AGENDA NO. 4

PLANNING COMMISSION *STAFF REPORT*

DATE: November 14, 2011

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF TENTATIVE PARCEL MAP (P10-00003), AND CONDITIONAL USE PERMITS (CUP10-00023 AND CUP10-00024) FOR A TWO-LOT RESIDENTIAL SUBDIVISION OF A .83-ACRE SITE LOCATED AT THE SOUTH EAST CORNER OF FIRE MOUNTAIN DRIVE AND IVY ROAD – THE HO TENTATIVE PARCEL MAP – APPLICANT: PAUL AND JENNIFER HO**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Confirm issuance of a Class 15 categorical exemption for minor land divisions pursuant to Section 15315 of the California Environmental Quality Act; and

2. Approve Tentative Parcel Map (P10-00003) and Conditional Use Permits (CUP10-00023 & 24) by adopting Planning Commission Resolution No 2011-P42 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The proposed project is a request to subdivide a single parcel into two lots with private panhandle access proposed for parcel #2. The subject proposal would be located on a .83-acre parcel situated on the Southeast corner of Fire Mountain Drive and Ivy Road within a portion of Lot 20 of the North Carlsbad Annex that was created through Map No. 1807 on October 24, 1924. The site currently exists as a single undeveloped parcel gently sloping from north to south. The existing elevation at the north portion of proposed parcel one is approximately 145 feet, and slopes downward to the south where the elevation is 136 feet. Parcel 1 would create a building pad central to the site with a proposed pad elevation of 142 feet. The existing elevation at the north portion of proposed parcel two (excluding the flag lot portion of the lot) is approximately 141 feet, and slopes downward to the south where the elevation is 133 feet. Parcel 2 would create a building pad central to the site with a proposed pad elevation of 137.5 feet. Surrounding

land uses include single-family detached residences on lots that fall within the 10,000 to 25,000-square foot range. The site has a General Plan land use designation of Estate-B Residential (EB-R) which allows a density of 1-3.5 dwelling units per gross acre and a corresponding zoning designation of Residential Estate – B (RE-B) on the City's official zoning map.

Project Description: The project application is comprised of three components: a Tentative Parcel Map and two Conditional Use Permits.

Tentative Parcel Map (P10-00003) represents a request for the following:

1. To subdivide an approximately .83-acre site into two single-family residential lots pursuant to Article VI of the Oceanside Subdivision Ordinance. The proposed project is within the Residential Estate – B (RE-B) Zone District and as per the Oceanside Zoning Ordinance the minimum lot area in this zoning district is 10,000 square feet.

Conditional Use Permit (CUP10-00023) represents a request for the following:

3. To exceed the base density of 1.0 dwelling units per gross acre, pursuant to Section 1050(B) of the Oceanside Zoning Ordinance.

Density: The average number of residential dwelling units per gross developable acre of land expressed as "units per acre". Density is calculated by dividing the number of residential dwelling units by the total number of gross developable acres of land. Lands considered undevelopable per Section 1.25 of the Land Use Element of the General Plan shall not be included in density calculations.

Conditional Use Permit (CUP10-00024) represents a request for the following:

4. To permit panhandle access to Parcel 2, from Ivy Road pursuant to Section 1050(Y) the Oceanside Zoning Ordinance.

ANALYSIS

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

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

KEY PLANNING ISSUES

1. General Plan conformance

A. Land Use Element I. Community Enhancement

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

Objective 1.13 Neighborhood Character: To promote and reinforce the unique and positive attributes of individual neighborhoods of Oceanside while strengthening citywide goals, involvement, and identity.

Policy H: For lands within the Loma Alta, Fire Mountain, and South Oceanside Neighborhood Planning Areas that are designated Estate B (1 - 3.5 dwelling unit/acre) and with the corresponding zoning of Residential Estate – B (RE-B), a minimum lot size of 10,000 square feet as defined in the Zoning Ordinance shall be considered consistent with the underlying Land Use designation of Estate B Residential (EB-R).

The proposed residential subdivision is located within the Fire Mountain Neighborhood Planning Area identified within the General Plan. The General Plan Land Use Element acknowledged this change in character in 1988 and amended the General Plan Land Use Element text through General Plan Amendment (GPA-11-88) and in a manner that would allow for lots as small as 10,000 square feet in size, subject to approval of a Conditional Use Permit (CUP). The applicant has requested approval of a Tentative Parcel Map (P) and the required Conditional Use Permit for exceeding the base density, consistent with the pattern of development since 1988. Recent research and analysis of the Fire Mountain Neighborhood has revealed that approximately 751 of 1,226 Residential Estate – B lots or 61.3 percent within the planning area exist at a size of 13,800 square feet in size or less. The proposed subdivision will create two lots that are approximately 19,301 and 16,817 gross square feet in size; therefore, making the proposal consistent with the character and pattern of development in the area and the underlying land use designation.

Policy B: The area which includes the Fire Mountain single-family residential district shall ensure that the rustic and rural nature of the district is preserved and enhanced. A key to this objective is providing for:

1) Minimum lot sizes of 10,000 square feet or greater,
2) View preservation, and
3) Extensive landscaping

The proposed two-lot subdivision has taken Policy B into consideration, and is proposing to implement the three elements denoted above into the site planning and overall design of the development. This will be accomplished through the creation of

appropriately sized lots (lot 1: 19,301 gross sq.ft., and Lot 2: 16,817 gross sq.ft.), and through the requirement to obtain an Administrative Development Plan (ADP) that will ensure future development of the two parcels with custom homes that are sensitive to views and that are adequately landscaped is achieved. Furthermore, the General Plan Land Use Element establishes polices regarding residential densities and requires that subdivisions of land that proposes to exceed the established base densities shall be favorably considered if the overall residential project possesses an excellence of design features.

Although the proposed project does not include conceptual residential designs as part of this application overall review and approval, it is the requirement for each parcel to submit and gain approval of an Administrative Development Plan (ADP) that will ensure that the rustic and rural nature of the district is enhanced and that an excellence in design features is utilized.

The General Plan Land Use Map designation on the subject property is Estate B Residential (EB-R). The proposed project is consistent with this designation and compatible with surrounding lot sizes. Table 1 provides comparisons with adjacent lots.

Table 1 Land Use compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	EB-R	RE-B	Residential
North of the site	EB-R	RE-B	Residential
East of the site	EB-R	RE-B	Residential
South of the site	EB-R	RE-B	Residential
West of the site	EB-R	RE-B	Residential

The Fire Mountain Neighborhood is distinctive in Oceanside, because it is characterized by single unit-conventional (SU-C) developments, a lack of sidewalks and curbs, and subdivisions with panhandle lots. The architecture of the area is eclectic and frequently includes custom homes. The proposed subdivision of land will contribute to the character and image of the City of Oceanside as a safe, attractive desirable and well-balanced community in that it proposes residential lots that are larger than the typical 10,000-square foot lots in the Fire Mountain Neighborhood.

Staff further concludes that the design of the subdivision and the type of improvements proposed will not result in any serious public safety or health issues for the surrounding Fire Mountain neighborhood.

2. Zoning Compliance

This project is located within a Residential Estate-B (RE-B) designated zone district, and as conceptually proposed, will provide a pad area that is sensitive to the pattern of development within the surrounding area and that steps down off of Fire Mountain

Drive. The application does not include a proposal for development of the custom single-family residential structures at this time. Rather, future residential development on the proposed lots would require an Administrative Development Plan be approved by the City Planner. The following table summarizes the required and proposed development standards for the project site:

	REQUIRED STANDARDS	PROPOSED STANDARDS
LOT SIZE	10,000 sq. ft. (min)	Lot 1: 19,301 gross sq.ft. Lot 2: 16,817 gross sq.ft.
PARKING SPACES	2,500 + sq. ft. home 3-car garage Under 2,500 sq. ft. home 2-car garage	2,500 + sq. ft. home 3-car garage Under 2,500 sq. ft. home 2-car garage
SETBACKS	OZO	OZO
FRONT YARD	25-ft. (min)	Lot: 1 25-ft. Min. Lot:2 25-ft. Min.
SIDE YARD	7.5-ft. (min)	Lot: 1 10-ft. Min. Lot:2 10-ft. Min.
CORNER SIDE YARD	15-ft. (min)	Lot:1 N/A Lot:2 N/A
REAR YARD	20-ft. (min)	Lot: 1 20-ft. Min. Lot:2 20-ft. Min.
COVERAGE	35% (max)	35%
LOT WIDTH	70-ft. (min)	Lot:1 110ft Lot:2 114ft
HEIGHT	36-ft. (max)	ADP to Determine Max

The proposal to create two residential lots has been determined by staff to meet the intent of the regulations of the Zoning Ordinance for the Residential Estate –B (RE-B) zoned parcel, and subject to approval of an Administrative Development Plan (ADP) will ensure that future design and development of single family residential structures provides superior architectural features consistent with the pattern of development within the Fire Mountain Neighborhood.

3. Subdivision Ordinance

The proposed project is subject to the Subdivision Map Act and the Oceanside Subdivision Ordinance (Article VI. Subdivision of Four or Fewer Parcels).

A. Article VI Subdivision of Four or Fewer Parcels:
Pursuant to Section 600 of the Subdivision Ordinance, the proposed Tentative Parcel Map has been prepared to the satisfaction of the City Engineer, and as conditioned would allow for a two-lot subdivision of an existing .83-acre parcel into two parcels as follows: (lot 1: 19,301 gross sq.ft., and Lot 2: 16,817 gross sq.ft.,).

DISCUSSION

Issue: Project Compatibility with the Existing Neighborhood Character: The proposed subdivision has been determined by staff to be consistent with the overall character of the Fire Mountain Neighborhood to provide large estate type lots with custom single-family homes. The subject project would provide additional housing stock for independent ownership consistent with the City's Zoning Ordinance and General Plan vision to provide for an estate type development. Although a varied mix of architectural designs exists throughout the Fire Mountain Community, no one neighborhood design characteristic dominates future direction on architectural design. In order for the project to be compatible with the neighborhood character, the project has been conditioned to process an Administrative Development Plan prior to developing the newly created lots with single-family residences.

Recommendation: Staff finds and recommends that the Planning Commission concur with staff that the overall conceptual site design of the project is consistent with the existing neighborhood character, and compatible with the surrounding developed area of Fire Mountain.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based upon that review, staff finds that the proposed project constitutes a division of property in an urbanized area zoned for residential into four or fewer parcels, and the project is categorically exempt, Class 15, "Minor Land Divisions" (Section 15315).

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals/organizations requesting notification, applicant, and interested parties. As of November 8, 2011, no communication supporting or opposing the request had been received.

SUMMARY

The proposed Tentative Parcel Map (P10-0003) and Conditional Use Permits (CUP10-00023 and CUP10-00024) are consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project is compatible in terms of density and site design with the surrounding neighborhood. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

-- Move to approve Tentative Parcel Map (P10-0003) and Conditional Use Permits (CUP10-00023 and CUP10-00024) by adopting Planning Commission Resolution No. 2011-P42 as attached.

PREPARED BY:

Richard Greenbauer
Senior Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

Attachments:

1. Planning Commission Resolution No. 2011-P42
2. Plans/Site Map

PLANNING COMMISSION
RESOLUTION NO. 2011-P42

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP AND TWO CONDITIONAL USE PERMITS ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO:	P10-00003, CUP10-00023, CUP10-00024
APPLICANT:	Paul and Jennifer Ho
LOCATION:	Southeast Corner of Fire Mountain Dr. and Ivy Road

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting approval of a Tentative Parcel Map and two Conditional Use Permits under the provisions of Articles 10, 41 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

a two-lot subdivision, that exceeds the base density for the RE-B District and has panhandle access to lot 2;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 14th day of November, 2011 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt per Article 19 Section 15315 "Minor Land Divisions" from further environmental review;

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

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

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
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	$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot residential
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically $4,597 per unit.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically $6,313 per unit.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically $4,326 per unit.
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code	$1,000 per development project + $100 per unit plus $10,275 per unit

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:

FINDINGS:

For the Tentative Parcel Map (P10-00003):

1. That the proposed Tentative Parcel Map is consistent with the General Plan of the City by meeting and exceeding lot size requirements and other applicable provisions of the Zoning Ordinance and the Subdivision Ordinance.

    - The Fire Mountain Neighborhood Planning Area is designated Estate B (1 - 3.5 dwelling unit/acre) and with the corresponding zoning of Residential Estate – B (RE-B), a minimum lot size of 10,000 square feet as defined in the Zoning Ordinance shall be considered consistent with the underlying Land Use designation of Estate B Residential (EB-R). The subject subdivision would create two lots that are approximately 19,301 and 16,817 gross square feet in size respectively.

2. That the site is physically suitable for the type and proposed density of development by providing lot areas consistent with the Fire Mountain Neighborhood Planning Area.

- The proposed subdivision will create two lots that are approximately 19,301 and 16,817 gross square feet in size; therefore, making the proposal consistent with the character and pattern of development in the area and the underlying land use designation.

3. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat and has been categorically exempted from review under the California Environmental Quality Act.

- The proposed subdivision would not involve any removal of sensitive habitat and proposes only minimal grading necessary to create buildable pad areas for the two lots.

4. That the design of the subdivision or the type of improvements meets City standards and will not conflict with easements, acquired by the public at large, for access through or the use of property within the proposed subdivision.

- The proposed subdivision that would involve use of a flaglot shared drive way access easement is for private purposes only and would not conflict with the public right-of –way along Ivy Road.

5. That the subdivision complies with all other applicable ordinances, regulations and guidelines of the City of Oceanside.

- The proposed subdivision would not involve any variances from the regualtions established at the time of this approval and subject to approval of an Administrative Development Plan (ADP) would ensure that future development implements superior architectural desing features as required by the City's ordinances and regulations.

<u>For the Conditional Use Permit – For exceeding base density (CUP10-00023)</u>:

1. The subject property is zoned RE-B with a corresponding Land Use designation of Estate-B Residential (1-3.5 dwelling units per acre). The density of 2.4 dwelling units per acre is consistent with the density range of 1–3.5 dwelling units per acre established by the Residential Estate–B designation and through a requirement to process an

Administrative Development Plan will ensure that future developments implement and posess an excellence in design features.

