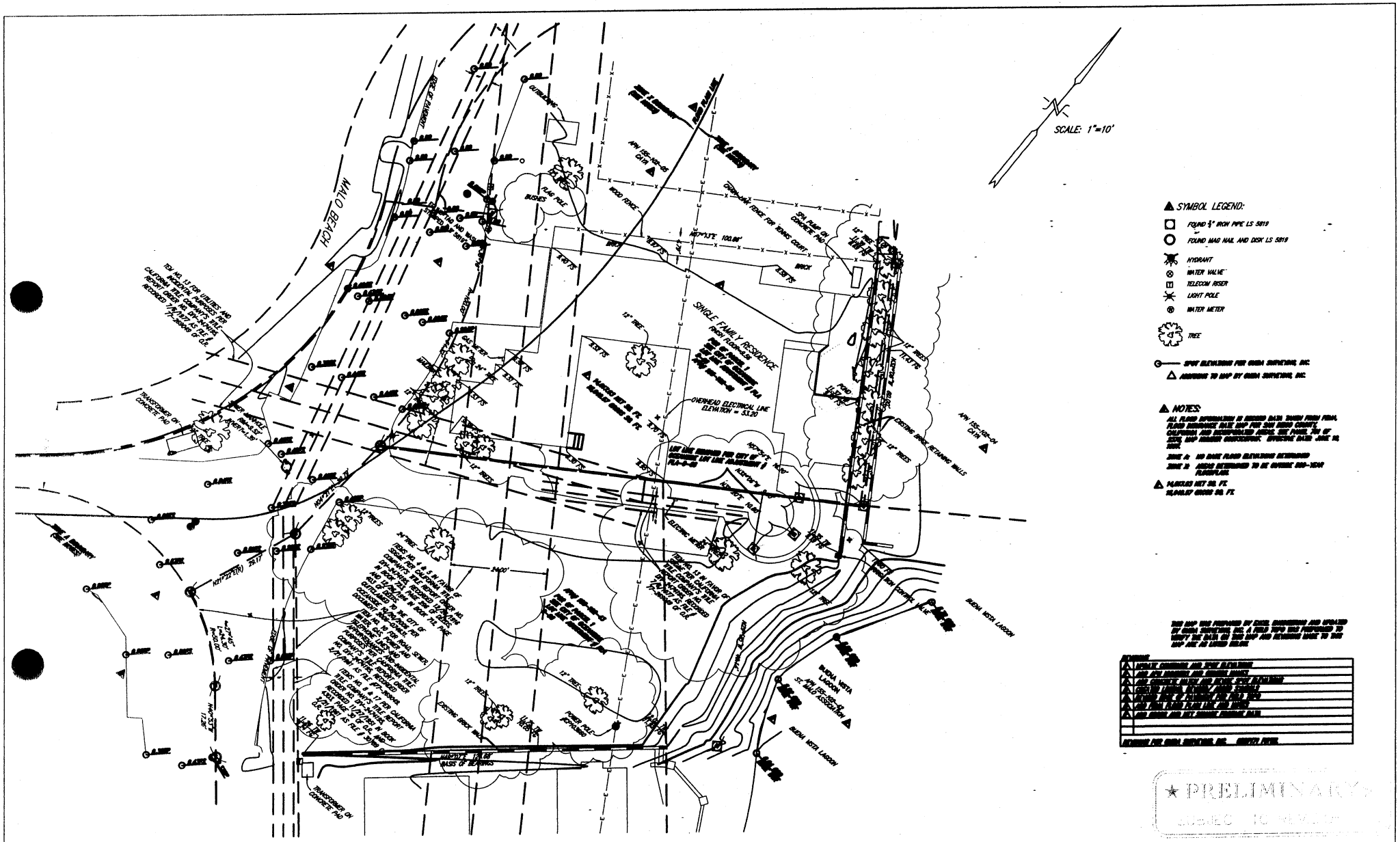
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

