



**DATE:** December 3, 2007

**TO:** Chairman and Members of the Planning Commission

**FROM:** Development Services Department/Planning Division

**SUBJECT:** **CONSIDERATION OF A DEVELOPMENT PLAN (D-24-06) AND REVISION TO CONDITIONAL USE PERMIT (C-13-99REV) FOR THE EXPANSION OF THE ETERNAL HILLS CEMETERY AND DEVELOPMENT OF SEVEN MAUSOLEUM LOCATED AT 1999 EL CAMINO REAL WITHIN THE FIRE MOUNTAIN NEIGHBORHOOD – ETERNAL HILLS CEMETERY EXPANSION – APPLICANT: ETERNAL HILLS MEMORIAL PARK**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Approve Development Plan (D-24-06) and Conditional Use Permit Revision (C-13-99 Rev.) for Alternative Plan Two by adopting Planning Commission Resolution No. 2007-P64 with findings and conditions of approval attached herein
- (2) Adopt Planning Commission Resolution No. 2007-P65 certifying the Environmental Impact Report for the project.

**PROJECT DESCRIPTION AND BACKGROUND**

**Proposed Project:** Please note that Alternative Plan 2 “Habitat Conservation Plan Strict Compliance Alternative” in the Final Environmental Impact Report is the staff supported project and will be referred to as the “Proposed Project” throughout the staff report.

**Site Review:** The site is located north of Fire Mountain Drive, south of the NCTD Sprinter Rail Tracks, and west of El Camino Real., within the Fire Mountain Neighborhood. Cemetery operations currently occupy approximately 42.2 acres of the sites 130.50 acres. The proposed project is a request to expand the cemetery operations by approximately 15.79 acres along the south western portion of the project area and 2.37 acres along the south eastern portion of the site. Proposed improvements on-site and outside the boundaries of the revised CUP area include the creation of a 15-foot wide maintenance/access road, engineered drainage swales, and one 1 ½-acre detention/

sedimentation pond along the northwestern portion of the property. The proposed expansion of the south east portion of the project site is being included to allow for additional cemetery activities in the previously developed area that is approximately 2.37 acres in size.

The property is zoned Public & Semi-Public (PS), and Residential Estate B (RE-B) on the City of Oceanside Official Zoning Map, and is designated Private Institutional (PI), and Estate B Residential (EB-R), on the General Plan Land Use Map. The 18.16-acre expansion would be solely located within the (PS) zoned portion of the Eternal Hills Memorial Park property. The original approval to establish and operate a cemetery on the subject property was granted on October 6, 1958 by Planning Commission Resolution No. 58-P64, and required that the Conditional Use Permit (CUP) remain in effect for as long as the property continued to operate a cemetery on the property. On September 13, 1999 the Planning Commission approved an amendment to the original CUP (C-13-99) through PC Resolution No. 99-P57, allowing approximately 41.87 acres of additional land to be included in the Eternal Hills Memorial Park overall cemetery operations. The approved amendment to the CUP required that proposals to develop in previously undeveloped areas be permitted only with the approval of a CUP amendment.

Surrounding land uses include a land locked 35-acre City owned parcel maintained as a habitat conservation area within the central portion of project site, single family residential neighborhoods to the south, east, and west, NCTD Sprinter Rail Line and General Industrial to the north, and a City owned Open Space parcel located immediately adjacent to the southwest portion of the site and used for water reservoir purposes. The total area dedicated to the cemetery expansion represents approximately 15 percent of the sites total area.

**Project Description:** The project application is comprised of the following required entitlements:

Development Plan (D-24-06) represents a request for the following:

- (a) To expand the existing Eternal Hills Memorial Park approximately 18.16 acres in order to provide an approximately 17,800 additional burial spaces/internments on site. Burials/Internments would occur either in land gardens or within one of seven proposed community mausoleum, and would be developed in multiple phases based upon the needs of the community.
- (b) Site design improvements to correct historical drainage issues and scouring/erosion of the environment leading to sedimentation flow into Loma Alta Creek and over the rail road tracks onto properties to the north. Proposed improvements include the establishment of two retention and sedimentation ponds, drainage swales with appropriately designed energy dissipaters, and an improved 15'-0" access and maintenance road to the City owned "Myers Property" and northern boundary sedimentation pond.

Conditional Use Permit Revision (13-99 Rev) represents a request for the following:

- (a) To permit the expansion and continued operation of the Eternal Hills Memorial Park cemetery and related activities in the “previously undeveloped areas” of the site located within the Public and Semi-Public (PS) zoned areas of the Eternal Hills Memorial Park located at 1999 El Camino Real.

The applicant proposes to bring an existing 2.37-acre developed area located on the south east portion of the property into good legal standing, expand the existing cemetery operation into previously undeveloped areas totaling 15.79 and located along the south west portion of the project area, and create a conservation easement over approximately 64.08 acres of restored habitat consistent with the Subarea Habitat Conservation Plan.

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

1. Zoning Ordinance
2. General Plan Land Use Element
3. Oceanside Subarea Habitat Conservation Plan
4. California Environmental Quality Act (CEQA)

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan conformance**

The General Plan Land Use Map designation for the subject property is Private Institutional (PI), and Estate B Residential (EB-R). The proposed project is consistent with this designation and the goals and objectives of the City’s General Plan as follows:

##### **A. Land Use Element**

###### **Goal 1.11: Balanced Land Use**

**Objective:** To develop and use lands for the long-term provision of balanced, self-sufficient and efficient community.

**Policy B:** The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

Eternal Hills Memorial Park cemetery operations currently operate at a 97 percent occupancy rate and is expected to be out of space for continued burials within a couple of years. In order to provide burial space and interment options to the public, a request to expand the current cemetery operations has been submitted. Surrounding

land uses include a land locked 35-acre City owned parcel maintained as a habitat conversation area within the central portion of project site, single-family residential neighborhoods to the south, east, and west, NCTD Sprinter Rail Line and General Industrial to the north, and a City owned Open Space parcel located immediately adjacent to the southwest portion of the site. Continued operation and expansion of the cemetery service type use has been determined by staff to provide an overall balance of land use distribution for the City of Oceanside, and that provides public benefits for the residents as a whole. Maintaining non-private burial facilities for the residents of Oceanside would ensure that the service demands of the public does not exceed the capacity of existing public facilities, and would result in a continued sense of community for persons residing in Oceanside and the North County.

## **2. Zoning Compliance**

The proposed cemetery expansion is located within the Public and Semipublic (PS) Zone District portions of the site, and in accordance with Section 1630 of the OZO, development regulations shall be as specified by the use permit. The subject use permit CUP (C-13-99) was approved on September 13, 1999 by PC Resolution No. 99-P57, and based upon the regulations specified by the use permit. Staff has determined that the proposed project complies with the requirements of that zoning designation and the previously approved CUP.

The applicant's project includes seven community mausoleum buildings divided into niches with single and tandem crypts. All mausoleums would be of a typical design consistent with already established mausoleum found on site, and would be based upon the buildings foot print denoted on the development plans submitted for review and approval.

The proposed seven community mausoleum would range in size from 1,440 to 4,830 gross square feet and would total approximately 21,060 square feet in size. Overall height of the structures would not exceed the maximum height of 24'-0" as measured from finish grade, and would be designed in an architectural style consistent with the existing mausoleum located throughout the Eternal Hills Memorial Park. Architectural design elements to be carried throughout the mausoleums include white stucco walls, red mission tile roofs, and offset columns provided to define the structures form and location of alter areas. In order to enhance the visual perspective of the proposed structures as seen from Fire Mountain Road, the overall site design has been modified in a manner that provides significant setbacks from the southerly property line to the mausoleum (198'-0"min.), that orients the structures perpendicular and down slope approximately 13.5 feet below the finish grade of Fire Mountain Road, and enhanced landscaping immediately adjacent to the proposed structures. Incorporation of these site design elements would assist in establishing unimpeded visual corridors to the north, while providing additional softening of the perceived massing associated with new construction.

Beyond the request to expand the Memorial Parks operations by approximately 18.16 acres, the development plan also includes site design proposals that would establish two retention and sedimentation ponds, drainage swales with appropriately designed energy dissipaters, and an improved 15'-0" access and maintenance road to the City owned "Myers Property" and northern boundary sedimentation pond. Historical drainage patterns of the site and drainage from properties adjacent to the site have resulted in the degradation of the natural environment through intense scouring and excessive sedimentation flow into Loma Alta Creek and onto properties to the north. In order to provide corrective actions and preserve the surrounding natural habitat, the applicant has conceptually designed a long term ravine erosion control plan for review and approval.

### **3. Subarea Habitat Conservation Plan Compliance**

The entire project site lies within the Wildlife Corridor Planning Zone (WCPZ) of the Oceanside Draft Subarea Habitat Conservation Plan, an area that extends south from the San Luis Rey River to State Route 78 (SR 78). Properties within this zone must be planned to maintain and enhance wildlife habitat quality and connectivity, particularly as part of a regional north-south movement corridor for all wildlife.

The project site is adjacent to the SDG&E Electric Transmission Corridor, considered the backbone of the proposed north-south preserve through central Oceanside. The SDG&E corridor will be maintained as open space in order to meet the requirements of the Subarea Plan. Projects that are adjacent to this corridor must adhere to avoidance and minimization measures as follows:

- New development within 500 feet of the SDG&E corridor must be sited as far from the wildlife corridor as is feasible, and the undeveloped portion of the property shall be designated as preserve;
- In no case shall development constrict the wildlife corridor to less than 200 feet total width; and,
- Impacts to coastal sage scrub within 1,000 feet of the corridor shall be totally avoided, except where this would preclude reasonable use of the property.

## **DISCUSSION**

*Issue: Compliance with the Draft Subarea Habitat Conservation Plan.*

*Recommendation:* The original project has been determined to be inconsistent with the Section 5.3.1 of the Subarea Plan "avoidance and minimization standards" within the Wildlife Corridor Planning Zone because the project would result in the loss of 30.4 percent of the on-site Diegan coastal sage scrub and baccharis scrub, where the Subarea Plan provides for a maximum net loss not to exceed 25 percent. Staff along with the resource agencies "CDFG & USFWS" have determined that the proposed project would result in significant and unavoidable impacts to biological resources. Staff has further

determined that the necessary findings to be made for Statements of Overriding Considerations necessary to approve the original project cannot be made in lieu of Alternative 2 "Habitat Conservation Plan Strict Compliance Alternative" that limits take to 24.9 percent, and that has been designed to comply with the avoidance and minimization measures put forth in the Subarea Plan.

As part of the overall projects approval, the applicant would provide biological impact mitigation as outlined in the Mitigation and Monitoring Program identified within the EIR, and would result in approximately 64.08 acres of habitat being preserved by means of a conservation easement maintained and managed in perpetuity by Eternal Hills Memorial Park. In addition, the northwest portion of the site, which is adjacent to the NCTD Sprinter Rail Line, has been designated as a stormwater detention/sedimentation pond. This area will be landscaped with species that enhance the native species found in the corridor, and would incorporate energy dissipating drainage swales in a manner that would prevent continued habitat destructive erosion throughout the canyon areas and the ultimate sedimentation loading of Loma Alta Creek.

In conclusion staff reiterates the recommendation to proceed with Alternative 2 "Habitat Conservation Plan Strict Compliance Alternative".

#### 4. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Private Institutional (PI) & Estate B Residential (EB-R)	Public & Semi-Public (PS) & Residential Estate B (RE-B)	Cemetery & Natural Habitat
North of Subject Property	General Industrial (GI)	General Industrial (IG)	NCTD Sprinter Rail Line /Industrial
East of Subject Property:	Light Industrial (LI) & Estate B Residential (EB-R)	Limited Industrial (IL) & Residential Estate B (RE-B)	SDG&E Transmission Line Corridor Residential
South of Subject Property:	Estate B Residential (EB-R) & Medium Density Residential (MDA-R)	Residential Estate B (RE-B) & Medium Density Residential (RM)	Residential
West of Subject Property:	Open Space (OS) & Single Family Residential (RS)	Open Space (OS) & Single Family Residential (RS)	City Reservoir & Residential

## **DISCUSSION**

### *Issue: Project Compatibility with the Existing Uses in the Surrounding Community*

The primary issue is derived from the fact that most cemetery type uses require reduced on-site parking and generate less daily trips associated with day to day operations. The subject project would assist in providing for a balanced distribution of land uses necessary to sustain and benefit the local neighborhood and surrounding communities as a whole, and that is consistent with the City's General Plan objective to provide for and protect areas within the City for both private and public institutional type uses such as; cemeteries and memorial parks which may include mortuaries, mausoleums, and other ancillary structures.

The Eternal Hills Memorial Park develops its burial facilities in phases and as dictated by market/ density needs. The existing cemetery facility is the only non-private type cemetery within the City of Oceanside and will occupy less than 15 percent of the overall site area known as Eternal Hills Memorial Park.

Currently, Eternal Hills has a total of 90 parking spaces to accommodate persons utilizing the Administration and Mortuary Buildings, and provides undefined parking along the internal driveways for actual burial processions. Based upon the fact that expansion would proceed in phases and the day to day operations would not be intensified beyond an acceptable level as identified within the traffic study, parking needs for the existing and proposed facilities would not dictate increased parking on site.

*Recommendation:* Staff concludes that expansion of the cemetery operations over a phased period of time would not negatively impact the surrounding neighborhood, and proposed improvements to remediate historically noted drainage issues would not significantly alter the nature of the Public & Semipublic land use, and supports Alternative 2 "Habitat Conservation Plan Strict Compliance Alternative" project as submitted on development plans.

## **ENVIRONMENTAL DETERMINATION**

An Environmental Impact Report (EIR) has been prepared stating that implementation of Alternative 2 "Habitat Conservation Plan Strict Compliance Alternative", with all mitigation measures/conditions of approval as outlined in the EIR (Table ES.1) would not result in significant adverse impacts upon the environment. Under the provisions of the California Environmental Quality Act, the Planning Commission will need to certify and consider the Environmental Impact Report during its hearing on the project. A summary of the findings of the EIR for Alternative 2 is provided below.

### **Aesthetics**

The off-site visual characteristics of this alternative would be nearly identical to the proposed project because the additional 2.38 acres retained in open space occurs on

an east facing slope that is visible only from the existing cemetery area. Views of the proposed expansion area from El Camino Real are blocked by intervening topography (see Photographs D and E in Section 4.1). The existing visual character of the proposed cemetery expansion area is illustrated in Photograph F (Section 4.1), and motorists on Fire Mountain Road, as well as the residences along the south side of the road, will have views of the Alternative 2 cemetery expansion area. These views will be screened by landscaping that would be planted along Fire Mountain Road similar to that of proposed project (see Figures 3.3.4, 3.3.5, and 3.3.8.a). The view of the expansion area would change to a landscaped turf area, similar to the existing cemetery, with seven mausoleums dispersed throughout the cemetery expansion area.

Motorists on El Camino Real would not see the expansion area. Photographs D and E and Figure 4.1.1 (see Section 4.1) illustrate that intervening topography would block views of the expansion area. No significant visual impacts were identified for the development of the Eternal Hills expansion area for Alternative 2.

The proposed expansion of the cemetery area would not damage any scenic resources such as rock outcroppings or historic buildings because none are present on-site. Trees now located within the cemetery area (see Photograph F) would be retained and additional trees would be planted within the cemetery expansion area similar to the trees shown in Figure 3.3.8.a.

Alternative 2 would not result in a substantial adverse effect on any scenic vista. The site is not within a state or local scenic highway corridor and the expansion would be consistent with General Plan designation of "Visual Open Space." No prominent long-range views would be obscured by the proposed structures within the cemetery. Extending the cemetery to the west would not result in significant aesthetic (visual) impacts to the surrounding area, and no mitigation measures would be required.

### **Biological Resources**

Alternative 2 will impact 0.06-acre of southern willow scrub, 0.06-acre of mule fat scrub, 0.10-acre of riparian scrub, 0.01-acre of disturbed wetland, 10.36 acres of Diegan coastal sage scrub (DCSS), 0.76 acres of baccharis scrub, and 0.90-acre of non-native grassland (see Figure 6.2.3 and Tables 6.2.3 and 6.2.5). Compared to the proposed project, DCSS and baccharis scrub impacts are reduced by 18 percent, and non-native grassland impacts are increased by one percent, and impacts to southern willow scrub, mule fat scrub, riparian scrub, and disturbed wetland habitats are increased by 0.17 acres (383 percent).

Impacts to DCSS and baccharis scrub would be mitigated by preserving 33.79 acres of DCSS and baccharis scrub in a conservation easement plus restoring 0.62-acre of non-native grassland or disturbed habitat to DCSS that would also be placed within the conservation easement (see Table 6.2.5). Impacts to non-native grassland would be mitigated by preserving 0.45-acre of non-native habitat in a conservation easement.

Impacts to southern willow scrub, mule fat scrub, riparian scrub, and disturbed wetland habitats would be mitigated by preserving 0.69-acre of on-site or off-site habitat in a conservation easement.

Impacts to sensitive animal species resulting from Alternative 2 would be the same as the proposed project, except that one less pair, and one less individual, of coastal California gnatcatcher would be adversely affected (see Table 6.2.7). Preservation of 34.41 acres of on-site DCCS and baccharis scrub habitat would reduce these impacts to a less than significant level.

This alternative would impact 0.04-acre of Army Corps of Engineers (ACOE) jurisdictional wetlands and 0.13-acre of Non-wetland Waters of the U.S., as well as 0.23-acre of California Department of Fish and Game (CDFG) jurisdictional wetlands and 0.13-acre of streambed (see Table 6.2.4). Impacts to 0.17-acre of ACOE wetlands and Non-wetland Waters of the U.S. would be mitigated as determined through the wetland permitting process. At a minimum, 0.27-acre of wetlands would be created to achieve a no net loss of habitat (see Table 6.2.9). Impacts to 0.32-acre of CDFG wetlands and streambed would be mitigated as determined through the wetland permitting process. At a minimum, 0.70-acre of wetlands and streambed would be created to achieve a no net loss of habitat (see Table 6.2.10).

Alternative 2 complies with the criterion for development within the Wildlife Corridor Planning Zone as specified in the HCP except for the criteria concerning development on slopes exceeding 20 percent with a height differential of 25 feet. Alternative 2 would impact 6.19 acres of slopes exceeding 20 percent with a height differential of 25 feet. Eliminating impacts to these slopes would limit the use of the property to 21.2 percent which would preclude reasonable use of the project site as stated in the criteria. This alternative would also maintain visual continuity between areas of coastal sage scrub along the coastal California gnatcatcher corridor.

### **Geology and Soils**

The Alternative 2 cemetery expansion would be located west of the existing cemetery where two “questionable” landslide areas are located (see Figure 4.3.2, Section 4.3). As noted in Section 4.3.3.3, Christian Wheeler’s review of available reference documents indicates that no definite landslides have been identified on the Eternal Hills property. Their opinion is that the potential for slope failure or deep-seated landsliding is low. Removal and recompaction of soils would be required as a condition of approval which would eliminate potential soil settlement problems under this alternative. Potentially significant paleontological impacts could also occur as a result of cut grading and the mitigation measures would be the same as described in Section 4.3.4.7.

### **Hydrology and Water Quality**

Compared to the proposed project, the volume of runoff for Alternative 2 will be approximately 2 percent higher at nodes 123, 205, and 119 (see Figure 4.4.2). This increase would not be significant because the volume of runoff would be less than the existing condition. The detention and sedimentation ponds, and drainage system,

included in the proposed project would also be constructed if Alternative 2 were to be implemented (see Figure 4.4.3). Consequently, Alternative 2 would not result in on-site or off-site flooding, or result in runoff that exceeds the capacity of downstream drainage systems. No mitigation measures are required because the proposed drainage improvements and implementation of the SWMP would reduce hydrology and water quality impacts to a less than significant level.

### **Land Use and Planning**

The land use and planning effects of Alternative 2 would be the same as those described in Section 4.5.3 for the proposed project. No mitigation measures are required because no significant impacts have been identified.

### **Traffic**

Alternative 2 would reduce the amount of cemetery expansion traffic by 20 ADT (11 percent). However, this reduction would not materially affect the level of service and volume-to-capacity ratios on the local roadways and intersections. As shown in Table 4.6.2, the El Camino Real/Fire Mountain Road/Skyline Drive intersection operates at LOS "B" with or without the proposed project. Table 4.6.5 shows that the proposed project increases the delay time at the intersection by 0.2-second. Table 4.6.3 shows that El Camino Real and Fire Mountain Road operate at LOS "A" with or without the proposed project. Table 4.6.6 shows that the volume-to-capacity ratio increases by 0.003 or less with the project. No significant traffic impacts were identified for the proposed project, and Alternative 2 would not result in any significant impacts because fewer trips would be generated. No mitigation measures are required.

### **Cultural Resources**

Under Alternative 2, expansion of the Eternal Hills cemetery would result in an impact to cultural resource site CA-SDI-12262, which has been determined to be historically significant in accordance with the standards of Section 15064 of the State CEQA Guidelines. Implementation of a data recovery program as identified in Section 4.7.4 would reduce this impact to a less than significant level.

### **Air Quality**

Significant short-term air quality impacts would result from the grading operation for Alternative 2; however, these impacts would be less than the proposed project. The mitigation measures described in Section 4.8.4 of this EIR would be applicable to Alternative 2. No long-term air quality effects would result because of the relatively small amount of traffic (172 ADT) associated with Alternative 2.

## **PUBLIC NOTIFICATION**

Pursuant to Article 41 of the Oceanside Zoning Ordinance, Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, to individuals/organizations requesting

notification, and to the applicant. Copies of this agenda item have been mailed to the applicant and their representative.

**SUMMARY**

The request for approval of a Development Plan and Conditional Use Permit Revision to allow the expansion of the Etemal Hills Memorial Park, and establish drainage remediation improvements on site is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets all applicable development standards and will not impact existing land uses in the immediate area. 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 certify the Environmental Impact Report affirming that it has been prepared in compliance with the provisions of the California Environmental Quality Act and adopting the Findings of Fact supporting this fact and adopt Planning Commission Resolution No. 2007-P65 as attached.
  
- Move to approve Development Plan (D-24-06) and Conditional Use Permit Revision (C-13-99Rev) and adopt Planning Commission Resolution No. 2007-P64 as attached.

PREPARED BY:



Richard Greenbauer  
Senior Planner

SUBMITTED BY:



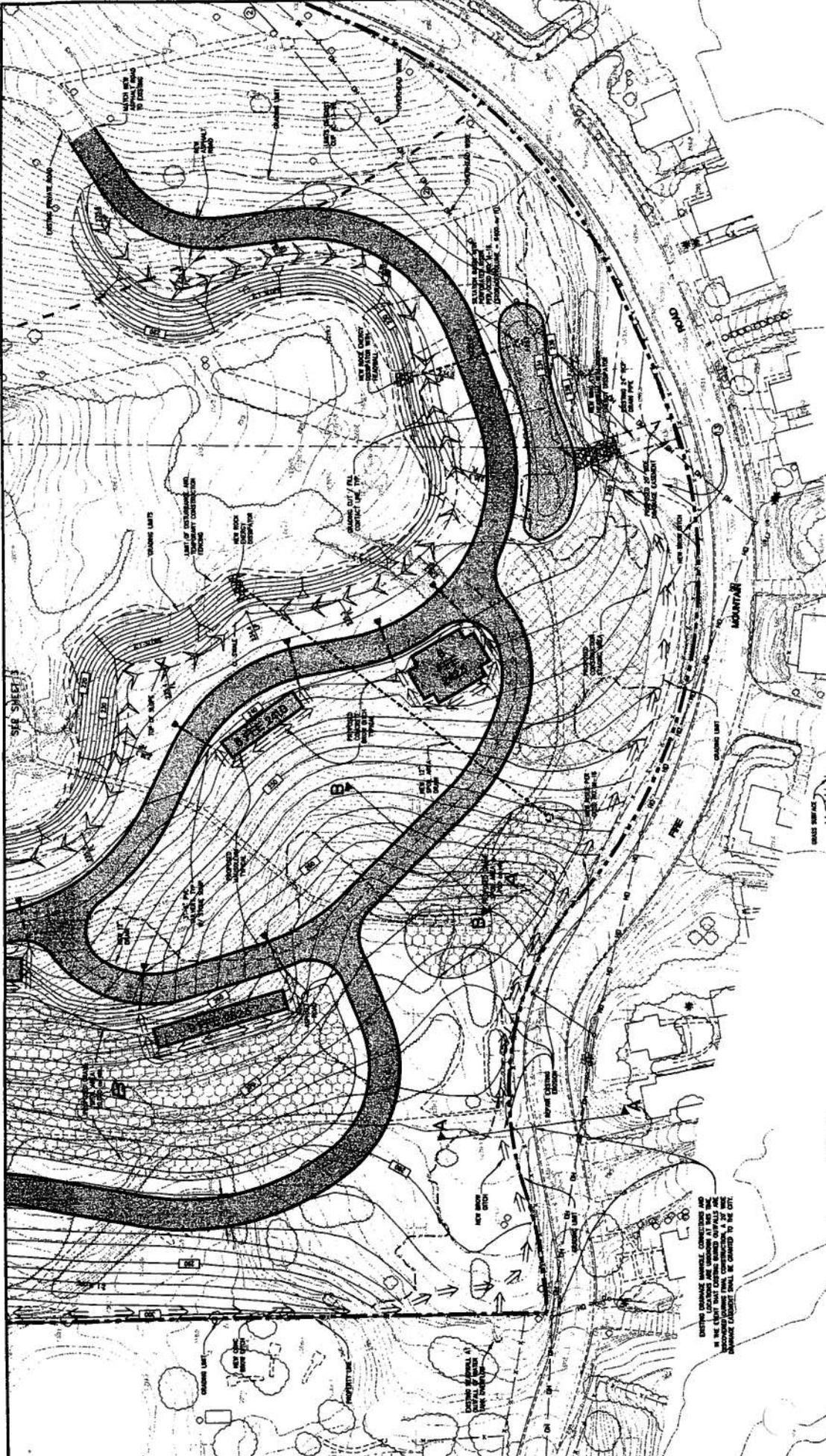
Jerry Hittleman  
City Planner

JH/RG/fil

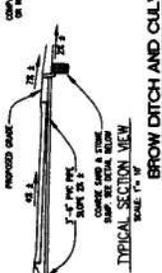
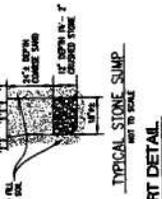
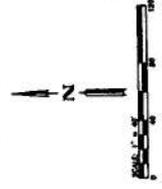
Attachments:

1. Large Scale "Alternative Plan Two" Development Plans/Grading and Drainage Plans/Landscape Plans
2. Planning Commission Resolution No.'s 2007-P64 and 2007-P65
3. Correspondence from community