2. The location of the conditional use permit and proposed conditions under which the Tentative Parcel Map will be implemented will not cause detriment to the public health safety or welfare of persons residing or working in or adjacent to the neighborhood of such use or to properties or improvements in the vicinity. The proposed two lot subdivison will imrpove the right-of-way areas adjacent to the site and will not result in any development that would be unsafe for the persons residing or working in the area.

3. The Tentative Parcel Map has been adequately conditioned and designed to comply with applicable requirements of the Zoning Ordinance. Approval of an Administrative Development Plan prior to each parcels development will ensure zoning ordinance compliance.

For the Conditional Use Permit - Panhandle access (C10-00024):

1. The proposed use of a panhandle access design to serve parcel 2 and the proposed location of the easements are in accord with the objectives of the Zoning Ordinance and the purposes of the districts in which they are located. The proposed access design will be consistent with the rural and rustic pattern of development found throughout the Fire Mountain neighborhood and meets the development standards from access driveways as specified in the Oceanside Zoning Ordinance Section 3100.

2. The use of panhandle access design, and the proposed conditions under which they would be established 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 proposed panhandle access design is consistent with the surrounding developed area and does not propose site distance issues relative to entering and exiting off of the proposed 20'-0" wide private access road.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Tentative Parcel Map (P10-00003) and Conditional Use Permits (CUP10-00023 & CUP10-00024) subject to the following conditions:

Engineering:

1. For the demolition of any existing structure or surface improvements; grading plans shall be submitted and erosion control plans be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.
2. Vehicular access rights to Fire Mountain Drive shall be relinquished to the City from parcel one except for the proposed project driveway.
3. All right-of-way alignments, street dedications, exact geometrics and widths shall be dedicated and constructed or replaced as required by the City Engineer.
4. Design and construction of all improvements shall be in accordance with the City of Oceanside Engineers Design and Processing Manual, City Ordinances, and standard engineering and specifications of the City of Oceanside and subject to approval by the City Engineer.
5. Prior to approval of the parcel map or any increment, all improvement requirements, within such increment or outside of it if required by the City Engineer, shall be covered by a subdivision agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.
6. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian ramps and sidewalk within the project, or adjacent to the project boundary that are damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.
7. Proof of legal access to Fire Mountain Road and Ivy Road shall be provided prior to the recordation of parcel map. Proof of legal access to parcel two from the existing twenty feet (20') easement shall be provided prior to recordation of parcel map.
8. The owner/developer shall provide public street dedication for Ivy Road and Fire Mountain Road if required to serve the property to the satisfaction of the City Engineer.
9. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City of Oceanside as required. The owner/developer shall provide documentary proof satisfactory to the City of Oceanside that such easements or other

interest in real property have been obtained prior to the approval of parcel map or /issuance of any grading, building, or improvement permit for this project. Additionally, the City of Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the owner/developer, as applicable.

10. Pursuant to the State Map Act, improvements shall be required at the time of development. A Declaration of Covenants, Conditions and Restrictions (DCC&R) is required prior to the recordation of parcel map, and will be reviewed and approved by the City Attorney. The Declaration of Covenants, Conditions and Restrictions (DCC&R) shall be recorded attesting to these improvement conditions prior or concurrent with the recordation of parcel map.

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

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

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

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

15. Prior to the issuance of a grading permit, the owner/developer shall notify and host a neighborhood meeting with all of the area residents located within 300 feet of the project site, to inform them of the grading and construction schedule, and to answer questions.

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

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

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

c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. An alternate parking site can be considered by the City Engineer in the event that the lot size is too small and cannot accommodate parking of all motor vehicles.

d) The owner/developer shall complete a haul route permit application (if required for import/export of dirt) and submit to the City of Oceanside Engineering Division 48 hours in advance of beginning of work. Hauling operations (if required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

17. A traffic control plan shall be prepared according to the City traffic control guidelines and approved to the satisfaction of the City Engineer prior to the start of work within the public right-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control

Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

18. Fire Mountain Drive shall be constructed with curbs and gutters and sidewalk. New offsite pavement taper transitions, east and west of the proposed driveways shall be constructed in accordance with the City of Oceanside Engineers Design standards.

19. Fire Mountain Drive along property frontage shall provide a minimum of 10 feet parkway between the face of curb and the right of way line. New sidewalk improvements along the property frontage on Fire Mountain Road shall comply with ADA requirements.

20. Sight distance requirements at the project driveway on Fire Mountain Road and at twenty feet existing access easement to parcel two shall conform to the corner sight distance criteria as provided by SDRSD, DS-20A and or DS-20B.

21. Pavement sections for Fire Mountain Drive and private driveway (20' easement) to parcel two and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the owner/developer's/owner's soil engineer and must be in compliance with the City of Oceanside Engineers Design and Processing Manual and be approved by the City Engineer, prior to paving.

22. Prior to approval of the grading plans, the owner/developer shall contract with a geotechnical engineering firm to perform a field investigation of the existing pavement on Fire Mountain Road adjacent to the project boundary. The limits of the study shall be half-street plus twelve (12) feet along the project's frontage. The field investigation shall include a minimum of one pavement boring per every one fifty_(50')_linear feet of street frontage. Should the existing AC thickness be determined to be less than the current minimum standard for AC and Class II Base as set forth in the table for City of Oceanside Pavement Design Guidelines in the City of Oceanside Engineers Manual, the Owner/developer shall remove and reconstruct the pavement section as determined by the pavement analysis submittal process detailed in the condition listed below.

23. Upon review of the pavement investigation, the City Engineer shall determine whether the Owner/developer shall: 1) Repair all failed pavement sections, header cut and grind per the direction of the City Engineer, and construct a two (2) inch thick rubberized AC overlay; or 2) Perform R-value testing and submit a study that determines if the existing pavement meets current City standards/traffic indices. Should the study conclude that the pavement

does not meet current requirements, rehabilitation/mitigation recommendations shall be provided in a pavement analysis report, and the owner/developer shall reconstruct the pavement per these recommendations, subject to approval by the City Engineer.

24. The drainage design shown on the preliminary grading plan and the drainage report for this tentative parcel map is conceptual only. The final drainage report and drainage design shall be based upon a hydrologic/hydraulic study that is in compliance with the latest San Diego County Hydrology and Drainage Manual to be approved by the City Engineer during final engineering. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

25. There shall be no drainage discharge directed to adjacent properties. In particular there shall be no drainage runoff directed or discharged from parcels one and two to adjacent properties. The owner/developer shall place a covenant on the title sheet of the parcel map agreeing to the following: "The present or future owner (s) shall indemnify and save the City of Oceanside, its officers, agents, and employees harmless from any and all liabilities, claims arising from any flooding that occurs on this site."

26. All new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be placed underground per Section 901.G. of the Subdivision Ordinance (R91-166) and as required by the City Engineer and current City policy.

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

28. The approval of the project shall not mean that proposed grading or improvements on adjacent properties (including any City properties/right-of-way or easements) is granted or guaranteed to the owner/developer. The owner/developer is responsible for obtaining permission to grade to construct on adjacent properties. Should such permission be

denied, this tentative parcel map shall be subject to going back to the public hearing or subject to a substantial conformity review.

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

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

31. The owner/developer shall comply with the provisions of National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ. The General Permit continues in force and effect until a new General Permit is issued or the SWRCB rescinds this General Permit. Only those owner/developers authorized to discharge under the expiring General Permit are covered by the continued General Permit. Construction activity subject to the General Permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation that results in land disturbances of equal to or greater than one acre. The owner/developer shall obtain coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining a Waste Discharge Identification Number (WDID#) from the State Water Resources Control Board (SWRCB). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP shall be maintained on the project site at all

times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The owner/developer is required to retain records of all monitoring information, copies of all reports required by this General Permit, and records of all data used to complete the NOI for all construction activities to be covered by the General Permit for a period of at least three years from the date generated. This period may be extended by request of the SWRCB and/or RWQCB.

32. Following approval of the Storm Water Mitigation Plan (SWMP) by the City Engineer and prior to issuance of grading permits, the owner/developer shall submit and obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated responsible party to manage the storm water BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a non-refundable cash (or certificate of deposit payable to the City), or an irrevocable, City-Standard Letter of Credit security to provide maintenance funding in the event of noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall provide the City with access to site for the purpose of BMP inspection and maintenance by entering into an Access Rights Agreement with the City. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The owner/developer shall retain records for a minimum of 5 years. The records shall be made available to the City upon request.

33. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. A non-refundable Security in the form of cash (or certificate of deposit payable to the City) or an irrevocable, City Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the non-refundable security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of $25,000. The owner/developer's civil engineer shall prepare the O&M cost estimate.

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

35. The Agreement shall include a copy of executed onsite and offsite access easement and or access rights necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M Plan approved by the City Engineer.

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

37. The owner/developer shall provide a copy of the title/cover page of an approved SWMP with the first engineering submittal package. If the project triggers the City's Stormwater requirements but no approved Stormwater document (SWMP) exists, the appropriate document shall be submitted for review and approval by the City Engineer. The SWMP shall be prepared by the owner/developer's Civil Engineer. All Stormwater documents shall be in compliance with the latest edition of submission requirements.

38. Provide the City of Oceanside with a certification from each public utility and each public entity owning easements within the proposed project stating that: (a) they have received from the owner/developer a copy of the proposed map; (b) they object or do not object to the filing of the map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the map when required by the governing body. In addition, the owner/developer shall furnish proof to the satisfaction of the City Engineer that no new encumbrances have been created that would subordinate the City's interest over areas to be dedicated for public road purposes since submittal of the project.

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

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

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

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

Building:

43. B001 Construction shall comply with the current addition edition of the California Codes.

44. B002 Construction hours are limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.

45. B003 California Residential Code requires each new one and two family dwellings to install an Automatic Fire Sprinkler System designed and installed in accordance with CRC Section R 313.3 or NFPA 13D.

46. B004 All new one and two family dwellings shall comply with the current California Green Code.

Fire Prevention:

47. F002 Fire Department requirements shall be placed on plans in the notes section.

48. F007 All proposed and existing fire hydrants within 600 feet of the project shall be shown on the site plan.

49. F013 All weather access roads shall be installed and made serviceable prior to and maintained during time of construction.

50. F014 A fire apparatus access road shall be provided within 150 feet of all exterior walls of the first floor of the building. The route of the fire apparatus access road shall be approved by the Fire Department. The 150 feet is measured by means of an unobstructed route around the exterior of the building.

51. F015 Apparatus access roads shall have a minimum unobstructed width of 20 feet. A minimum vertical clearance of 14 feet shall be provided for the apparatus access roads. Fire Department access roadway turnaround must comply with California Fire Code Appendix D.

52. F021 Private driveway less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per Vehicle Code Section 22500.1. Any markings, signs and/or fire lane identification shall be in accordance with the Fire Department Standard Guidelines for Emergency Access.

53. F027 An approved fire sprinkler system must be installed throughout the residential buildings. The system shall be designed per N.F.P.A. 13D.

54. F049 The gradient for a fire apparatus access roadway shall not exceed 12 percent.

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Planning:

55. This Tentative Parcel Map (P10-00003) shall expire two years from the effective date of the Planning Commission action, unless a time extension is granted by the Planning Commission.

56. Conditional Use Permits (CUP10-00023 & CUP10-00024) shall expire on November 14, 2013, unless implemented as required by the Zoning Ordinance or a time extension is granted by the Planning Commission.

57. The Tentative Parcel Map and the two Conditional Use Permits approve only a two-lot subdivision, for exceeding base density, and panhandle access as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without City Planner approval. Substantial deviations shall require a revision to the Tentative Parcel Map and Conditional Use Permits.

58. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Tentative Parcel Map (P10-00003) and Conditional Use Permits (CUP10-00023 & CUP10-00024). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

59. All single-family dwelling units shall dispose of or recycle solid waste in a manner provided for in City Code Section 13.3.

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

61. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19, Section 20.25 of the City Code) shall be

reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

62. Prior to the transfer of ownership of the property the applicant shall provide a written copy of the applications, staff report(s), and resolution(s) to the new owner(s). This notification's provision shall run with the life of the Tentative Parcel Map and shall be recorded as a covenant on the property.

63. Failure to meet any conditions of approval for this residential subdivision shall constitute a violation of the Tentative Parcel Map (P10-00003) and Conditional Use Permits (CUP10-00023 & CUP10-00024).

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

65. Pursuant to General Plan Objective 1.24, Policy R, topsoil from excavated areas shall be stockpiled for reuse on the site where appropriate.

66. Pursuant to General Plan Objective 1.24, Policy Q, as construction proceeds groundcover shall be re-established and or planted new as early as possible.

67. Panhandle access ways shall have recorded joint maintenance agreements and cross easements for use.

68. The developer is prohibited from entering into any agreement with a cable television franchisee of the City which gives such franchisee exclusive rights to install, operate, and or maintain its cable television system in the development.

69. This Tentative Parcel Map is subject to the provisions of Chapter 14C of the City Code regarding Inclusionary Housing.

70. Pursuant to Article 43, Development Plan(s) shall be submitted, processed, and approved for Parcels 1 and 2 of the Tentative Parcel Map prior to the issuance of building permits for each lot. The Development on each lot shall provide superior architectural,

landscaping design and materials compatible with those found within the Fire Mountain Neighborhood Planning Area. Front yard landscaping shall be provided by the developer of each lot and shall be shown on each Development Plan application.

71. Building floor plans, elevations, architectural style and color and materials palette on the design of structures on each lot shall differ from but compliment development on adjoining parcels.