FIRTEL ADDITION

TITLE SHEET FOR:
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

DG CIVIL
145 Vallecitos De Oro, Suite M
San Marcos, CA 92069
760-759-2213

SHEET 1 OF 5 SHEETS
JOB #



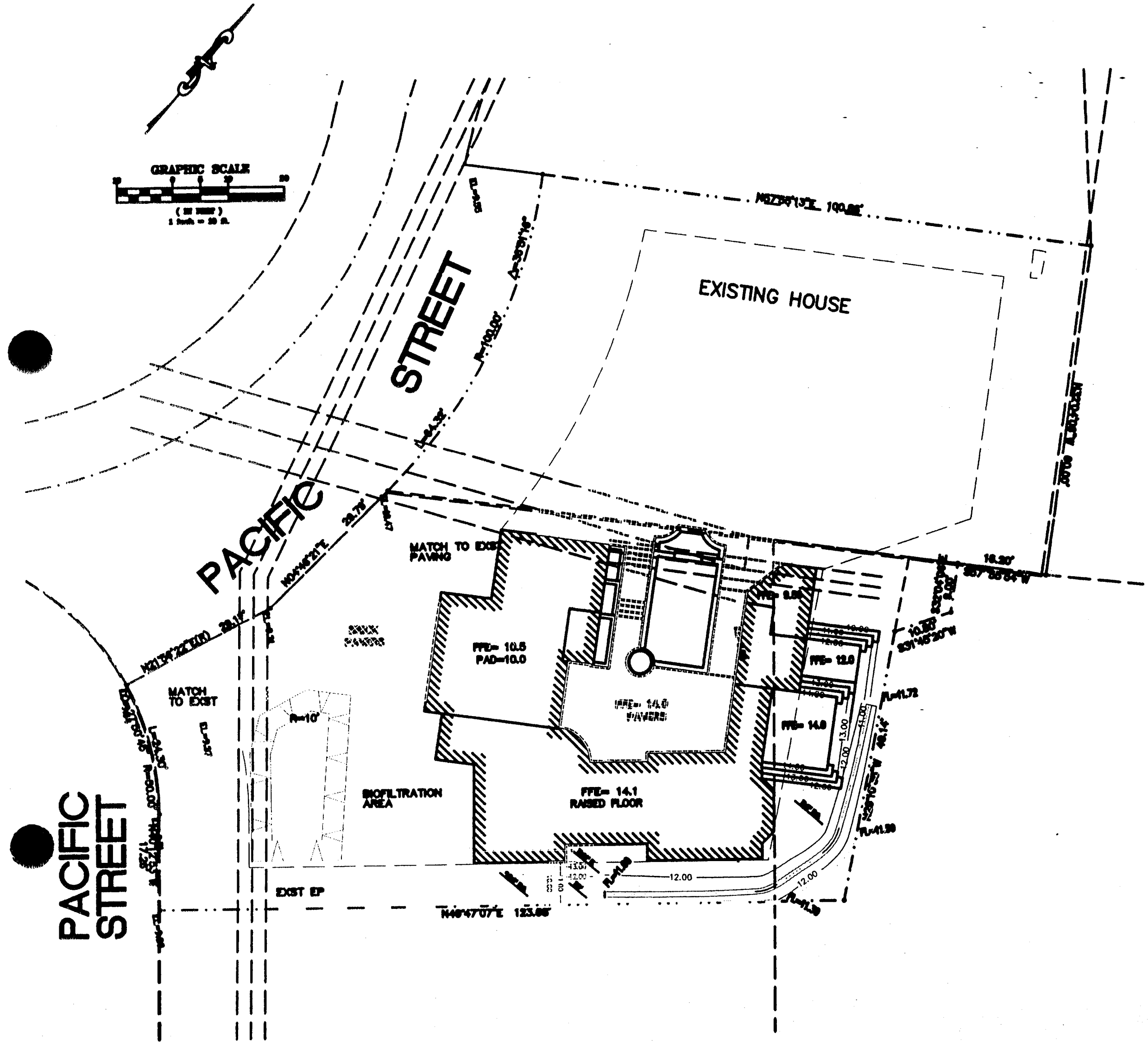
BASIS OF BEARING:	BY	MARK	DESCRIPTION	APPR.	DATE
BENCHMARK:					
SURVEYORS NOTE:	ENGINEER		REVISIONS	CITY	

FIRTEL ADDITION

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

DG**CIVIL**
145 Vallecitos De Oro, Suite M
San Marcos, CA 92069
760-759-2213

SHEET 2 OF 5 SHEETS
JOB #



CITY OF OCEANSIDE
GENERAL NOTES

GRADING PLAN DESIGN NOTES

1. ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED ... ATTACHED TO THE "PRELIMINARY SOILS REPORT".

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING, FOR ...

3. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER.

4. CUT AND FILL SLOPES SHALL BE ...

5. COMPACTION TESTS SHALL BE SUPPLIED FOR TRENCHES.

6. ALL EXISTING ABANDONED PIPELINES SHALL BE REMOVED AND ... SPECIFICALLY APPROVED BY THE CITY ENGINEER.

7. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES.

8. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE ...

9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND ...

10. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT ... UNTIL A VALID GRADING PERMIT HAS ... APPROVED PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED.

11. THESE PLANS ARE SUBJECT TO A SIGNED AND APPROVED SET OF IMPROVEMENT PLANS.

12. AN ENCROACHMENT PERMIT FROM THE CITY ENGINEER SHALL BE ...

13. ALL ROCK-SLOPE PROTECTION SHALL BE RIP RAP UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

14. ALL LOT PADS SHALL BE GRADED TO DRAIN TO AN ACCEPTABLE LOCATION ...

15. ALL RETAINING WALLS SHALL HAVE A PERMIT FROM THE BUILDING DEPARTMENT PER THE UNIFORM BUILDING CODE.

16. MAXIMUM SLOPE RATIO SHALL BE 2:1.

17. ...

18. FOR THIS PLAN TO BECOME EFFECTIVE, AN APPROVED HAUL ROUTE ... SHALL BE INCLUDED (FOR HAULING OF MATERIAL ON A PUBLIC STREET).

19. LOT GRADING IS TO BE IN ACCORDANCE WITH CITY SUPPLEMENT ...

20. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE ... SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE CITY ENGINEER.