D-24-06 / C-13-99 REV  
 THE CITY OF OCAJUNE, CALIFORNIA  
**ETERNAL HILLS CEMETARY EXPANSION**  
**PRELIMINARY GRADING AND DRAINAGE PLANS**



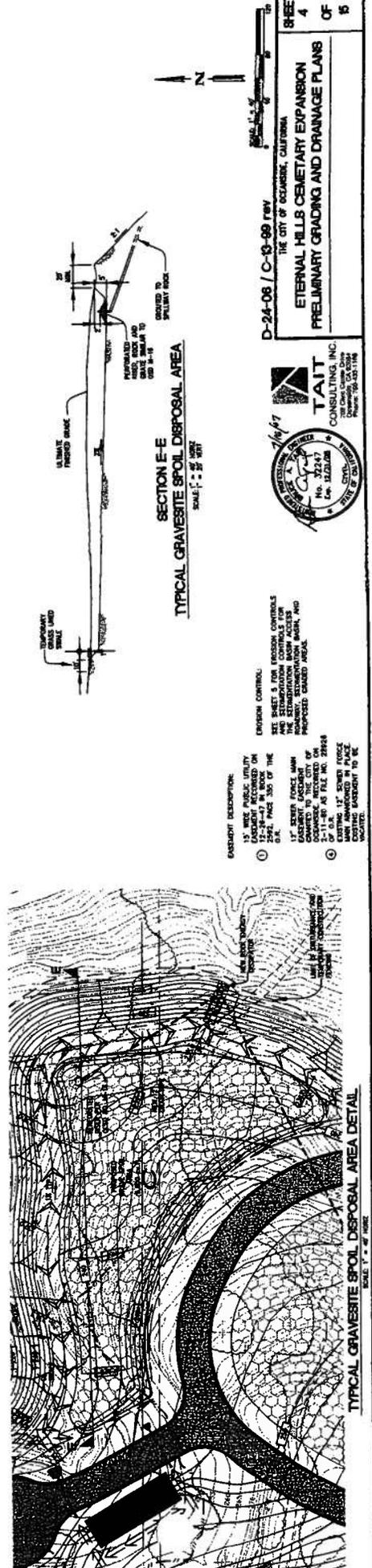
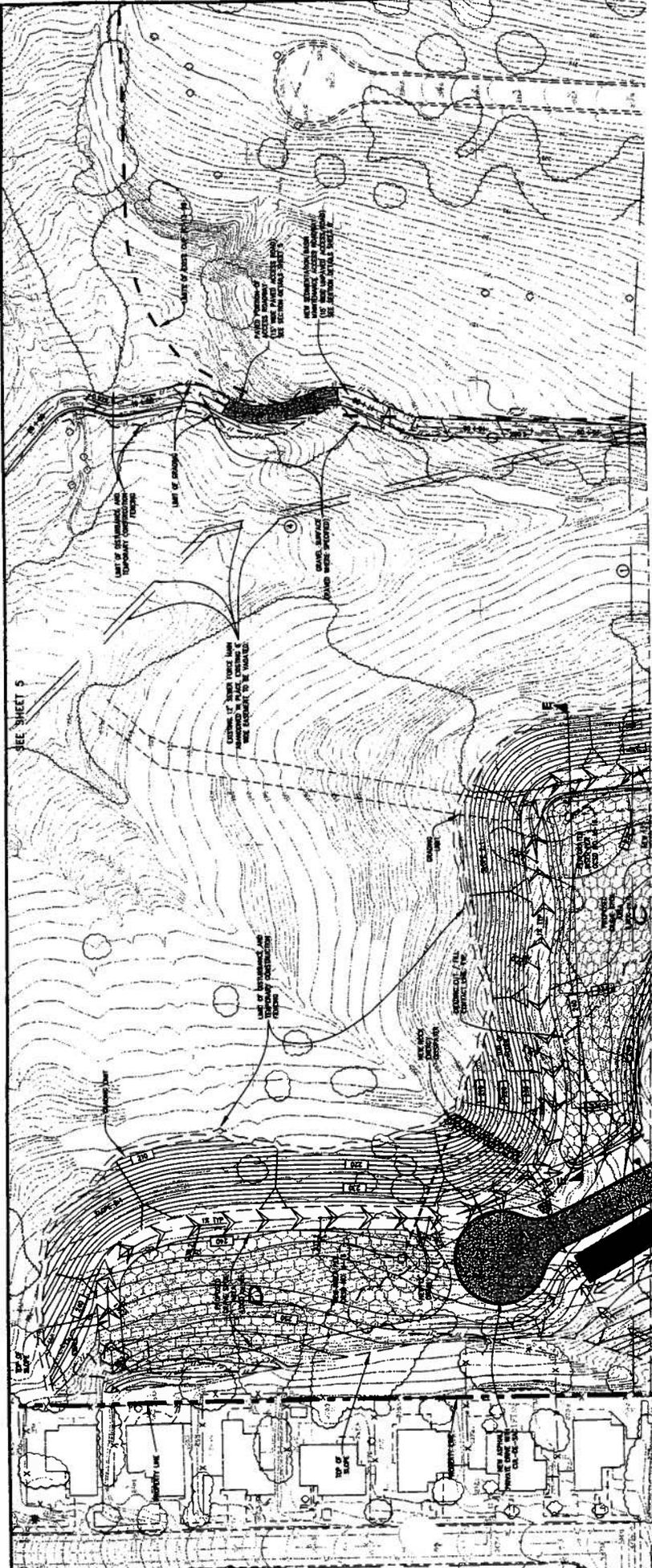
**EXCERPT DESCRIPTION:**  
 CENTERLINE OF F. ROAD  
 AS SHOWN ON P. 13-49  
 RECORDED ON P. 13-49  
 277 OF O.A. 1704

**EXCERPT CONTROL:**  
 SEE SHEET 5 FOR EXCERPT CONTROLS  
 AND RECONSTRUCTION CONTROLS FOR  
 EXCERPT CONTROL AREAS AND  
 PROPOSED GRADDED AREAS

**EXCERPT CONTROL:**  
 EXCERPT CONTROL AREAS, CONSTRUCTION AND  
 RECONSTRUCTION CONTROLS AT THIS SCALE  
 ARE SHOWN ON SHEET 5 OF THIS SET. ALL  
 EXCERPT CONTROL AREAS, CONSTRUCTION AND  
 RECONSTRUCTION CONTROLS ARE CONTROLLED BY THE  
 EXCERPT CONTROL SHEET, AS CONTROLLED TO THE CITY

**TAIT CONSULTING, INC.**  
 14671  
 PROFESSIONAL ENGINEER - CIVIL  
 OCAJUNE, CALIFORNIA  
 PHONE: (707) 438-1100





D-24-06 / C-9-99 rev  
 THE CITY OF OAKLAND, CALIFORNIA  
**ETERNAL HILLS CEMETERY EXPANSION**  
**PRELIMINARY GRADING AND DRAINAGE PLANS**  
 SHEET 4 OF 15

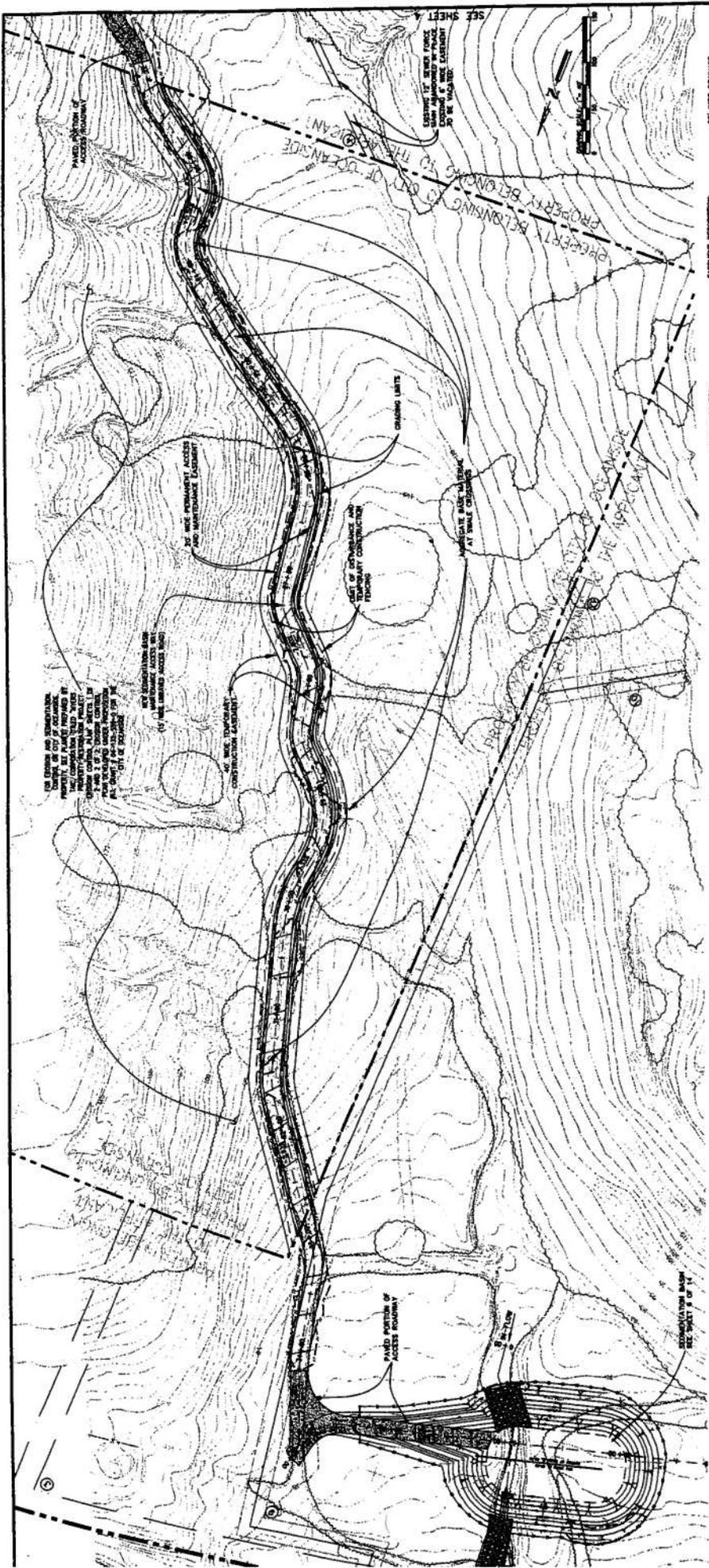


**SECTION E-E**  
**TYPICAL GRAVEBSITE SPOIL DISPOSAL AREA**  
 SCALE: 1" = 20' VERT

**EMERSION CONTROL:**  
 SEE SHEETS 5 FOR EMISSION CONTROLS  
 SEE SHEETS 6 FOR EMISSION CONTROLS  
 SEE SHEETS 7 FOR EMISSION CONTROLS  
 SEE SHEETS 8 FOR EMISSION CONTROLS  
 SEE SHEETS 9 FOR EMISSION CONTROLS  
 SEE SHEETS 10 FOR EMISSION CONTROLS  
 SEE SHEETS 11 FOR EMISSION CONTROLS  
 SEE SHEETS 12 FOR EMISSION CONTROLS  
 SEE SHEETS 13 FOR EMISSION CONTROLS  
 SEE SHEETS 14 FOR EMISSION CONTROLS  
 SEE SHEETS 15 FOR EMISSION CONTROLS

**EMERGENCY RESPONSE:**  
 1. 15' DEEP FORCE MAIN  
 2. 12" DEEP FORCE MAIN  
 3. 12" DEEP FORCE MAIN  
 4. 12" DEEP FORCE MAIN  
 5. 12" DEEP FORCE MAIN  
 6. 12" DEEP FORCE MAIN  
 7. 12" DEEP FORCE MAIN  
 8. 12" DEEP FORCE MAIN  
 9. 12" DEEP FORCE MAIN  
 10. 12" DEEP FORCE MAIN  
 11. 12" DEEP FORCE MAIN  
 12. 12" DEEP FORCE MAIN  
 13. 12" DEEP FORCE MAIN  
 14. 12" DEEP FORCE MAIN  
 15. 12" DEEP FORCE MAIN

**TYPICAL GRAVEBSITE SPOIL DISPOSAL AREA DETAIL**  
 SCALE: 1" = 20' VERT



- EROSION CONTROL**
- 1. EROSION AND SEDIMENTATION CONTROL PLAN FOR THE CITY OF OAKLAND, CALIFORNIA, PROJECT NO. 11-11-91, AS FILED IN THE OFFICE OF THE CITY ENGINEER, OAKLAND, CALIFORNIA, FILE NO. 11-11-91.
  - 2. 12\"/>
- EXISTING 12\"/>**
- 20\"/>**

- EROSION CONTROL**
- 1. EROSION AND SEDIMENTATION CONTROL PLAN FOR THE CITY OF OAKLAND, CALIFORNIA, PROJECT NO. 11-11-91, AS FILED IN THE OFFICE OF THE CITY ENGINEER, OAKLAND, CALIFORNIA, FILE NO. 11-11-91.
  - 2. 12\"/>
- EXISTING 12\"/>**
- 20\"/>**

- EROSION CONTROL**
- 1. EROSION AND SEDIMENTATION CONTROL PLAN FOR THE CITY OF OAKLAND, CALIFORNIA, PROJECT NO. 11-11-91, AS FILED IN THE OFFICE OF THE CITY ENGINEER, OAKLAND, CALIFORNIA, FILE NO. 11-11-91.
  - 2. 12\"/>
- EXISTING 12\"/>**
- 20\"/>**

- EROSION CONTROL**
- 1. EROSION AND SEDIMENTATION CONTROL PLAN FOR THE CITY OF OAKLAND, CALIFORNIA, PROJECT NO. 11-11-91, AS FILED IN THE OFFICE OF THE CITY ENGINEER, OAKLAND, CALIFORNIA, FILE NO. 11-11-91.
  - 2. 12\"/>
- EXISTING 12\"/>**
- 20\"/>**

- EROSION CONTROL**
- 1. EROSION AND SEDIMENTATION CONTROL PLAN FOR THE CITY OF OAKLAND, CALIFORNIA, PROJECT NO. 11-11-91, AS FILED IN THE OFFICE OF THE CITY ENGINEER, OAKLAND, CALIFORNIA, FILE NO. 11-11-91.
  - 2. 12\"/>
- EXISTING 12\"/>**
- 20\"/>**

- EROSION CONTROL**
- 1. EROSION AND SEDIMENTATION CONTROL PLAN FOR THE CITY OF OAKLAND, CALIFORNIA, PROJECT NO. 11-11-91, AS FILED IN THE OFFICE OF THE CITY ENGINEER, OAKLAND, CALIFORNIA, FILE NO. 11-11-91.
  - 2. 12\"/>
- EXISTING 12\"/>**
- 20\"/>**

- EROSION CONTROL**
- 1. EROSION AND SEDIMENTATION CONTROL PLAN FOR THE CITY OF OAKLAND, CALIFORNIA, PROJECT NO. 11-11-91, AS FILED IN THE OFFICE OF THE CITY ENGINEER, OAKLAND, CALIFORNIA, FILE NO. 11-11-91.
  - 2. 12\"/>
- EXISTING 12\"/>**
- 20\"/>**

- EROSION CONTROL**
- 1. EROSION AND SEDIMENTATION CONTROL PLAN FOR THE CITY OF OAKLAND, CALIFORNIA, PROJECT NO. 11-11-91, AS FILED IN THE OFFICE OF THE CITY ENGINEER, OAKLAND, CALIFORNIA, FILE NO. 11-11-91.
  - 2. 12\"/>
- EXISTING 12\"/>**
- 20\"/>**

- EROSION CONTROL**
- 1. EROSION AND SEDIMENTATION CONTROL PLAN FOR THE CITY OF OAKLAND, CALIFORNIA, PROJECT NO. 11-11-91, AS FILED IN THE OFFICE OF THE CITY ENGINEER, OAKLAND, CALIFORNIA, FILE NO. 11-11-91.
  - 2. 12\"/>
- EXISTING 12\"/>**
- 20\"/>**

D-24-06 / C-13-99 REV  
 THE CITY OF OAKLAND, CALIFORNIA  
**ETERNAL HILLS CEMETARY EXPANSION**  
**PRELIMINARY GRADING AND DRAINAGE PLANS**



SCALE: 1" = 20'

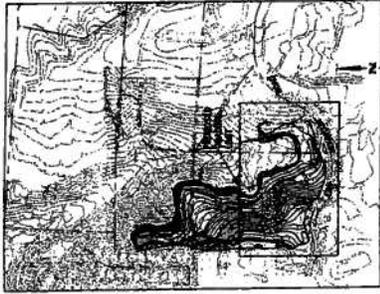


**VEGETATION SYMBOL LEGEND**

- IN INDIAN BUSH
- DRV DRYWOOD
- DCOB HIGH COASTAL SAGE SCRUB
- DCOB2 HIGH COASTAL SAGE SCRUB
- DCOB3 HIGH COASTAL SAGE SCRUB
- DCOB4 HIGH COASTAL SAGE SCRUB
- DCOB5 HIGH COASTAL SAGE SCRUB
- DCOB6 HIGH COASTAL SAGE SCRUB
- DCOB7 HIGH COASTAL SAGE SCRUB
- DCOB8 HIGH COASTAL SAGE SCRUB
- DCOB9 HIGH COASTAL SAGE SCRUB
- DCOB10 HIGH COASTAL SAGE SCRUB
- DCOB11 HIGH COASTAL SAGE SCRUB
- DCOB12 HIGH COASTAL SAGE SCRUB
- DCOB13 HIGH COASTAL SAGE SCRUB
- DCOB14 HIGH COASTAL SAGE SCRUB
- DCOB15 HIGH COASTAL SAGE SCRUB
- DCOB16 HIGH COASTAL SAGE SCRUB
- DCOB17 HIGH COASTAL SAGE SCRUB
- DCOB18 HIGH COASTAL SAGE SCRUB
- DCOB19 HIGH COASTAL SAGE SCRUB
- DCOB20 HIGH COASTAL SAGE SCRUB
- DCOB21 HIGH COASTAL SAGE SCRUB
- DCOB22 HIGH COASTAL SAGE SCRUB
- DCOB23 HIGH COASTAL SAGE SCRUB
- DCOB24 HIGH COASTAL SAGE SCRUB
- DCOB25 HIGH COASTAL SAGE SCRUB
- DCOB26 HIGH COASTAL SAGE SCRUB
- DCOB27 HIGH COASTAL SAGE SCRUB
- DCOB28 HIGH COASTAL SAGE SCRUB
- DCOB29 HIGH COASTAL SAGE SCRUB
- DCOB30 HIGH COASTAL SAGE SCRUB
- DCOB31 HIGH COASTAL SAGE SCRUB
- DCOB32 HIGH COASTAL SAGE SCRUB
- DCOB33 HIGH COASTAL SAGE SCRUB
- DCOB34 HIGH COASTAL SAGE SCRUB
- DCOB35 HIGH COASTAL SAGE SCRUB
- DCOB36 HIGH COASTAL SAGE SCRUB
- DCOB37 HIGH COASTAL SAGE SCRUB
- DCOB38 HIGH COASTAL SAGE SCRUB
- DCOB39 HIGH COASTAL SAGE SCRUB
- DCOB40 HIGH COASTAL SAGE SCRUB
- DCOB41 HIGH COASTAL SAGE SCRUB
- DCOB42 HIGH COASTAL SAGE SCRUB
- DCOB43 HIGH COASTAL SAGE SCRUB
- DCOB44 HIGH COASTAL SAGE SCRUB
- DCOB45 HIGH COASTAL SAGE SCRUB
- DCOB46 HIGH COASTAL SAGE SCRUB
- DCOB47 HIGH COASTAL SAGE SCRUB
- DCOB48 HIGH COASTAL SAGE SCRUB
- DCOB49 HIGH COASTAL SAGE SCRUB
- DCOB50 HIGH COASTAL SAGE SCRUB
- DCOB51 HIGH COASTAL SAGE SCRUB
- DCOB52 HIGH COASTAL SAGE SCRUB
- DCOB53 HIGH COASTAL SAGE SCRUB
- DCOB54 HIGH COASTAL SAGE SCRUB
- DCOB55 HIGH COASTAL SAGE SCRUB
- DCOB56 HIGH COASTAL SAGE SCRUB
- DCOB57 HIGH COASTAL SAGE SCRUB
- DCOB58 HIGH COASTAL SAGE SCRUB
- DCOB59 HIGH COASTAL SAGE SCRUB
- DCOB60 HIGH COASTAL SAGE SCRUB
- DCOB61 HIGH COASTAL SAGE SCRUB
- DCOB62 HIGH COASTAL SAGE SCRUB
- DCOB63 HIGH COASTAL SAGE SCRUB
- DCOB64 HIGH COASTAL SAGE SCRUB
- DCOB65 HIGH COASTAL SAGE SCRUB
- DCOB66 HIGH COASTAL SAGE SCRUB
- DCOB67 HIGH COASTAL SAGE SCRUB
- DCOB68 HIGH COASTAL SAGE SCRUB
- DCOB69 HIGH COASTAL SAGE SCRUB
- DCOB70 HIGH COASTAL SAGE SCRUB
- DCOB71 HIGH COASTAL SAGE SCRUB
- DCOB72 HIGH COASTAL SAGE SCRUB
- DCOB73 HIGH COASTAL SAGE SCRUB
- DCOB74 HIGH COASTAL SAGE SCRUB
- DCOB75 HIGH COASTAL SAGE SCRUB
- DCOB76 HIGH COASTAL SAGE SCRUB
- DCOB77 HIGH COASTAL SAGE SCRUB
- DCOB78 HIGH COASTAL SAGE SCRUB
- DCOB79 HIGH COASTAL SAGE SCRUB
- DCOB80 HIGH COASTAL SAGE SCRUB
- DCOB81 HIGH COASTAL SAGE SCRUB
- DCOB82 HIGH COASTAL SAGE SCRUB
- DCOB83 HIGH COASTAL SAGE SCRUB
- DCOB84 HIGH COASTAL SAGE SCRUB
- DCOB85 HIGH COASTAL SAGE SCRUB
- DCOB86 HIGH COASTAL SAGE SCRUB
- DCOB87 HIGH COASTAL SAGE SCRUB
- DCOB88 HIGH COASTAL SAGE SCRUB
- DCOB89 HIGH COASTAL SAGE SCRUB
- DCOB90 HIGH COASTAL SAGE SCRUB
- DCOB91 HIGH COASTAL SAGE SCRUB
- DCOB92 HIGH COASTAL SAGE SCRUB
- DCOB93 HIGH COASTAL SAGE SCRUB
- DCOB94 HIGH COASTAL SAGE SCRUB
- DCOB95 HIGH COASTAL SAGE SCRUB
- DCOB96 HIGH COASTAL SAGE SCRUB
- DCOB97 HIGH COASTAL SAGE SCRUB
- DCOB98 HIGH COASTAL SAGE SCRUB
- DCOB99 HIGH COASTAL SAGE SCRUB
- DCOB100 HIGH COASTAL SAGE SCRUB

**SOURCE OF EXISTING PLANT COMMUNITIES INFORMATION**

HILL ENVIRONMENTAL PLANNING, INC.  
 10000 WILSON AVENUE, SUITE 100  
 LA BREA, CALIFORNIA 91614-1474  
 PHONE (818) 462-0115  
 DATED: APRIL 2002



D-24-06 / C-18-99 REV

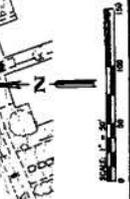
THE CITY OF OCEANSIDE, CALIFORNIA

**ETERNAL HILLS CEMETERY EXPANSION  
 PRELIMINARY GRADING AND DRAINAGE PLANS**

SHEET  
 7  
 OF  
 15

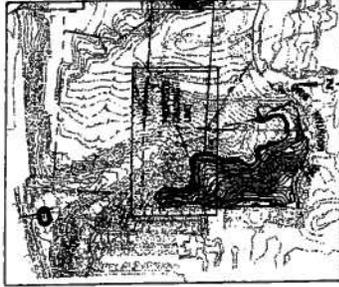


16107  
**TAIT**  
 CONSULTING, INC.  
 10000 WILSON AVENUE, SUITE 100  
 LA BREA, CALIFORNIA 91614-1474  
 PHONE (818) 462-0115

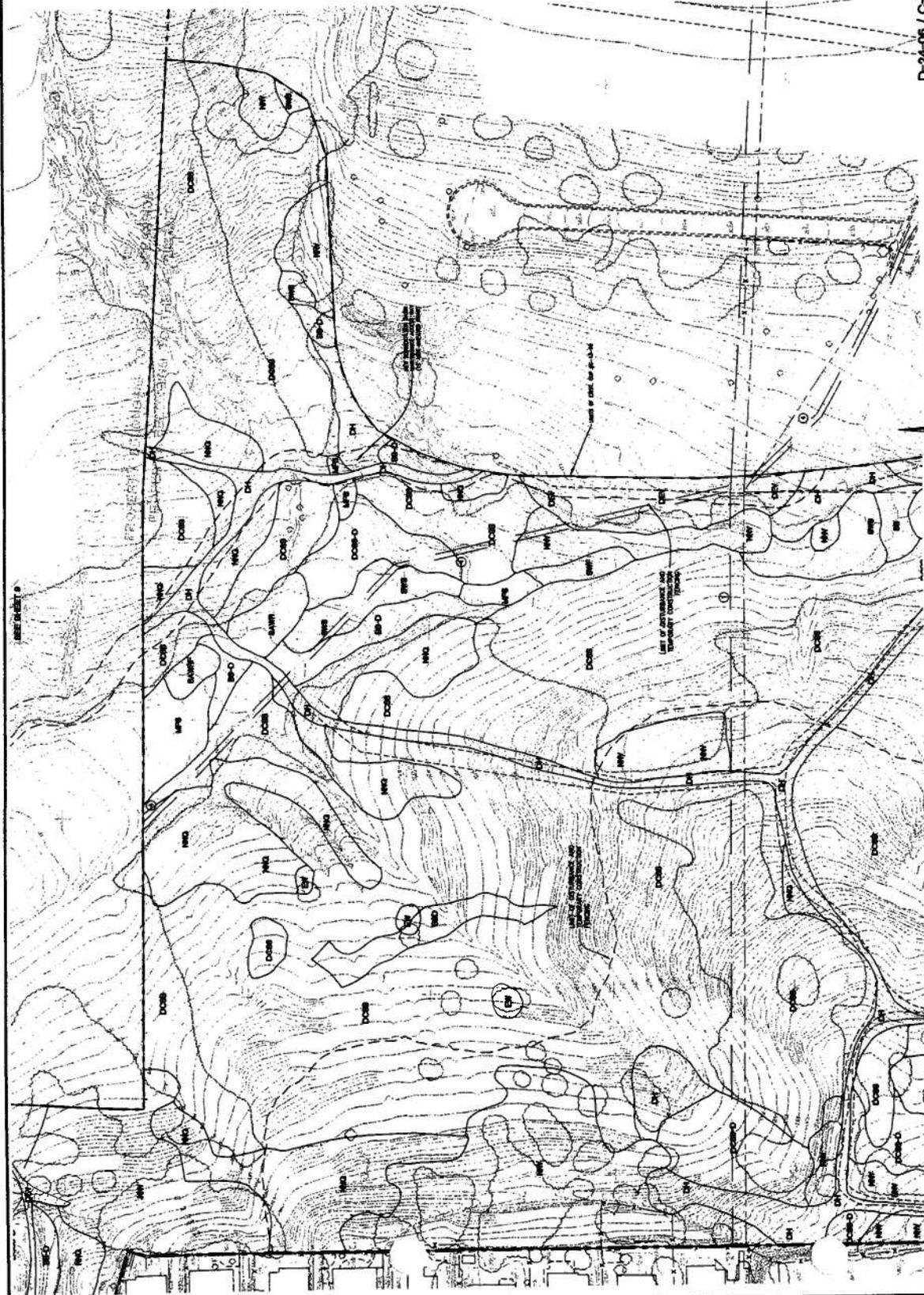
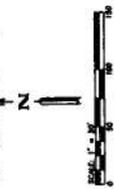