72. Development on Parcels 1 and 2 created by this Tentative Parcel Map shall meet the following design guidelines:

a) Use of retaining walls shall be avoided. Where use of retaining walls cannot be avoided, such walls shall be screened to the maximum extent possible and use of plantable walls shall be employed as part of the design solution.

b) Structures shall complement the surrounding natural and built environment in pattern, function, scale, character and materials.

c) Variable structural setbacks shall be provided along vehicle access routes and between adjoining properties in order to establish different patterns of open space, thereby achieving an aesthetically pleasing building frontages and minimizing privacy loss between dwellings.

d) Garages shall be designed to be subordinate to the main dwelling. Garages with side entries, split, recessed garages or motor courts are required.

e) Garage doors shall incorporate multi-panel designs, windows or architectural detailing to reduce their impact and scale.

f) Garage frontages shall be setback from the dwelling's first story façade. Garages may project in front of the dwelling only if they occupy no more than 50 percent of the building frontage and incorporate at least one of the following mitigating design features: (i) A porch not less than 12 feet wide and 8 feet deep in front of the living area; or (ii) A trellis and or arbor extending not less than 2 feet beyond the front of the garage; or (iii) A balcony above the garage with a trellis or roof along the garage frontage.

g) A minimum 15-foot wide landscaped planting area shall be provided between adjacent driveways to minimize adverse visual impacts from expansive driveway surfaces.

h) Walls and fences visible from public right-of-ways shall be architecturally enhanced and complimented by adjoining, tiered landscaping.

i) Pursuant to General Plan Objective 1.24, Policy M, permeable (and all weather) surfaces shall be used to pave driveways and the panhandle easement to the satisfaction of the City Engineer and City Planner. The use of impervious surfacing shall be limited and shall be designed to support the natural drainage system.

j) The type and location of site and building lighting shall preclude direct glare onto adjoining properties and streets.

k) Dwelling structures shall be designed to compliment, yet be distinguishable from adjacent structures. Buildings shall relate in terms of mass but utilize different form and detail compositions to create a unique design statement. The same building elevations shall not be repeated within the subdivision.

l) One story architectural elements and massing shall be incorporated into two-story building designs to the greatest extent possible. Where two-story building massing occurs, one or more of the following features should be used to soften the visual impact of a two-story wall surface: (1) variety of hip and gable roofs; (2) arbors, trellises and shade structures; (3) balconies; and (4) cantilevered building elements.

m) Roof designs shall be compatible in terms of type, slope, size, materials and colors to surrounding residential structures. Flat roofs are discouraged, unless they are appropriate to the selected architectural style.

n) All building elevations shall be architecturally enhanced. The selected architectural design shall be consistently employed on all building elevations.

o) Unarticulated building wall planes and monolithic forms are prohibited. Use of horizontal and vertical massing offsets is required.

p) Selection and application of building materials and colors shall take into consideration and relate to surrounding development. Use of colors that reduce and eliminate reflectivity and blend structures into the terrain is recommended.

q) Materials shall stylistically compliment architectural details. Frequent changes in materials shall be avoided. Changes in colors and materials shall occur at interior corners and shall coincide with vertical and horizontal wall plane changes.

r) Landscaping shall frame, soften and embellish the quality of the residential environment, buffer residences from noise and enhance privacy. Tiered planting shall be used to enhance the character of the project. Preservation of existing vegetation, to the maximum extent possible, and effective integration within the overall landscaping plan shall be required.

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

74. An archaeologist and a Native American monitor shall be present for a pre-grade meeting to discuss the monitoring program with the grading contractor, City staff and the developer. The archaeologist and the Native American monitor may determine, in coordination with City staff, that the full-time presence of a monitor is not required, that checking the grading at regular intervals is sufficient. Alternatively, they may determine that an archaeologist and a Native American monitor be on-site during grading and trenching within the project area.

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

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

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

Water Utilities:

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

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

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

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

82. Residential units shall be metered individually. Private utility systems for residential developments are not allowed.

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

83. The existing water main in Fire Mountain Drive shall be upsized to 8-inch to comply with current design standards as stated in the Water Design Manual.

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

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

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

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

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

88. All Water Utilities Fees are due at the time of building permit issuance per City Code Section 32B.7, unless the developer/applicant applies and is approved for a deferral of all fees per City of Oceanside Ordinance No. 09-OR0676-1.

The following conditions of approval shall be met prior to occupancy.

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

PASSED AND ADOPTED Resolution No. 2011-P42 on November 14, 2011 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

_____

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2011-P42.

Dated: November 14, 2011

Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may be required as stated herein:

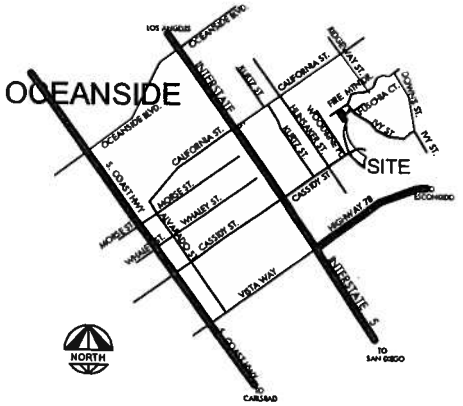
_____ _____

Applicant/Representative Date

TENTATIVE PARCEL MAP P10-00003
FIRE MOUNTAIN DRIVE/IVY ROAD

GENERAL NOTES

1.	TOTAL ACREAGE/SQUARE FOOTAGE:	PARCEL 1 = 19,301 SQ. FT./0.44 AC PARCEL 2 = 16,813 SQ. FT./0.39 AC TOTAL = 0.83 ACRES
2.	EXISTING ZONING:	RESIDENTIAL ESTATE 8 (RE-8)
3.	PROPOSED ZONING:	RESIDENTIAL ESTATE 8 (RE-8)
4.	NUMBER OF LOTS:	TWO (2)
5.	NUMBER OF DWELLING UNITS:	TWO (2)
6.	DENSITY:	2.47 DU/ACRE
		PROPOSED PARCEL 1 = 0.44 AC 19,301 SQ. FT. GROSS 0.44 AC 19,301 SQ. FT. NET
		PROPOSED PARCEL 2 = 0.39 AC 16,617 SQ. FT. GROSS 0.35 AC 15,366 SQ. FT. NET
7.	CONTOUR INTERVALS:	1 FOOT
8.	MAXIMUM SLOPE GRADIENT:	2:1
9.	PERCENT OF REQUIRED LANDSCAPE:	12%
10.	PROPOSED LANDSCAPING (PERCENT):	PARCEL 1 6,491 SQUARE FEET - 34% PARCEL 2 5,471 SQUARE FEET - 33%
11.	OFF-STREET PARKING REQUIRED:	4 PER CODE (COVERED)
12.	OFF-STREET PARKING PROPOSED:	6 (COVERED)
13.	AMOUNT OF GRADING PROPOSED (BOTH PARCELS):	1,000 CUBIC YARDS (CUT), 900 CUBIC YARDS (FILL)
14.	GENERAL PLAN DESIGNATION:	RESIDENTIAL ESTATE 8 (RE-8)
15.	TOPOGRAPHIC SOURCE:	TOPOGRAPHIC SURVEY PERFORMED BY: TYE CONSULTANTS. TOPOGRAPHY FLOWN BY AIRAS GEOSPATIAL ON MARCH 15, 2010 IN ACCORDANCE WITH NATIONAL MAPPING STANDARD REQUIREMENTS.
16.	MINIMUM LOT AREA:	10,000 SQUARE FEET
17.	EXISTING LAND USE:	VACANT LAND
18.	PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL DWELLING
19.	SEWER DISTRICT:	CITY OF OCEANSIDE
20.	WATER DISTRICT:	CITY OF OCEANSIDE
21.	SCHOOL DISTRICT:	OCEANSIDE UNIFIED SCHOOL DISTRICT
22.	DRAINAGE STUDY PREPARED BY	JOHN MAASHOFF, P.E. 61909
23.	EXISTING SITE AVERAGE SLOPE	6.3%



VICINITY MAP
N.T.S.
THOMAS BROS 1106 - E2

RECEIVED
SEP 20 2011
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

SHEET INDEX

TENTATIVE PARCEL MAP	1 OF 2
TENTATIVE PARCEL MAP	2 OF 2

ENGINEER OF WORK:
JOHN MAASHOFF, P.E. 61909
P.O. BOX 846
CARDIFF, CA 92007
PHONE: 760-271-4845
PREPARED BY:

JOHN MAASHOFF, P.E. 61909 DATE

REGISTERED PROFESSIONAL ENGINEER — JOHN MAASHOFF — No. C 61909 (Exp. 9/30/12) — CIVIL — STATE OF CALIFORNIA

APPLICATION DESCRIPTION:
PROPOSED A TENTATIVE PARCEL MAP TO CREATE (2) SINGLE FAMILY PARCELS FROM AN EXISTING VACANT PARCEL BEING 0.83 ACRE M.O.L.

A.P.N:
156-190-42

OWNER:
PAUL HO & JENNIFER HO, HUSBAND AND WIFE AS JOINT TENANTS
502 E. TALLGRASS DRIVE
APPLETON, WI 54913
PHONE: (920) 882-8889

SUBDIVIDER/APPLICANT:
DR. PAUL & JENNIFER HO
502 E. TALLGRASS DRIVE
APPLETON, WI 54913
PHONE: (920) 882-8889

SITE ADDRESS:
FIRE MOUNTAIN DRIVE
OCEANSIDE, CA 92057
IVY ROAD
OCEANSIDE, CA 92057

LEGAL DESCRIPTION:
PARCEL 2, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AT PAGE 5784 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO TOGETHER WITH A PORTION OF LOT 20 OF NORTH CARLSBAD, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1807, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 24, 1912 & ALSO BEING CERTIFICATE OF COMPLIANCE DOCUMENT NO. 2009-671457-9 RECORDED DECEMBER 28, 2009 IN THE COUNTY RECORDER OF SAN DIEGO COUNTY.

GEOTECHNICAL REPORT:
VINJE & MIDDLETON ENGINEERING, INC
MALCOM VINJE, PRESIDENT
2450 AURO PARK WAY
ESCONDIDO, CA 92029
PHONE: (760) 743-7214
FAX: (760) 739-0343
PROJECT NO.: #10-1787
REPORT DATES: 5/25/2010

LEGEND
- FLOW OF DRAINAGE
- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- 2:1 SLOPE - (CUT)
- 2:1 SLOPE - (FILL)
- 3:1 SLOPE OR DESIGNATION
- TRANSITION PAVING AREA
- EX. WATER LINE
- PR. WATER LINE
- EX. SEWER LINE
- PR. 4" SEWER LATERAL
- PR. CONCRETE PAVING
- CURB & GUTTER
- EX. PROPERTY LINES
- TOPOGRAPHY CONTOUR LINES
- CENTERLINE OF STREET
- PR. SEWER CONNECTION (LATERAL)
- PR. WATER METER BOX CONNECTION
- PR. BACKFLOW PREVENTOR
- EX. OVERHEAD ELECTRICAL POWERLINE & POLE
- PR. OVERHEAD ELECTRICAL POWERLINE & POLE
- PR. UNDERGROUND POWERLINE
- ELEVATION POINT INDICATORS
- AREA OF NEW PAVEMENT (STREET IMPROVEMENT XXX SF)
- AREA OF STREET IMPROVEMENTS(EX. PVMT. REHABILITATION)
- PR. BIO-TREATMENT INFILTRATION BASIN / SWALE
- RIP-RAP ROCK

C10-00023, C10-00024

SHEET 1		2 SHEETS

TENTATIVE PARCEL MAP
IVY ROAD AND FIRE MOUNTAIN DRIVE
OCEANSIDE, CA

ENGINEER OF WORK: JOHN MAASHOFF P.E. 61909 DATE | Checked by: Approved Date: | PLAN NUMBER

DATE: 09-15-11

Ralph Gonzales Consulting

PRELIMINARY GRADING AND DRAINAGE PLAN
FIRE MOUNTAIN DRIVE/IVY ROAD

GENERAL NOTES FOR ALL IMPROVEMENT PLANS

1. THE CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC TELEPHONE AND TELEGRAPH COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. ALL TELEPHONE SERVICES WITHIN THE SUBDIVISION ARE UNDERGROUND INSTALLATION. FOR LOCATION OF ELECTRIC CABLE, GAS PIPING AND TELEPHONE CABLES AND APPURTENANCES, CONTACT UNDERGROUND SERVICE ALERT 1-800-422-4133. ALSO REFER TO CITY STANDARD.
2. A PERMIT SHALL BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT FOR WORK WITHIN EXISTING CITY RIGHTS-OF-WAY.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF OCEANSIDE ENGINEERING DEPARTMENT 48 HOURS PRIOR TO STARTING WORK SO THAT INSPECTION MAY BE PROVIDED. (TELEPHONE NUMBER: (760) 435-5081)
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS), THE SAN DIEGO COUNTY REGIONAL STANDARD DRAWINGS AND CITY OF OCEANSIDE ENGINEER'S MANUAL.
5. PAVEMENT SECTIONS SHOWN, ARE TO BE VERIFIED BY 'R' VALUE TESTS (TEST METHOD NO. CALIFORNIA 301) AND PAVEMENT DESIGN REPORT, TO BE SUBMITTED BY SOILS ENGINEER AFTER UNDERGROUND UTILITIES CONSTRUCTION IS COMPLETE, FOR CITY ENGINEER'S APPROVAL.
6. ALL METALS PLACED IN THE GROUND SHALL BE ENCASED IN 2" OF NEUTRAL SAND.
7. CONSTRUCTION EXPANSION JOINTS IN CURB AND GUTTER AS RETURNS AND AS DRIVEWAY INTERSECTIONS IS REQUIRED PER G-9 AND G-10 (S.D.R.S.D.)
8. ALL UNDERGROUND UTILITIES LATERALS SHALL BE INSTALLED BEFORE CONSTRUCTION OF CURBS, CROSS GUTTERS, OR SURFACING OF THE STREETS AND SHALL BE MARKED FOR EASY LOCATION. THE ENGINEER OF WORK SHALL CERTIFY ALL IMPROVEMENTS TO WITHIN .1' OF THE DESIGN.
9. IS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN EXCAVATION PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY AND ADHERE TO ALL PROVISIONS OF THE STATE CONSTRUCTION SAFETY ORDERS.
10. SOILS REPORTS ON ALL TRENCHES SHALL BE SUBMITTED TO THE ENGINEER OR WORK AND THE CITY ENGINEER BY THE SOILS ENGINEER OR RECORD, WHICH CERTIFIES THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH EARTHWORK SPECIFICATIONS AND CITY OF OCEANSIDE SPECIFICATIONS AND GRADING ORDINANCE.
11. BLUE FIRE HYDRANT MARKERS SHALL BE PLACED ON THE PAVEMENT PER CITY OF OCEANSIDE STANDARD DRAWING M-12.
12. TRAFFIC CONTROL THAT BE IN ACCORDANCE WITH THE CURRENT STATE OF CALIFORNIA MANUAL OF TRAFFIC CONTROLS.
13. CENTERLINE MONUMENTS SHALL BE INSTALLED AS THE EC AND BC OF ALL CURVES, AT THE CENTERLINE INTERSECTION OF ALL STREETS WHERE MONUMENTS ARE NOT SHOWN ALONG, AT THE DOUBLE POINT OF CONCENTRIC CUL-DE-SACS, AND AT THE ANGLE POINT OF OFFSET CUL-DE-SACS, PER S.D.R.S.D. M-10 AND M-11.
14. ALL EXISTING IMPROVEMENTS INCLUDING CURB AND GUTTERS, SIDEWALKS, ASPHALT CONCRETE OR P.C.C. PAVING, WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT, SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY ENGINEER, INCLUDING NECESSARY SAWCUTTING, REMOVAL, REPLACEMENT, AND CAPPING.
15. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS OR SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE CITY ENGINEER.
16. STRIPING SHALL BE DONE BY THE CONTRACTOR AT DEVELOPER'S EXPENSE UNLESS OTHERWISE DIRECTED.
17. TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL NOT BE APPLIED OVER EXISTING STRIPES THAT ARE TO BE REMOVED. EXISTING STRIPES SHALL BE FIRST REMOVED BY SANDBLASTING BEFORE ANY NEW APPLICATION.
18. REFLECTIVE PAVEMENT MARKERS TO BE INSTALLED BY CONTRACTOR ON PERMANENT STRIPING. ALL STREET SIGNS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. SIGN SPECIFICATIONS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF OCEANSIDE STANDARD DRAWING T-3 AND THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION SPECIFICATION FOR REGULATORY, WARNING AND GUIDE SIGNS.
19. PATCHING OF TIDEWALK & NOT PERMITTED.
20. DAMAGED, GOUGED, BROKEN, OR GRAFFITI-MARRIED SECTIONS, OF CURB, GUTTER OR SIDEWALK SHALL BE REMOVED AND REPLACED.
21. A MINIMUM REPLACEMENT SECTION TO BE AT LEAST EQUAL TO SCORE MARK TO SCORE MARK (TYPICALLY 5' X 5'). FOR SIDEWALKS EXCEEDING 5' WIDTH, REPLACEMENT IS TO BE FULL WIDTH SQUARED TO THE NEXT SCORE MARK.
22. A MINIMUM REPLACEMENT SECTION TO BE AT LEAST EQUAL TO SCORE MARK TO SCORE MARK (TYPICALLY 5'X5'). FOR SIDEWALKS EXCEEDING 5' WIDTH, REPLACEMENT IS TO BE FULL WIDTH SQUARED TO THE NEXT SCORE MARK.