21. ALL DISTURBED AREAS MUST BE REVEGETATED ...

22. IMPORT MATERIAL SHALL BE ... ADJACENT STREETS AS DIRECT RESULT OF THE OPERATION.

1. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A ... SPECIFICATIONS SET FORTH IN THE APPROVED SOILS AND ...

2. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE ... THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS ...

PLANS ARE CHECKED AND FOUND TO COMPLY WITH

GRADING PLANS

I HEREBY CERTIFY THAT ...

WE HEREBY CERTIFY THAT WE HAVE PROVIDED PROFESSIONAL ...

NAME SEAL

EARTHWORK QUANTITIES:

EXCAVATION:	[illegible]	CUBIC YARDS
FILL:	[illegible]	CUBIC YARDS
IMPORT:	[illegible]	CUBIC YARDS
EXPORT:	[illegible]	CUBIC YARDS

NEW 6" INTERLOCKING PAVERS ON 6" SAND BASE PER SOILS ENGINEER RECOMMENDATION

★ PRELIMINARY ★
SUBJECT TO REVISION

DIGALERT
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARING:

BENCHMARK:

SURVEYORS NOTE:

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

FIRTEL ADDITION

GRADING PLAN FOR:

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

DG CIVIL
145 Vallecitos De Oro, Suite M
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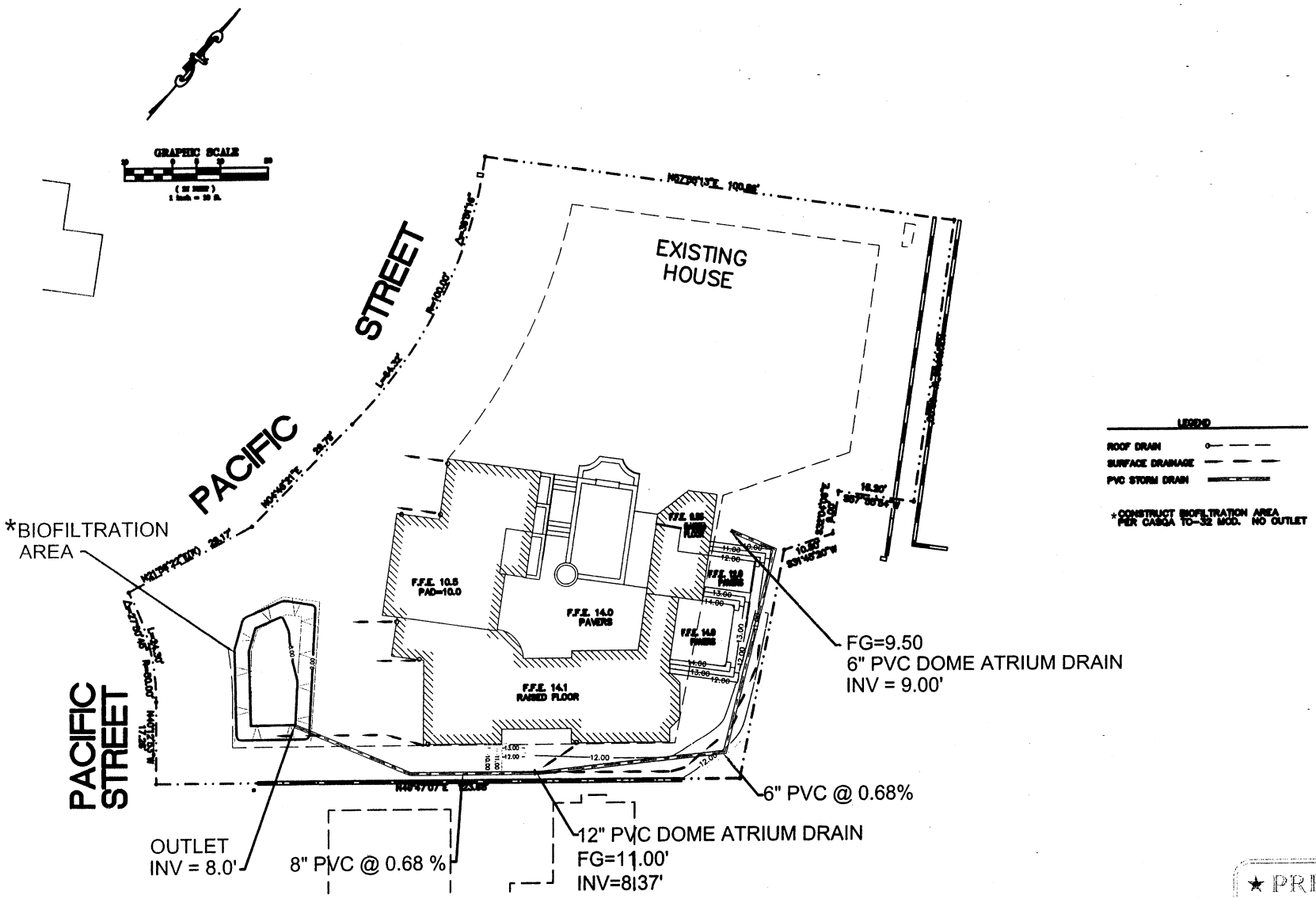
760-759-2213