- VEGETATION SYMBOL LEGEND**
- W-10 BUCKWHEAT SCRUB
  - W-15 BUCKWHEAT SCRUB-DETACHED
  - W-20 BUCKWHEAT SCRUB-DETACHED
  - DC-10 DESHM COASTAL SAGE SCRUB
  - DC-20 DESHM COASTAL SAGE SCRUB-DETACHED
  - DC-30 DESHM COASTAL SAGE SCRUB-DETACHED
  - DM-10 DRY MONTECITO SAGE SCRUB
  - DM-20 DRY MONTECITO SAGE SCRUB
  - DM-30 DRY MONTECITO SAGE SCRUB
  - DM-40 DRY MONTECITO SAGE SCRUB
  - DM-50 DRY MONTECITO SAGE SCRUB
  - DM-60 DRY MONTECITO SAGE SCRUB
  - DM-70 DRY MONTECITO SAGE SCRUB
  - DM-80 DRY MONTECITO SAGE SCRUB
  - DM-90 DRY MONTECITO SAGE SCRUB
  - DM-100 DRY MONTECITO SAGE SCRUB
  - DM-110 DRY MONTECITO SAGE SCRUB
  - DM-120 DRY MONTECITO SAGE SCRUB
  - DM-130 DRY MONTECITO SAGE SCRUB
  - DM-140 DRY MONTECITO SAGE SCRUB
  - DM-150 DRY MONTECITO SAGE SCRUB
  - DM-160 DRY MONTECITO SAGE SCRUB
  - DM-170 DRY MONTECITO SAGE SCRUB
  - DM-180 DRY MONTECITO SAGE SCRUB
  - DM-190 DRY MONTECITO SAGE SCRUB
  - DM-200 DRY MONTECITO SAGE SCRUB
  - DM-210 DRY MONTECITO SAGE SCRUB
  - DM-220 DRY MONTECITO SAGE SCRUB
  - DM-230 DRY MONTECITO SAGE SCRUB
  - DM-240 DRY MONTECITO SAGE SCRUB
  - DM-250 DRY MONTECITO SAGE SCRUB
  - DM-260 DRY MONTECITO SAGE SCRUB
  - DM-270 DRY MONTECITO SAGE SCRUB
  - DM-280 DRY MONTECITO SAGE SCRUB
  - DM-290 DRY MONTECITO SAGE SCRUB
  - DM-300 DRY MONTECITO SAGE SCRUB
  - DM-310 DRY MONTECITO SAGE SCRUB
  - DM-320 DRY MONTECITO SAGE SCRUB
  - DM-330 DRY MONTECITO SAGE SCRUB
  - DM-340 DRY MONTECITO SAGE SCRUB
  - DM-350 DRY MONTECITO SAGE SCRUB
  - DM-360 DRY MONTECITO SAGE SCRUB
  - DM-370 DRY MONTECITO SAGE SCRUB
  - DM-380 DRY MONTECITO SAGE SCRUB
  - DM-390 DRY MONTECITO SAGE SCRUB
  - DM-400 DRY MONTECITO SAGE SCRUB
  - DM-410 DRY MONTECITO SAGE SCRUB
  - DM-420 DRY MONTECITO SAGE SCRUB
  - DM-430 DRY MONTECITO SAGE SCRUB
  - DM-440 DRY MONTECITO SAGE SCRUB
  - DM-450 DRY MONTECITO SAGE SCRUB
  - DM-460 DRY MONTECITO SAGE SCRUB
  - DM-470 DRY MONTECITO SAGE SCRUB
  - DM-480 DRY MONTECITO SAGE SCRUB
  - DM-490 DRY MONTECITO SAGE SCRUB
  - DM-500 DRY MONTECITO SAGE SCRUB

**SOURCE OF EXISTING PLANT COMMUNITIES INFORMATION**  
 HILL DEVELOPMENTAL PLANNING, INC.  
 10000 WILSON AVENUE, SUITE 100  
 LA BREA, CALIFORNIA 90431-1478  
 PHONE: (310) 462-3111  
 DATED: APRIL, 2002



D-24-06 / C-13-89 rev  
 THE CITY OF GARDENA, CALIFORNIA  
**ETERNAL HILLS CEMETARY EXPANSION**  
**PRELIMINARY GRADING AND DRAINAGE PLANS**

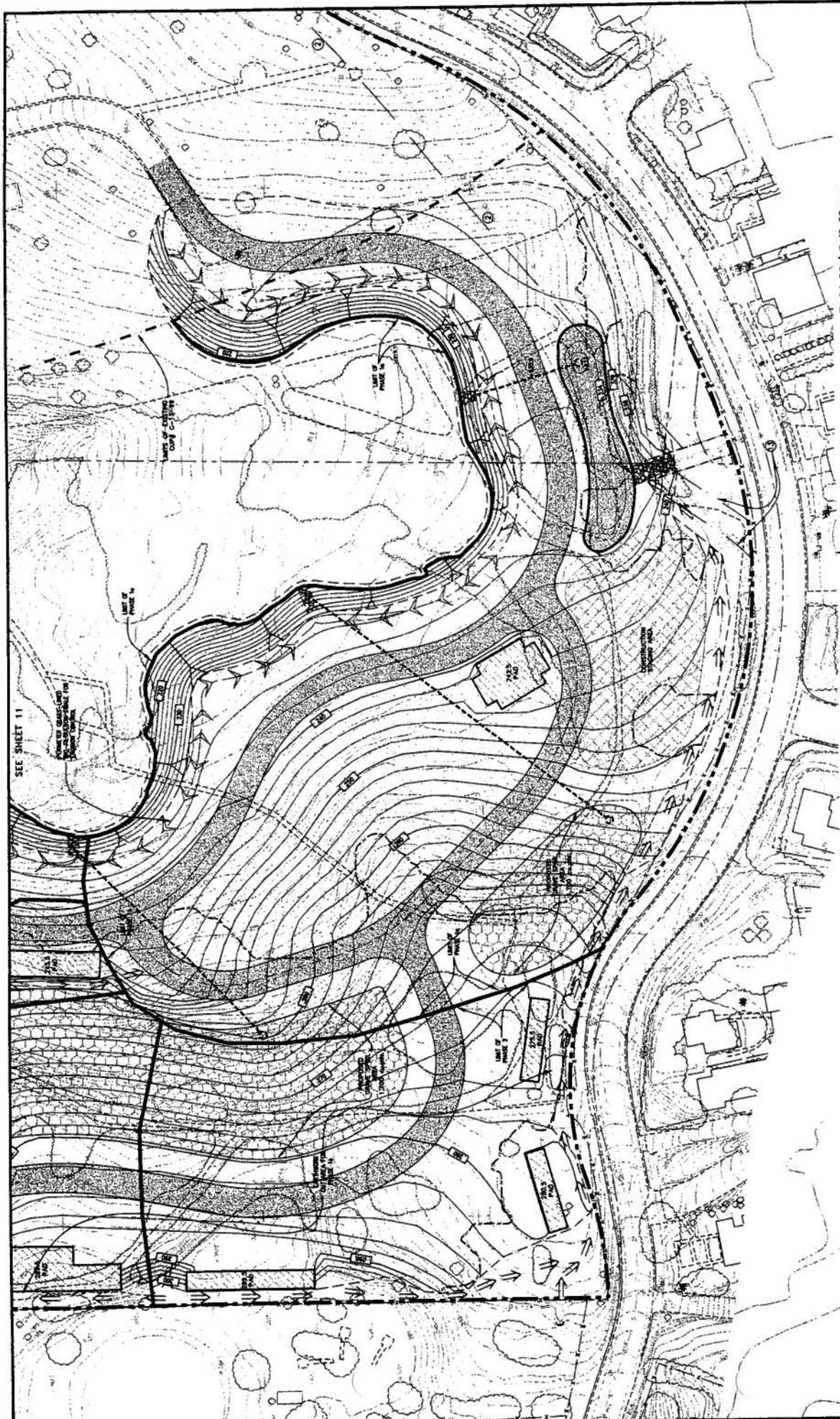


SEE SHEET 7

SEE SHEET 7

SEE SHEET 7





SEE SHEET 11

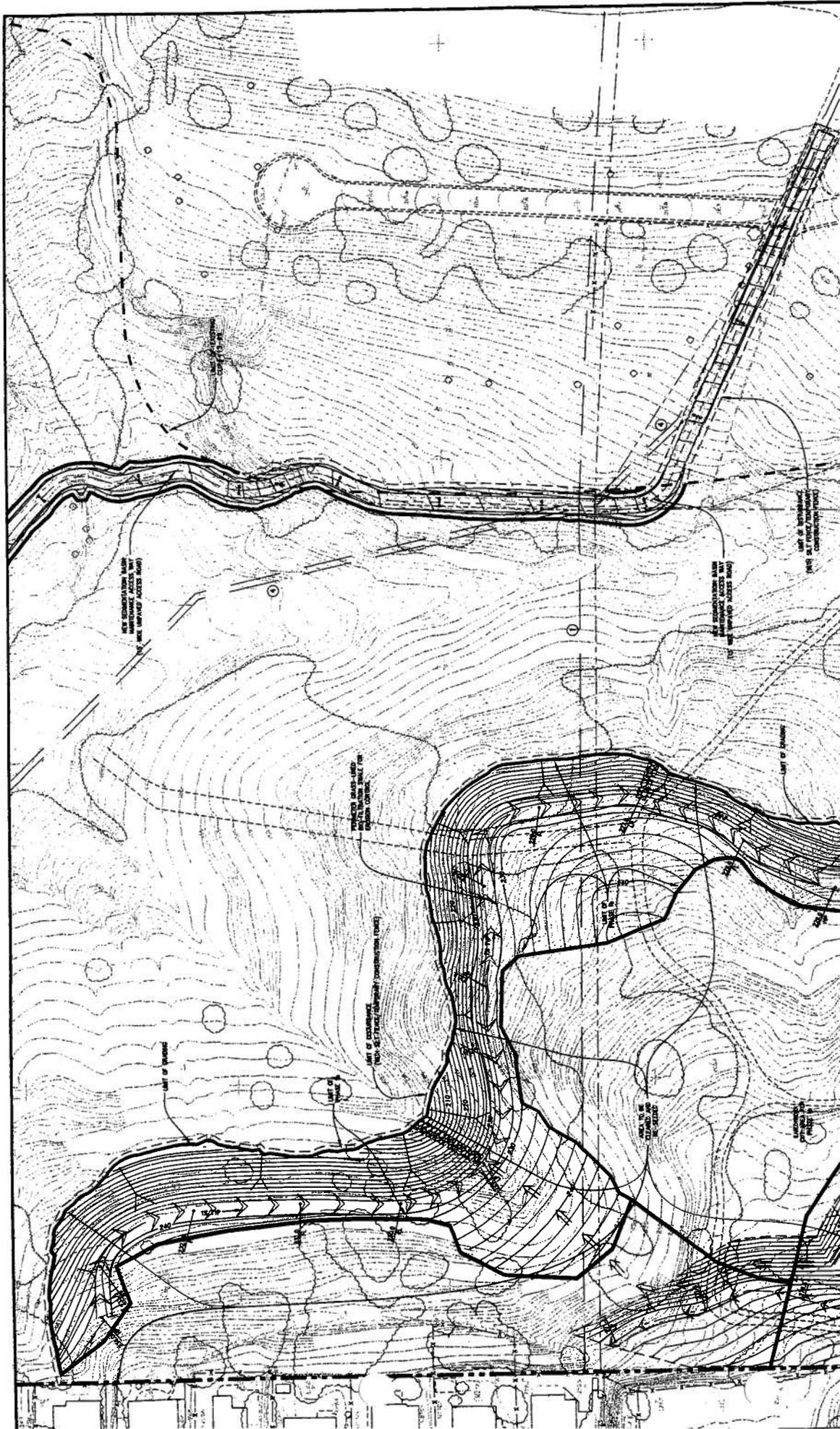
D-24-06 / C-19-99 rev  
 THE CITY OF OAKLAND, CALIFORNIA  
**ETERNAL HILLS CEMETARY EXPANSION**  
**PRELIMINARY GRADING AND DRAINAGE PLANS**  
 PHASE 1a



**EROSION CONTROL NOTES:**  
 1) CLEARED AREAS OUTSIDE OF PHASE 1a TO BE CONTROLLED BY EROSION CONTROL MEASURES SUCH AS SWATH BANKS, Silt FENCES, OR OTHER EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED AND RESTORED WITH THE ORIGINAL TERRAIN AFTER CONSTRUCTION IS COMPLETE.  
 2) SEE SHEETS 1 & 2.

SHEET 10 OF 15





D-24-06 / C-18-99 REV  
 THE CITY OF OCEANSIDE, CALIFORNIA  
**ETERNAL HILLS CEMETERY EXPANSION**  
**PRELIMINARY GRADING AND DRAINAGE PLANS**  
 PHASE 'N'

SEE SHEET 11

**TAIT**  
 CONSULTING, INC.  
 10000 CALIFORNIA  
 AVENUE, SUITE 100  
 OCEANSIDE, CALIFORNIA 92054  
 PHONE: 760-433-1155

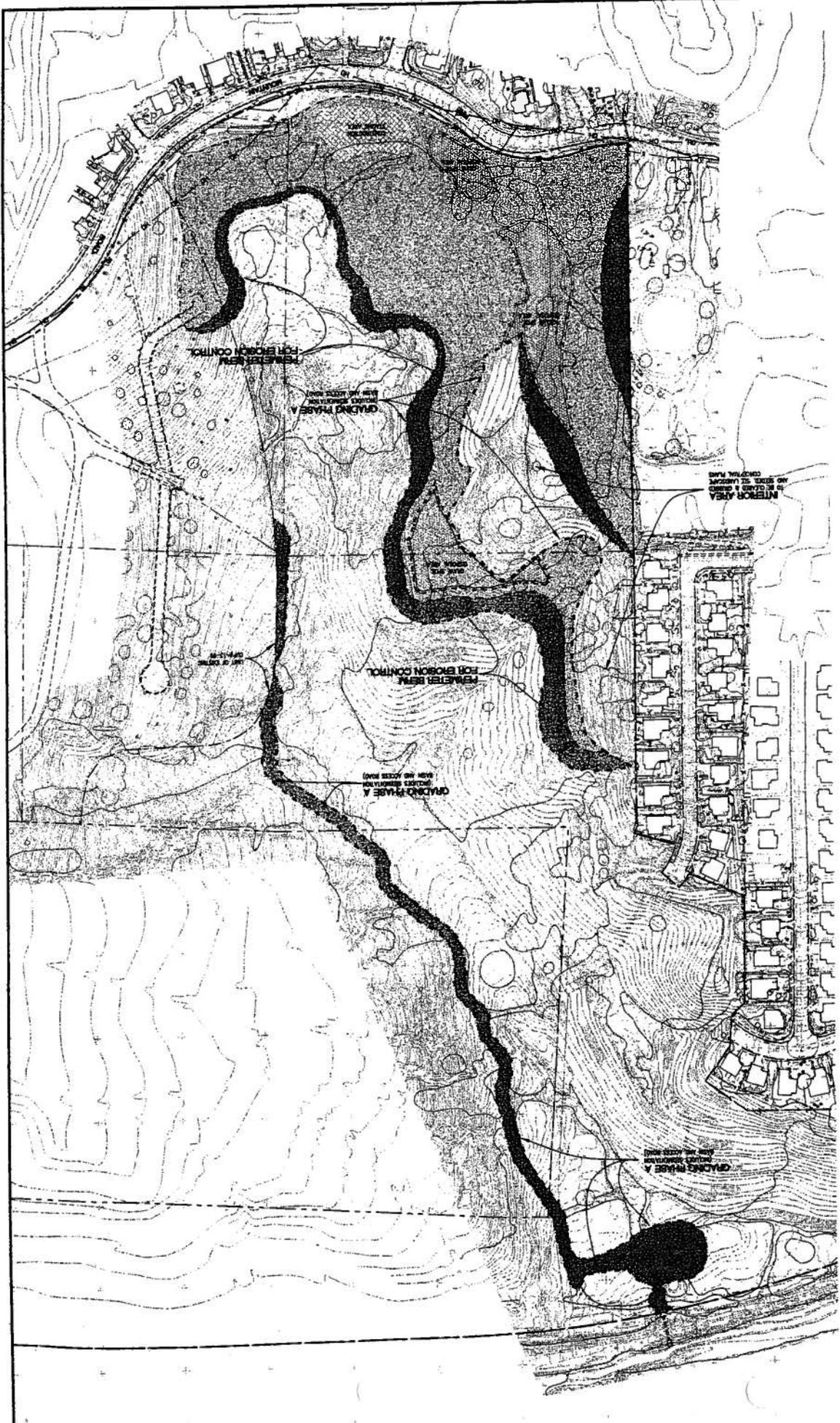
**EROSION CONTROL NOTES**

- 1) CLEARING AREAS OUTSIDE OF PHASE 'N' TO BE STABILIZED AND PROTECTED WITH EROSION CONTROL MATS. SEE SHEETS 1 & 2 FOR EROSION CONTROL PLANS AND EROSION CONTROL MEASURES TO BE INSTALLED WITH THE CONSTRUCTION OF THIS PHASE (SHOWING CONTOUR PROFILES).
- 2) FOR PROPOSED GRADING SEE SHEETS 1 & 2.

**GENERAL NOTE**

THE STABILIZATION BARRIERS AND THE ACCESS ROAD ARE SHOWN AS SHOWN ON SHEETS 1 & 2.

SHEET 12 OF 15



D-24-06 / C-19-98 REV  
 THE CITY OF OCCIDENT, CALIFORNIA  
**ETERNAL HILLS CEMETARY EXPANSION**  
 PRELIMINARY GRADING AND DRAINAGE PLANS  
 PHASE A GRADING  
 DEVELOPMENT PLAN



**GENERAL NOTE**  
 ALL DIMENSIONS SHOWN ARE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS ARE IN FEET AND INCHES.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SHEET  
 14  
 OF  
 15

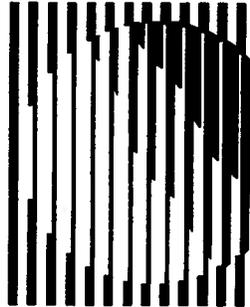




# ETERNAL HILLS MEMORIAL PARK

## CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN FOR ALTERNATIVE PLAN TWO (2) (C-13-99 REV., D-24-06)

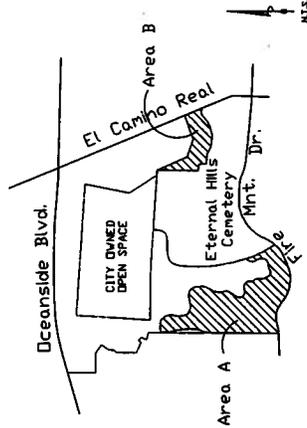
**RECEIVED**  
**OCT 30 2007**  
 Planning Department



**CLARK & GREEN**  
**Associates**  
 Landscape Architecture

150 Paulirino Avenue, Suite 160  
 Costa Mesa, California, 92626  
 (714) 434-9803 Fax (714) 434-9109

**VICINITY MAP**



**GENERAL PLAN DESIGNATIONS**

1. PRIVATE INSTITUTIONAL (PI)
2. RESIDENTIAL ESTATE 'B' (RE-B)

**ZONING DESIGNATION**

1. PUBLIC AND SEMI PUBLIC (PS)
2. RESIDENTIAL ESTATE 'B' (RE-B)

**CONSULTANTS**

**PROJECT APPLICANT**  
 ETERNAL HILLS MEMORIAL PARK  
 1999 EL CAMINO REAL  
 OCEANSIDE, CA 92054  
 (760) 754-5311

**APPLICANT'S REPRESENTATIVE**  
 THE LAGERFOOT PLANNING GROUP  
 5750 PLUM PT. RD.  
 COSTA MESA, CA 92626  
 TEL: (714) 441-1499  
 FAX: (714) 993-1935

**SHEET INDEX**

SP-T	ALTERNATIVE 2 - TITLE SHEET
SP-1	ALTERNATIVE 2 - SITE PLAN DEVELOPMENT AREAS
SP-2	PROPERTY BOUNDARY & EASEMENTS
SP-3	ALTERNATIVE 2 - SITE PLAN AND GRADING CONCEPT - AREA A
SP-4	ALTERNATIVE 2 - SITE PLAN AND CROSS SECTIONS
SP-5	ALTERNATIVE 2 - SITE PLAN AND GRADING CONCEPT - AREA B
SP-6	ALTERNATIVE 2 - CONCEPTUAL ELEVATIONS
SP-7	ALTERNATIVE 2 - EXISTING TOPOGRAPHY SLOPE ANALYSIS
SP-8	ALTERNATIVE 2 - PROPOSED TOPOGRAPHY SLOPE ANALYSIS
LP-1	ALTERNATIVE 2 - CONCEPTUAL PLANTING PLAN
LP-2	ALTERNATIVE 2 - CONCEPTUAL PLANTING PLAN

ETERNAL HILLS MEMORIAL PARK  
 1999 EL CAMINO REAL  
 OCEANSIDE, CA 92054

ALTERNATIVE 2  
 TITLE SHEET

SP-T

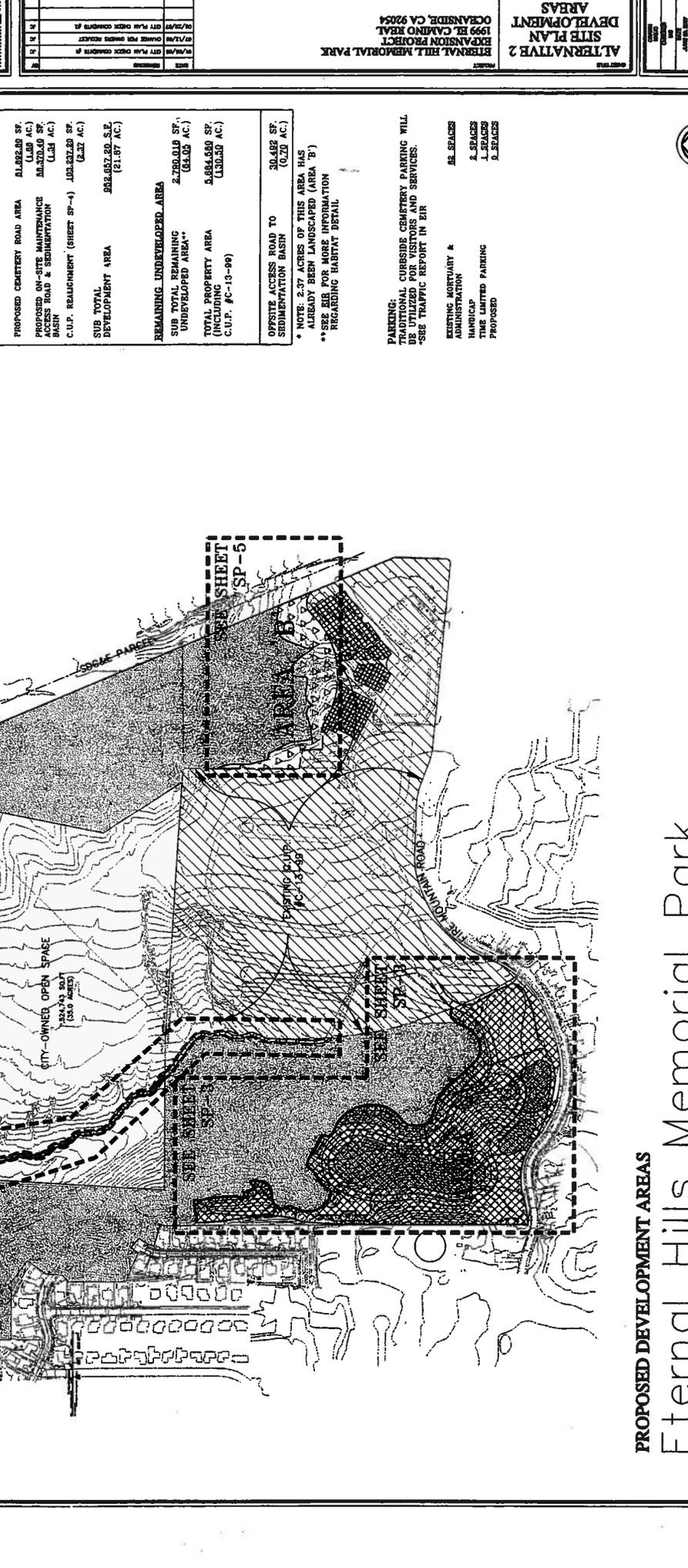
**PROJECT SUMMARY TABLE**

<b>C.U.P. #C-13-99</b>	EXISTING AND PREVIOUSLY APPROVED BLDG. COVERAGES	54,082 SF (1.6 AC.)
	EXISTING AND PREVIOUSLY APPROVED CEMETERY AREA* (EXCLUDING BUILDINGS)	1,726,882 SF (40.7 AC.)
	SUB TOTAL C.U.P. #C-13-99 =	1,780,964 SF (42.3 AC.)
<b>AMENDMENT TO C.U.P. #C-13-99</b>		
<b>PROPOSED DEVELOPMENT AREA EXPANSION</b>		
	PROPOSED ADDITIONAL BUILDING COVERAGES	12,000 SF (0.3 AC.)
	(ACTUAL FLOOR AREA IS 21,000 SF SEE (SP-3))	
	PROPOSED CEMETERY LANDSCAPE AREA**	881,708.00 SF (20.0 AC.)
	PROPOSED CEMETERY ROAD AREA (LUD AC.)	311,822.00 SF (7.1 AC.)
	PROPOSED ON-SITE MAINTENANCE ACCESS ROAD & SEDIMENTATION BASIN (LUD AC.)	343,000.00 SF (7.8 AC.)
	C.U.P. REALIGNMENT (SHEET SP-4)	108,227.20 SF (2.5 AC.)
	SUB TOTAL DEVELOPMENT AREA	582,657.20 S.F. (21.67 AC.)
<b>REMAINING UNDEVELOPED AREA</b>		
	SUB TOTAL REMAINING UNDEVELOPED AREA**	2,700,019 SF (62.0 AC.)
	TOTAL PROPERTY AREA (INCLUDING C.U.P. #C-13-99)	4,481,583 SF (102.59 AC.)
<b>OFFSITE ACCESS ROAD TO SEDIMENTATION BASIN</b>		
		30,482 SF (0.70 AC.)