FIRE PREVENTION NOTES

ALL PROPOSED AND EXISTING FIRE HYDRANTS WITHIN 600 FEET OF THE PROJECT SHALL BE SHOWN ON THE SITE PLAN.

ALL WEATHER ACCESS ROAD SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE MAINTAINED DURING TIME OF CONSTRUCTION.

A FIRE APPARATUS ROAD SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR OF THE BUILDING. THE ROUTE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE 150 FEET IS MEASURED BY THE MEANS OF AN UNOBSTRUCTED ROUTE AROUND THE EXTERIOR OF THE BUILDING.

APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET. A MINIMUM VERTICAL CLEARANCE OF 14 FEET SHALL BE PROVIDED FOR THE APPARATUS ACCESS ROADS. FIRE DEPARTMENT ACCESS ROADWAY TURNAROUND MUST COMPLY WITH CALIFORNIA FIRE CODE APPENDIX D.

PRIVATE DRIVEWAY LESS THAN 32 FEET WIDE SHALL BE POSTED "NO PARKING FIRE LANE" PER VEHICLE CODE SECTION 22500.1. ANY MARKINGS, SIGNS AND/OR FIRE LANE IDENTIFICATION SHALL BE IN ACCORDANCE WITH THE FIRE DEPARTMENT STANDARD GUIDELINES FOR EMERGENCY ACCESS.

AN APPROVED FIRE SPRINKLER SYSTEM MUST BE INSTALLED THROUGHOUT THE RESIDENTIAL BUILDINGS. THE SYSTEM SHALL BE DESIGNED PER N.F.P.A. 130.

THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT EXCEED 12%.

GRADING PLAN DESIGN NOTES

1. ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY'S CURRENT GRADING ORDINANCE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS) AND THE 'SAN DIEGO AREA REGIONAL STANDARD DRAWINGS', AS AMENDED BY THE CITY SUPPLEMENTS, AND THE EARTHWORK SPECIFICATIONS ATTACHED TO THE "PRELIMINARY SOILS REPORTS".
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING, FOR SLOPE STABILIZATION OF ALL EMBANKMENTS OVER 3 FEET IN HEIGHT, WITHIN 45 DAYS OF COMPLETION OF PRELIMINARY GRADING. PERMANENT IRRIGATION SYSTEMS SHALL BE INSTALLED FOR ALL EMBANKMENTS OVER 3 FEET IN HEIGHT (AND FOR ALL SLOPES ALONG MAJOR STREETS). LANDSCAPING SPECIFICATIONS, AND PLANS AS REQUIRED, SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF THE GRADING PERMIT. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SLOPE STABILIZATION LANDSCAPING UNTIL RELEASE OF THE GRADING BOND OR UNTIL INDIVIDUAL LOTS (OR IMPROVEMENTS) CLOSE ESCROW, WHICHEVER OCCURS LATER.
3. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER.
4. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISHED GRADE TO PRODUCE A SMOOTH AND UNIFORM SURFACE OF CROSS-SECTION. THE SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS DIRECTED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER. FINISH SLOPES SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS OR OTHER WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF SITE.
5. COMPACTION TESTS SHALL BE SUPPLIED FOR TRENCHES.
6. ALL EXISTING ABANDONED PIPELINES SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED SOILS UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES.
8. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND PUBLIC WORKS INSPECTOR PRIOR TO PERFORMING ROCK-REMOVAL OPERATIONS.
10. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL A VALID GRADING PERMIT HAS BEEN ISSUED, AND ALL AFFECTED PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED.
11. THESE PLANS ARE SUBJECT TO A SIGNED AND APPROVED SET OF IMPROVEMENT PLANS.
12. AN ENCROACHMENT PERMIT FROM THE CITY ENGINEER SHALL BE REQUIRED BY THE CONTRACTOR FOR ANY WORK WITHIN THE EXISTING CITY RIGHT OF WAY.
13. ALL ROCK-SLOPE PROTECTION SHALL BE RIP-RAP UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
14. ALL HOT PADS SHALL BE DESIGNED TO DRAIN TO AN ACCEPTABLE LOCATION AT A MINIMUM GRADIENT OF 1%.
15. ALL RETAINING WALLS SHALL HAVE A PERMIT FROM THE BUILDING DEPARTMENT PER THE UNIFORM BUILDING CODE.
16. MAXIMUM SLOPE RATIO SHALL BE 2:1.
17. A 12-INCH HIGH BY 4-FOOT WIDE BERM (FOR COMPACTED) SHALL BE CONSTRUCTED ALONG THE TOP OF THE SLOPE. NO RUNOFF SHALL FLOW OVER THE TOP OF THE SLOPE. DOWNDRAINS SHALL BE USED PER D-75.
18. FOR THIS PLAN TO BECOME EFFECTIVE, AN APPROVED HAUL ROUTE PLAN THAT HAS BEEN APPROVED BY THE CITY ENGINEER SHALL BE INCLUDED (FOR HAULING OF MATERIAL ON A PUBLIC RIGHT OF WAY
19. LOT GRADING IS TO BE IN ACCORDANCE WITH CITY SUPPLEMENT DRAWING M-12 ("TYPICAL LOT GRADING").
20. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTH-MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6.00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTH-MOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE CITY ENGINEER.
21. ALL DISTURBED AREAS MUST BE REVEGETATED, SUBSTANTIALLY GERMINATED, AND ESTABLISHED WITHIN 45 DAYS OF COMPLETION OF GRADING AND PRIOR TO REQUESTING FINAL INSPECTION.
22. IMPORT MATERIAL SHALL BE OBTAINED FROM A NO WASTE MATERIAL SHALL BE DEPOSITED AT A SITE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTES OR ADJACENT STREETS AS DIRECT RESULT OF THE OPERATION.
23. EXISTING SITE AVERAGE SLOPE = 6.3%

VICINITY MAP
N.T.S.
THOMAS BROS 1106 - D2

GRADING PLAN DESIGN CERTIFICATES

1. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER AND ENGINEERING GEOLOGIST AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE APPROVED SOILS AND GEOLOGICAL REPORT PREPARED BY:

_____ DATED_____

2. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE FOUND TO BE IN ACCORDANCE WITH THE COMMUNICATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS AND GEOLOGICAL REPORT PREPARED FOR THIS DEVELOPMENT.

BY:_____ R.C.E. _____ DATE: _____
JOHN MAASHOFF

PLANS ARE CHECKED AND FOUND TO COMPLY WITH CITY OF OCEANSIDE REQUIREMENTS:

_____
GEOTECHNICAL CONSULTANT DATE

"DECLARATION OF ENGINEER OF WORK"

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE PROFESSIONAL ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGED THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF OCEANSIDE IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS.

AS ENGINEER OF WORK, I AGREE TO INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF WORK, MY EMPLOYEES, AGENTS FOR CONSULTANTS.

_____
JOHN MAASHOFF RCE 61909 DATE

GENERAL NOTES

1. A PERMIT SHALL BE OBTAINED FROM THE COUNTY DEPARTMENT OF PUBLIC WORKS FOR ANY WORK WITHIN THE STREET RIGHT-OF-WAY.
2. THE FLEXURAL SECTION SHALL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARDS AND AS APPROVED BY THE MATERIALS LABORATORY.
3. APPROVAL OF THESE IMPROVEMENT PLANS AS SHOWN DOES NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION OUTSIDE THE PROJECT BOUNDARY.
4. ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE CONSTRUCTED, CONNECTED, AND TESTED PRIOR TO CONSTRUCTION OF CURB, CURB, CROSS GUTTER AND PAVING.
5. THE DISTANCE AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING FACILITIES EXCEPT AS SHOWN ON THESE PLANS. HOWEVER THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING FACILITY SHOWN HEREON AND ANY OTHER WHICH IS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
6. LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
7. THE CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND ELECTRIC COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.
NOTICE: ALL ELECTRICAL AND GAS SERVICES WITHIN THIS PROJECT ARE "UNDERGROUND INSTALLATIONS" FOR LOCATIONS OF ELECTRICAL CABLES AND GAS PIPING AND APPURTENANCES CONTACT THE SAN DIEGO GAS AND ELECTRIC COMPANY.
TELEPHONE: (800) 422-41 33

EARTHWORK QUANTITIES

EXCAVATION:		CUT:	FILL:
RAW CUT:	(BOTH PARCELS)	1,000 C.Y.	900 C.Y.
INDIV. OVER-EXCAVATION:			
RECOMPACTION:			
RAW FILL:			
OVER EX. RECOMPACTION (IMPORT):			
TOTALS:			

THE EARTHWORK QUANTITIES SHOWN WERE CALCULATED BASED ON THE PRISMOIDAL (CONTOUR SLICE) METHOD.

THE EARTHWORK QUANTITIES DO NOT ACCOUNT FOR THE IMPACTS OF THE FINAL EARTHMOVING QUANTITIES OF THE FOLLOWING ITEMS.

1. SHRINK OR SWELL OF THE NATIVE OR IMPORTED MATERIAL
2. EXCAVATION OF BUILDING AND COLUMN FOOTINGS
3. SPOIL MATERIAL CREATED FROM PIPE TRENCHING
4. PLACEMENT OF LANDSCAPING TOP SOILS

THE CONTRACTOR SHALL PREPARE SEPARATE EARTHWORK QUANTITY CALCULATIONS PRIOR TO BIDDING AND SMALL BASE HIS/HER BASE BID EXCLUSIVELY ON HIS/HER OWN COMPILATION.

LEGAL DESCRIPTION:

PARCEL 2, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AT PAGE 1706 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO TOGETHER WITH A PORTION OF LOT 59 OF NORTH CARLSBAD, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1807, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 24, 1924; ALSO BEING CERTIFICATE OF COMPLIANCE DOCUMENT NO. 2009-0714579 RECORDED DECEMBER 28, 2009 IN THE COUNTY RECORDER OF SAN DIEGO COUNTY.

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC SURVEY PERFORMED BY: TYE CONSULTANTS. TOPOGRAPHY FLOWN BY AIRAS GEOSPATIAL ON MARCH 15, 2010 IN ACCORDANCE WITH NATIONAL MAPPING STANDARD REQUIREMENTS.

OWNER AND DEVELOPER:

DR. PAUL & JENNIFER HO
502 E. TAHQUITZ DRIVE
APPLETON, WI 54913
PHONE: (920) 882-8389

SOILS ENGINEER

VINJE & MIDDLETON ENGINEERING, INC
MALCOM VINJE, PRESIDENT
2450 ALFO PARK WAY
ESCONDIDO, CA 92029
PHONE: (760) 743-1214
FAX: (760) 739-0345
PROJECT NO.: #10178-P
REPORT DATED: 5/25/2010

SHEET INDEX

DESCRIPTION	SHEET NO.
PRELIMINARY GRADING TITLE SHEET	1 OF 2
PRELIMINARY GRADING AND DRAINAGE PLAN	2 OF 2
EXISTING CONDITIONS PLAN	1 OF 1
PIOT PLAN	1 OF 1
LANDSCAPE PLAN	1 OF 1
EXISTING TREE PLAN	1 OF 1
SLOPE ANALYSIS	1 OF 1

WORK TO BE DONE

IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS; THE THE CURRENT SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS FOR IMPROVEMENT OF SUBDIVISION STREETS AND STANDARD REFERENCE DRAWINGS.

STANDARD SPECIFICATIONS

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2009 EDITION) INCLUDING REGIONAL SUPPLEMENT AMENDMENTS.
2. THE MANUAL OF UNIFORM CONTROL DEVICES, 2003 EDITION, INCLUDING THE CALIFORNIA SUPPLEMENT.
3. CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, (2002 EDITION).