SHEET 3 OF 5 SHEETS



★ PRELIMINARY
SUBJECT TO REVISION

DIGALERT
CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARING:
BENCHMARK:
SURVEYORS NOTE:

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

FIRTEL ADDITION

DRAINAGE PLAN FOR:

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

DATE SIGNED

DGCIVIL
145 Vallecitos De Oro, Suite M
San Marcos, CA 92069
760-759-2213

SHEET 4 OF 5 SHEETS
JOB #

EROSION CONTROL NOTES

[illegible]

GRADE OF THE STREET INTERVAL

LESS THAN 2% AS REQUIRED

2% TO 4% 100 FEET

4% TO 10% 50 FEET

OVER 10% 25 FEET

[illegible] ALL EROSION CONTROL PLANS MUST PROVIDE A 24-HOUR [illegible] MACHINE OR ANSWERING SERVICE IS UNACCEPTABLE.

CONTACT

NAME (AREA CODE) NUMBER

LEGEND

SILT FENCE

GRAVEL BAG ARRAY

*CONSTRUCT BIOFILTRATION AREA PER CASQA TC-32 MOD. NO OUTLET

GRAPHIC SCALE

★ PRELIMINARY SUBJECT TO [illegible]

DIGALERT
CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARING: [illegible]

BENCHMARK: [illegible]

SURVEYORS NOTE: [illegible]

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

FIRTEL ADDITION

EROSION CONTROL PLAN FOR:

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

DG CIVIL
145 Vallecitos De Oro, Suite M
San Marcos, CA 92069
760-759-2213

SHEET 5 OF 5 SHEETS

JOB #

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE SUPPORTING PLANNING COMMISSION RESOLUTION NO. 2007-P38 AND APPROVING A REGULAR COASTAL PERMIT (RC-23-06) FOR THE ADDITION OF 2,640 SQUARE FEET TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 70 SAINT MALO BEACH

(Bob and Addie Firtel - Applicants)

WHEREAS, an application was filed for a Regular Coastal Permit (RC-23-06) for the addition of 2,640 square feet to an existing single-family residence;

WHEREAS, on July 23, 2007 the Planning Commission of the City of Oceanside, after holding a duly advertised public hearing, adopted Resolution No. 2007-P38, approving said Regular Coastal Permit (RC-23-06);

WHEREAS, a call for review was timely filed by Councilmember Chavez requesting to review the Planning Commission decision;

WHEREAS, on September 12, 2007, the City Council of the City of Oceanside held a duly noticed public hearing and heard and considered evidence and testimony by all interested parties concerning the review of the Planning Commission approval on the above identified Regular Coastal Permit; and

WHEREAS, based on such evidence, testimony and staff reports, this Council makes the findings of fact as set forth in Planning Commission Resolution No. 2007-P38 as attached hereto as Exhibit "A", and incorporates them by reference as if fully set forth herein;

WHEREAS, a Notice of Exemption was prepared by the Resource Officer of the City of Oceanside for this project pursuant to the California Environmental Quality Act of 1970 and the State Guidelines thereto as amended to date, and approved by the Planning Commission in conjunction with its actions on the applications

NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

1. The Council supports the Planning Commission action of July 23, 2007 and the application for Regular Coastal Permit (RC-23-07) and Resolution No. 2007-P38 attached hereto as Exhibit "A" and incorporated herein by this reference; and subject to the following amendments:

a) Educational training relating to the sensitive nature of the Buena Vista Lagoon shall be included in the required employee's training program of the Operations and Maintenance Plan.

2. Pursuant to CCP Section 1094.6 (f), notice is hereby given that the time within which judicial review must be sought on this decision is governed by CCP Section 1094.6 as set forth in Oceanside City Code Section 1.10.

PASSED and ADOPTED by the City Council of the City of Oceanside, California this ____day of _____, 2007 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Mayor of the City of Oceanside

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

_____
City Attorney

ATTACHMENT 3

PLANNING COMMISSION
RESOLUTION NO. 2007-P38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A REGULAR COASTAL PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: RC-23-06
APPLICANT: Bob and Addie Firtel
LOCATION: 70 Saint Malo Beach

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Regular Coastal Permit under the provisions of Article 10 of the Zoning Ordinance of the City of Oceanside to permit the following:

an addition to an existing single-family home;

on certain real property described in the project description.

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

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt from environmental review per Article 19, Section 15303 New Construction or Conversion of Small Structures;

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

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

FINDINGS:

For the Regular Coastal Permit:

1. The proposed project is consistent with the policies of the Local Coastal Program and its effective zoning code. Specifically, the project is compatible with the physical scale, height, and form of the neighboring and similarly situated projects.

2. The project complies with the Local Coastal Program Land Use Policies for visual resources and special communities. The proposal complies with local stormwater requirements and native plant buffer requirements. The architectural style, development standards, and land use is compatible with the surrounding Saint Malo Beach area.