\* NOTE: 2.37 ACRES OF THIS AREA HAS ALREADY BEEN LANDSCAPED (AREA 'B')  
 \*\* SEE SEE FOR MORE INFORMATION REGARDING HABITAT DETAIL

**DEVELOPMENT AREA LEGEND**

- EXISTING CEMETERY (C.U.P. #C-13-99 AREA)
- EXISTING CEMETERY DEVELOPMENT INCLUDED GRADED TRANSITION SLOPE
- PROPOSED DEVELOPMENT AREA
- PROPOSED OFFSITE ACCESS ROAD AND DETENTION BASIN
- PROPOSED OPEN SPACE BASEMENT AREA (Approximate)



**PROPOSED DEVELOPMENT AREAS**  
 Eternal Hills Memorial Park  
 Oceanside, California

241

DATE	DESCRIPTION
01/15/80	PRELIMINARY TITLE REPORT
02/15/80	FIELD SURVEY
03/15/80	FINAL TITLE REPORT

DATE	DESCRIPTION
01/15/80	PRELIMINARY TITLE REPORT
02/15/80	FIELD SURVEY
03/15/80	FINAL TITLE REPORT

DATE	DESCRIPTION
01/15/80	PRELIMINARY TITLE REPORT
02/15/80	FIELD SURVEY
03/15/80	FINAL TITLE REPORT

PROPERTY BOUNDARY & EASEMENTS  
 1999 EL CAMINO REAL  
 OCEANSIDE, CA 92054

ETERNAL HILLS MEMORIAL PARK  
 EXPANSION PROJECT

SP-2

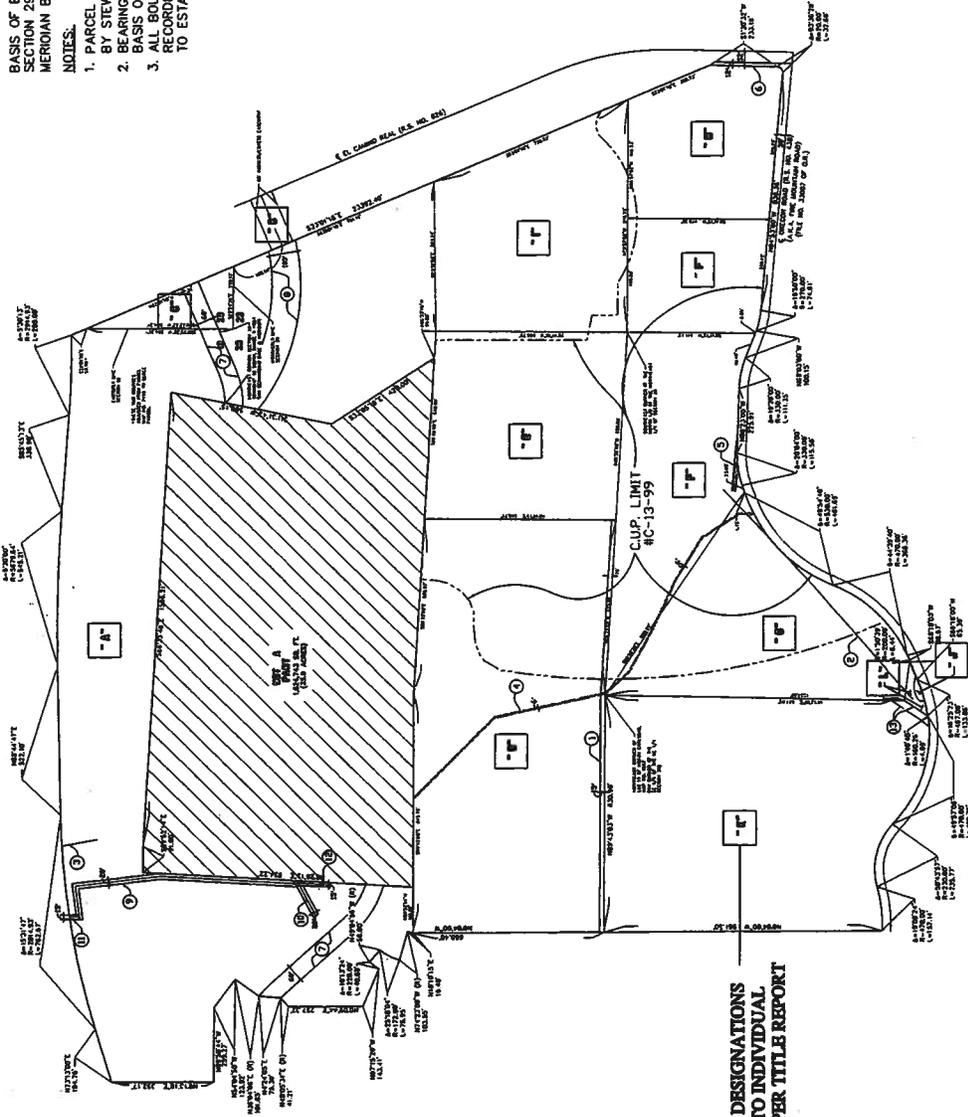
BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE MERIDIAN BEARS S69°24'55"E PER PARCEL MAP NO. 7455.

NOTES:

1. PARCEL DESIGNATIONS PER PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF CALIFORNIA, INC. (REF. NO. 01-176870)
2. BEARINGS OF INDIVIDUAL PARCELS WERE ADJUSTED TO MATCH THE BASIS OF BEARINGS AS DESCRIBED ABOVE.
3. ALL BOUNDARY BEARINGS AND DIMENSIONS ARE BASED UPON RECORDED DOCUMENTS. A PROPER FIELD SURVEY MAY BE REQUIRED TO ESTABLISH A MORE PRECISE PROPERTY BOUNDARY.

NET PARCEL AREA  
 5,665,636 SQ. FT.  
 (130.5 ACRES)

- EASEMENTS
- ① 15' WIDE PUBLIC UTILITY EASEMENT RECORDED ON DECEMBER 26, 1947 IN BK 2592, PG 355 OF O.R.
  - ② CENTERLINE OF 2' SDG&E EASEMENT RECORDED ON SEPTEMBER 15, 1949 IN BK 3319, PG 272 OF O.R.
  - ③ APPROX. LOCATION OF SDG&E EASEMENT RECORDED ON APRIL 11, 1951 IN BK 4049, PG 91 OF O.R.
  - ④ SEWER EASEMENT GRANTED TO CITY OF OCEANSIDE RECORDED ON FEBRUARY 11, 1980 AS FILE NO. 28926 OF O.R.
  - ⑤ CENTERLINE OF 12' SDG&E EASEMENT RECORDED ON MARCH 13, 1964 AS FILE NO. 47058 OF O.R.
  - ⑥ ROAD EASEMENT GRANTED TO THE CITY OF OCEANSIDE RECORDED ON APRIL 21, 1970 AS FILE NO. 66693 OF O.R.
  - ⑦ APPROX. LOCATION OF 60' EASEMENT "RESERVED FOR FUTURE STREET - EXTENSION SKYLARK DRIVE" ON PARCEL MAP NO. 7465. NO SPECIFIC LOCATION GIVEN.
  - ⑧ APPROX. LOCATION OF "EXISTING PRIVATE 100' ROAD EASEMENT" AS SHOWN ON PARCEL MAP NO. 7455. NO SPECIFIC LOCATION GIVEN.
  - ⑨ 20' WIDE DRAINAGE AND SEWER EASEMENT GRANTED TO CITY OF OCEANSIDE. RECORDED ON DECEMBER 4, 1981 AS FILE/PAGE NO. 81-381715 OF O.R.
  - ⑩ 20' WIDE DRAINAGE EASEMENT GRANTED TO CITY OF OCEANSIDE. RECORDED ON DECEMBER 4, 1981 AS FILE/PAGE NO. 81-381716 OF O.R.
  - ⑪ 15' WIDE SEWER EASEMENT GRANTED TO CITY OF OCEANSIDE. RECORDED ON DECEMBER 4, 1981 AS FILE/PAGE NO. 81-381717 OF O.R.
  - ⑫ 15' WIDE SEWER AND WATER EASEMENT FILE GRANTED TO CITY OF OCEANSIDE. RECORDED ON DECEMBER 4, 1981 AS FILE/PAGE NO. 81-381718 OF O.R.
  - ⑬ ROAD EASEMENT NORTH CARLEBAD MAP 1807 & ROAD SURVEY NO. 438 (VARIABLE DIMENSIONS - PURPOSES UNKNOWN)



LETTER DESIGNATIONS REFER TO INDIVIDUAL PARCELS PER TITLE REPORT

PROPERTY BOUNDARIES AND EXISTING EASEMENTS  
 Eternal Hills Memorial Park  
 Oceanside, California

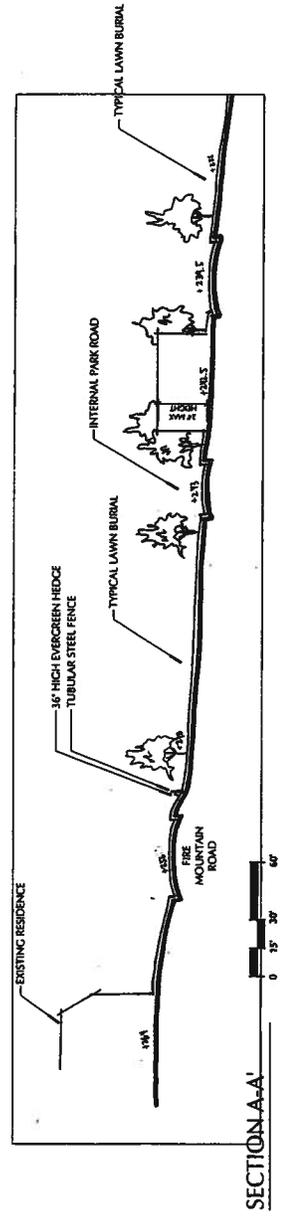
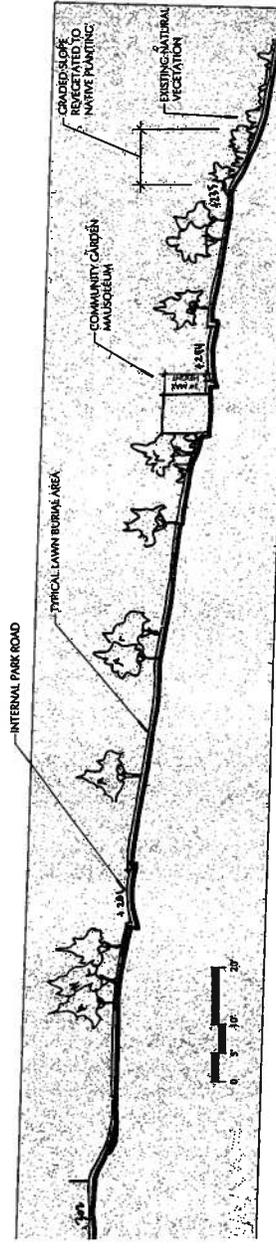
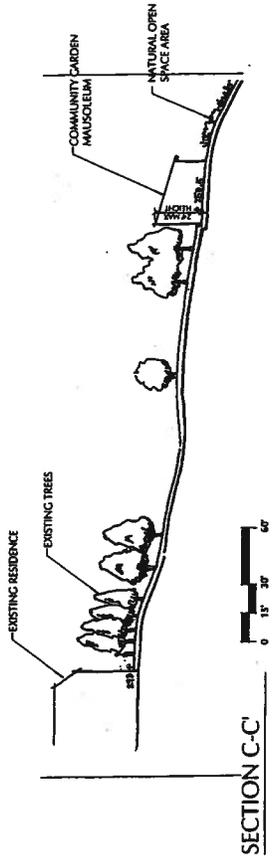


DATE	REVISION
04/24/04	017 PLAN CHECK CHANGES #1
02/12/04	016 PLAN CHECK CHANGES #2
02/12/04	015 PLAN CHECK CHANGES #3

PROJECT	ETERNAL HILLS MEMORIAL PARK
DATE	04/24/04
DESIGNER	ARCADIS
CLIENT	THE HILLS GROUP
LOCATION	1999 BL CAMINO REAL, OCEANSIDE, CA 92054

**NOTES**

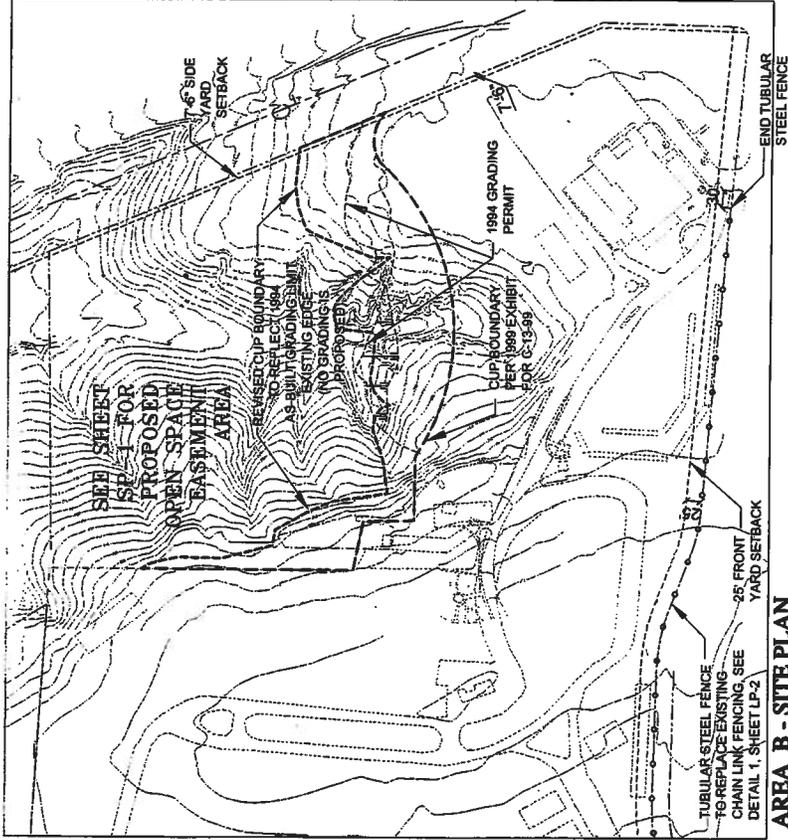
- PER SECTION 1630 OF THE ZONING ORDINANCE, NOT ALL DEVELOPMENT REGULATIONS IN THE FS ZONE ARE APPLICABLE TO DEVELOPMENT REGULATIONS REQUIRED TO CONFORM TO DEVELOPMENT REGULATIONS OF THE ADJUTING BASE DISTRICT. THEREFORE, SETBACKS SHALL BE DETERMINED TO THE REQUIRED SETBACKS FOR THE RE-B ZONE.



# Eternal Hills Memorial Park

Oceanside, California

241



**AREA B - SITE PLAN**

**LEGEND**  
**ETERNAL HILLS**  
 -○-○- TUBULAR STEEL FENCE SEE DETAIL 1, SHEET LP-2

NOTE: SEE SHEET SP-1 FOR ENTIRE CUP LIMITS

ALTERNATIVE 2 SITE  
 PLAN AND GRADING  
 CONCEPT AREA B  
 ETERNAL HILL MEMORIAL PARK  
 EXPANSION PROJECT  
 1999 EL CAMINO REAL  
 OCEANSIDE, CA 92054

DATE	DESCRIPTION
01/21/99	0177 PLAN CHECK COMMENTS #1
01/27/99	004826 PLAN CHECK REQUEST
02/01/99	0177 PLAN CHECK COMMENTS #2
02/01/99	0177 PLAN CHECK COMMENTS #3
02/01/99	0177 PLAN CHECK COMMENTS #4
02/01/99	0177 PLAN CHECK COMMENTS #5
02/01/99	0177 PLAN CHECK COMMENTS #6
02/01/99	0177 PLAN CHECK COMMENTS #7
02/01/99	0177 PLAN CHECK COMMENTS #8
02/01/99	0177 PLAN CHECK COMMENTS #9
02/01/99	0177 PLAN CHECK COMMENTS #10

**ASSISTANT**  
 PROJECT MANAGER  
 1999 EL CAMINO REAL  
 OCEANSIDE, CA 92054

SP.5



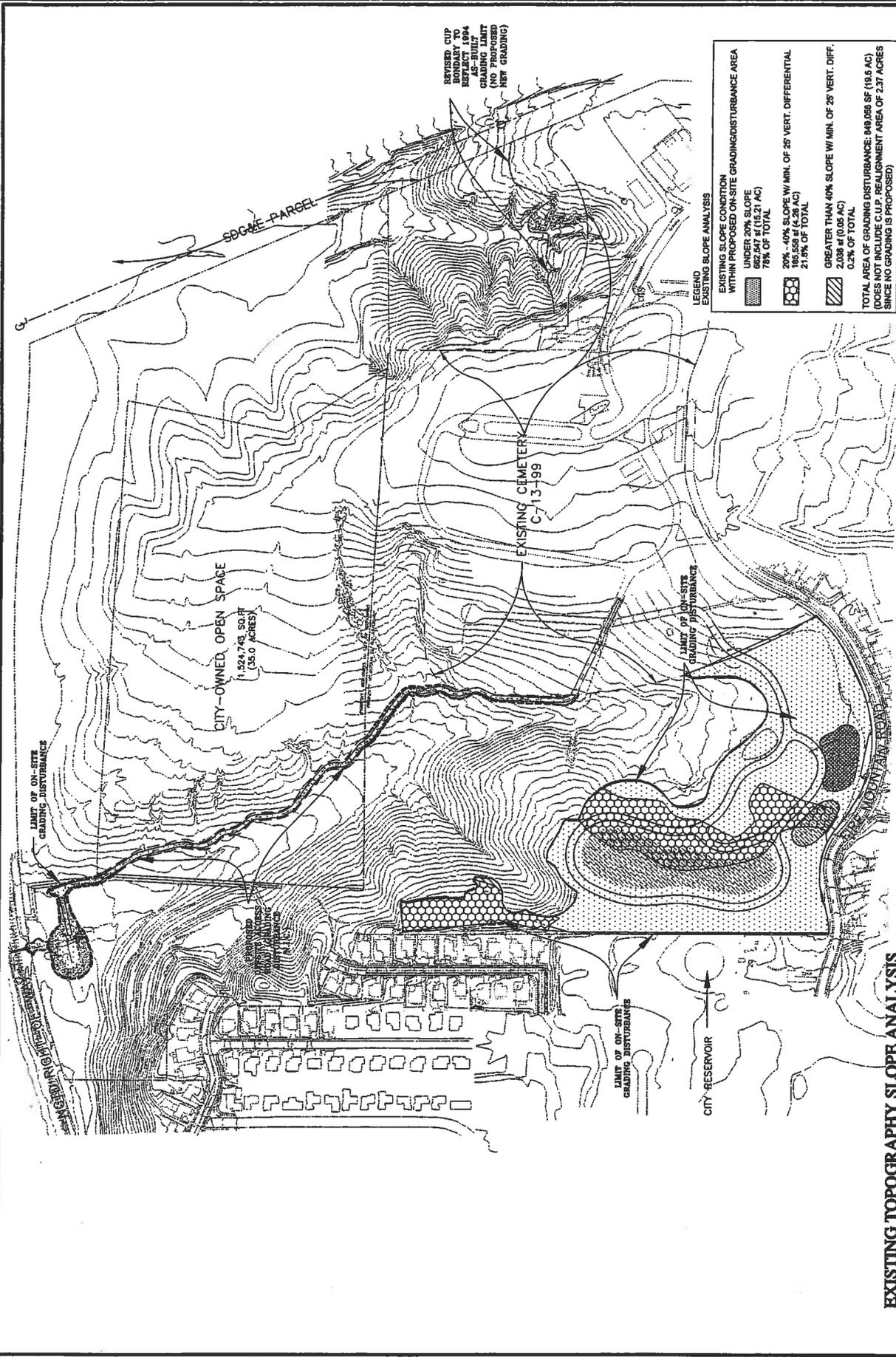
DATE	DESCRIPTION
11/18/98	CITY PLAN CHECK COMMENTS #1
11/18/98	CHANGED PER GRADING REPORT
11/18/98	CITY PLAN CHECK COMMENTS #2
11/18/98	CITY PLAN CHECK COMMENTS #3
11/18/98	CITY PLAN CHECK COMMENTS #4
11/18/98	CITY PLAN CHECK COMMENTS #5
11/18/98	CITY PLAN CHECK COMMENTS #6
11/18/98	CITY PLAN CHECK COMMENTS #7
11/18/98	CITY PLAN CHECK COMMENTS #8
11/18/98	CITY PLAN CHECK COMMENTS #9
11/18/98	CITY PLAN CHECK COMMENTS #10
11/18/98	CITY PLAN CHECK COMMENTS #11
11/18/98	CITY PLAN CHECK COMMENTS #12
11/18/98	CITY PLAN CHECK COMMENTS #13
11/18/98	CITY PLAN CHECK COMMENTS #14
11/18/98	CITY PLAN CHECK COMMENTS #15
11/18/98	CITY PLAN CHECK COMMENTS #16
11/18/98	CITY PLAN CHECK COMMENTS #17
11/18/98	CITY PLAN CHECK COMMENTS #18
11/18/98	CITY PLAN CHECK COMMENTS #19
11/18/98	CITY PLAN CHECK COMMENTS #20

DATE	DESCRIPTION
11/18/98	CITY PLAN CHECK COMMENTS #1
11/18/98	CHANGED PER GRADING REPORT
11/18/98	CITY PLAN CHECK COMMENTS #2
11/18/98	CITY PLAN CHECK COMMENTS #3
11/18/98	CITY PLAN CHECK COMMENTS #4
11/18/98	CITY PLAN CHECK COMMENTS #5
11/18/98	CITY PLAN CHECK COMMENTS #6
11/18/98	CITY PLAN CHECK COMMENTS #7
11/18/98	CITY PLAN CHECK COMMENTS #8
11/18/98	CITY PLAN CHECK COMMENTS #9
11/18/98	CITY PLAN CHECK COMMENTS #10
11/18/98	CITY PLAN CHECK COMMENTS #11
11/18/98	CITY PLAN CHECK COMMENTS #12
11/18/98	CITY PLAN CHECK COMMENTS #13
11/18/98	CITY PLAN CHECK COMMENTS #14
11/18/98	CITY PLAN CHECK COMMENTS #15
11/18/98	CITY PLAN CHECK COMMENTS #16
11/18/98	CITY PLAN CHECK COMMENTS #17
11/18/98	CITY PLAN CHECK COMMENTS #18
11/18/98	CITY PLAN CHECK COMMENTS #19
11/18/98	CITY PLAN CHECK COMMENTS #20

ALTERNATIVE 2  
 EXISTING TOPOGRAPHY  
 SLOPE ANALYSIS  
 1999 HILL CEMETERY  
 EXPANSION PROJECT  
 OCEANSIDE, CA 92054

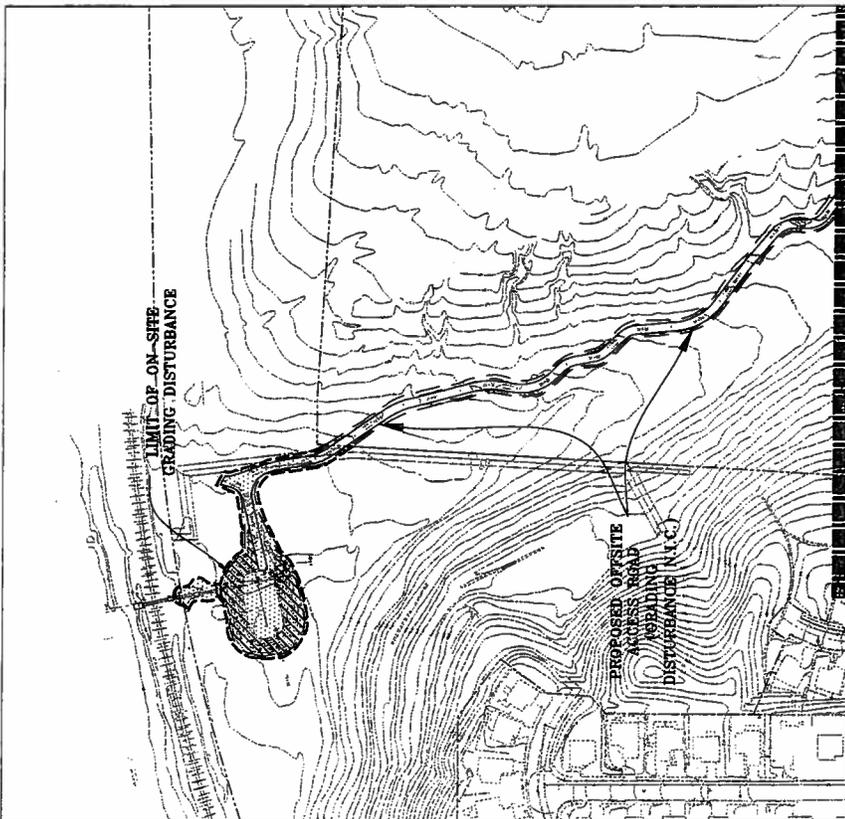
DATE	DESCRIPTION
11/18/98	CITY PLAN CHECK COMMENTS #1
11/18/98	CHANGED PER GRADING REPORT
11/18/98	CITY PLAN CHECK COMMENTS #2
11/18/98	CITY PLAN CHECK COMMENTS #3
11/18/98	CITY PLAN CHECK COMMENTS #4
11/18/98	CITY PLAN CHECK COMMENTS #5
11/18/98	CITY PLAN CHECK COMMENTS #6
11/18/98	CITY PLAN CHECK COMMENTS #7
11/18/98	CITY PLAN CHECK COMMENTS #8
11/18/98	CITY PLAN CHECK COMMENTS #9
11/18/98	CITY PLAN CHECK COMMENTS #10
11/18/98	CITY PLAN CHECK COMMENTS #11
11/18/98	CITY PLAN CHECK COMMENTS #12
11/18/98	CITY PLAN CHECK COMMENTS #13
11/18/98	CITY PLAN CHECK COMMENTS #14
11/18/98	CITY PLAN CHECK COMMENTS #15
11/18/98	CITY PLAN CHECK COMMENTS #16
11/18/98	CITY PLAN CHECK COMMENTS #17
11/18/98	CITY PLAN CHECK COMMENTS #18
11/18/98	CITY PLAN CHECK COMMENTS #19
11/18/98	CITY PLAN CHECK COMMENTS #20