STANDARD DRAWINGS

1. SAN DIEGO REGIONAL STANDARD DRAWINGS (S.D.R.S.D), (2009 EDITION).
2. STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS, (2004 EDITION).
3. CITY OF OCEANSIDE STANDARD DRAWINGS CURRENT EDITION (OSD).

DESCRIPTION	STD. DWGS	QUANTITY
WORK ON PRIVATE PROPERTY		
EXCAVATION		1,000 CY.
FILL		900 CY.
GRASS-LINED DRCH	D-75	550 LF.
WATER SERVICE	WS-01	2 EA.
6-INCH SEWER LATERAL	TS-01	1 EA.
4-INCH SEWER LATERAL	SS-01	1 EA.
SEWER CLEANOUT	SC-01	2 EA.
WORK IN THE PUBLIC R.O.W.		
REMOVE EXISTING 4" S.W. WATER LINE		110 LF.
REPLACE WITH 8" C 900		110 LF.
DRIVEWAY APPROACH	G14A	5 EA.
CURB INLET (TYPE A) SIDEWALK UNDERDRAIN	D-27	5 EA.
CONST. 6" C & G	G-5	110 LF.
INSTALL A.C. PAVEMENT & BASE PER GEO REPORT		1,153 SF.
EXISTING PAVEMENT TO BE REHABILITATED		3,061 SF.
TRANSITIONAL PAVING		320 SF.
RELOCATE EXISTING POWER POLE		2 EA.
UNDERGROUND ELECTRICAL		110 IF.
SEWER LATERALS NEW	SS-01	2 EA.
EXISTING	SS-01	1 EA.
WATER SERVICES NEW		1 EA.
EXISTING		1 EA.

NOTE
THE QUANTITIES SHOWN HEREON ARE TENTATIVE AND PREPARED TO BETTER DEFINE THE PROJECT. THEY ARE NOT AN INCLUSIVE OF THE WORK TO BE DONE. ADDITIONAL WORK INCLUDES, BUT NOT LIMITED TO LANDSCAPING, REVEGETATION, FENCING, ELECTRICAL WIRING RELOCATIONS AND UNDERGROUND CONDUITS, TELEPHONE WIRE RELOCATIONS AND UNDERGROUND CONDUITS, NATURAL GAS LINES AND CATV. INTERESTED PARTIES SHOULD DO THEIR OWN QUANTITY TAKE-OFFS WHEN PREPARING A COST ESTIMATE.

C10-00023, C10-00024, P10-00003

SHEET 1		2 SHEETS

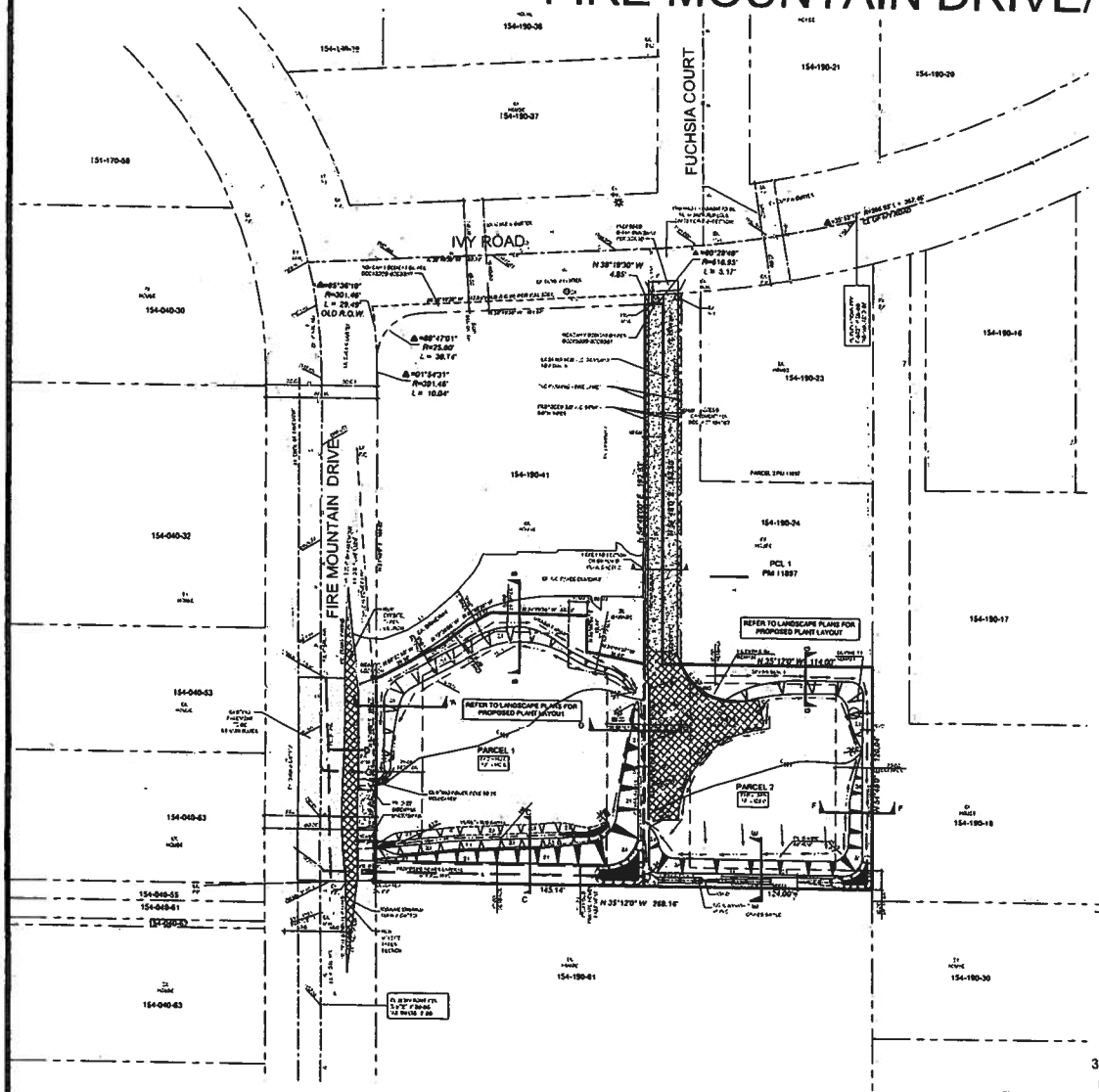
PRELIMINARY GRADING AND DRAINAGE PLAN
IVY ROAD AND FIRE MOUNTAIN DRIVE
OCEANSIDE, CA

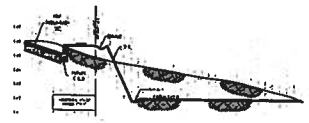
ENGINEER OF WORK: JOHN MAASHOFF R.C. 61909 DATE
Checked By: Approved Date:
PLAN NUMBER

DATE: 09-15-11

Ralph Gonzales Consulting

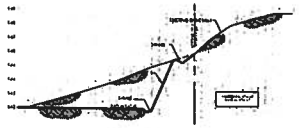
PRELIMINARY GRADING AND DRAINAGE PLAN
FIRE MOUNTAIN DRIVE/IVY ROAD





CROSS SECTION 'A-A' (PARCEL 1)

CROSS SECTION 'E-E' (PARCEL 2)



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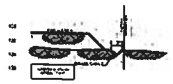
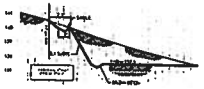


CROSS SECTION 'F-F' (PARCEL 2)

CROSS SECTION 'C-C' (PARCEL 1)



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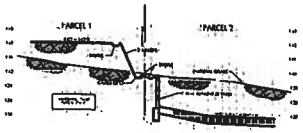
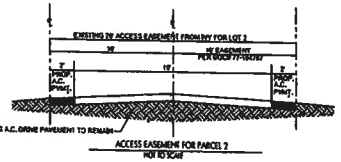
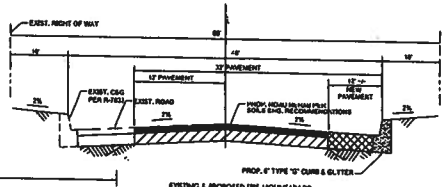
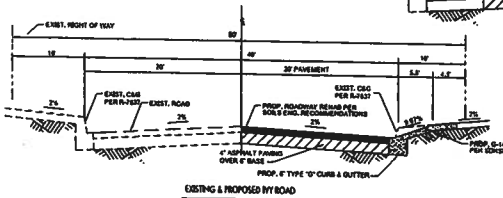
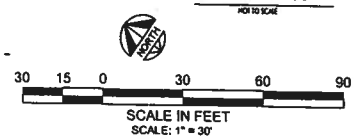


CROSS SECTION 'D-D' (PARCEL 1 & 2)









C10-00023, C10-00024, P10-00003

SHEET 2		2 SHEETS

PRELIMINARY GRADING AND DRAINAGE PLAN

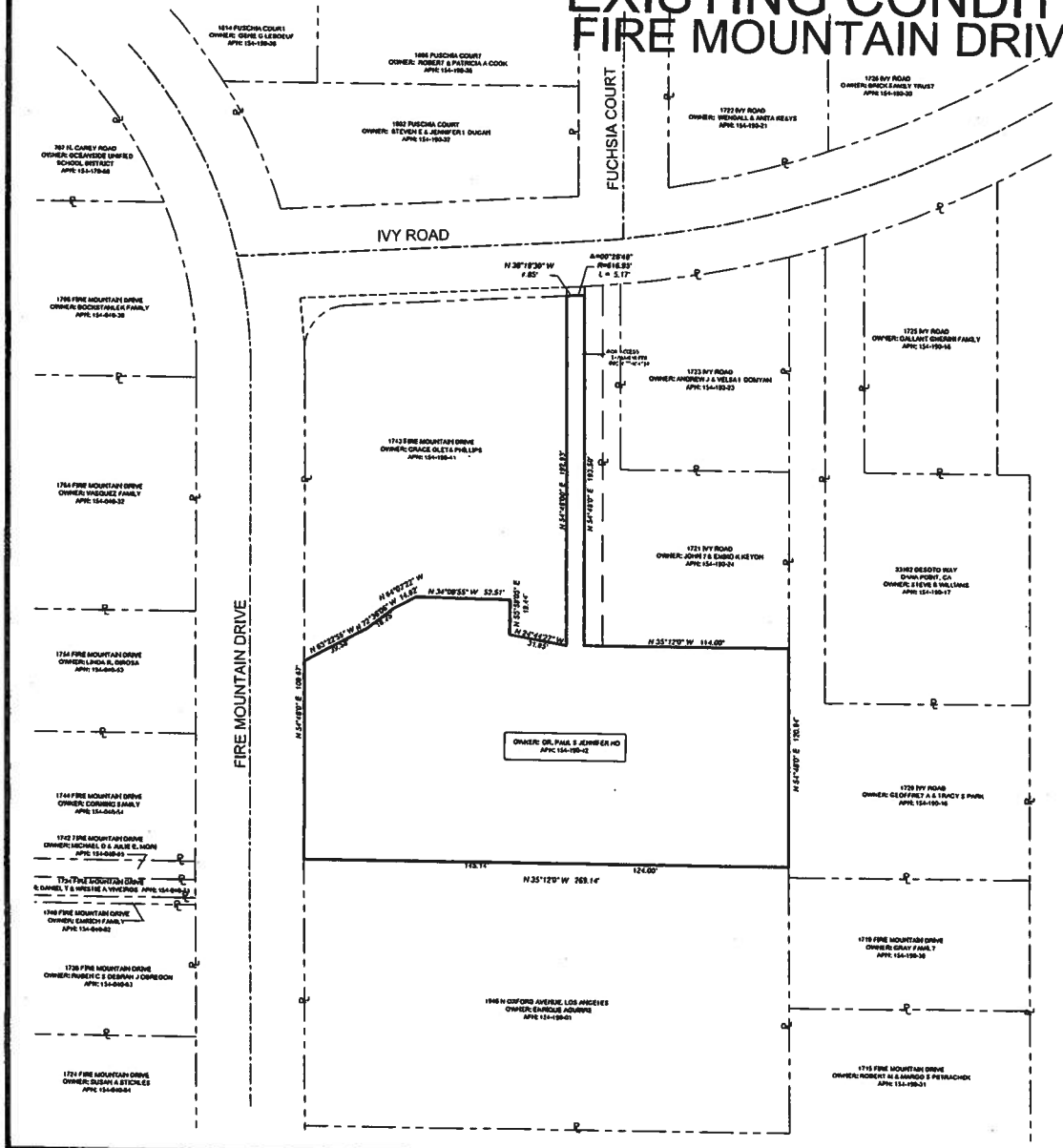
IVY ROAD AND FIRE MOUNTAIN DRIVE
OCEANSIDE, CA

ENGINEER OF WORK	Checked By:	PLAN NUMBER
	Approval Date:	

DATE: 09-15-11

Ralph Gonzales Consulting
P.O.BOX 300876, Escondido, CA 92030

EXISTING CONDITIONS PLAN
FIRE MOUNTAIN DRIVE/IVY ROAD



EXISTING EASEMENTS

1. EASEMENTS FOR ROAD AND PUBLIC UTILITY PURPOSES AS SHOWN ON PARCEL MAP 5704, ALSO BEING ON DOCUMENT 77-104767.
2. RIGHTS OF THE PUBLIC TO USE AS A HIGHWAY THAT PORTION OF FIRE MOUNTAIN DRIVE AND IVY ROAD AS SHOWN ON MAP 1907.