3. The project complies with the Local Coastal Program Land Use Policies for environmentally sensitive habitat areas. The proposal includes the construction of a 15-foot native plant buffer, in addition to the required 15-foot rear yard, will implement best management practices during construction and will satisfy stormwater management requirements, including those related to pervious surfaces.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Regular Coastal Permit (RC-23-06) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check.
2. The granting of approval under this action shall in no way relieve the applicant, project from compliance with all State and local building codes.
3. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.
4. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground.
5. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.
6. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution Ordinance). Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on building and electrical plans.
7. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation will be required at time of plan submittal to the Building Department for plan check. The retaining walls must be constructed per the Soils report.
8. Documentation of properly recorded lot size change, from two lots to one, is required prior to Building permit Final.

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

a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

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

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

Engineering:

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

a) To mitigate the loss of landmark and, or mature existing trees on-site the determination of replacement shall be based on tree number, type, and caliper (caliper measured two feet from the base of the tree at existing grade). The total number of tree caliper lost shall be equal to the total number of caliper replaced. Replacement trees shall be a minimum of 15-gallon container stock. A field survey shall be performed under the supervision of the City Landscaping Section

to evaluate the existing tree population and the replacement requirements. The existing trees to remain or proposed for removal shall be identified on the Preliminary Grading Plan, Precise Grading Plan and Landscape Plan. The existing tree type, location, and caliper shall be shown on the above plans. Replacement trees shall be identified and shown on the Landscape Plan and shall be subject to review and approval by the City Engineer.

b) The existing native buffer zone shall be protected in place and supplemented to the satisfaction of the City Engineer.

c) Irrigation for the right-of-way and on-site landscape improvements shall be provided to meet the current City of Oceanside requirements.

d) Landscape Architect of Work shall field verify the following locations: native buffer zone, utility, storm drain, and sewer easements; all landscaping shall be planted to meet the current City of Oceanside requirements and satisfaction of the City Engineer.

12. All landscaping, fences, walls, etc. on the site, and in any adjoining private parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, driveways and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions by all acceptable means including but not limited to citations and/or actual work with costs charged to or recorded against the owner.

13. Obtain planning approval for all walls, fences and gates on-site.

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

15. Landscape plans shall match and comply with the SWMP, Bio mitigation Fire Department and Planning Division requirements.

16. The project is prohibited from grading or clearing between the months of November and March. Any soils left exposed during this period shall be re-seeded or temporarily stabilized using plastic or other material as needed.

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

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

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

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

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

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

to inform them of the grading and construction schedule, haul routes, and to answer questions.

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

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

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

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

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

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

when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

25. Sight distance requirements at the project driveway shall conform to the corner sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

26. The street serving the development shall remain private and shall be maintained by an association. The pavement sections, traffic indices, alignments, and all geometrics shall meet public street standards.

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

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

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

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

31. Landscaping plans must conform to intersection sight distance requirements. Landscape and irrigation plans shall be approved by the City Engineer prior to the issuance of occupancy permits, and a pre-construction meeting held, prior to the start of any improvements.

32. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be

prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.

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

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

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

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

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

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

38. The developer shall prepare and submit an Operations & Maintenance (O&M) Plan to the City Engineer with the first submittal of engineering plans. The O&M Plan shall be prepared by the applicant's Civil Engineer. It shall be directly based on the project's Storm Water Mitigation Plan (SWMP) previously approved by the project's approving authority (Planning Commission/City Council). At a minimum the O&M Plan shall include the designated responsible parties to manage the stormwater BMP(s), employee's training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan and any other necessary elements.

39. The developer shall enter into a City-Standard Storm water Facilities Maintenance Agreement with the City obliging the project proponent to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved Storm Water Mitigation Plan (SWMP), as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. Security in the form of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan. The applicant's Civil Engineer shall prepare the O&M cost estimate.

40. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The project proponent shall complete and maintain O&M forms to document all maintenance activities. Parties responsible for the

O&M plan shall retain records at the subject property for at least five years. These documents shall be made available to the City for inspection upon request at any time.

41. The agreement shall include a copy of executed on-site and off-site access easements necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, until such time that the stormwater BMP requiring access is replaced, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M Plan approved by the City Engineer.

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

43. Prior to issuance of a grading permit, the developer shall provide evidence to the City of Oceanside that a Conditional Letter of Map Revision (CLOMR) has been applied for from Federal Emergency Management Agency (FEMA) shall submit an as-built grading plan to FEMA in order to process and receive a Letter of Map Revision (LOMR). Prior to release of the grading bonds, the developer shall provide evidence of having received a LOMR from FEMA.

Fire Prevention:

44. Smoke detectors are required and detector locations must be indicated on the plans.

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

46. Buildings shall meet Oceanside Fire Department's current codes at the time of building permit application.

Planning:

47. This Regular Coastal Permit (RC-23-06) shall expire on July 23, 2009, unless implemented or the Planning Commission grants a time extension.

48. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Regular Coastal Permit (RC-23-06). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

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

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

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

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

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

52. Failure to meet any conditions of approval for this project shall constitute a violation of the Regular Coastal Permit.

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

The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

54. This Regular Coastal Permit approves only the addition of 2,640 square feet to an existing single-family home and landscaping on the lot, as shown on the plans presented to Planning Commission. No deviation from the approved plans, exhibits, and project specific conditions shall occur without Community Development Department, Planning Division approval. Substantial deviations shall require a revision to the Regular Coastal Permit or a new Coastal Permit.

55. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Division for building permits.

56. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. All roof top surfaces shall have a non-reflective surface and mechanical appurtenances shall be painted to match the roof color. This information shall be shown on the building plans.

57. The project shall dispose of or recycle solid waste in a manner provided in City Ordinance 13.3.

58. All rear wood fences facing the lagoon will be stained or otherwise finished with a waterproof material.

59. If any aspect of the project fencing and walls is not covered by the approved Regular Coastal Permit, the construction of fencing and walls shall conform to the development standards of the City Zoning Ordinance. In no case, shall the construction of fences and walls (including combinations thereof) exceed the limitations of the zoning code, unless expressly granted by a Variance or other development approval.

60. In the event any subsurface archaeological resources are encountered during grading or construction activities, such activities in the locality of the find shall be halted immediately. An archaeologist, certified by the Society of Professional Archaeologists

(SOPA), shall be brought in to determine the significance of the archaeological resources and implement appropriate mitigations prior to recommending earthwork.

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

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

63. Any cultural material recovered shall be cared for in and superintended by an appropriate facility, except as stipulated differently in the pre-excavation agreement.

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

65. Prior to the issuance of building permits, a landscaping plan shall be approved the City Engineer indicating native plants adjacent to the waterway that are compatible with the habitat in the creek.

66. Prior to the issuance of building permits, the applicant shall submit evidence of Home Owners' Association approval of the proposed project.

Water Utilities:

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED Resolution No. 2007-P38 on July 23, 2007 by the following vote, to wit:

AYES: Parker, Neal, Troisi, Balma and Bertheaud

NAYS: None

ABSENT: Martinek, Horton

ABSTAIN: None

Richard Parker FOR

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-P38.

Dated: July 23, 2007

ATTACHMENT 4

PLANNING COMMISSION STAFF REPORT

DATE: July 23, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-23-06) FOR THE ADDITION OF 2,640 SQUARE FEET TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 70 SAINT MALO BEACH. THE PROJECT SITE IS ZONED RS (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND IS SITUATED WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD AND THE COASTAL ZONE – FIRTEL RESIDENCE – BOB AND ADDIE FIRTEL**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Confirm issuance of a Class 3 categorical exemption for new construction or conversion of small structures pursuant to Section 15303(a) of the California Environmental Quality Act.

2. Adopt Planning Commission Resolution No. 2007-P38 approving Regular Coastal Permit (RC-23-06) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The project site is situated within the gated community of Saint Malo Beach. On October 25, 2006, the applicant submitted a regular coastal permit application to construct an addition to a single-family home on a 0.345-acre site. The original home was built in 1957. In 1968, the house was expanded with a two-story addition. In 1975, a two-story addition was added to the 1968 structure. No significant changes have occurred on the property since 1975.

Site Review: The project site is a 0.345-acre lot that abuts the Buena Vista Lagoon on its eastern boundary. The northerly portion of the lot is currently developed with the existing two-story, 3,050-square foot single-family home.

Surrounding land uses include single-family detached residential development characterized by a French-Provincial architectural style (white colored stucco exterior with dark brown trim; steep roof pitch; et cetera).

The zoning designation for the site is Single-Family Residential District (RS) and the General Plan Land Use category is Single-Family Detached Residential (SFD-R). The Local Coastal Program (LCP) zoning designation for this site is Single-Family Residential (R-1) and the LCP Land Use category is Low Density Residential.

Project Description: The project application is comprised of a regular coastal permit.

Regular Coastal Permit RC-23-06 represents a request for the following: Construction of a 2,640-square foot addition to an existing 3,050-square foot single-family residence within the appeal jurisdiction of the Local Coastal Program.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan

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

A. Land Use Element 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 1.22 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.

An existing tree inventory will be prepared and the property owner will mitigate for the loss of any on-site mature trees. The proposal includes planting native California plant species reputed to be drought-tolerant. A 15-foot native plant buffer is required on the lagoon side of the property. The proposed addition will maintain an addition 15-foot rear yard setback, as well. The landscaping within the rear yard provides more of a buffer between the built environment and the open, natural state of the Buena Vista Lagoon.

Objective 1.23 Architecture: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policies:

A. Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

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

C. Elevations, floor plans, perspectives, lines-of-sight, material boards, and other such displays and exhibits shall be provided as necessary to ensure compliance with General Plan policies.

The proposed addition to the Firtel Residence has been tentatively approved by the Saint Malo Beach Architectural Committee, pending final approval of the final drainage plan. The architectural plans substantially match the existing home and include many French-Provincial features identified with the Saint Malo area. The stucco facade is enhanced by decorative half-timbering and stone veneer details. Architectural features also include decorative brickwork within landscaped yards and interior courtyard. The architectural treatments and materials continue the existing theme of the Saint Malo area and conform to the visual image of the surrounding neighborhood.

1.32 Coastal Zone Objective: To provide for the conservation of the City's coastal resources and fulfill the requirements of the California Coastal Act of 1976.

Policy A: The City shall utilize the certified Local Coastal Plan and supporting documentation for review of all proposed projects within the Coastal Zone. Specifically, the goals and policies of the Local Coastal Program Land Use Plan shall be the guiding policy review document.