SP-7



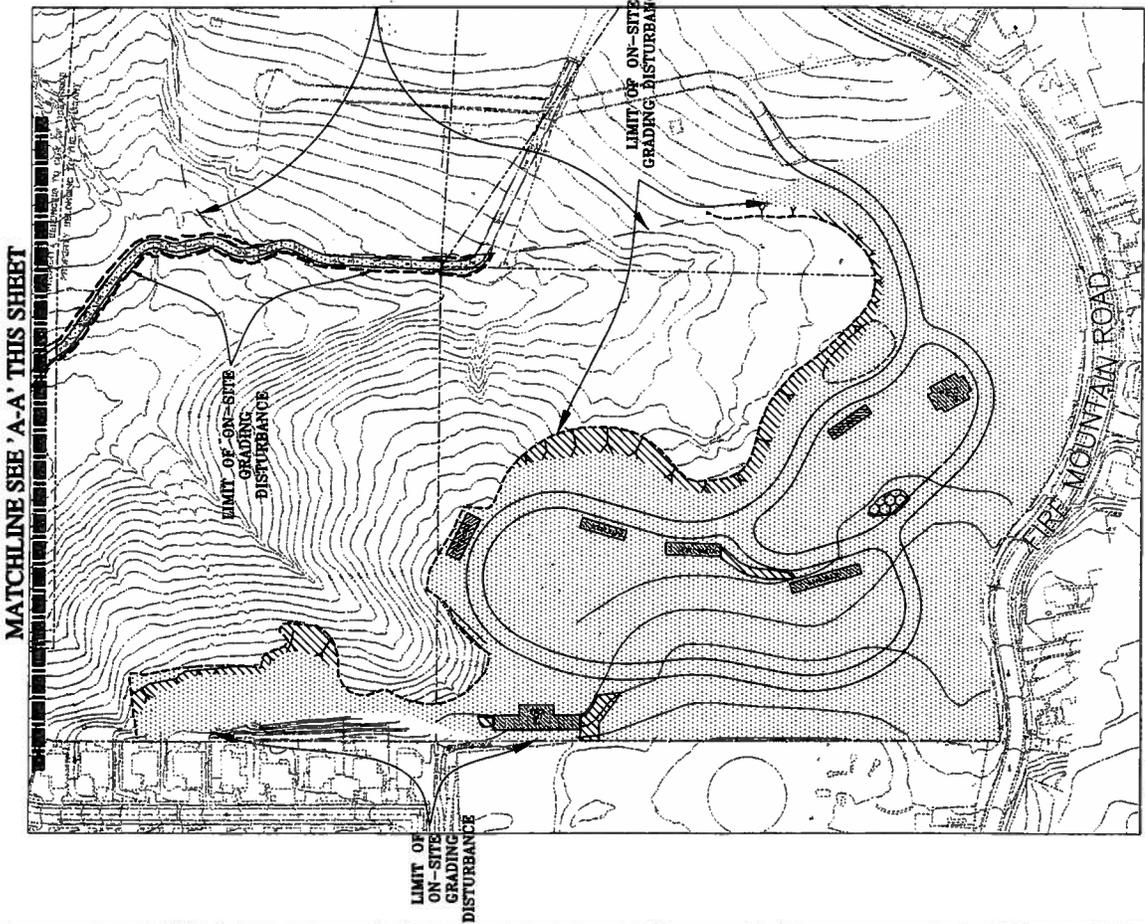
EXISTING TOPOGRAPHY SLOPE ANALYSIS

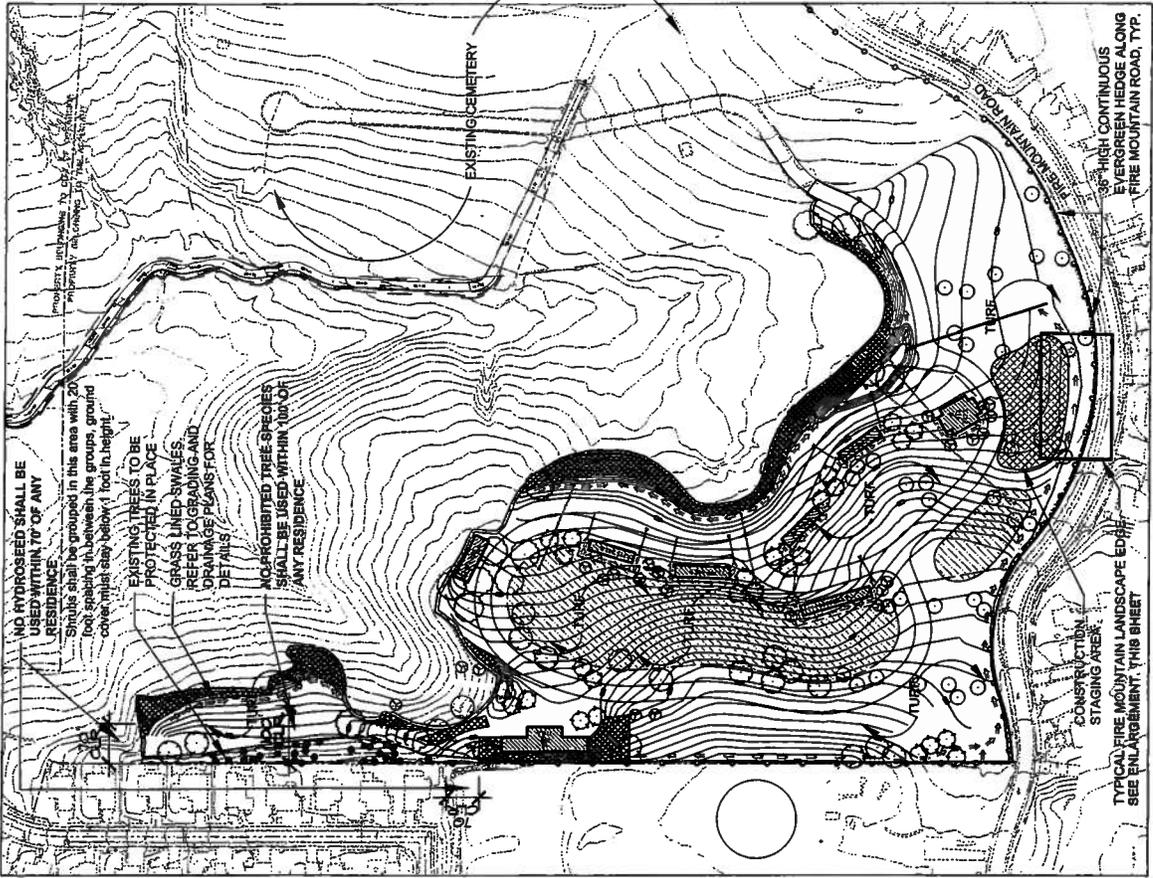
Eternal Hills Memorial Park  
 Oceanside, California



**LEGEND PROPOSED SLOPE ANALYSIS**

	PROPOSED SLOPE CONDITION WITHIN PROPOSED ON-SITE GRADING DISTURBANCE AREA
	UNDER 20% SLOPE 10,176 SF (0.23 AC) 84.1% OF TOTAL
	20% - 40% SLOPE W/ MIN. OF 25' VERT. DIFFERENTIAL 2,238 SF (0.05 AC) 0.28% OF TOTAL
	GREATER THAN 40% SLOPE W/ MIN. OF 25' VERT. DIFF. 40,844 SF (0.94 AC) 4.5% OF TOTAL
<b>TOTAL AREA OF GRADING DISTURBANCE: 849,656 SF (19.5 AC)</b>	





AREA A

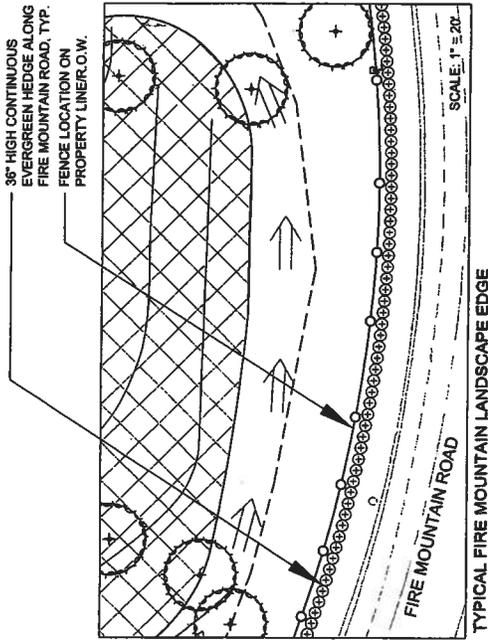
# Eternal Hills Memorial Park

Oceanside, California

**LEGEND** Botanical Name - Common Name

- | TREE DIA. AT MATURITY | ACCENT TREES                                     |
|-----------------------|--|
| 30'                   | Bauhinia variegata - Purple Orchid Tree          |
| 30'                   | Manisotera speciosa - New Zealand Christmas Tree |
| 30'                   | Pinus sp. - Flowering Pine Tree                  |
| 30'                   | Pyrus sp. - Flowering Pear                       |
| 30'                   | DECIDUOUS TREES                                  |
| 25'                   | Fragaria sp. - Ash                               |
| 25'                   | Ulmus sp. - Elm                                  |
| 25'                   | Quercus sp. - Oak                                |
| 40'                   | Liriodendron tulipifera - Tulip Tree             |
| 60'                   | EVERGREEN TREES                                  |
| 60'                   | Chamaecyparis - Camphor tree                     |
| 60'                   | Magnolia sp. - Magnolia                          |
| 20'                   | Podocarpus sp. - Podocarpus                      |
| 30'                   | VIEW CORRIDOR TREES                              |
| 30'                   | Ginkgo biloba - Chinese                          |
| 20'                   | Podocarpus sp. - Podocarpus                      |
| 20'                   | Taxus canadensis - Water Gum                     |
- \* SHALL NOT BE PLACED WITHIN 100' OF ANY RESIDENCE

- | TREE DIA. AT MATURITY | NATIVE / INDIGENOUS TREES                              |
|-----------------------|--|
| 30'                   | Juglans californica - Southern Calif. Walnut           |
| 50'                   | Platanus racemosa - California Sycamore                |
| 70'                   | Quercus agrifolia - Coast Live Oak                     |
| 20'                   | Sambucus caerulea 'nana' - Blue Elderberry             |
| 30'                   | TULRF (Total = 817,622 S.F.)                           |
| 30'                   | Area A = 142,572 S.F.                                  |
| 30'                   | NATIVE SLOPE OR BUFFER PLANTING (Total = 142,572 S.F.) |
| 30'                   | Area A = 80,717 S.F.                                   |
| 30'                   | Area B = 34,432 S.F.                                   |
- No Hydroseed shall be placed within 70' of any residence. Refer to Hydroseed file on sheet LP-2. Shrubs shall be grouped in this area with 20 foot cover must stay below 1 foot in height.
- Consider Plant:
- Acacia saligna - Redolent Mist
  - Baccharis pilularis
  - Callitriche sp.
  - Lythrum sp.
  - Lythrum sp.
  - Rhus integrifolia
- 30" HIGH EVERGREEN HEDGE  
Heteromeles arbutifolia  
Rhus spp.



TYPICAL FIRE MOUNTAIN LANDSCAPE EDGE

DATE	REVISION
11/21/98	11/21/98
11/21/98	11/21/98
11/21/98	11/21/98
11/21/98	11/21/98

ALTERNATIVE 2  
CONCEPTUAL  
PLANNING PLAN  
ETERNAL HILLS MEMORIAL PARK  
EXPANSION PROJECT  
1999 EL CAMINO REAL  
OCEANSIDE, CA 92054

### Hydroseed Groundcover Mix (Shall not be placed within 70' of any residence)

SHRUB SPECIES	BOTANICAL NAME	COMMON NAME	MINIMUM % PURITY/GERMINATION	SEEDS / LB	SEEDS / AC
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	15	50	3
	ERIGONUM PASCICULATUM	CALIFORNIA BUCKWHEAT	10	85	6
	SALVIA MELIFERA	BLACK SAGE	70	50	8
	BACCHARIS PILULARIS	COYOTE BRUSH	2	40	5
	ENCELIA CALIFORNICA	ENCELIA	40	60	3
	HAZARDIA SQUIARROSA	SAW-TOOTHED GOLDENBUSH	10	20	3
	GRASS & HERBACEOUS SPECIES				
	GIMPHALUM CALIFORNICUM	EVERLASTING	10	25	0.6
	LOTUS SCOPARIUS	DEERWEED	90	60	8
	MELICA IMPERFECTA	CALIFORNIA MELIC	90	60	0.4
	LEYMUS CONDENSATUS	GIANT WILD RYE	70	80	1.5
	LEYMUS TRITICOIDES	BEARDLESS WILD RYE	90	80	0.3
	DICHELSTEMMA PULCHELLA	BLUE DICKS	95	50	0.8
	SISTRINCHUM BELLUM	BLUE-EYED GRASS	95	75	0.2
	LASTHENIA GLABRATA	GOLDFIELDS	90	85	0.1
	ORTHOCARPUS PURPURASCENS	OWL'S CLOVER	50	50	1
	ERIOPHYLLUM CONVERTIFLORUM	GOLDEN YARROW	30	60	0.5
	STIPA CERNUA	NODDING NEEDLEGRASS	80	50	3
	STIPA LEPIDA	FOOTHILL NEEDLEGRASS	60	60	0.5
	STIPA PULCHRA	PURPLE NEEDLEGRASS	70	60	4
	PLANTAGO INSULARIS	PLANTAIN	20	20	3
		TOTAL POUNDS PER ACRE			51.9

**TURF (Total = 817,622 S.F.)**  
 Area A = 748,817 S.F.  
 Area B = 68,805 S.F.

**NATIVE SLOPE OR BUFFER PLANTING (Total = 142,572 S.F.)**  
 Area A = 142,572 S.F.  
 Area B = 34,432 S.F.

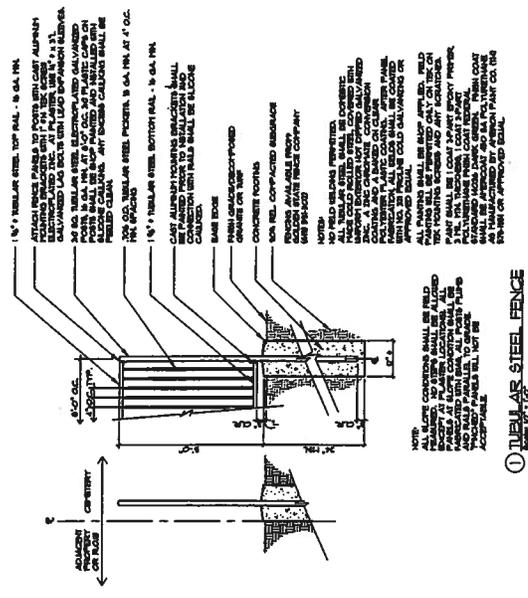
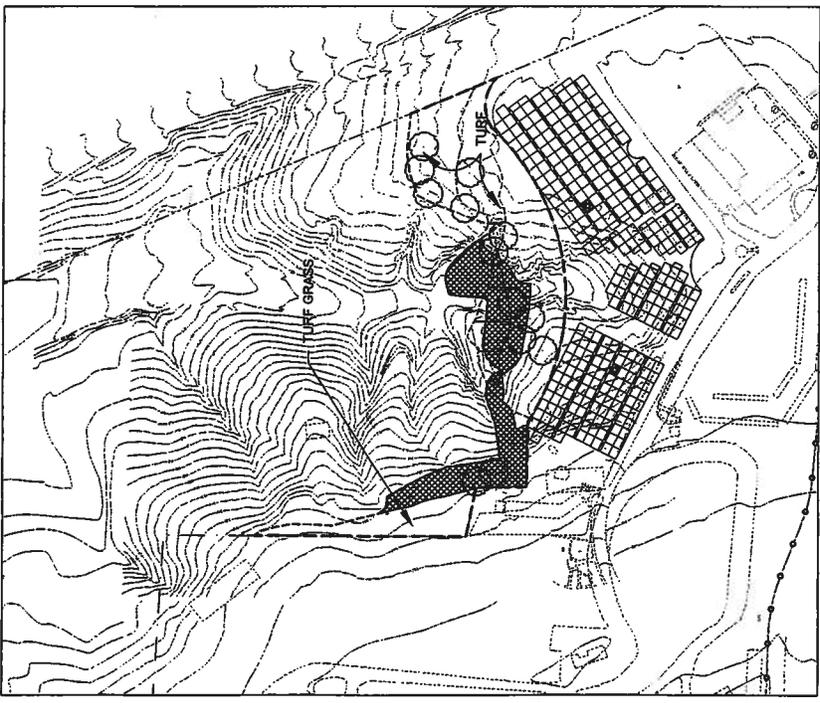
No Hydroseeding shall be placed within 70' of any residence. Refer to Hydroseed Mix on Sheet LP-2.

Shrubs shall be grouped in this area with 20 foot spacing in between the groups, ground cover must stay below 1 foot in height.

**Container Plants**  
 Baccharis pilularis  
 Galvezia speciosa  
 Fremontodendron  
 Laysan salsola  
 Lymania trichoides  
 Rhus integrifolia

**TREE D.A.T. MATURITY**

- 37' - Juglans Californica - Southern Calif. Black Walnut
- 37' - Pinus sabiniana - California Sycamore
- 37' - Quercus agrifolia - Coast Live Oak
- 37' - Sambucus caerulea 'Mexicana' - Blue Elderberry



① 10' DIAMETER STEEL FENCE

AREA B

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2007-P64

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

7 APPLICATION NO: D-24-06, C-13-99Rev  
8 APPLICANT: Eternal Hills  
9 LOCATION: 1999 El Camino Real

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

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

15 an amendment to the previously approved CUP Resolution No. 99-P57, for the  
16 expansion and development of the cemetery by 18.16 acres to include a maximum of  
17 seven community mausoleums, and improvements to correct drainage issues on site by  
18 creating a 1 ½-acre sedimentation pond with engineered drainage swales, and  
19 development of a 15-foot wide access and maintenance road within the overall 130.50-  
20 acre site;

21 on certain real property described in the project description.

22 WHEREAS, the Planning Commission, after giving the required notice, did on the 3rd day  
23 of December, 2007 conduct a duly advertised public hearing as prescribed by law to consider said  
24 applications.

25 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
26 Guidelines thereto; an Environmental Impact Report has been prepared stating that if the  
27 mitigation measures for Alternative Two are met there will not be an adverse impact upon the  
28 environment;  
29

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

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

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

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

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non- residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the .75 per cent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically \$3,746 per unit; Non-residential is \$19,967 for a 2" meter.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is \$24,444 for a 2" meter.

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

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

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

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

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

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

1 For the Development Plan:

- 2 1. The site plan and physical design of the project is consistent with the Zoning Ordinance  
3 and the underlying Public & Semi-Public and Residential Estate B (RE-B) zone district.
- 4 2. The Development Plan conforms to policies set forth in Sections 2.42 and 3.11 of the  
5 General Plan of the City.
- 6 3. The project site can be adequately served by existing public facilities, services and  
7 utilities.
- 8 4. The project, as proposed, is compatible with the existing and potential development on  
9 adjoining properties or in the surrounding neighborhood. Cemeteries are permitted  
10 subject to a conditional use permit within the Public & Semi-Public district and will  
11 complement the existing development in the area.
- 12 5. The site plan and parameters for the mausoleum architecture and physical design of the  
13 project as a whole is consistent with the policies contained within Sections 1.2 of the  
14 Land Use Element of the General Plan.

15 For the Conditional Use Permit:

- 16 1. That the proposed location of the use is in accordance with the objectives of the Zoning  
17 Ordinance Article 1 Section 130 and the purposes of the district in which the site is  
18 located per Sections 1010, 1310, and 1610 of the OZO.
- 19 2. That the proposed location of the conditional use and the proposed conditions under  
20 which it would be operated or maintained will be consistent with the General Plan 2.4 to  
21 provide for and protect areas within the City for both private and public institutional type  
22 uses; will not be detrimental to the public health, safety or welfare of persons residing or  
23 working in or adjacent to the neighborhood of such use; and will not be detrimental to  
24 properties or improvements in the vicinity or to the general welfare of the City.
- 25 3. That the proposed conditional use will comply with the provisions of the Zoning  
26 Ordinance, including any specific condition required for the proposed conditional use in  
27 the district in which it would be located.
- 28 4. The conditional use is subject to comply with specific local conditions and additional  
29 regulations as deemed necessary by other regulatory or permit authorities.

1           WHEREAS, the Environmental Impact Report and Mitigation and Monitoring and  
2 Reporting Program (MMRP) contained within the FEIR have been determined to be accurate  
3 and adequate documents, which reflect the independent judgment and analysis of the Planning  
4 Commission. On the basis of the entire record before it, the Planning Commission finds that  
5 there is no substantial evidence that the project, with implementation of the mitigation  
6 measures proposed, will have a significant impact on the environment.

7           NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
8 approve Development Plan (D-24-06) and Conditional Use Permit Revision (C-13-99Rev)  
9 subject to the following and conditions:

10 **Building:**

- 11 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
12 Building Division plan check.
- 13 2. The granting of approval under this action shall in no way relieve the applicant/project  
14 from compliance with all State and local building codes.
- 15 3. Site development, parking, access into buildings and building interiors shall comply with  
16 Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).
- 17 4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the  
18 property shall be underground (City Code Sec. 6.30).
- 19 5. The building plans for this project are required by State law to be prepared by a  
20 licensed architect or engineer and must be in compliance with this requirement prior to  
21 submittal for building plan review.
- 22 6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)  
23 and shall be shielded appropriately. Where color rendition is important high-pressure  
24 sodium, metal halide or other such lights may be utilized and shall be shown on final  
25 building and electrical plans.
- 26 7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the  
27 plans.
- 28 8. A complete Soils Report, Structural Calculations, & Energy  
29 Calculations/documentation will be required at time of plans submittal to the Building  
Division for plan check of the Mausoleum and any retaining walls.

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

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

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

17 10. Application for Building Permit will not be accepted for this project until plans indicate  
18 that they have been prepared by a licensed design professional (Architect or Engineer).  
19 The design professional's name, address, phone number; State license number and  
20 expiration date shall be printed in the title block of the plans.

21 11. In accordance with OCC 13.3, the applicant shall manage all solid waste and identified  
22 recyclable material on private property and to recycle or dispose of all material in  
23 compliance with city code.

24 12. In accordance with OCC 13.39, the applicant shall designate adequate space for the  
25 storage of solid waste and recycling containers on private property to include  
26 appropriate bin enclosures to adequately provide for trash, green waste and other  
27 recycling containers.

28 13. In accordance with OCC 13.16(h), the applicant shall separate all recyclable material  
29 from solid waste for separate collection.

1 14. The applicant shall be responsible for the separation of all green waste from solid waste  
2 using the approved city collection service and the collection of the material in  
3 compliance with standards as identified in the city code.

4 **Fire:**

5 15. Apparatus access roads shall have a minimum unobstructed width of 28 feet. A  
6 minimum vertical clearance of 14 feet shall be provided for the apparatus access roads.

7 16. The cul-de-sac shown on the site plan shall have a minimum 40-foot radius minimum.

8 17. Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
9 approval prior to the issuance of building permits. A site plan indicating the fire access  
10 and hydrant locations must also be submitted on CD Rom.

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

13 19. Future development of the property will require compliance with all applicable Fire  
14 Department Standards.

15 20. Prohibited species of trees (podocarpus) shall not be planted within 100 feet of any  
16 adjacent residences.

17 21. Hydroseeding within 70 feet of residential structures is not permitted. Shrubs shall be  
18 grouped in this area with 20 foot spacing in between the groups; ground cover must stay  
19 below 1 foot in height.

20 **Engineering:**

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

25 23. With the exception of the existing access point to the property, vehicular access rights to  
26 Fire Mountain Rd and El Camino Real shall be relinquished by the property owner.

27 24. Design and construction of all improvements shall be in accordance with standard plans,  
28 specifications of the City of Oceanside and subject to approval by the City Engineer.  
29

- 1 25. A construction-phasing plan for all public and private improvements shall be reviewed  
2 and approved by the City Engineer prior to the issuance of any grading or improvement  
3 permits. Prior to issuance of any building permits all offsite or frontage improvements  
4 including landscaping and any required street improvements shall be under construction  
5 to the satisfaction of the City Engineer. All improvements shall be completed prior to  
6 commencement of use of the property approved with this Development Plan and  
7 Conditional Use Permit.
- 8 26. Prior to issuance of permits all improvement requirements shall be covered by a  
9 development agreement and secured with sufficient improvement securities or bonds  
10 guaranteeing performance and payment for labor and materials, setting of monuments,  
11 and warranty against defective materials and workmanship.
- 12 27. Prior to issuance of permits, a phasing plan for the construction of public and private  
13 improvements including landscaping, shall be approved by the City Engineer.
- 14 28. The developer shall grant appropriate easement(s) to the City of Oceanside for public  
15 facilities. The acceptance of easements shall be subject to acceptance of such facilities  
16 at the sole discretion of the City.
- 17 29. Where off-site improvements, including but not limited to slopes, public utility facilities,  
18 and drainage facilities, are to be constructed, the applicant shall, at his own expense,  
19 obtain all necessary easements or other interests in real property and shall dedicate the  
20 same to the City of Oceanside or other appropriate entity as required. The applicant shall  
21 provide documentary proof satisfactory to the City of Oceanside that such easements or  
22 other interest in real property have been obtained prior to issuance of any grading, building  
23 or improvement permit for the development. Additionally, the City of Oceanside, may at  
24 its sole discretion, require that the applicant obtain at his sole expense a title policy  
25 insuring the necessary title for the easement or other interest in real property to have  
26 vested with the City of Oceanside or the applicant, as applicable.
- 27 30. All grading and improvements shall be consistent with all applicable environmental  
28 protection or open space requirements to the satisfaction of the City Planner and the City  
29 Engineer.