C10-00023, C10-00024, P10-00003

SHEET 1		1 SHEETS

EXISTING CONDITIONS PLAN

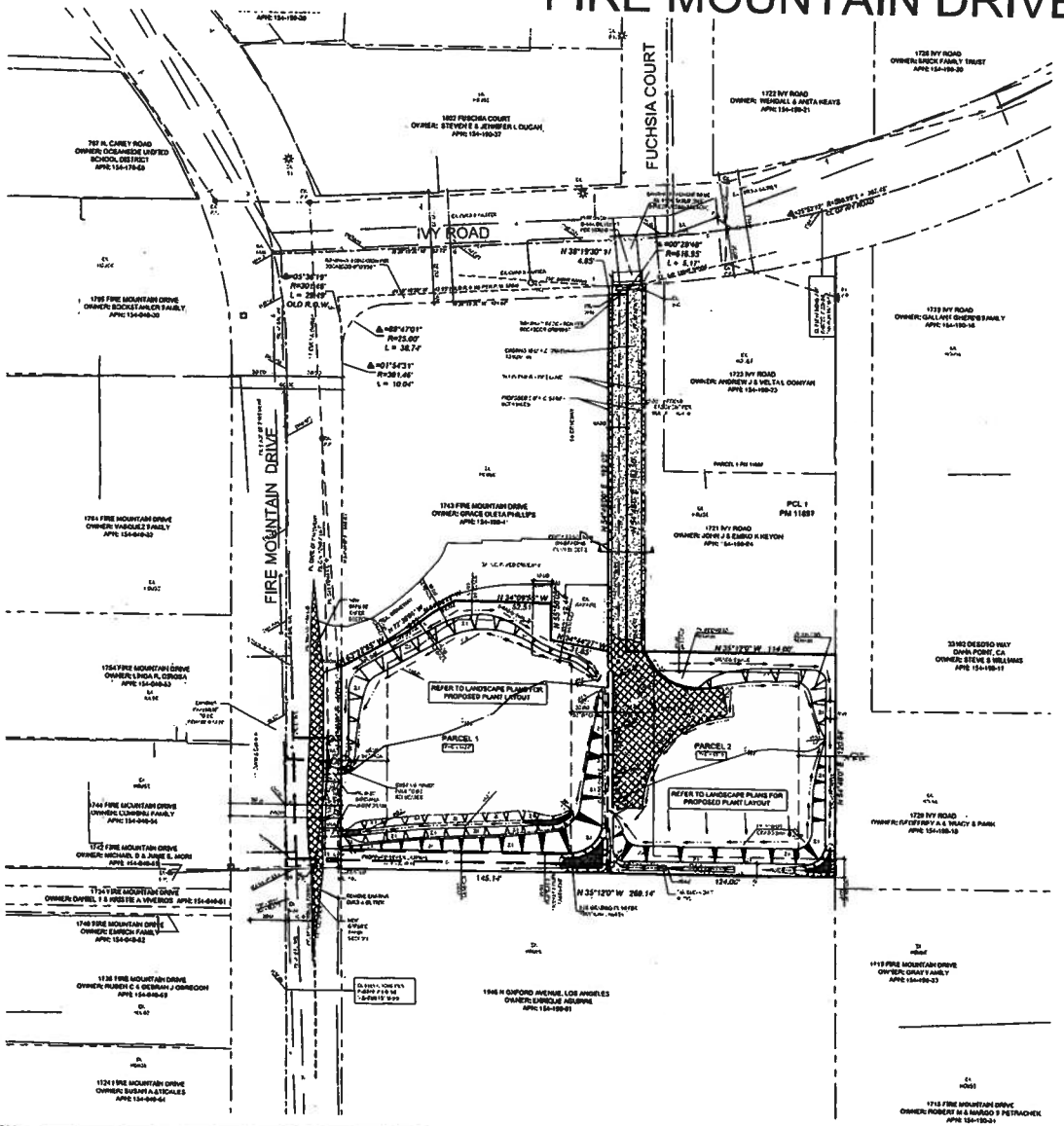
IVY ROAD AND FIRE MOUNTAIN DRIVE
OCEANSIDE, CA

ENGINEER OF WORK | Checked By: | PLAN NUMBER | Approval Date:

DATE: 09-15-11

Ralph Gonzales Consulting
P.O.BOX 200876, Escondido, CA 92030

TENTATIVE PARCEL MAP P10-00003
FIRE MOUNTAIN DRIVE/IVY ROAD



AREA TABLE

PAD AREA:	PARCEL 1 - 11,580 SQUARE FEET PARCEL 2 - 9,069 SQUARE FEET
SLOPE AREA:	PARCEL 1 - 4,324 SQUARE FEET PARCEL 2 - 9,708 SQUARE FEET

GENERAL NOTES:

TOTAL ACRES:	0.83 ACRES / 36,118 SQUARE FEET
ZONING (EXISTING):	RESIDENTIAL ESTATE 1 (RE-1)
ZONING (PROPOSED):	RESIDENTIAL ESTATE 2 (RE-2)
NUMBER OF LOTS:	TWO (2)
NUMBER OF DWELLING UNITS:	TWO (2)
DENSITY:	2.49 DU/ACRE

LEGEND:

(N00000'00"E 123.34')	EXISTING BEARING & DISTANCES
N00000'00"E 122.34'	PROPOSED PROPERTY LINE
N00000'00"E 122.34'	EXISTING PROPERTY LINE

EXISTING EASEMENTS

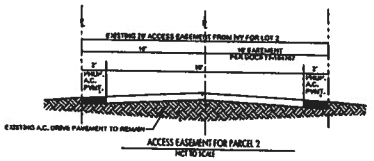
1. EASEMENTS FOR ROAD AND PUBLIC UTILITY PURPOSES AS SHOWN ON PARCEL MAP 5784, ALSO BEING ON DOCUMENT 77-184767. (ITEM #5 SCHEDULE B OF TITLE REPORT)
2. RIGHTS OF THE PUBLIC TO USE AS A HIGHWAY THAT PORTION OF FIRE MOUNTAIN DRIVE AND IVY ROAD AS SHOWN ON MAP 1807.
3. SANITARY SEWER AND TEMPORARY DISPOSAL AGREEMENT, RECORDED FEBRUARY 9, 1968 AS INSTRUMENT /TILE NO. 22833 OF OFFICIAL RECORDS

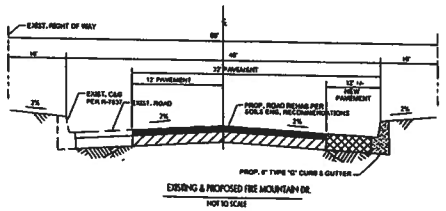
PROPOSED EASEMENTS

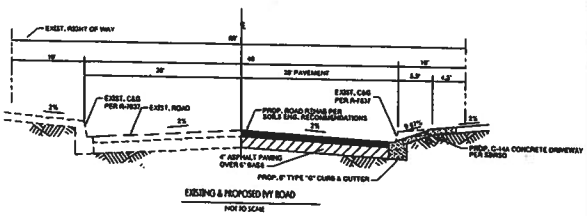
1. 10 FOOT PRIVATE SEWER EASEMENT AS SHOWN ON TENTATIVE MAP FOR THE BENEFIT OF PARCEL 2.

NOTE:

1. A PERMIT SHALL BE OBTAINED FROM THE CITY OF OCEANSIDE FOR ANY WORK WITHIN THE STREET RIGHT-OF-WAY.







ENGINEER OF WORK:
JOHN MAASHOFF, P.E. 61909
P.O. BOX 846
CABOT, CA 92007
PHONE: 760-771-6845
PREPARED BY:

JOHN MAASHOFF, P.E. 61909 DATE

REGISTERED PROFESSIONAL ENGINEER JOHN MAASHOFF No. C 61909 Exp. 9/30/11 CIVIL STATE OF CALIFORNIA

C10-00023, C10-00024

SHEET 2		2 SHEETS

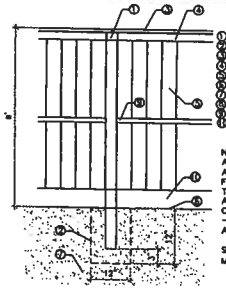
TENTATIVE PARCEL MAP

IVY ROAD AND FIRE MOUNTAIN DRIVE
OCEANSIDE, CA

ENGINEER OF WORK	Checked By:	PLAN NUMBER
JOHN MAASHOFF P.E. 61909 Date	Approval Date:	

DATE: 09-15-11

Ralph Gonzales Consulting
P.O.BOX 230876, Encinitas, CA 92030



4' X 4' POST ROUGH CUT REDWOOD 8' O.C.
CONCRETE FOOTING
2" X 6" CAP ROUGH CUT REDWOOD
2" X 4" REDWOOD STRINGER (TOP & BOTTOM) TYP.
1" X 6" CEDAR BATTS, (4) 8d NAILS PER BATT
FINISH GRADE (1" CLEARANCE)
SUBGRADE
1" X 4" ROUGH CUT REDWOOD
2" X 2" REDWOOD HAULING RAIL
1" X 4" FASCIA CAP (TOP & BOTTOM)

NOTE:
A WOOD FENCE WILL BE PLACED ALONG ALL PROPERTY LINES. FINAL LOCATION OF FENCE WILL BE DETERMINED BASED ON THE FINAL HOUSE LOCATION.
APPLY OKON WEATHER-PRO OR NATURAL CHOICE STAIN BY DUNN-EDWARDS OR EQ. – SUBMIT COLOR SAMPLES FOR OWNER APPROVAL.

STAIN APPLICATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

WOOD FENCE

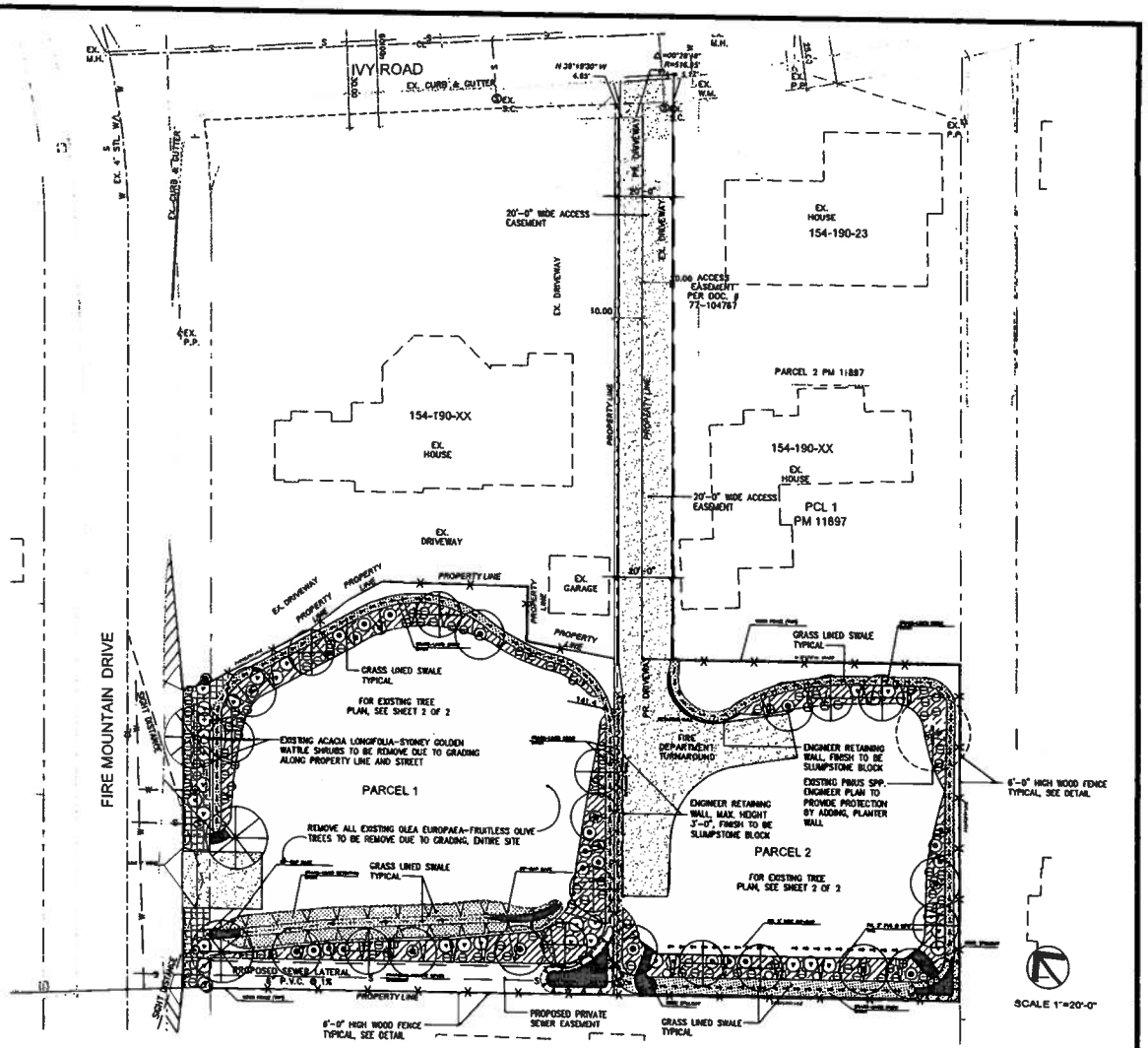
PROJECT NOTES:

1. ALL REQUIRED LANDSCAPE AREAS BOTH ON-SITE AND IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEM SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER ALL CONSERVATION ORDINANCE.
3. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATION. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK CHIP MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPORTRANSPIRATION AND RUN-OFF. ALL FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.
4. STREET TREES AND OTHER TREES SHALL BE SPACED:
   A. 8 FEET (PREVIOUSLY 3 FEET FROM TRANSFORMERS, CABLE, AND PULL BOXES.
   B. 5 FEET FROM MAILBOXES
   C. 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORES, AIR RELIEF VALVES AND GAS)
   D. 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
   E. 10 FEET FRIN DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
   F. 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
   G. 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
   H. STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
   I. LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
   J. MINIMUM FIFTEEN (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
   K. SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES	SUCH AS:			
	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE	24"BOX	STANDARD STREET TREE
	RHUS LANCEA	AFRICAN SUMAC	15 GALLON	STANDARD
	WATSANA CONFERTA	BRISBANE BOX	15 GALLON	STANDARD
SHRUBS	SUCH AS:			
	CISTUS PURPUREUS	ORCHID ROCKROSE	5 GALLON	-----
	LANTANA MONTEVIDENS	PURPLE TRAILING LANTANA	1 GALLON	-----
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	5 GALLON	-----
	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GALLON	-----
	XYLOSMA CONGESTRUM 'COMPACTA'	DWARF XYLOSMA	5 GALLON	-----
GROUNDCOVERS	SUCH AS:			
	HEDERA HELIX 'MAHON'	HAHN'S IVY	12" O.C. TRIANGULAR SPACING	
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	12" O.C. TRIANGULAR SPACING	
	DIETCHLIS SPICATA-GRASS LINED SWALE	SALT GRASS	4" POTS 18" O.C. TRIANGULAR SPACING	

IRRIGATION NOTE:
ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM UTILIZING LOW PRESSURE HEADS AND AND EQUIPMENT MANUFACTURED BY RAINBIRD, TORO, AND EQUAL. IRRIGATION SYSTEM WILL INCORPORATE MULTIPLE PROGRAMMABLE SMART CONTROLLER WITH RAINSENSOR. THE IRRIGATION SYSTEM WILL BE COMBINATION OF MICRO-JET, LASER DRIP AND BUBBLER SYSTEM. ALL LANDSCAPE AND IRRIGATION TO MEEET CALIFORNIA AB 1881, MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.