> The proposed project was reviewed by staff for compliance with the policies of the Local Coastal Program Land Use Plan. Staff finds that the application complies with said policies.

B. Land Use Plan Section III. Natural Resource Management

Goal: Continual evaluation of the state of the environment and formulation of a program of planned management, wise utilization and preservation of natural resources to ensure the health, safety, and welfare of present and future generations.

Objective 3.13 Erosion and Siltation Controls: To preserve the Buena Vista Lagoon's critical habitats by a comprehensive program of erosion and siltation control.

Policy A: The City shall continue to participate in the Buena Vista Lagoon Joint Powers Committee and to implement the recommendations made by the Committee.

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 designing suitable site drainage systems. The amount of impervious surfaces has been reduced during the project review process and as proposed, it is designed to support the natural drainage system at the site. Site runoff shall be directed towards the western edge of the property and deposited in a bioretention area.

2. Zoning Compliance

This project is located in the Single-Family Residential District (RS) and complies with the requirements of that zone. Table 1 summarizes proposed and applicable development standards for the project site:

Table 1: Development Standards

	LCP REQUIRED	PROPOSED
PARKING SPACES	one 2-car garage	one 3-car garage
FRONT YARD	20 feet	20 feet
INTERIOR YARD	7 feet, 6 inches	7 feet, 6 inches
REAR YARD	15 feet	15 feet
BUFFER ZONE	15 feet	15 feet
MAXIMUM HEIGHT	27 feet	25 feet, 6 inches
HEIGHT EXCEPTION	10 additional feet	N/A
LOT COVERAGE	45%	36.5%

The proposed French-Provincial architecture is detailed within Key Planning Issue 1. The addition to the existing home will consist of one three-car garage and two residential floors. The ground floor plan includes a pantry, a laundry room, a master bedroom, his and her master bathrooms, two walk-in closets, a powder bathroom, and a three-car garage. The second floor addition shall consist of a studio office and a storage room; it will be attached to the second floor of the existing house.

3. Local Coastal Program compliance

The proposed project is within the appeal jurisdiction of the Local Coastal Program and complies with the requirement of this designation.

B. Local Coastal Program Land Use Plan VI Visual Resources and Special Communities.

The Coastal Act requires that the visual qualities of the Coastal Zone shall be protected and that new development be sited and designed to be visually compatible with the character of surrounding areas.

Objectives:

- The City shall protect, enhance, and maximize public enjoyment of Coastal Zone scenic resources.
- The City shall, through its land use and public works decisions, seek to protect, enhance, and restore visual quality of urban environment.

Policies:

13. New development shall utilize optimum landscaping to achieve the following effects: (e) In areas where significant natural vegetation exists, replant, as appropriate, developed areas with native drought-tolerant species.

14. In areas where significant "theme" architecture has been established, the City shall encourage continuation of this theme. Such theme areas include: a. St. Malo (and vicinity) - French Provincial style.

The project is required to maintain a 15-foot native plant buffer. The applicant proposes to plant native vegetation adjacent to the house and the lagoon. Where possible, existing trees and shrubs will be preserved and drought tolerant trees and large shrubs will be added throughout the project site.

The home's design is consistent with the surrounding architectural style and the proposal complies with local development criteria. The proposal is also consistent with the surrounding residential land uses. Table 2 describes the surrounding land uses and identifies that the proposed residential land use is compatible with the surrounding area.

Table 2: Land use compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LCP ZONING	LAND USE
74 St Malo Beach	SFD-R	RS	R-1	single-family
North of project	SFD-R	RS	R-1	single-family
South of project	SFD-R	RS	R-1	single-family
West of project	SFD-R	RS	R-1	single-family
East of project	OS	OS	O	Buena Vista Lagoon

C. Local Coastal Program Land Use Plan V Environmentally Sensitive Habitat Areas.

Objectives:

- The City shall work with other local, State, and federal agencies, including the recently formed Tri-Cities Buena Vista Lagoon Joint Powers Committee, to protect the sensitive biological habitats and water quality of Buena Vista Lagoon.
- The City shall provide adequate flood protection to existing development in the vicinity of Loma Alta Creek in a manner that preserves the remaining resources of the creek.

Policies:

3. The City shall require all developments that drain into the lagoon to include measures to prevent erosion, sedimentation, and other water quality impacts, such as: (a) During construction, retaining all run-off on-site in percolation settling ponds and staking down bales of straw in the drainage ways to filter remaining sediments.

(b) Prohibiting grading or clearing from November through March. Any soils left exposed during this period should be re-seeded or temporarily stabilized using plastic or other material as needed. (c) Minimizing the alteration of land forms. (d) Maximizing penetrable surfaces for percolation, and providing permanent sediment settling basins, grease traps, and/or energy dissipaters.

9. The City shall continue to cooperate with other agencies including the State Department of Fish and Game, the Cities of Carlsbad and Vista through the Joint Powers Committee, U. S. Fish and Wildlife Service, San Diego Association of Governments, and the Regional Water Quality Control Board in seeking ways to lessen current impacts on the lagoon. Siltation and water pollution are two such impacts that are particularly critical.