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

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

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

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

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

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

27 33. A traffic control plan shall be prepared according to the City traffic control guidelines  
28 and be submitted to and approved by the City Engineer prior to the start of work within  
29 open City rights-of-way. Traffic control during construction shall be in accordance with  
construction signing, marking and other protection as required by the Caltrans Traffic

1 Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect  
2 from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

3 34. Approval of this development project is conditioned upon payment of all applicable  
4 impact fees and connection fees in the manner provided in chapter 32B of the Oceanside  
5 City Code. All drainage fees, traffic signal fees and contributions, highway  
6 thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and  
7 deposits shall be paid prior to commencement of use of the property approved with this  
8 Development Plan and Conditional Use Permit, in accordance with City Ordinances and  
9 policies. The developer shall also be required to join into, contribute, or participate in  
10 any improvement, lighting, or other special district affecting or affected by this project.  
11 Approval of the project shall constitute the developer's approval of such payments, and  
12 his agreement to pay for any other similar assessments or charges in effect when any  
13 increment is submitted for permit approval, and to join, contribute, and/or participate in  
14 such districts.

15 35. Pavement sections for all existing and proposed streets, driveways and parking areas  
16 within the project and along the project's frontage shall be based upon approved soil  
17 tests and traffic indices. The pavement evaluation and design is to be prepared by the  
18 developer's soil engineer and must be approved by the City Engineer, prior to approval  
19 of the appropriate engineering plans.

20 36. Prior to approval of the grading plans, the developer shall contract with a geotechnical  
21 engineering firm to perform a field investigation of the existing pavement on Fire  
22 Mountain Road adjacent to the project boundary. The limits of the study shall be half-  
23 street plus 12 feet along the project's frontage. The field investigation shall include a  
24 minimum of one pavement boring per every 50 linear feet of street frontage. Should the  
25 existing AC thickness be determined to be less than three inches or without underlying  
26 Class II base material, the developer shall remove and reconstruct the pavement section  
27 as determined by the pavement analysis submittal process detailed in Item No. 2 below.

28 37. Upon review of the pavement investigation, the City Engineer shall determine whether  
29 the developer shall: 1) Repair all failed pavement sections, header cut and grind per the  
direction of the City Engineer, and construct a two-inch thick rubberized AC overlay; or

1 2) Perform R-value testing and submit a study that determines if the existing pavement  
2 meets current City standards/traffic indices. Should the study conclude that the  
3 pavement does not meet current requirements, rehabilitation/mitigation  
4 recommendations shall be provided in a pavement analysis report, and the developer  
5 shall reconstruct the pavement per these recommendations, subject to approval by the  
6 City Engineer.

7 38. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during  
8 construction of the project, shall be repaired or replaced as directed by the City Engineer.  
9 The integrity of curb and gutter improvements and compliance with current standards on  
10 Fire Mountain Road along the project's frontage shall be verified during final engineering  
11 design by the Engineer of Record.

12 39. Streetlights along the property's frontage shall comply with City Standards. The system  
13 shall provide uniform lighting, and be secured prior to commencement of use of the  
14 property approved with this Development Plan and Conditional Use Permit. The  
15 developer shall pay all applicable fees, energy charges, and/or assessments associated with  
16 City-owned (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or  
17 the annexation to, any appropriate street lighting district to the satisfaction of the City  
18 Engineer.

19 40. All existing overhead utility lines within the development and within any full width street  
20 or right-of-way abutting a new development, and all new extension services for the  
21 development of the project, including but not limited to, electrical, cable and telephone,  
22 shall be placed underground per Section 901.G. of the Subdivision Ordinance (R91-166).  
23 The developer shall complete the undergrounding within five years. Unless the  
24 undergrounding is completed, this Conditional Use Permit and Development Plan shall  
25 expire in five years from the date of the approval of this resolution.

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

29 42. 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

1 limited to the U. S. Army Corps of Engineers, California Department of Fish & Game,  
2 U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control  
3 Board (including NPDES), San Diego County Health Department, prior to the issuance  
4 of grading permits.

5 43. The approval of the project shall not mean that proposed grading or improvements on  
6 adjacent properties (including any City properties/right-of-way or easements) is granted  
7 or guaranteed to the developer. The developer is responsible for obtaining permission  
8 to grade to construct on adjacent properties. Should such permission be denied, the  
9 project shall be subject to going back to the public hearing or subject to a substantial  
10 conformity review.

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

17 45. At all areas proposed to be left below final grade for future fill, unsuitable native soils  
18 shall be removed and recompacted as part of the grading process. No fill can be placed  
19 in those areas until the removal and recompaction has been performed to the satisfaction  
20 of the City Engineer.

21 46. All fill placed as part of the grave spoil disposal and/or landscaping shall be placed at a  
22 minimum compaction of 85 percent relative density and at or above optimum moisture.  
23 This is only allowed for those areas designated as future grave site areas.

24 47. Once the initial grading is complete a final compaction report shall be submitted to the  
25 City of Oceanside verifying that all the recommendations of the geotechnical consultant  
26 have been satisfied.

27 48. During the placement of the grave site soils the fill shall be periodically tested by the  
28 Soils Engineer of Record to verify that the compaction is in compliance with the  
29 recommendations of the soils reports approved by the City. Appropriate records of the  
test results shall be maintained. These records of the site visits and the results of the

1 compaction tests shall be available to the City of Oceanside engineering inspector upon  
2 request.

3 49. All other requirements of the City of Oceanside Grading Ordinance and Engineers  
4 Manual shall be adhered to and followed.

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

9 51. Precise grading and private improvement plans shall be prepared, reviewed, secured and  
10 approved prior to commencement of use of the property approved with this Development  
11 Plan and Conditional Use Permit. The plans shall reflect all pavement, flatwork,  
12 landscaped areas, special surfaces, curbs, gutters, striping, and signage, footprints of all  
13 structures, walls, drainage devices and utility services. Parking lot striping and any on-site  
14 traffic calming devices shall be shown on all Precise Grading and Private Improvement  
15 Plans.

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

21 a) Landscape plans shall comply with the current City of Oceanside Engineers Design  
22 and Processing Manual and Guidelines and shall match and comply with the  
23 approved SWMP plans.

24 53. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and  
25 in any adjoining public parkways shall be permanently maintained by the owner, his  
26 assigns or any successors-in-interest in the property. The maintenance program shall  
27 include normal care and irrigation of the landscaping; repair and replacement of plant  
28 materials; irrigation systems as necessary; and general cleanup of the landscaped and  
29 open areas, parking lots and walkways, walls, fences, etc. Failure to maintain  
landscaping shall result in the City taking all appropriate enforcement actions by all

1 acceptable means including but not limited to citations and/or actual work with costs  
2 charged to or recorded against the owner. This condition shall be recorded with the  
3 covenant required by this resolution.

4 54. Landscaping plans, including plans for the construction of walls, fences or other structures  
5 at or near any intersection or driveway, must conform to intersection sight distance  
6 requirements. Landscape and irrigation plans for disturbed areas must be submitted to the  
7 City Engineer prior to the issuance of a preliminary grading permit and approved by the  
8 City Engineer prior to commencement of use of the property approved with this  
9 Development Plan and Conditional Use Permit. Frontage landscaping shall be installed  
10 prior to commencement of use of the property approved with this Development Plan and  
11 Conditional Use Permit. The required 10-foot parkway width between the face of curb  
12 and the right-of-way line shall be verified by field survey during the engineering design by  
13 the Engineer of Record. Any project fences, walls and monument entry walls/signs shall  
14 be shown on, bonded for and built from the landscape plans. These features shall also be  
15 shown on the precise grading plans for purposes of location only. Plantable, segmental  
16 walls shall be designed, reviewed and constructed by the grading plans and  
17 landscaped/irrigated through project landscape plans. All plans must be approved by the  
18 City Engineer and a pre-construction meeting held, prior to the start of any improvements.

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

26 56. Storm drain facilities shall be designed and located such that the insides travel lanes on  
27 streets with Collector or above design criteria shall be passable during conditions of a 100-  
28 year frequency storm.  
29

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

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

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

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

29 61. If the project required the submission and approval of a Storm Water Mitigation Plan  
(SWMP), the developer prepare and submit an Operations & Maintenance (O&M) Plan

1 to the to the City Engineer with the first submittal of engineering plans. The O&M Plan  
2 shall be prepared by the applicant's Civil Engineer. It shall be directly based on the  
3 project's SWMP previously approved by the project's approving authority (Planning  
4 Commission/City Council). At a minimum the O&M Plan shall include the designated  
5 responsible parties to manage the storm water BMP(s), employee's training program  
6 and duties, operating schedule, maintenance frequency, routine service schedule,  
7 specific maintenance activities, copies of resource agency permits, cost estimate for  
8 implementation of the O&M Plan and any other necessary elements.

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

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

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

- 1 65. The BMPs described in the project's approved SWMP shall not be altered in any way,  
2 shape or form without formal approval by either an Administrative Substantial  
3 Conformance issued by the Development Services Department/Planning Division or the  
4 project's final approving authority (Planning Commission/City Council) at a public  
5 hearing. The determination of whatever action is required for changes to a project's  
6 approved SWMP shall be made by the Development Services Department/Planning  
7 Division.
- 8 66. The developer shall provide a copy of the title/cover page of either an approved SWMP  
9 or Runoff Assessment Report (RAR) with the first engineering submittal package. If  
10 the project triggers the City's Stormwater requirements but no approved Stormwater  
11 document (SWMP or RAR) exists, the appropriate document shall be submitted for  
12 review and approval by the City Engineer. The RAR or SWMP shall be prepared by the  
13 applicant's Civil Engineer. All Stormwater documents shall be in compliance with the  
14 latest edition of submission requirements.
- 15 67. The approval of the project shall not mean that closure, vacation, or abandonment of any  
16 public street, right-of-way, easement, or facility is granted or guaranteed to the  
17 developer. The developer is responsible for applying for all closures, vacations, and  
18 abandonments as necessary. The application(s) shall be reviewed and approved or  
19 rejected by the City of Oceanside under separate process (es) per codes, ordinances, and  
20 policies in effect at the time of the application. The City of Oceanside retains its full  
21 legislative discretion to consider any application to vacate a public street or right-of-  
22 way.
- 23 68. Prior to commencement of use of the property approved with this Development Plan and  
24 Conditional Use Permit, the developer shall design and construct the proposed  
25 sedimentation and siltation basins within the first construction phase of the project to the  
26 satisfaction of the City Engineer.
- 27 69. Prior to issuance of any permits for the construction of the sedimentation basin and  
28 appurtenant structures near the NCTD right-of-way, an appropriately binding document  
29 shall be secured from NCTD providing permission for any foreseeable impact to the  
NCTD right-of-way to the satisfaction of the City Engineer.

1 70. Prior to commencement of use of the property approved with this Development Plan and  
2 Conditional Use Permit, the developer shall design and construct appropriate all-weather  
3 road(s) for the construction of and permanent maintenance access to the proposed  
4 sedimentation and siltation basins within the first construction phase of the project to the  
5 satisfaction of the City Engineer.

6 71. The developer shall be responsible for keeping the sedimentation and siltation basins,  
7 the appurtenant structures, and the maintenance access road(s) thereto in good working  
8 order in perpetuity.

9 72. Prior to issuance of permits, the developer shall secure an appropriate easement from  
10 the owner of the "Myers Property" (APNs 165-040-13-01 & 02; 165-040-22-01 & 02  
11 a.k.a. Habitat Restoration Area) located northeasterly of the proposed expansion project.  
12 The easement shall secure appropriate rights on and across the Myers Property for the  
13 developer to construct and permanently maintain an all-weather access road for the  
14 construction and periodic maintenance of the proposed sedimentation basin.

15 73. The developer shall be responsible for maintaining compliance with all applicable  
16 environmental regulatory requirements for any and all related construction and  
17 maintenance activities on the Myers Property. The developer shall obtain any and all  
18 applicable permits from all appropriate regulatory agencies.

19 74. The developer shall grant appropriate easement(s) to the owner of the Myers Property for  
20 emergency maintenance access to drainage, siltation, and sedimentation facilities.

21 **Planning:**

22 75. This Development Plan and Conditional Use Permit shall expire on December 3, 2009,  
23 unless implemented as required by the Zoning Ordinance.

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

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

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

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

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

6 80. Any graffiti shall be removed by the management or designated representative within 24  
7 hours of occurrence.

8 81. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
9 written copy of the applications, staff report and resolutions for the project to the new  
10 owner and or operator. This notification's provision shall run with the life of the project.

11 82. Failure to meet any conditions of approval for this development shall constitute a violation  
12 of Development Plan 24-06 and Conditional Use Permit Revision 13-99Rev.

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

18 84. This Conditional Use Permit shall be called for review by the Planning Commission if  
19 complaints are filed and verified as valid by the Code Enforcement Office concerning the  
20 violation of any of the approved conditions or assumptions made by the application.

21 85. This Conditional Use Permit is granted for the following use only: construction of  
22 cemetery related projects as denoted on plans referred to as Alternative Plan Two and  
23 dated June 29, 2007. Any change in the use, or any change in the proposed structures  
24 denoted on plans will require a revision to the Conditional Use Permit or a new  
25 Conditional Use Permit.

26 86. All required Resource Agency permits shall be obtained prior to issuance of grading  
27 permits, for the cemetery expansion or any related improvements. Hard copies of these  
28 permits must be submitted to the Planning Division.  
29

1 87. Monuments designed for placement upon burial plots shall not contain any audible or  
2 visual messaging appurtenances, including any form of illuminating devices.

3 88. Prior to issuance of grading permits, a conservation easement shall be placed over the  
4 64.08-acre habitat area to be preserved on-site. The habitat shall be managed in  
5 perpetuity by a qualified conservation entity in conformance with the Multiple Habitat  
6 Conservation Program (MHCP) Biological Monitoring and Management Plan (MHCP  
7 Volume III).

8 89. The proposed project (Alternative Two) shall be subject to all mitigation measures  
9 contained in the mitigation, monitoring and reporting program contained in the Final  
10 Environmental Impact Report for the Eternal Hills Memorial Park Project dated  
11 November 2007.

12 **Multiple Habitat Conservation Plan:**

13 90. An environmental training session shall be conducted for all project personnel prior to  
14 any grading/construction activities. At a minimum, the training shall include a  
15 description of the target species of concern and its habitats; the general provisions of the  
16 Endangered Species Act (Act) and the MHCP; the need to adhere to the provision of the  
17 Act and the MHCP; the penalties associated with violating the provisions of the Act; the  
18 general measures that are being implemented to conserve the target species of concern  
19 as they relate to the project; any provisions for wildlife movement; and project site  
20 boundaries (within which the project activities must be accomplished). This  
21 information shall be prepared by a qualified biologist.

22 91. Equipment storage, fueling and staging areas shall be located to minimize risks of direct  
23 drainage into riparian areas or other environmentally sensitive habitats. These  
24 designated areas shall be located in such a manner as to prevent runoff from entering  
25 sensitive habitats. All project related spills of hazardous materials shall be reported to  
26 appropriate entities including, but not limited to, the City of Oceanside, FWS, and  
27 CDFG, SWQCB and shall be cleaned up immediately. Contaminated soils shall be  
28 removed to approved disposal areas.  
29

- 1 92. Stockpiling of materials and other aspects of construction staging shall be limited to  
2 disturbed areas without native vegetation, areas to be impacted by project development,  
3 and areas with non-sensitive habitats.
- 4 93. Artificial lighting adjacent to the preserve area shall be eliminated except where  
5 essential for roadways, facility use, and safety and security purposes. Where use of  
6 artificial lighting is necessary, it shall be limited to low-pressure sodium sources. Use  
7 of low voltage lighting (outdoor or trail spotlights or bug lights) is prohibited. All light  
8 sources shall be shielded so that lighting is focused downward to restrict any light  
9 spillover onto sensitive habitats.
- 10 94. To avoid attracting predators of the target species of concern, the project site shall be  
11 kept clean of debris as feasible. All food related trash items shall be enclosed in sealed  
12 containers and regularly removed from the site. Pets of project personnel shall not be  
13 allowed on-site.
- 14 95. Construction employees shall strictly limit their activities, vehicles, equipment, and  
15 construction materials to the proposed footprint and designated staging areas and routes  
16 of travel. The construction area(s) shall be the minimal area necessary to complete the  
17 project and shall be specified in the construction plans. Construction area boundaries  
18 shall be fenced. Construction fencing shall be maintained until the completion of all  
19 construction activities. All employees shall be instructed that their activities are  
20 restricted to the construction areas.
- 21 96. Any habitat destroyed that is not in the identified project footprint shall be disclosed  
22 immediately to the City of Oceanside, FWS and CDFG.
- 23 97. If dead or injured listed species are located, initial notification, in writing, must be made  
24 within three working days to the Service's Division of Law Enforcement in Torrance  
25 California and by telephone and in writing to the applicable jurisdiction, Carlsbad Field  
26 Office of the FWS, and CDFG.
- 27 98. The upstream and downstream limits of project disturbance plus lateral limits of  
28 disturbance on either side of the stream shall be clearly defined and marked in the field  
29 and reviewed by the biologist prior to initiation of work.

1 99. Any planting stock to be brought onto the site for landscaping or ecological restoration  
2 shall be first inspected by a qualified pest inspector to ensure it is free of pest species  
3 that could invade natural areas, including but not limited to Argentine ants, fire ants,  
4 and other insect pests. Any planting sock found to be infested with such pests shall not  
5 be allowed on the project site or within 300 feet of natural habitats. The stock shall be  
6 quarantined, treated or disposed of according to best management principles by  
7 qualified experts in a manner that precludes invasions into natural habitats.

8 **Environmental:**

9 100. Prior to the issuance of a grading permit, the impact to 0.01-acre of the on-site southern  
10 willow scrub shall be mitigated by the restoration of 0.03-acre of southern willow scrub  
11 on-site, or the acquisition of 0.03-acre of southern willow scrub off-site. The restored or  
12 acquired habitat shall be placed in a conservation easement granted to the City or other  
13 entity approved by the USFWS and a Habitat Management Plan shall be prepared  
14 consistent with the MHCP guidelines and approved by the City Planner.

15 101. Prior to the issuance of a grading permit, the impact to 0.05-acre of riparian scrub,  
16 including 0.01-acre within the cemetery property and 0.04-acre within the City-owned  
17 open space property shall be mitigated by the restoration of 0.15-acre of riparian scrub  
18 on-site, or the acquisition of 0.15-acre of riparian scrub off-site. The restored or  
19 acquired habitat shall be placed in a conservation easement granted to the City or other  
20 entity approved by the USFWS. A Habitat Management Plan shall be prepared  
21 consistent with the MHCP guidelines and approved by the City Planner.

22 102. Prior to the issuance of a grading permit, the impact to 11.12 acres of Diegan coastal  
23 sage scrub (including disturbed) and baccharis scrub shall be mitigated by the  
24 preservation of 25.94 acres of on-site Diegan coastal sage scrub and 5.08 acres on-site  
25 baccharis scrub, plus restoring 11.70 acres of on-site non-native grassland to high  
26 quality Diegan coastal sage scrub. The preserved and restoration habitat area would be  
27 placed in a conservation easement granted to the City or other entity approved by the  
28 USFWS. A Habitat Management Plan shall be prepared consistent with the MHCP  
29 guidelines and approved by the City prior to the issuance of a grading permit.

- 1 103. Prior to the issuance of a grading permit, the impact to 0.88-acre of non-native  
2 grassland, including 0.80-acre in the cemetery property and 0.08-acre in the City-owned  
3 open space property shall be mitigated by the preservation of 0.44-acre of on-site non-  
4 native grassland. The preserved habitat would be placed in a conservation easement  
5 granted to the City or other entity approved by the USFWS. A Habitat Management  
6 Plan shall be prepared consistent with the MHCP guidelines and approved by the City  
7 Planner.
- 8 104. Prior to the issuance of a grading permit, the impact to 0.13-acre of non-wetland Waters  
9 of the U.S, including 0.05-acre within the cemetery property and 0.08-acre in the City-  
10 owned open space property shall be mitigated as determined through the Army Corps of  
11 Engineers wetland permitting process, and a Wetland Mitigation Plan shall be prepared  
12 and approved by the City Planner. At a minimum, 0.13-acre of non-wetland Waters of  
13 the U.S. would be created to achieve no net loss of habitat.
- 14 105. Prior to the issuance of a grading permit, the impact to 0.02-acre of wetlands, including  
15 0.01-acre of southern willow scrub and 0.01-acre of riparian scrub shall be mitigated as  
16 determined through the Army Corps of Engineers wetland permitting process. At a  
17 minimum, 0.06-acre of wetlands would be created to achieve no net loss of wetlands. A  
18 Wetland Mitigation Plan shall be prepared and approved by the City Planner.
- 19 106. Prior to the issuance of a grading permit, the impact to 0.13-acre of streambed,  
20 including 0.05-acre of ephemeral streambed and 0.08-acre of intermittent streambed  
21 shall be mitigated as determined through the California Department of Fish & Game  
22 wetland permitting process. At a minimum, 0.13-acre of streambed would be created to  
23 achieve no net loss of habitat. A Wetland Mitigation Plan shall be prepared and  
24 approved by the City Planner.
- 25 107. Prior to the issuance of a clearing or grading permit the impacts to the territory of four  
26 pairs and two individual coastal California gnatcatchers as well as one fledgling of this  
27 species, the habitat of three yellow warblers and one Coopers Hawk shall be mitigated  
28 by the implementation of mitigation measure 4.2.4.1.a, which requires the preservation  
29 of 31.02 acres of on-site Diegan coastal sage scrub and baccharis scrub, plus the  
restoration of 11.70 acres of non-native grassland.

- 1 108. Prior to the issuance of a clearing and/or grading permit, habitat fragmentation and edge  
2 effects shall be mitigated through the active management and monitoring of the  
3 preserved open space as specified in the Habitat Management Plan (HMP). The HMP  
4 shall be prepared by the applicant and approved by the City Planner. The HMP shall  
5 provide for restricting access to the biological open space area and prohibiting dumping  
6 in the open space. Preserved habitat shall be posted with signs every 200 feet to  
7 preclude access to the preserved area due to habitat sensitivity.
- 8 109. Grading and/or construction activity generating noise levels exceeding 60dB within 500  
9 feet of an active coastal California gnatcatcher nest or tree-nesting raptor nest (300 feet  
10 for a Cooper's hawk nest) could displace birds from their nest or interfere with breeding  
11 activity. The following mitigation measures shall be implemented:
- 12 110. All grading permits and improvement plans, shall contain the following note: "No  
13 grading, clearing, or blasting within 500 feet of occupied Diegan coastal sage scrub shall  
14 occur during the breeding season of the coastal California gnatcatcher (March through  
15 August 31) or tree-nesting raptors (December through July) unless a pre-construction  
16 survey by a qualified biologist determines that these species are not present within the  
17 areas that would be impacted by noise. If no coastal California gnatcatchers or raptors  
18 are nesting (including nest building or other breeding/nesting behavior) within 500 feet  
19 of the construction area, development shall be allowed to proceed.
- 20 111. If coastal California gnatcatchers or raptors are observed nesting or displaying  
21 breeding/nesting behavior within 500 feet of occupied Diegan coastal sage scrub, the  
22 applicant shall: (1) postpone grading until all nesting (or breeding/nesting behavior) has  
23 ceased or until after August 31; or (2) construct a temporary noise barrier or berm at the  
24 edge of the development footprint (not within the proposed open space) to ensure that  
25 noise levels are reduced to below 60 dB (A)  $L_{eq}$ . Alternatively, the use of construction  
26 equipment could be scheduled to keep noise levels below 60 dB (A)  $L_{eq}$  in lieu of, or in  
27 concert with, a wall or other noise barrier.
- 28 112. In order to ensure compliance with the Migratory Bird Treaty Act (MBTA), clearing of  
29 native vegetation shall occur outside of the breeding season of most avian species  
(March 1 through July 31). Clearing during the breeding season of MBTA covered

1 species could occur if it is determined by a qualified biologist that no nesting birds (or  
2 birds displaying breeding or nesting behavior) are present immediately prior to clearing.  
3 As described above, a pre-construction survey shall be conducted to determine if  
4 breeding or nesting avian species occur within areas impacted by noise.

5 113. The construction and construction staging area limits shall be clearly delineated with  
6 orange construction fencing and silt fencing or fiber rolls to ensure that construction  
7 activity remains within the defined limits of work. A qualified biologist shall inspect  
8 the delineated areas during regularly scheduled construction monitoring visits.

9 114. A paleontological monitoring program shall be incorporated into the project grading  
10 plans. The monitoring program will include the following elements.

11 115. A qualified paleontologist will be retained to implement a paleontological monitoring  
12 and recovery program as a condition of the project construction contract. A qualified  
13 paleontologist is defined as an individual with an MS or Ph.D. in paleontology or  
14 geology and a recognized expert in the identification and recovery of fossil materials.

15 116. The qualified paleontologist will attend the project pre-construction meeting to discuss  
16 project-grading plans with the project contractor(s). If the paleontologist determines  
17 that proposed excavation/grading will likely cut into undisturbed portions of the  
18 Santiago formation, then monitoring will be conducted as outlined below.

19 117. The project paleontologist or a paleontological monitor will be on-site during original  
20 cutting of the above noted geologic units. A paleontological monitor is defined as an  
21 individual who has experience in collection and salvage of fossil materials, and who is  
22 working under the direction of a qualified paleontologist. Monitoring of the noted  
23 geologic units will be at least half-time at the beginning of excavation, and will be  
24 increased or decreased depending on initial results (per direction of the project  
25 paleontologist).

26 118. In the event that well-preserved fossils are discovered, the project paleontologist will  
27 have the authority to temporarily halt or redirect construction activities in the discovery  
28 area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days).  
29 All collected fossil remains will be cleaned, sorted and catalogued, and deposited in an  
appropriate scientific institution, such as the San Diego Museum of Natural History.

1 119. A report (with a map showing fossil site locations) summarizing the result, analyses and  
2 conclusions of the above described monitoring/recovery program will be submitted to  
3 the City of Oceanside Planning Division within three months of terminating monitoring  
4 activities.

5 120. Prior to the issuance of a grading permit, the impact to site CA-SDI-12262 shall be  
6 mitigated through the implementation of a data recovery program that includes site CA-  
7 SDI-12262 as summarized below.

8 • Pre-Excavation Agreement

9 A pre-excavation agreement shall be executed between the project proponent and  
10 the San Luis Rey Band of Mission Indians, specifying the treatment of human  
11 remains and any cultural resources uncovered and requiring Native American  
12 monitoring for all ground-disturbing activities, such as brushing, scarification,  
13 grading, and trenching. The authority of the Native American monitor and their  
14 work authorization shall be specified in the pre-excavation agreement.

15 • Monitoring

16 An archaeological monitor shall be on-site during ground-disturbing activities  
17 within the delineated boundaries of site CS-SDI-12262, such as brushing,  
18 scarification, grading, and trenching due to the potential for encountering  
19 cultural features, including human remains.

20 Native American monitors shall be on-site during ground-disturbing activities  
21 within the delineated boundaries of site CS-SDI-12262, such as brushing,  
22 scarification, grading, and trenching. The authority of the monitors and the  
23 details of their work shall be specified in the pre-excavation agreement.

24 The archaeological monitors and Native American monitors shall have the  
25 authority to temporarily halt or redirect grading in order to examine any finds  
26 made during the grading operation. The monitors shall determine the need for  
27 further studies to assess unexpected cultural material encountered during the  
28 grading operation.

29 If burials are encountered, fieldwork will cease in the immediate area of the  
burial. The archaeological monitor will contact the County of San Diego

1 Coroner, the California Native American Heritage Commission, the local agency  
2 representative, and the authorized local tribal representative to review and  
3 provide input regarding further action. Alternatives for the disposition of human  
4 remains include: (1) leaving human remains *in situ*; (2) uncovering the human  
5 remains for analysis *in situ*; (3) removing human remains for analysis and  
6 curation; (4) removing human remains for analysis and repatriation to  
7 appropriate local Native Americans; or (5) removing human remains with no  
8 analysis for repatriation to local, appropriate Native Americans.

9 • Data Recovery Program

10 The program will consist of a 5-percent hand and mechanical excavation  
11 program to be completed in 2 phases. Phase I will consist of a one-half to one  
12 percent random sample to better define site boundary and activity areas. Phase II  
13 excavation, will be based on Phase I random sampling results and will include  
14 backhoe trenching to locate prehistoric features and activity areas. All features  
15 will be completely exposed through hand excavation, and documented through  
16 photographs and illustrations. Block unit excavations (i.e., 2x2-m or 4x4-m)  
17 will be placed in areas with features and associated artifacts to expose intact  
18 living areas.

18 Block units will be excavated by hand in 10-cm levels. The soil will be dry  
19 screened through 1/8" mesh hardware cloth, and all of the material collected from  
20 each level will be sorted and placed in plastic bags. A field form recording  
21 changes in soil, and the types and quantities of materials collected will be  
22 completed for each level of each unit. Each 10-cm level will be thoroughly  
23 examined for artifacts and plant and animal remains.

24 After features are located, they will be manually excavated, photographed, and  
25 illustrated. If charcoal or shell is available, then radiocarbon dating will be  
26 conducted. Soil from select hearths may be floated for macro flora and fauna  
27 remains. Features will be compared and contrasted with other features in North  
28 County and San Diego County in general, and artifacts and ecofacts in  
29 association with features will be used to address the research questions. The size

1 of area excavated for each feature will vary depending on the type of feature.  
2 Anticipated within this type of site usually consist of hearths, concentrations of  
3 rock, butchering areas, and house floors/activity areas.

4 • Final Report

5 A final report shall be prepared that follows the State Office of Historic  
6 Preservation Guidelines and State of California Guidelines. The final report will  
7 be filed at the appropriate state clearinghouse. The contents of the report shall  
8 include the following:

- 9 a) An abstract, discussion of field methods, results of analyses, a synthesis  
10 of data, results of special studies conducted, description of cultural  
11 stratigraphy, an evaluation of site significance, and discussion of the  
12 results in terms of relevant research questions.
- 13 b) A site map showing the location of 1x1-m units, significant landforms  
14 and/or landmarks, surface cultural features, and surface artifact collection  
15 areas. Sidewall profiles of selected units will be included, and all  
16 features will be drawn with appropriate scales. Drawings of temporally-  
17 diagnostic artifacts will be included, as well as photographs or  
18 illustrations of sample artifact types recovered from the site.
- 19 c) Attachments will include a bibliography of references, updates of  
20 previously recorded site forms, original reports of special studies,  
21 catalogues of collected material, résumés of key personnel, and any  
22 pertinent correspondence.
- 23 d) A draft report will be submitted to the City of Oceanside within six  
24 months of completing all fieldwork and laboratory analysis. Two copies  
25 of the final report will be submitted within 30 days of receipt of City  
26 comments. The format for the final report follows Office of Historic  
27 Preservation and State of California Guidelines.

28 • Curation

29 All artifacts, ecofacts, field notes, and photographs are the property of the  
landowner, and the consultant will request that the artifacts be permanently

1            curated at a repository acceptable to the City of Oceanside (i.e., San Diego  
2            Archaeology Center). Curation at an acceptable repository will complete the  
3            data recovery program. The cost for curation will be borne by the project  
4            applicant. Interim curation during analysis and report preparation will be  
5            retained by the consulting archaeologist.

6 121. To minimize the emission of pollutants and impacts to air quality, the following  
7            conditions of approval shall apply:

- 8            a) All unpaved construction areas shall be sprinkled with water or other acceptable  
9            dust control agents during dust-generation activities.
- 10           b) Additional watering or dust-control agents shall be applied during dry weather or  
11           windy days until dust emissions are not visible.
- 12           c) Trucks hauling dirt and debris shall be properly covered to reduce windblown  
13           dust and spills.
- 14           d) A 20 mile-per-hour speed limit on unpaved surfaced shall be enforced.
- 15           e) Dirt and debris spilled onto paved surfaces shall be swept up immediately to  
16           reduce re-suspension of particulate matter cause by vehicle movement.
- 17           f) Approach routes to the site shall be cleaned daily of construction-related dirt.
- 18           g) On-site stockpiles of excavated material shall be covered or watered.
- 19           h) Disturbed areas shall be hydroseeded or landscaped as quickly as possible and as  
20           directed by the City.
- 21           i) Construction equipment with modified combustion or fuel injection systems for  
22           emission control shall be utilized during grading activities.
- 23           j) Catalytic reduction equipment shall be installed in gasoline-powered engines.
- 24           k) Construction equipment shall be equipped with prechamber diesel engines (or  
25           equivalent).
- 26           l) All grading and construction equipment shall be properly maintained.
- 27           m) SDAPCD Rules 51, 52, and 54, or subsequent rules, shall be enforced at all  
28           times.

1 **Water Utilities:**

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

6 123. The property owner will maintain private water and wastewater utilities located on private  
7 property.

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

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

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

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

17 127. No trees, structures or building overhand shall be located within any water or wastewater  
18 utility easement.

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

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

25 ////////////////

26 ////////////////

27 ////////////////

28 ////////////////

29 ////////////////

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

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

5 PASSED AND ADOPTED Resolution No. 2007-P64 on December 3, 2007 by the  
6 following vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11  
12 \_\_\_\_\_  
13 Dennis Martinek, Chairman  
14 Oceanside Planning Commission

15 ATTEST:

16 \_\_\_\_\_  
17 Jerry Hittleman, Secretary

18 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
19 this is a true and correct copy of Resolution No. 2007-P64.

20 Dated: December 3, 2007

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2007-P65

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
4 CITY OF OCEANSIDE, CALIFORNIA CERTIFYING THE  
5 FINAL ENVIRONMENTAL IMPACT REPORT FOR THE  
6 ETERNAL HILLS MEMORIAL PARK PROJECT ON CERTAIN  
7 REAL PROPERTY IN THE CITY OF OCEANSIDE

---

8 APPLICATION NO: D-24-06, C-13-99Rev  
9 APPLICANT: Eternal Hills  
10 LOCATION: 1999 El Camino Real

---

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

13 WHEREAS, an Environmental Impact Report was prepared and circulated for public  
14 and agency review and proper notification was given in accordance with the California  
15 Environmental Quality Act; and

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 3rd day  
17 of December 2007, conduct a duly advertised public hearing on the content of the Final  
18 Environmental Impact Report findings, and the Mitigation Monitoring and Reporting program;  
19 and

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

22 For the Final Environmental Impact Report:

- 23 1. The Final Environmental Impact Report was completed in compliance with the  
24 provisions of the California Environmental Quality Act (CEQA).
- 25 2. There are certain significant environmental effects detailed in the Environmental Impact  
Report which have been avoided or substantially lessened by the establishment of  
measures which are detailed in Table ES.1 Environmental Findings for the Eternal Hills  
Project.
3. The Final Environmental Impact Report findings, and Mitigation and Monitoring and  
Reporting Programs for the project are included in the Final EIR and were presented to  
the Planning Commission, and the Planning Commission reviewed and considered the  
information contained in these documents prior to making a decision on the 18.16 acre  
cemetery expansion, creation of a 1 1/2 acre sedimentation pond, and development of a

1 15 foot access and maintenance road. The Final Environmental Impact Report and  
2 Mitigation and Monitoring and Reporting Program for the Eternal Hills Memorial Park  
3 have been determined to be accurate and adequate documents, which reflect the  
4 independent judgment of the City.

5 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
6 CERTIFY the Final Environmental Impact Report for the Eternal Hills Memorial Park project  
7 Development Plan (D-24-06), and Conditional Use Permit Revision (C-13-99Rev), subject to the  
8 following recommendations and conditions:

- 9 1. Pursuant to Public resources Code Section 21081.6 the Planning Commission adopts the  
10 findings, and Mitigation Monitoring and Reporting Program (MMRP) for the project and  
11 finds and determines that said programs are designed to ensure compliance with the  
12 mitigation measures during project implementation.
- 13 2. Notice is HEREBY GIVEN that the time within which judicial review must be sought on  
14 this decision is governed by the provisions of the California Environmental Quality Act.

15 PASSED AND ADOPTED Resolution No. 2007-P65 on December 3, 2007 by the  
16 following vote, to wit:

17 AYES:

18 NAYS:

19 ABSENT:

20 ABSTAIN:

21 \_\_\_\_\_  
22 Dennis Martinek, Chairman  
23 Oceanside Planning Commission

24 ATTEST:

25 \_\_\_\_\_  
26 Jerry Hittleman, Secretary

27 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
28 this is a true and correct copy of Resolution No. 2007-P65.

29 Dated: \_\_\_\_\_ December 3, 2007

**Richard Greenbauer**

---

**From:** Vida Murrell  
**Sent:** Wednesday, November 28, 2007 2:07 PM  
**To:** Bob Neal; Claudia Troisi; dmartinek@palomar.edu; louisebalma@sbcglobal.net; rhorton0@yahoo.com; rparker75@cox.net; Stan Bertheaud  
**Cc:** Jerry Hittleman; Richard Greenbauer; Lauren Wasserman  
**Subject:** FW: Eternal Hills Memorial Park expansion project

FYI,

---

**From:** Andrew Yandura [mailto:ayandura@yahoo.com]  
**Sent:** Wednesday, November 28, 2007 11:22 AM  
**To:** Planning Web; info@eternalhillsoceanside.com  
**Subject:** Eternal Hills Memorial Park expansion project

Hello,

**I support the Eternal Hills Memorial Park expansion project.**

Sincerely,

**Andy Yandura  
555 Greenbrier Drive  
Oceanside, CA**

---

Be a better sports nut! Let your teams follow you with Yahoo Mobile. [Try it now.](#)

Chuck McDonell  
2613 Fire Mountain Dr  
Oceanside, CA 92054  
760.754.6708  
chuck.mcdonell@cox.net

Planning Department

NOV 27 2007

RECEIVED

To: Planning Commission

From: Chuck McDonell

Subject: December 3<sup>rd</sup> Planning Commission Public Meeting

Re: Request to Speak Regarding Eternal Hills Expansion Plan

---

I request the opportunity to speak regarding Item 4 on the Agenda in order to point out additional concerns with the proposed Eternal Hills expansion plan that should be addressed by the Planning Commission and become a part of the Conditional Use Permit.

I would like the opportunity to present these concerns using a Power Point presentation that will take approximately 10 minutes. It will cover brief descriptions of Alternatives 3 and 4, a modified Alternative 4 and bullet points that should be addressed in the CUP.

Thank you for your consideration

  
Chuck McDonell

**Richard Greenbauer**

---

**From:** Mike Blessing  
**Sent:** Tuesday, November 27, 2007 7:58 PM  
**To:** Jerry Hittleman; Richard Greenbauer  
**Cc:** Vida Murrell  
**Subject:** FW: Eternal Hills

fyi

---

**From:** John Hansen [mailto:osideatty@yahoo.com]  
**Sent:** Tue 11/27/2007 7:54 PM  
**To:** Planning Web  
**Cc:** City Council  
**Subject:** Eternal Hills

PLEASE FORWARD THIS E-MAIL TO THE MEMBERS OF THE PLANNING COMMISSION:

Dear Members of the Oceanside Planning Commission:

Many residents of Fire Mountain plan to speak out against the Eternal Hills expansion at the 12/3 meeting . Please see our web site [www.fmhome.org](http://www.fmhome.org) and click on "Issues" for a discussion of some of our objections.

Thank you,

John Hansen  
1802 Bailey Drive  
Oceanside



# Lighthouse Christian Church

4700 Mesa Drive, Oceanside, California 92057

Telephone - 760.726.0590 | Fax - 760.560.0653

E-Mail - church@lightcc.org | Website - www.lightcc.org

MICHAEL H. OPENSHAW  
Senior Minister

JOHN BYERS  
Worship Minister

CHRIS MARTINEZ  
Youth Director

RICHARD MILLER  
Minister to Seniors

ANDREA OPENSHAW  
Christian Education  
Director

VICKIE SIMONELLI  
Lighthouse School  
Director

SUE ROSS  
Office Manager

CONNIE TRENEER  
Office Assistant

TOM EVANS  
Audiovisual Coordinator

November 21, 2007

Planning Commission  
City of Oceanside  
300 North Coast Hwy  
Oceanside, Ca. 92054

Subject: Eternal Hills Memorial Park

Dear Planning Commissioners:

Having served as a pastor here in Oceanside for the past 37 years, I have appreciated the valuable service Eternal Hills Cemetery and Mortuary offers to our citizens in their time of sorrow.

It has been my privilege to see the revised plan for the much needed future development that will enable Eternal Hills to continue the same high quality service for our community needs. It seems that the revised plan has thoughtfully taken into consideration the suggestions made by those concerned with both visual and historical concerns.

Having served in the past as a Parks and Recreation Commissioner, I also appreciate the beautiful visual they provide with their well designed buildings and grounds and believe they are striving to provide a beautiful memorial park for the city of Oceanside.

I would urge your affirmative vote for this much needed expansion of Eternal Hills Memorial Park. Thank you for your positive consideration of this proposal.

Very sincerely,

Richard L. Miller

RECEIVED  
NOV 26 2007  
Planning Department

*To Know Christ and Make Him Known*

November 23, 2007

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

RECEIVED  
NOV 26 2007  
Planning Department

**Subject: Eternal Hills Expansion Plan**

Dear Oceanside Planning Commission:

My husband and I, as residents of Oceanside, would like to voice our approval for the Eternal Hills expansion proposal. We see this as a most necessary and important endeavor, one that could affect any one of us in the future. Having a caring organization, such as Eternal Hills, is imperative for all of us in our time of need. Perhaps, some of you have already experienced that need and you know how important it is to have someone like Eternal Hills in which to turn.

Eternal Hills is an exceptionally respected institution and one that has consistently supported our community when called upon. We would hope that our Planning Commission would, likewise, see their need at this time and vote in favor of the expansion proposal.

Thanking you in advance.

*Clyde & Mary E. Lovelady*

Clyde & Mary E. Lovelady  
5010 Nighthawk Way  
Oceanside, CA 92056

**Richard Greenbauer**

---

**From:** jay [jayscrivener@cox.net]  
**Sent:** Monday, August 13, 2007 5:46 PM  
**To:** Richard Greenbauer  
**Subject:** RE: Eternal Hills Property Line

Richard:

Thank you, I appreciate that City does not find it mandatory to install parkway trees and I would hope that there could be an enforceable maintenance agreement for the space between the hedge and the back of curb. I have seen however, several developments on Fire Mountain that had approved CC&Rs requiring landscape maintenance as a condition of approval, which the City approved and then absolutely failed to make the property owners live up to the agreements. We are well aware of the limited resources of the City and equally aware of who pays. This cemetery, by the admission and pronouncements of the representatives on local TV; serves not only Oceanside, but also North County and Orange County. Possibly there is a more definitive way to make the Cemetery take care of that margin, not solely at the expense of local taxpayers? Staff might recommend that audits from the State as to the financial sufficiency of the local endowment of EH to maintain the landscape as proposed and any conditional additions such as the maintenance of walkway along Fire Mountain, should be required as a condition of approval. It would be a wonderful world if we could depend on both the City and the Cemetery to agree to maintain the property and its margins in perpetuity, but I have my doubts. I would certainly be willing to entertain any advice you could give the local residents.

We have always stressed that that the neighbors have a great interest in the long term viability of Eternal Hills, from an appearance standpoint and from a financial stand point we want them to succeed, but we want the place to look nice for the next fifty year and on. If they have an expansion plan, we want the landscape and maintenance to Conditions to match the term of the expected life of the cemetery and then onwards.

Thank you for your time

Jay Scrivener

---

**From:** Richard Greenbauer [mailto:RGreenbauer@ci.oceanside.ca.us]  
**Sent:** Monday, August 13, 2007 3:12 PM  
**To:** jay  
**Cc:** Brenna Weatherby; Jerry Hittleman  
**Subject:** RE: Eternal Hills Property Line

Jay,

Revised project plans depict a 36" Hedge Row between proposed fence and the back of curb in lieu of Parkway Trees, and to ensure proper maintenance staff would place a condition upon the project if approved to enter into a maintenance agreement.

Should you need additional information, please contact me.

11/28/2007

*Richard Greenbauer, Senior Planner*  
City of Oceanside  
Planning Division  
300 North Coast Highway  
Oceanside, CA 92054  
Phone: 760-435-3519  
Fax: 760-754-2958  
rgreenbauer@ci.oceanside.ca.us

Please be advised that all e-mails and phone messages are maintained on the City's server for two years and are considered public information when requested.

---

**From:** jay [mailto:jayscrivener@cox.net]  
**Sent:** Wednesday, August 08, 2007 10:42 AM  
**To:** ann@lightfootpg.com  
**Cc:** Richard Greenbauer  
**Subject:** Eternal Hills Property Line

Ann:

I just got back from the City, where I reviewed the boundary survey for the expansion project. This survey was provided by Tait Engineering as part of the original DEIR.

The plot quite clearly shows that the existing fence line has only incidental coincidence with the PL. Using a hand scale, it appears that the average distance from back of curb to PL is 3'-4'. I would conclude that the City and the Cemetery have been jointly derelict in their duty to maintain the area behind the curb.

Whether EH will maintain the entire area in the future, the City will step up to the plate or the strip of trash and weeds will serve as a visual introduction to the Cemetery remains to be seen, however we do expect that Eternal Hills include all of its property in the landscape plan and it be maintained.

Thanks, I look forward to the next Community Meeting

Jay

## Richard Greenbauer

---

**From:** Joy Wasserman [joyrose3@hotmail.com]  
**Sent:** Monday, April 30, 2007 7:37 PM  
**To:** Richard Greenbauer  
**Subject:** Eternal Hills

Dear Mr. Greenbauer,

My late husband, Melvin Polun, is buried at Eternal Hills. In the difficult time that my family faced with this terrible loss, the staff at Eternal Hills treated us with compassion and clarity. They exhibited professionalism with a heart.

The park is well maintained and is pleasant to visit. I fully support their plans to expand the use of their property. They provide a needed service to the people of North County. I hope that they will not be faced with obstacles, which tend to increase the cost of modifications. In the sense of fairness, they should be allowed to proceed. Eternal Hills has been a good neighbor to the families of North County.

Sincerely,  
Joy Wasserman Polun

---

Mortgage refinance is Hot. \*Terms. Get a 5.375%\* fix rate. Check savings  
[https://www2.nextag.com/goto.jsp?product=100000035&url=%2fst.jsp&tm=y&search=mortgage\\_text\\_links\\_88\\_h2bbb&disc=y&vers=925&s=4056&p=5117](https://www2.nextag.com/goto.jsp?product=100000035&url=%2fst.jsp&tm=y&search=mortgage_text_links_88_h2bbb&disc=y&vers=925&s=4056&p=5117)

**Richard Greenbauer**

---

**From:** Vida Murrell  
**Sent:** Wednesday, November 28, 2007 2:15 PM  
**To:** Bob Neal; Claudia Troisi; dmartinek@palomar.edu; louisebalma@sbcglobal.net; rhorton0@yahoo.com; rparker75@cox.net; Stan Bertheaud  
**Cc:** Richard Greenbauer; Jerry Hittleman; Lauren Wasserman  
**Subject:** FW: Planned expansion of Eternal Hills

FYI,

---

**From:** Mildred Hill [mailto:mshill9@sbcglobal.net]  
**Sent:** Wednesday, November 28, 2007 1:15 PM  
**To:** Planning Web; info@eternalhillsoceanside.com  
**Subject:** Planned expansion of Eternal Hills

Please add my name to the petition for the expansion.

**Richard Greenbauer**

---

**From:** Brenna Weatherby [brenna@lightfootpg.com]  
**Sent:** Monday, November 19, 2007 3:40 PM  
**To:** Jerry Hittleman; Richard Greenbauer  
**Subject:** FW: Letter to Eternal Hills Interest List

---

**From:** Meghan [mailto:info@eternalhillsoceanside.com]  
**Sent:** Monday, November 19, 2007 3:39 PM  
**To:** Meghan  
**Subject:** Letter to Eternal Hills Interest List



Eternal Hills Memorial Park . 1999 El Camino Real . Oce

November 19, 2007

Eternal Hills Interest List,

Thank you for taking the time to comment earlier this year on the Draft Environmental Impact Report for the Memorial Park Expansion Project. Responses to all comments received during the project were included in the Final Environmental Impact Report for this project. Copies of this document are available at the Oceanside Planning Department and at City libraries for review. We have also posted the information on our website at [www.eternalhillsoceanside.com](http://www.eternalhillsoceanside.com).

Since the initial comment period, Eternal Hills Memorial Park has continued to work with neighborhood and the City of Oceanside on the design of this project. Changes have been made based on comments and concerns, including the relocation of mausoleum structures and a reduction in the number of structures. City Staff has indicated that they are supportive of Alternative 2, and we anticipate that the Planning Commission will hear this project on December 3, 2007.

Once again, we appreciate you taking the time to comment on the proposed cemetery. Your input helped to shape the future of Eternal Hills Memorial Park.

Sincerely,

Debbie Allen  
General Manager

6/21/07

To: Jerry Hittleman and Richard Greenbauer

Concerns of residents over the Eternal Hills plan stems from Eternal Hill's lack of communication with local residents. They presented their plan for the first time on April 24<sup>th</sup> in an outreach meeting and it was basically a dog and pony show.

We've tried since then to have face to face meetings but they just ignore us. We did put in our comments by the April 30<sup>th</sup> deadline and believe Eternal Hills is revising their DEIR taking the comments into consideration but all we know is what they've posted on their website.

We don't want to have another presentation at which time they tell us what they will do and we again had little dialogue to shape the final DEIR. We don't want to see a plan that we again have issues with. We want to develop a plan with them so we can mutually embrace a plan that we helped develop.

Eternal Hills does not see Fire Mountain from the same perspective that we do. We see the entire neighborhood but they only see the cemetery. We see the potential for Fire Mountain Park adjacent to their cemetery and would like to see a park we can be proud of. We'd like to see the archeological site preserved and become a part of the future park. We'd like to see the park expanded onto some of the cemetery property. I doubt whether Eternal Hills would donate the property. Can some be taken by means of eminent domain?

Having Fire Mountain park will provide a needed service to the community and help preserve our Luiseno Indian heritage. Expanding the space for the park would provide spectacular views of the valley and distant mountains and provide space for such things as a baseball field, picnic tables, dog runs, etc.

The park could swing behind the homes on Eldean Lane and eliminate the problem with having a cemetery and associated activities close to their back yards.

The park would compliment the environment and be compatible with the nearby Myers Property habitat.

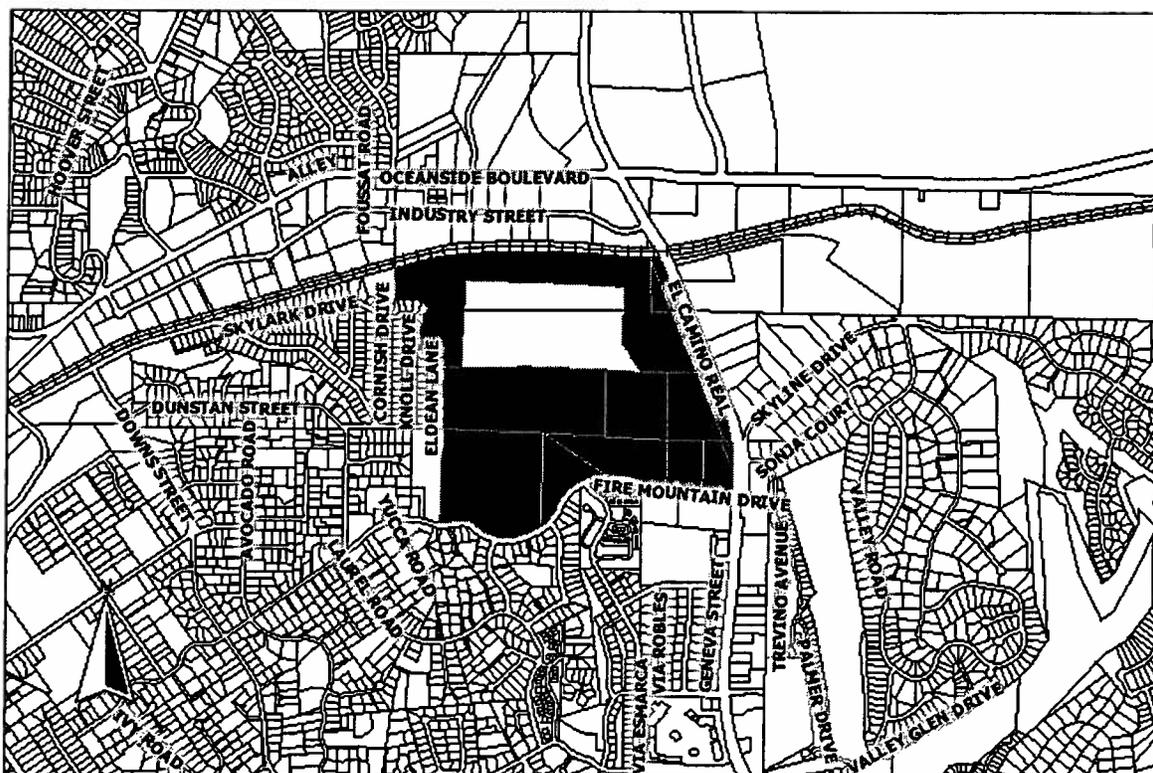
We want Eternal Hills to modify their plans to relocate proposed mausoleums out of sight of Fire Mountain residents. We want them to only use ground level monuments on the hillside proposed for expansion. We want them to preserve the view by using low-growth landscaping along Fire Mountain Drive. We want them to install fencing that will still allow a pathway along Fire Mountain Drive. We'd prefer that they expand along the El Camino Real corridor but understand the expense of landfill. We want to recommend they start accepting clean fill so that in the future they can still use the El Camino Corridor and by the time they

need more mausoleums, that they be placed in the corridor instead of along Fire Mountain Drive. We want them to only expand on the hillside along Fire Mountain drive in small increments as needed—not scrub the entire hillside in the first phase of the project as now proposed. We want them to spare the archeological site from having mausoleums built on top of it. We want them to leave the archeological site alone.