The project is specifically conditioned and designed to satisfy the LCP Land Use Environmentally Sensitive Habitat Area policies. The site includes adequate buffers between the proposed residence and the lagoon. The conditions of approval require the implementation of Best Management Practices. Grading and clearing of the site is prohibited between the months of November and March. The site design proposes minimal changes to the existing land form and the required rear yard consists of landscaped areas and permeable pavers that maximize the penetrable surfaces throughout the project site. The project adequately meets the stormwater requirements of the City of Oceanside.

4. California Environmental Quality Act compliance

Article 19 of the California Environmental Quality Act identifies Categorical Exemptions, including Class 3 exemptions. This proposal is subject to the Categorical Exemptions identified in Section 15303(a) because it involves an addition to a single-family residence in a residential zone.

DISCUSSION

Issue: The compatibility of the addition to the existing single-family home to the surrounding neighborhood.

Recommendation: The addition to the existing home will consist of one three-car garage and two residential floors. The ground floor plan includes a pantry, a laundry room, a master bedroom, his and her master bathrooms, two walk-in closets, a powder bathroom, and a three-car garage. The second floor addition shall consist of a studio office and a storage room; it will be attached to the second floor of the existing house.

The architectural plans for the addition to the Firtel Residence substantially match the existing home and include many French-Provincial features identified with the Saint Malo area. The stucco facade is enhanced by decorative half-timbering and stone veneer details. Architectural features also include decorative brickwork within

landscaped yards and interior courtyard. The architectural treatments and materials continue the existing theme of the Saint Malo area and conform to the visual image of the surrounding neighborhood.

Issue: The project's adjacency to the Buena Vista Lagoon and sensitive habitat influenced the site design.

Recommendation: The Biological Assessment, dated October 2, 2006, concluded that the project site is made up of developed and disturbed land. The construction footprint will be situated away from the edge of the Buena Vista Lagoon and wetland resources. Novik Biological Services found that no significant impacts to sensitive biological resources will result from project implementation. Approximately 0.12 acres of disturbed land will be directly impacted by the proposed project. Disturbed land is of low biological value and impacts to this land cover are not considered significant and do not require any mitigation.

The applicant has revised the site design to include a 15-foot native plant buffer that is measured westward from the eastern property line. The site will also maintain an additional 15-foot rear yard setback.

The project as proposed and is conditioned to use Best Management Practices in order to prevent any potential adverse impacts to off-site resources during construction, including preventing construction runoff from entering the Buena Vista Lagoon. All runoff from the site will be directed towards the western edge of the property where it will be directed to a bioretention area.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Class 3, New Construction or Conversion of Small Structures, Section 15303(a) of the California Environmental Quality Act.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius and occupants within 100-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 Regular Coastal Permit (RC-23-06) is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan, and the policies of the Local Coastal Program. The project meets all applicable development standards for the district in which it is situated. The project's architecture is compatible with the surrounding Saint Malo homes and 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:

-- Move to approve Regular Coastal Permit RC-23-06 and adopt Planning Commission Resolution No. 2007-P38 as attached.

PREPARED BY:

Sally Schifman
Planner II

SUBMITTED BY:

Jerry Hittleman
City Planner

REVIEWED BY:
Amy Volzke, Principal Planner

JH/SS/fil

Attachments:
1. Site Map
2. Planning Commission Resolution No. 2007-P38

ATTACHMENT 5

Sally Schifman

From: Amy Volzke
Sent: Thursday, August 02, 2007 11:42 AM
To: Sally Schifman
Subject: FW: Council Review of Firtel Residential addition, 70 Saint Malo Beach

FYI

From: Janene Shepherd
Sent: Thursday, August 02, 2007 11:41 AM
To: Holly Trobaugh
Cc: Jerry Hittleman; Rocky Chavez; John Mullen; Peter Weiss; Amy Volzke; 'Diane Nygaard (dandd2@peoplepc.com)'
Subject: Council Review of Firtel Residential addition, 70 Saint Malo Beach

Holly:

As per our email of yesterday, we are confirming that Deputy Mayor Chavez would like to call for a Council review of the Firtel Residence, residential addition at 70 Saint Malo Beach (Planning Commission meeting on July 23, 2007)

Specific concerns from resident include the following:

1. LCP items 2 a-e

2. MHCP edge effects - These were called out in the Planning Commission meeting as related to conditions 6, 9b,11b, 22, 39, 40, and 43 plus they failed to address other edge effect issues - like restrictions on access to the lagoon, and rodent control.

3. The project is in the 100 year Flood Zone - i.e. it will fill in an area that floods. This requires revision to the official FEMA flood map. When you fill an area in the flood zone somewhere else gets the water - maps should be done concurrent with project approval so you can evaluate whether this causes any flood problems elsewhere - for private party or the city. This was also called out at the Planning Commission hearing. Resident was very surprised to see the city allowed this to move forward with no map re-division as "other projects have done it the right way."

Please let me know if you need further information.

Thank you, Janene

Janene Shepherd
Aide to Rocky Chavez
Tel: (760) 435-3062 Cell: (760) 802-0189
Email: jshepherd@ci.oceanside.ca.us