These are some of the concerns we want to discuss with Eternal Hills but we don't know how they feel or what changes to the DEIR are compatible with our thoughts. We want the Planning Department to be aware of our thoughts because we think they're reasonable and should be discussed at this time. Please support our efforts to discuss these ideas face to face with Eternal Hills.

Sincerely,

Chuck McDonell  
2613 Fire Mountain Drive  
Oceanside, CA 92054  
760.754.6708  
[chuck.mcdonell@cox.net](mailto:chuck.mcdonell@cox.net)  
Friends of Fire Mountain



**File Number:** D-24-06, C-13-99REV

**Applicant:** Eternal Hills Memorial Park

**Description:**

DEVELOPMENT PLAN (D-24-06) and REVISION to CONDITIONAL USE PERMIT (C-13-99) to allow a 18.16-acre expansion to the Eternal Hills Memorial Park Cemetery that will incorporate 17,800 new burial plots and 7 community mausoleums, the addition of a fully developed 2.37-acre area into the project area covered under C-13-99 revised, and the construction of a 1.0+-acre sedimentation pond near the northwest corner of the property to correct existing erosion problems. As part of the overall project, a conservation easement will be dedicated over an approximately 66.46 acres of native habitat currently owned by the cemetery. The project site is located west of El Camino Real at 1999 El Camino Real and is situated within the Fire Mountain Neighborhood. – **ETERNAL HILLS CEMETERY EXPANSION**

**Environmental Determination:**

An Environmental Impact Report has been prepared for the proposed project. The accuracy and adequacy of the Environmental Impact Report will be considered, and if appropriate, the document will be certified for compliance with the California Environmental Quality Act.

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

# Application For Planning Commission Hearing

**STAFF USE ONLY**

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

ACCEPTED	BY
----------	----

Please Print Or Type All Information

## PART I - APPLICANT INFORMATION

1. APPLICANT <b>Eternal Hills Memorial Park</b>	2. STATUS Owner	HEARING	GPA	
3. ADDRESS <b>1999 El Camino Real Oceanside, CA 92054</b>	4. PHONE / FAX <b>(760) 754-6600</b>		MASTER/SP.PLAN	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <b>The Lightfoot Planning Group (attn. Brenna Corson)</b>			ZONE CH.	
6. ADDRESS <b>5750 Fleet Street, Suite 250 Carlsbad, CA 92008</b>	7. PHONE <b>(760) 692-1924 phone (760) 692-1935 fax</b>		TENT. MAP	
			PAR. MAP	
			DEV. PL	<b>D-24-06</b>
			C.U.P.	<b>C-13-99 Rev.</b>
			VARIANCE	
			COASTAL	

## PART II - PROPERTY DESCRIPTION

8. LOCATION <b>West side of El Camino Real, north of Fire Mountain Road and south of the San Diego Northern Railroad tracks. REV-2/26/07, 7/24/07</b>	9. SIZE <b>130.5 acres</b>		
10. GENERAL PLAN <b>PI, EB-R</b>	11. ZONING <b>PS, RE-B</b>	12. LAND USE <b>Cemetery</b>	13. ASSESSOR'S PARCEL NUMBER <b>162-050-31,165-020-31,165-040-2,3 5,10,11,18,21 and 165-430-12,13,17</b>

## PART III - PROJECT DESCRIPTION

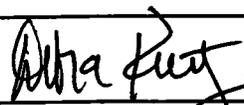
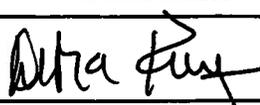
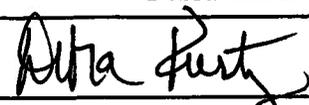
14. GENERAL PROJECT DESCRIPTION  
**Development Plan and amendment to Conditional Use Permit (C-13-99) for the expansion of the Eternal Hills Memorial Park. The proposed expansion area is located on 20.64 acres of the 130.5 acre site.**

15. PROPOSED GENERAL PLAN <b>No Change</b>	16. PROPOSED ZONING <b>No Change</b>	17. PROPOSED LAND USE <b>Cemetery</b>	18. NO. UNITS <b>N/A</b>	19. DENSITY <b>N/A</b>
20. BUILDING SIZE <b>varies</b>	21. PARKING SPACES <b>N/A</b>	22. % LANDSCAPE <b>N/A</b>	23. % LOT COVERAGE <b>N/A</b>	

## PART IV - ATTACHMENTS

ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS	
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 30. FLOOR PLANS & ELEVATIONS		
<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST	<input type="checkbox"/> 31. CONSTRUCTION SCHEDULE		
<input type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input type="checkbox"/> 29. PLOT PLANS	<input type="checkbox"/> 32. OTHER		

## PART V - SIGNATURES

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.		SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).	
33. APPLICANT OR REPRESENTATIVE (Print): <b>Debra Kurtz</b>	34. DATE <b>1-31-06</b>		
Sign: 	37. OWNER (Print): <b>Debra Kurtz</b>	38. DATE <b>1-31-06</b>	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: 	
35. APPLICANT (Print): <b>Debra Kurtz</b>	36. DATE <b>1-31-06</b>	39. OWNER (Print):	40. DATE
Sign: 		Sign:	

**Eternal Hills Memorial Park**  
Conditional Use Permit (C-13-99 rev) and  
Development Plan (D-24-06)

RECEIVED  
JUL 24 2007  
Planning Department

**Description & Justification**  
July 2007 rev.

This application is for an amendment of Conditional Use Permit No. C-13-99 and a Development Plan to allow for development of a portion of the 88.32 acres adjacent to the existing 42.2 acre Eternal Hills Memorial Park. The entire area now owned by Service Corporation International (SCI) comprises of 130.50 acres. This amendment is intended to provide a long-range conservation and development plan for the remaining undeveloped land.

The project site is on the north side of Fire Mountain Road, and is bounded on the east by El Camino Real and on the north by the San Diego Northern Railroad (SDNR) tracks. Existing single family residences are located to the west of the property. The property is situated within the Fire Mountain neighborhood. There are three zoning designations on the site: Public & Semipublic (PS), Residential Estate B (RE-B) and General Industrial (IG). The site has General Plan Land Use designations of Private Institutional (PI), Estate B Residential (EB-R) and General Industrial (GI).

The expansion area is currently vacant and is characterized by gentle slopes with moderately steep slopes in the south-central area and northwest area. Very steep slopes are isolated in the north central and western portions of the site.

## **BACKGROUND**

The original CUP for the Eternal Hills Memorial Park was granted on October 6, 1958 by Oceanside Planning Commission Resolution No. 58-P64. At that time the property owned by the Eternal Hills Cemetery Association comprised about 90 acres. The uses specifically approved by the CUP included a cemetery, mausoleum, crematory and associated services. The only condition imposed on the CUP was, "...that the CUP shall continue in full force and effect, so long as the applicant continues to operate and develop a cemetery upon its property which is the subject of this application".

In 1990, SCI, the corporate owner of the Eternal Hills Memorial Park acquired an additional 41.87 acres, located generally west and north of the original cemetery site. This acquisition did not include a 35 acre parcel owned by the City of Oceanside. This property will be managed as a natural preserve area by the City of Oceanside.

On September 13, 1999, the Oceanside Planning Commission approved an amendment to the original CUP through Resolution No. 99-P57. This amendment incorporated the additional acreage acquired by SCI in 1990, allowed continued burials in existing land garden areas or mausolea and other interment structures, and authorized additional development in previously developed areas. Projects proposed for the undeveloped portions of the cemetery were to be permitted only with the approval of a CUP amendment.

## **PROJECT DESCRIPTION**

The applicant is proposing to expand the existing Eternal Hills Memorial Park to provide burial facilities for the North County area, and to provide a variety of interment options for the cemetery. The existing cemetery is currently approximately 97% occupied and is expected to be completely full within the next few years.

The proposed project is located on 24.25 acres of the remaining 88.32 acres owned by SCI. This includes an existing 2.37 acre developed cemetery area is located on the east side of the existing cemetery, and is included on the proposed plans. The 21.88 area proposed for new development is located adjacent to the existing cemetery in order to create a comprehensive site plan. The proposed cemetery expansion has been designed to complement the existing cemetery, while taking into account the topography and habitat constraints. The steepest of slopes have been avoided, and only 2.68 acres (12%) of the proposed expansion area is located in slopes that are greater than 40% with a minimum elevation differential of 25 feet.

The expansion area would be accessed from the existing internal roadway network and no new entrances to the cemetery are proposed. The existing internal roadway network would be extended to accommodate vehicular traffic traveling to the proposed expansion areas. All internal roadways will be 28 feet wide and the proposed cul-de-sac will have a 37 foot radius that complies with all emergency access vehicle requirements.

The proposed Eternal Hills Memorial Park expansion would include a variety of interment options, including land gardens, up to seven community mausolea and 20 family or private mausolea. Family estate gardens consisting of low garden walls, landscaping, benches and upright monuments may occur throughout the land burial gardens and around the mausolea. The exact number and location of each interment area will be determined by public demand during the period of cemetery development (estimated to be 2008 through 2027). The Eternal Hills Memorial Park expansion area would provide for a total of an estimated 20,000 interments.

Seven mausoleum structures totaling 21,060 square feet are proposed throughout the expansion area. The floor spaces of these structures would range from 1,440 to 4,830 square feet and the maximum height would be 24'. The architecture of these structures will be similar to the existing mausoleums at the cemetery. New structures have been setback from Fire Mountain Road and the residences to the west, since elevations are lower in these locations. This will preserve view corridors to the north and northeast.

In addition to the above mentioned aspects of the project, two small detention basins are also proposed. A small detention area is proposed at the southern, higher elevated end of the western ravine near the outfall of the existing 24" diameter RCP pipe. The proposed detention basin will provide a first flush for storm water runoff from Fire Mountain Road as well as a means to reduce the velocity of the flow currently flowing in that portion of the western ravine.

A 1.1 acre retention and sedimentation pond is also proposed at the northwestern portion of the site, at the end of the western ravine. The detention and sedimentation pond will be constructed to not only reduce the velocity of the storm water flow over the existing railroad tracks but will also drastically reduce the flow of sedimentation onto the railroad tracks. The scouring effect of the velocity of the flow from one detention pond to the other can be further negated by the placement of energy dissipaters and channel slope protection, as required. The two detention and sedimentation ponds will help to promote vegetation limiting erosion during heavy rainfall events. The southern detention pond and northern detention and sedimentation pond will be permitted and constructed per the long term ravine erosion control plans.

Access to the larger basin will be provided via an access road. This 1.34 acre road follows an existing dirt road that extend northerly from the existing cemetery, and crosses the City-owned property, commonly referred to as the "Myers Property". The road will be widened to 15-feet, and will be paved in locations where the grade is greater than 10%. The road will be closed to the general public and cemetery visitors and will only be used by City of Oceanside and Eternal Hills Memorial Park personnel for maintenance purposes.

The cemetery expansion does not require any additional public services. Existing on-site water, sewer, electric and gas services will not be extended or enlarged to serve the new cemetery area. Existing water service is adequate to serve the increased landscaping. The proposed project also does not require or propose any off-site improvements for roads, utilities, drainage or other public services.

Eternal Hills Memorial Park presently employs 36 persons full time and 27 persons part time. The additional facilities proposed by this application will increase the need for six to eight additional employees, depending on the number of interments.

### Parking

The Eternal Hills Memorial Park site currently provides 90 parking spaces. 60 of these spaces are on the east side of the mortuary, where most of the attendees of funerals arrive. The remaining 30 spaces are located at the administration building in the center of the cemetery. Additional parking is located throughout the cemetery along the driveways. This is the parking most used by cemetery visitors, and is a typical parking configuration used in most cemeteries.

Eternal Hills Memorial Park also has an informal parking agreement with the First Presbyterian Church of Oceanside, which is located across from the cemetery entrance on Fire Mountain Drive. Under this arrangement, Eternal Hills is allowed to use the church parking lot where there is an unusually large number of people attending a funeral service.

### Phasing

Expansion of the Eternal Hills Memorial Park would occur in five phases, as shown on the Preliminary Grading and Drainage Plans, and discussed in detail in the Environmental Impact Report. The following is a brief summary of the improvements contained in each phase:

*Phase 1a and 1b* - The expansion area will be cleared of all vegetation, the detention pond and sedimentation basin will be constructed, and the access road will be graded. Erosion control devices, as set forth in the Storm Water Pollution Prevention Plan, will be implemented. A temporary construction staging area will be located to Fire Mountain Road and screened from off-site views by vegetation. The internal cemetery access road within this portion of the expansion will be constructed, and permanent vegetation will be planted.

*Phases 2 through 5* - These areas will be graded and material excavated to elevate the ground surface in Phases 1a and 1b in order to create the berm that will prevent the uncontrolled runoff of storm water into the drainage course connecting the detention pond and lower sedimentation pond. The internal access roadways, brow ditches and drainage swales will be constructed in a sequential manner as each phase is completed.

These phases are based on evolving community needs. Typically cemeteries develop land in increments of two to five acres; depending upon the type of garden and community group involved. Mausoleums may be developed in phased increments so that there will be a continual three to five year supply of burial spaces. The State of California cemetery code governs many of the time frames surrounding cemetery property development.

#### Landscape Concept Plan

The Conceptual Planting Plan for the proposed cemetery area complements the existing landscaping on the Eternal Hills Memorial Park site. Non-invasive plant material area proposed throughout the expansion area. Turf is the most dominant landscaping feature and is proposed for much of the site. The proposed grass turf is the same grass that is used throughout the existing cemetery. Clusters of native/indigenous, accent, deciduous and evergreen trees are spread throughout the site to enhance the cemetery and create a peaceful environment. The trees that are proposed for throughout the expansion area have been positioned to retain view corridors to the north. Existing trees located along the western area of the property will remain. In addition, a 36-inch high (maximum height) hedge will be planted along Fire Mountain Road.

Portions of the expansion area that are adjacent to sensitive habitat will be revegetated with native shrubs and trees. In addition to the biological benefits, the revegetation will also stabilize the slopes and prevent erosion.

#### **Conditional Use Permit**

A Conditional Use Permit Amendment is requested to allow for the Eternal Hills Memorial Park expansion. Sections 1620 and 1040 of the Zoning Ordinance require the approval of a Conditional Use Permit for all cemeteries proposed for Public & Semipublic and Residential Estate zoning districts. The proposed project meets the required findings for a Conditional Use Permit as follows:

1. *That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.*

The Eternal Hills Memorial Park complies with the purposes of the City of Oceanside Zoning Ordinance. For example, the Eternal Hills Memorial Park expansion will ensure that the service demands of new residents will not exceed the capacities of existing public facilities. In addition, the project has preserved the natural beauty of the topography of the site; and provides a distinctive sense of place and community identity within the City.

This project is also in accordance with the purposes of the Public & Semipublic, Residential Estate B and General Industrial zoning districts per Sections 1610, 1010 and 1310 of the Zoning Ordinance. The proposed project has minimized all impacts on the adjacent residences and the appearance and effects of the use are compatible with the character of the area. In addition, the project provides public services and facilities that are needed to accommodate planned population densities.

2. *That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.*

The expansion of the Eternal Hills Memorial Park will be compatible with the surrounding community. The existing cemetery has operated on this site for almost 50 years and has become a fixture in the community. There will be no detrimental effects on persons or properties in the vicinity of the cemetery with the proposed expansion. As previously mentioned, the project will provide much needed burial facilities for North County which will allow the cemetery to continue to provide the services that the community has come to depend on. Overall, the Eternal Hills Memorial Park expansion will not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood.

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

The proposed conditional uses will comply with appropriate City Ordinances and conditions as approved by the Planning Commission and/or City Council.

## **Development Plan**

The City of Oceanside Zoning Ordinance stipulates that five specific findings must be made before a Development Plan can be approved. This proposal meets those conditions as follows:

1. *That the site plan and physical design on the project as proposed is consistent with the purposes of the Zoning Ordinance.*

The Eternal Hills Memorial Park complies with the purposes of the City of Oceanside Zoning Ordinance. The proposed project has preserved the natural beauty of the

topography of the site; and provides a distinctive sense of place and community identity within the City. The proposed mausoleums will be constructed to match the existing mausoleums on the site, therefore creating a cohesive design throughout the entire cemetery. The structures are attractive, yet somewhat subdued, to create a soothing experience for visitors. In addition, the project provides public services and facilities that are needed to accommodate planned population densities.

2. *That the Development Plan as proposed conforms to the General Plan of the City.*

The proposed project meets all goals and objectives of the Public/Semi-Public land use category. Except for the sedimentation basin and a portion of the maintenance access road, the expansion area is contained completely within land zoned Public/Semi-Public. The proposed expansion area is well situated adjacent to the existing cemetery, and complies with design policies, and with all applicable sections of each Element of the General Plan

3. *That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.*

A cemetery use is proposed on the site in compliance with the City's designated zoning and land use for this property. Existing public utilities are available to serve the development on this site, and improvements will be made to address the current water and silt runoff. A licensed civil engineer, landscape architect and other technical professionals have generated City-approved analyses and reports to ensure this development will be adequately served by the appropriate type, size and amount of utilities.

4. *That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.*

The expansion of the Eternal Hills Memorial Park will be compatible with the surrounding community. The existing cemetery has operated on this site for almost 50 years and has become a fixture in the community. There will be no detrimental effects on persons or properties in the vicinity of the cemetery with the proposed expansion. As previously mentioned, the project will provide much needed burial facilities for North County which will allow the cemetery to continue to provide the services that the community has come to depend on. The cemetery is a good neighbor, and works with the community to operate a much needed facility.

5. *That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides, and Section 3039 of this ordinance.*

Section 3039(C) of the City of Oceanside Zoning Ordinance states that the Hillside Development Regulations are not applicable to parcels zoned for public and semipublic development. The majority of the expansion area is contained on the portion of the Eternal Hills Memorial Park site that is zoned PS (Public and Semipublic). The only development

that will occur outside of the PS zone will be the construction desiltation basin and associated access road. Given that the expansion area is contained on the portion of the Eternal Hills Memorial Park site that is zoned PS (Public and Semipublic), the regulations contained in Section 3039 of the Zoning Ordinance and Sections 1.24 and 1.25 of the Land Use Element do not apply to this project, and no slopes found on the project site are considered “undevelopable”.

## **SUMMARY**

The Eternal Hills Memorial Park expansion project meets all of the goals and objectives of the City’s General Plan and Zoning Ordinance. The expansion will allow the cemetery to continue to operate in the manner that the community has become accustomed to. The project has been designed to compliment the existing cemetery and provides additional burial options to North County residents. The design of the project is sensitive to the topography and biological habitats on and adjacent to the project site, and care has been taken to minimize impacts to these resources.

Your favorable consideration of this project is requested.

ASSESSOR'S PARCEL NUMBERS

ETERNAL HILLS MEMORIAL PARK

1999 EL CAMINO REAL, OCEANSIDE, CA, 92054

162-050-31

165-020-31

165-040-2, 3, 5, 10, 11, 18, 21

165-430-12, 13, 17

## LEGAL DESCRIPTION

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

## PARCEL A:

PARCEL 1 OF PARCEL MAP NO. 7455, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 16, 1978 AS FILE NO. 78-251775 OF OFFICIAL RECORDS.

## PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND ROAD PURPOSES OVER THAT PORTION OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 80.00 FEET IN WIDTH, LYING 40.00 FEET, WHEN MEASURED AS RIGHT ANGLES ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF SAID SECTION 29, DISTANT THEREON 342.48 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 29, SAID POINT BEING THE POINT OF INTERSECTION OF SAID NORTHERLY LINE OF SECTION 29 WITH THE CENTER LINE OF THAT CERTAIN 75.00 FOOT WIDE GRANT OF RIGHT OF WAY TO SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION, DATED MAY 6, 1953, AND RECORDED JUNE 2, 1953 IN BOOK 4875, PAGE 525 OF OFFICIAL RECORDS OF SAID COUNTY OF SAN DIEGO; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH  $22^{\circ}57'45''$  EAST ALONG THE CENTER LINE OF SAID RIGHT OF WAY, A DISTANCE OF 132.63 FEET; THENCE AT RIGHT ANGLES TO SAID CENTER LINE, SOUTH  $67^{\circ}02'14''$  WEST, A DISTANCE OF 112.50 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED ABOVE IN PARCEL 1 TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 13, 1967 AS FILE NO. 50782 OF OFFICIAL RECORDS, BEING THE TRUE POINT OF BEGINNING OF THE CENTER LINE OF THE 80.00 FOOT ROAD EASEMENT HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING RETRACING NORTH  $67^{\circ}02'14''$  EAST A DISTANCE OF 190.00 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE CENTER LINE OF SAID SAN DIEGO COUNTY ROAD SURVEY NO. 626.

## PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 27, 1870, BEING DESCRIBED

AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 29, SOUTH  $89^{\circ}24'55''$  EAST, 220.12 FEET TO THE SAME WESTERLY CORNER OF LAND DESCRIBED IN PARCEL 1 OF A DEED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 13, 1967 AS FILE NO. 50782 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID PARCEL 1, NORTH  $23^{\circ}01'18''$  WEST (RECORD NORTH  $22^{\circ}57'46''$  WEST), 550.26 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 19, THENCE SOUTHERLY ALONG SAID SECTION LINE, SOUTH  $00^{\circ}33'30''$  WEST 504.21 FEET TO THE POINT OF BEGINNING.

PARCEL D:

THAT PORTION OF THE NORTH HALF OF NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870 LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND; BEGINNING AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN; THENCE NORTH  $86^{\circ}35'00''$  WEST ALONG THE SOUTHERLY LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 30, A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH  $86^{\circ}35'00''$  WEST ALONG THE SAID SOUTHERLY LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE QUARTER, A DISTANCE OF 615.10 FEET TO THE NORTHEAST CORNER OF LOT 19 OF NORTH CARLSBAD, ACCORDING TO MAP THEREOF NO. 1807 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE NORTH  $89^{\circ}43'03''$  WEST ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 830.98 FEET; THENCE NORTH  $0^{\circ}04'00''$  WEST, A DISTANCE OF 660.40 FEET; THENCE SOUTH  $89^{\circ}43'03''$  EAST, A DISTANCE OF 845.79 FEET; THENCE SOUTH  $86^{\circ}35'00''$  EAST, A DISTANCE OF 608.97 FEET TO THE NORTHWEST CORNER OF THE 10 ACRE PARCEL SHOWN ON RECORD OF SURVEY NO. 1889 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE SOUTH  $0^{\circ}14'15''$  WEST, ALONG THE WEST LINE OF SAID 10 ACRE PARCEL, A DISTANCE OF 660.75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870.

## PARCEL F:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 5, 1881, AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH  $0^{\circ}36'55''$  WEST 476.61 FEET, MORE OR LESS TO THE CENTERLINE OF COUNTY ROAD SURVEY NO. 438; THENCE WESTERLY ALONG SAID CENTERLINE OF ROAD SURVEY NO. 438 TO STATION 10 PLUS 95.92 WHICH POINT IS THE END OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 300 FEET AND A CENTRAL ANGLE OF  $20^{\circ}04'$ ; THENCE NORTHWESTERLY TO THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; THENCE SOUTH  $86^{\circ}37'08''$  EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1273.03 FEET TO THE POINT OF BEGINNING. ALSO THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH  $89^{\circ}58'38''$  EAST 400.00 FEET; THENCE SOUTH  $0^{\circ}36'55''$  WEST TO THE CENTER LINE OF COUNTY ROAD SURVEY NO. 438; THENCE WESTERLY ALONG SAID CENTER LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 29; THENCE NORTH  $0^{\circ}36'55''$  EAST ALONG THE SAID WEST LINE OF SECTION 29, 476.61 FEET MORE OR LESS TO THE POINT OF BEGINNING.

## PARCEL G:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 5, 1881, LYING NORTHWESTERLY OF THE CENTER LINE OF COUNTY ROAD SURVEY NO. 438, AS SAID ROAD IS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHEASTERLY OF A STRAIGHT LINE THAT BEGINS AT STATION 10 PLUS 95.92 OF SAID SURVEY AND RUNS NORTHWESTERLY TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30.

## PARCEL H:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE

OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 5, 1881, LYING NORTHERLY OF THE CENTER LINE OF COUNTY ROAD SURVEY NO. 438 AS SAID ROAD IS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR AND LYING WESTERLY OF THE CENTER LINE OF ROAD SURVEY NO. 626 AS SAID ROAD IS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED JUNE 17, 1942, IN BOOK 1368, PAGE 77 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER DISTANT THEREON NORTH  $89^{\circ}58'38''$  EAST 400 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER QUARTER; THENCE SOUTH  $0^{\circ}36'55''$  WEST TO THE CENTER LINE OF SAID ROAD SURVEY NO. 438.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN DEED RECORDED DECEMBER 15, 1967 AS FILE NO. 197237 OF OFFICIAL RECORDS.

PARCEL I:

THAT PORTION OF THE SOUTHERLY 660.75 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870 LYING WEST OF THE CENTER LINE OF SAN DIEGO COUNTY ROAD SURVEY 626 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, THE CENTER LINE OF SAID ROAD SURVEY NO. 626 AS SET OUT IN CONVEYANCE FROM THE WM. G. KERCKHOFF COMPANY TO THE CITY OF OCEANSIDE BY DEED RECORDED MAY 11, 1942 IN BOOK 1352, PAGE 22 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SECTION 29 DISTANT THEREON SOUTH  $89^{\circ}14'20''$  EAST 428.61 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH  $22^{\circ}46'$  EAST 1190.53 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 245 FEET MORE OR LESS TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29 THE SIDE LINES OF SAID ABOVE DESCRIBED STRIP OF LAND SHALL BE PROLONGATED OR SHORTENED SO AS TO TERMINATE THE NORTHERLY AND SOUTHERLY LINES OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 29, SAID SOUTHERLY 660.75 FEET BEING MEASURED ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN DEED RECORDED DECEMBER 15, 1967 AS FILE NO. 197237 OF OFFICIAL RECORDS.

## PARCEL J:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERSECTION OF THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD SURVEY NO. 438; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHERLY LINE OF THE REALIGNED 66 FOOT RIGHT-OF-WAY LINE OF FIRE MOUNTAIN DRIVE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 4 WEST.