SPECIAL CITY OF OCEANSIDE NOTES:

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUND COVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF ALL UTILITY, SEWER, GAS, STORM, DRAIN EASEMENTS AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.

LANDSCAPE CONCEPT PLAN

CITY APPROVED CHANGES

No.	Description	Approved by	Date

BENCHMARK
DESCRIPTION: SET BRASS DISC STAMPED "C.O.S. B.M. E-15" ON TOP OF CURB
LOCATION: NORTHWESTERLY CURB RETURN IVY STREET AND FIRST LANE
RECORD FROM: CITY OF OCEANSIDE, dC-18
ELEVATION: 148.574 FEET DATUM: 1984 ADJUSTED

DARSONO CUNNINGHAM R.L.A. 2410 Exp. 1/31/13 REGISTERED LANDSCAPE ARCHITECT STATE OF CALIFORNIA

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE PLANNING
5016 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
PHONE (858) 541-2067 FAX (858) 541-2068
JULY 9, 2011

SHEET 1	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	2 SHEETS

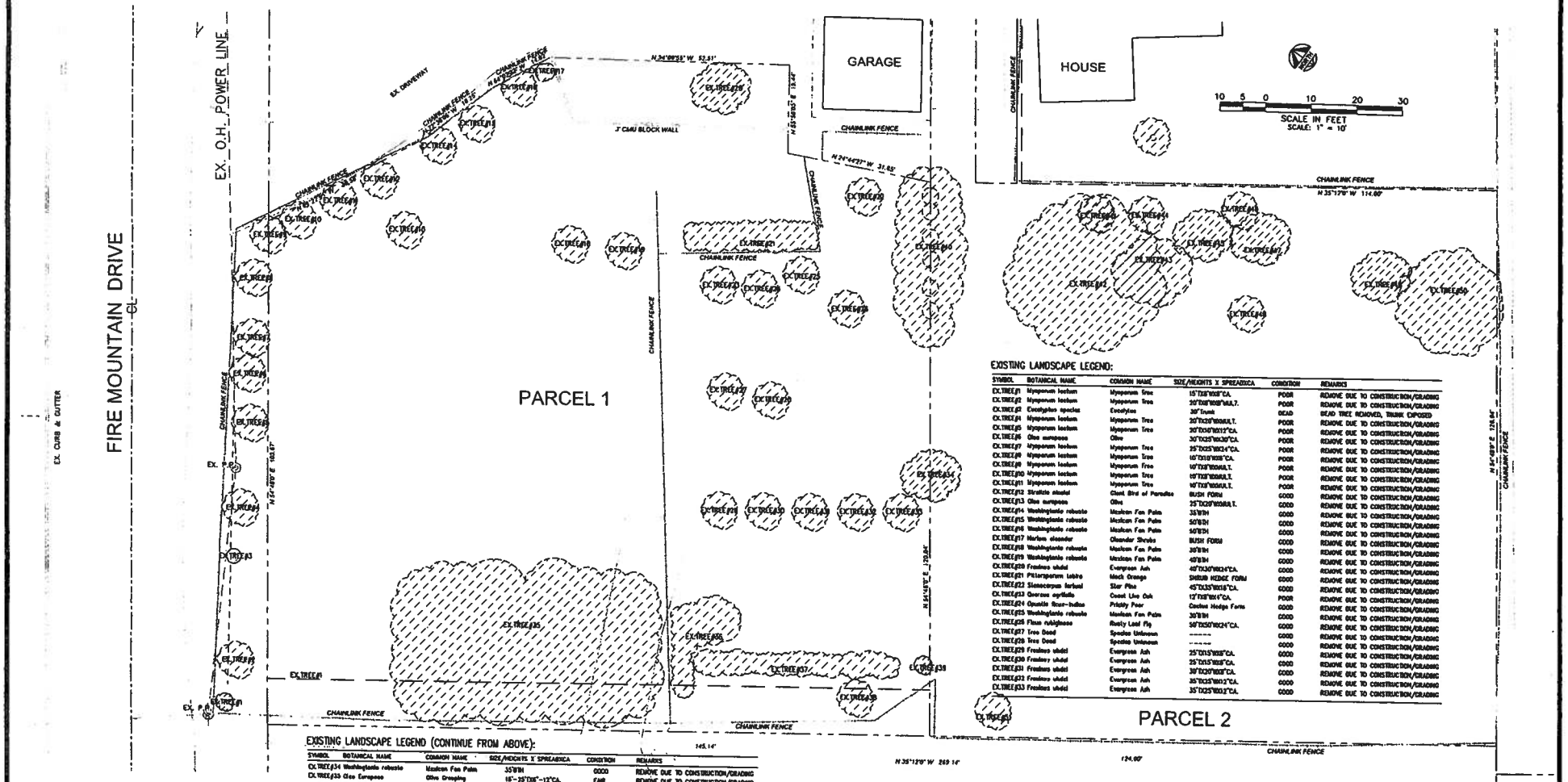
LANDSCAPE PLAN FOR:
IVY ROAD AND FIRE MOUNTAIN DRIVE
OCEANSIDE, CA

APPROVED
SCOTT D. SMITH CITY ENGINEER

ENGINEER OF WORK
JOHN WOOSNAM P.E. 61805 DATE

Checked By: PLAN NUMBER
Approval Date:

EXISTING TREE LOCATION
FIRE MOUNTAIN DRIVE/IVY ROAD



EXISTING LANDSCAPE LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHTS X SPREADDICA	CONDITION	REMARKS
EX.TREE#1	Myoporum laetum	Myoporum Tree	15'DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#2	Myoporum laetum	Myoporum Tree	20'DIA"WIDE"MULT.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#3	Eucalyptus species	Eucalytus	30" Trunk	DEAD	DEAD TREE REMOVED, TRUNK EXPOSED
EX.TREE#4	Myoporum laetum	Myoporum Tree	20'DIA"WIDEMULT.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#5	Myoporum laetum	Myoporum Tree	30'DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#6	Olea europaea	Olive	36"DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#7	Myoporum laetum	Myoporum Tree	25"DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#8	Myoporum laetum	Myoporum Tree	15"DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#9	Myoporum laetum	Myoporum Tree	15"DIA"WIDEMULT.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#10	Myoporum laetum	Myoporum Tree	15"DIA"WIDEMULT.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#11	Myoporum laetum	Myoporum Tree	18"DIA"WIDEMULT.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#12	Strelitzia nicolai	Giant Bird of Paradise	BUSH FORM	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#13	Olea europaea	Olive	25"DIA"WIDEMULT.	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#14	Washingtonia robusta	Mexican Fan Palm	35'BTH	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#15	Washingtonia robusta	Mexican Fan Palm	50'BTH	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#16	Washingtonia robusta	Mexican Fan Palm	50'BTH	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#17	Nerium oleander	Oleander Shrubs	BUSH FORM	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#18	Washingtonia robusta	Mexican Fan Palm	30'BTH	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#19	Washingtonia robusta	Mexican Fan Palm	40'BTH	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#20	Fraxinus uhdei	Evergreen Ash	40"DIA"WIDE"CA.	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#21	Pittosporum tobira	Mock Orange	SHRUB HEDGE FORM	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#22	Stenocarpus sinlatus	Star Pine	45"DIA"WIDE"CA.	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#23	Quercus agrifolia	Coast Live Oak	12"DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#24	Opuntia ficus-indica	Prickly Pear	Cactus Hedge Form	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#25	Washingtonia robusta	Mexican Fan Palm	30'BTH	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#26	Ficus rubiginosa	Rusty Leaf Fig	50"DIA"WIDE"CA.	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#27	Tree Dead	Species Unknown	------	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#28	Tree Dead	Species Unknown	------	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#29	Fraxinus uhdei	Evergreen Ash	25"DIA"WIDE"CA.	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#30	Fraxinus uhdei	Evergreen Ash	25"DIA"WIDE"CA.	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#31	Fraxinus uhdei	Evergreen Ash	30"DIA"WIDE"CA.	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#32	Fraxinus uhdei	Evergreen Ash	35"DIA"WIDE"CA.	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#33	Fraxinus uhdei	Evergreen Ash	35"DIA"WIDE"CA.	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING

EXISTING LANDSCAPE LEGEND (CONTINUE FROM ABOVE):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHTS X SPREADDICA	CONDITION	REMARKS
EX.TREE#34	Washingtonia robusta	Mexican Fan Palm	35'BTH	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#35	Olea Europaea	Olive Grouping	18"-25"DIA"-12"CA.	FAIR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#36	Opuntia ficus-indica	Prickly Pear Cactus	CACTUS HEDGE FORM	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#37	Pittosporum tobira	Mock Orange	SHRUB HEDGE FORM	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#38	Eriobotrya dulcis	Bronze Loquat	5"DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#39	Juniperus species	Juniper Shrub	9"DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#40	Eucalptus species	Eucalptus Tree Grouping	35'-45'DIA@UPWARD12"-20"CA.	FAIR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#41	Citrus species	Orange Tree	5"DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#42	Sequoia Sempervirens	Coast Redwood	50"DIA"WIDE"CA.	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#43	Citrus species	Apricot Tree	15"DIA"WIDE"CA.	FAIR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#44	Citrus species	Orange Tree	5"DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#45	Washingtonia robusta	Mexican Fan Palm	35'BTH	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#46	Tree species	Unknown Variety	15"DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#47	Washingtonia robusta	Mexican Fan Palm	35'BTH	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#48	Washingtonia robusta	Mexican Fan Palm	35'BTH	GOOD	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#49	Washingtonia robusta	Mexican Fan Palm	6'BTH	POOR	REMOVE DUE TO CONSTRUCTION/GRADING
EX.TREE#50	Pinus species	Pine	60'DIA"WIDE"CA.	GOOD	SAVE ON SITE, PROJECT IN PLACE
EX.TREE#51	Quercus agrifolia	Coast Live Oak	8"DIA"WIDE"CA.	POOR	REMOVE DUE TO CONSTRUCTION/GRADING

CITY APPROVED CHANGES

Description	Approved by	Date

BENCHMARK

DESCRIPTION: SET BRASS DISC STAMPED "C.O.S. B.M. C-15" ON TOP OF CURB

LOCATION: NORTHWESTERLY CURB RETURN IVY STREET AND TROY LANE

RECORD FROM: CITY OF OCEANSIDE, #C-15

ELEVATION: 148.574 FEET DATUM: 1984 ADJUSTED

DARSONO CUNNINGHAM R.L.A. 3410 Exp. 7/31/12 STATE OF CALIFORNIA

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE PLANNING
6814 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
PHONE (858) 541-2007 FAX (858) 541-2006
JULY 5, 2011

SHEET 2 | CITY OF OCEANSIDE ENGINEERING DEPARTMENT | 2 SHEETS

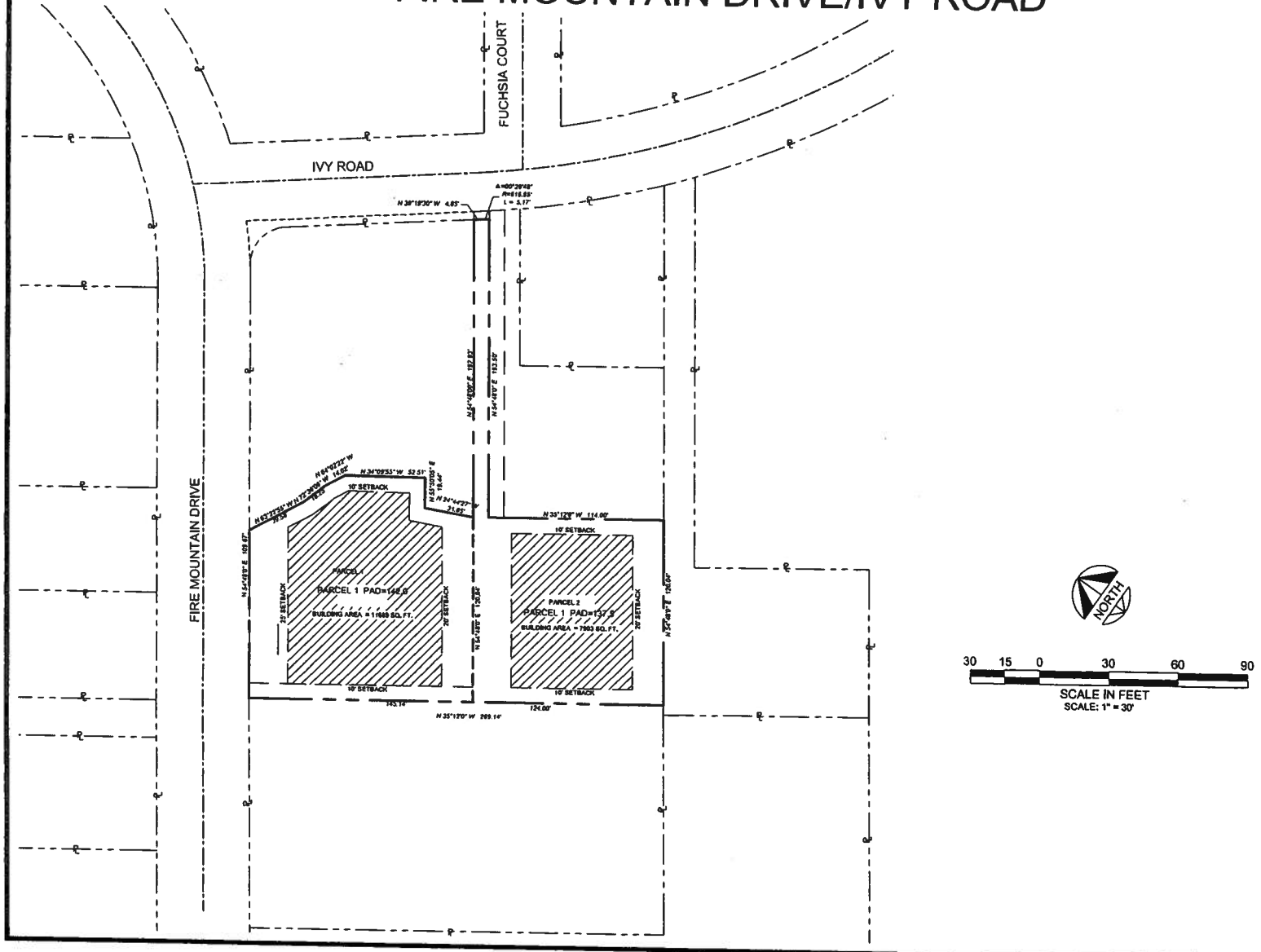
EXISTING TREE PLAN FOR:
IVY ROAD AND FIRE MOUNTAIN DRIVE
OCEANSIDE, CA

APPROVED
SCOTT D. SMITH CITY ENGINEER

ENGINEER OF WORK
JOHN MCCROSKY P.E. 61808 DATE

Checked By: PLAN NUMBER
Approval Date:

PLOT PLAN
FIRE MOUNTAIN DRIVE/IVY ROAD



LEGEND

BUILDABLE AREA

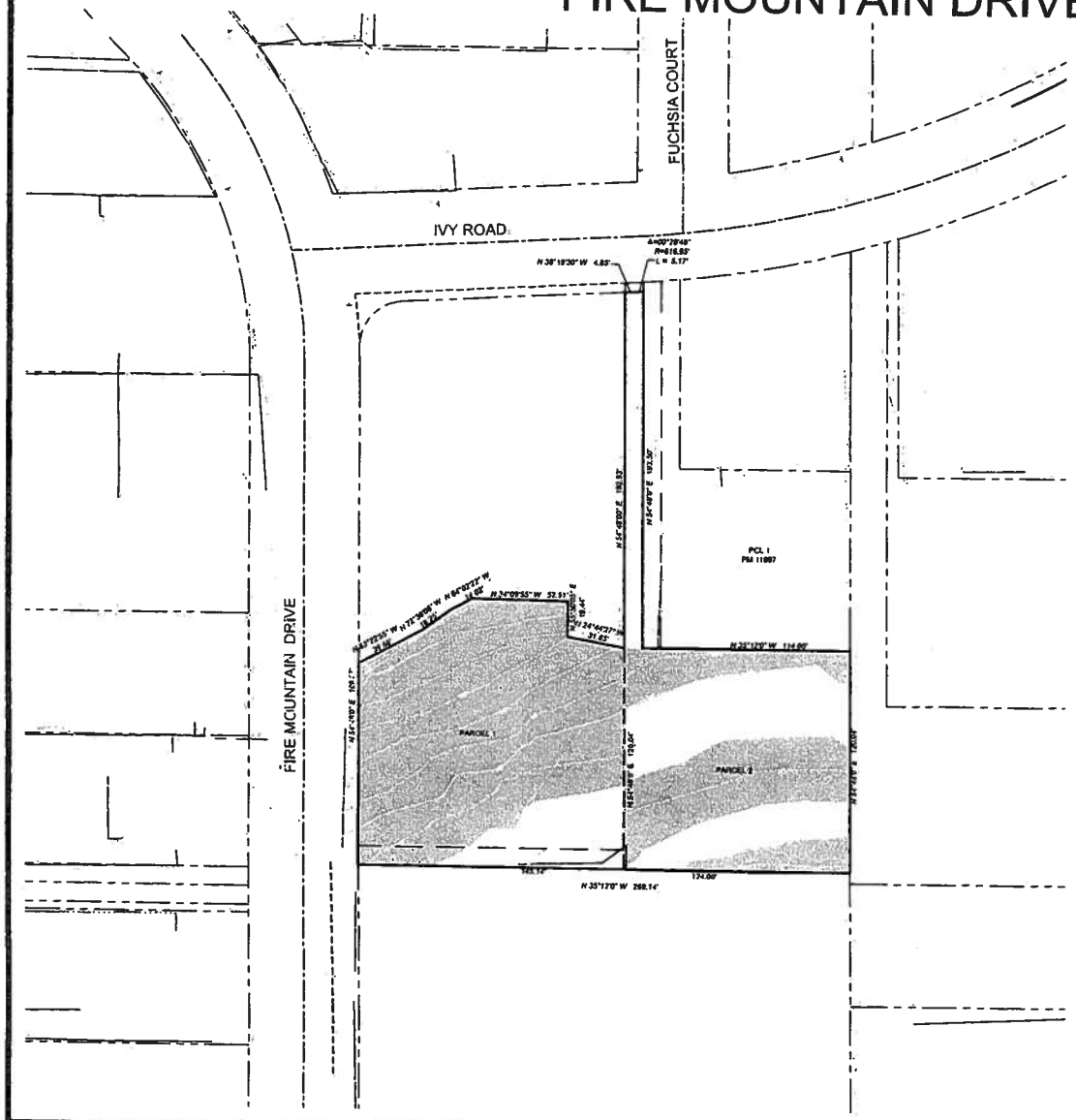
C10-00023, C10-00024, P10-00003

SHEET 1		1 SHEETS
PLOT PLAN FOR: IVY ROAD AND FIRE MOUNTAIN DRIVE OCEANSIDE, CA		
ENGINEER OF WORK	Checked By:	PLAN NUMBER
	Approved Date:	

DATE: 09-15-11

Ralph Gonzales Consulting
P.O.BOX 300870, Escondido, CA 92030

SLOPE ANALYSIS
FIRE MOUNTAIN DRIVE/IVY ROAD



SLOPE ANALYSIS - PARCEL 1

0 - 20% (STANDARD)

SLOPE ANALYSIS		BASE CATEGORY AREA (S.F.)	%
0 - 5% SLOPE	=	2,788 S.F.	14.4%
5 - 10% SLOPE	=	16,513 S.F.	85.6%
10 - 15% SLOPE	=	0	0.0%
15 - 20% SLOPE	=	0	0.0%
TOTAL		19,301 S.F.	100.0%
OVERALL AVERAGE SLOPE	=		6.7%
TOTAL AREA		19,301 S.F. USABLE AREA	

SLOPE ANALYSIS - PARCEL 2(FLAG LOT)

0 - 20% BASE CATEGORY

SLOPE ANALYSIS		AREA (S.F.)	%
0 - 5% SLOPE	=	12,124 S.F.	81.5%
5 - 10% SLOPE	=	2,761 S.F.	18.5%
10 - 15% SLOPE	=	0	0.0%
15 - 20% SLOPE	=	0	0.0%
TOTAL		14,885 S.F.	100.0%
OVERALL AVERAGE SLOPE	=		5.9%
TOTAL AREA		14,885 S.F. USABLE AREA	

UNDER THIS CALCULATIONS, THE PANHANDLE IS NOT BEING CONSIDERED FOR THE SLOPE ANALYSIS FOR PARCEL 2

SLOPE ANALYSIS

- 0% - 5%
- 5% - 10%

30 15 0 30 60 90

SCALE IN FEET
SCALE: 1" = 30'

C10-00023, C10-00024, P10-00003

SHEET 1 | 1 SHEETS

SLOPE ANALYSIS

IVY ROAD AND FIRE MOUNTAIN DRIVE
OCEANSIDE, CA

ENGINEER OF WORK | Checked By: | PLAN NUMBER

Approved Date:

DATE: 09-15-11

Ralph Gonzales Consulting
P.O. BOX 300976, Escondido, CA 92030
(760) 522-1025

Application for Public Hearing

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

STAFF USE ONLY

ACCEPTED	BY
7-13-10	SN & DW

Please Print or Type All Information

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
PAUL & JENNIFER HO	OWNER
3. ADDRESS 502 E. TALLGRASS DR. APPLETON WI. 54913	4. PHONE/FAX/E-mail 902-882-8889
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) RALPH GONZALES CONSULTING	
6. ADDRESS P.O. BOX 300876 ESC. CA 92030	7. PHONE/FAX/E-mail 760-522-1026 ralph-g@att.net

HEARING

	GPA
	MASTER/SP.PLAN
	ZONE CH.
	TENT. MAP
	PAR. MAP P10-00003
1	DEV. PL.
2	C.U.P. CUP 10-00023 CUP
	~~VARIANCE~~ CUP 10-00024
	COASTAL
	O.H.P.A.C.

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
LOCATED ON FIRE MTN. BLVD. 160' S.WLY OF THE INTERSECTION OF IVY RD. & FIRE MTN.	0.83 AC.

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
RE-B RES	RE-B	RESIDENTIAL	154-190-42

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
SEE ATTACHEMENT.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
RES.	RE-B	RES.	2	1.19/DUS/AC

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
ANTICIPATED 2500-3000 Sq ft.	6	PCL 1 = 34% PCL 2 = 33%	

PART IV – ATTACHMENTS

	24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		26. TITLE REPORT
	27. NOTIFICATION MAP & LABELS		28. ENVIRONMENTAL INFO FORM		29. PLOT PLANS
	30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE	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).
RALPH GONZALES	6-30-10	
Sign: Ralph Gonzales		35. OWNER (Print) Paul Ho / 36. DATE 6-19-10
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: Paul Ho

HO PARCEL MAP
Tentative Parcel Map & 2 Conditional Use Permits

RECEIVED
SEP 20 2011
DEVELOPMENT SERVICES

Description and Justification
Rev. January 14, 2011
Rev. September 14, 2011

The Ho Parcel Map is located generally at the south east corner of the Ivy Road and Fire Mountain Drive intersection within the Fire Mountain Community Plan Area. The project site consists of approximately 36,118 square feet (0.83 acres) and is proposed to be divided into 2 separate parcels. The future use of each parcel will be a custom home site. The application includes a Tentative Parcel Map to create the two lots and two Conditional Use Permits (CUP's). The first CUP is for pan handle access to one of the proposed lots. The proposed density of the project is 2.4 dwelling units per acre which exceeds the base density of the site which accounts for the second CUP. It is important to note that the proposed density is within the allowable density range per the sites General Plan Land Use designation (1.0 -3.5 du/ac). The site has a General Plan Land Use designation of Estate B Residential (EB-R) and a Zoning designation of Residential Estate B (RE-B). The project complies with all applicable policies of the City's General Plan and Zoning Ordinance and is consistent with the development of the surrounding community of Fire Mountain.

The project site is generally vacant and contains no sensitive plant or animal species. The site is surrounded by other similarly regulated lots on all four sides. The immediate project area includes 5 pan handle lots generally abutting the site to the east including 2 that utilize the same proposed pan handle and 3 abutting on the east. The proposed development pattern is largely consistent to other lot patterns within the Fire Mountain Community. It is anticipated that one of the lots will be retained and developed by the current owner and the second will be sold as a custom home site. Neither lot will be developed with a pre-fabricated home.

TENTATIVE PARCEL MAP

The proposed 2 lot Tentative Parcel Map will accommodate the future development of two custom home sites. Each home site will have a separate access point. Parcel 1 will have a traditional access point from Fire Mountain Drive, and Parcel 2 will utilize the pan handle access. The pan handle access point will be from Ivy Road. A pan handle access already exists at this location serving two other lots per Parcel Map 5704. The project will be graded in one phase; however, development of each parcel with a dwelling unit may be done at different times as these are custom home sites. Water, sewer, electrical and other utilities are readily available to the site in the adjacent roadways. The earth work required for the project includes 1,000 cubic yards of excavation, 900 cubic yards of embankment with no export and without subsidence and shrinkage being considered.

CONCEPTUAL LANDSCAPE PLAN

Each of the proposed lots will have manufactured graded 2:1 slopes. These slopes will be planted and irrigated at the time of grading per the City's Landscape and Grading manuals. The maintenance responsibility of these slopes will be the property owner of each lot as there will be no Home Owners Association (HOA) formed (each lot will be owned by the current owner until time of sale). The on-site landscaping design was developed in concert with the projects Storm Water Mitigation Plan (SWMP) to insure water quality standards have been met, and will continue to be met, throughout the life of the project.

A conceptual plan has been provided to demonstrate how future landscaping and perimeter treatments shall enhance the future lots as designed. A selection of aesthetic and cultural based plants are being considered for the property. An automatic irrigation system shall be installed to provide adequate coverage while delivering proper amounts of water to maintain plant quality for all exposed landscaped areas. Perimeter fencing is proposed as rough cut redwood and cedar batt fence with a fascia cap at both top and bottom, and to be all-weather stained to match the future building character. The retaining walls will be slump stone block and color treated to match the architectural theme. The walls are installed to extend grading areas and for tree protection and preservation for the existing mature trees.

CONDIONAL USE PERMIT – PANHANDLE ACCESS

The Fire Mountain area is a uniquely subdivided community and a highly desirable area within the City of Oceanside, and North County as a whole. Two key factors to this are the larger lot sizes (10,000 square feet plus) and the use of panhandle access points to the lots. These two features allow for greater creativity than one would find in a traditional subdivision which contributes to the charm of Fire Mountain. The Ho Parcel Map proposes a panhandle access point to parcel 2 of the map which is consistent with the surrounding community. The use of pan handle access points in this area is very common. For example, there are over 15 pan handle access points within the general project area and many more within the Fire Mountain community. The proposed panhandle meets all of the City's requirements for pan handle access.

Background:

This proposal is really a reconstitution of a previously existing panhandle access point serving the site. Parcel 2 of the proposed map used to be parcel 2 of map 5704 until a recently approved Lot Line Boundary Adjustment (PLAS-2009). Under Parcel Map 5704, existing Parcel 2 was approved as a panhandle lot. This parcel met all the previous requirements as required in per the City Zoning Code. The existing panhandle, under Parcel Map 5704, was created as a 10 foot fee strip from Ivy Road to the southwesterly

opening and into the main part of the lot. Additionally, there is an adjacent 10 foot easement that was also provided as a requirement of Parcel Map 5704. Although Parcel 2 remained vacant, that entitlement remained until the recent boundary adjustment changed the configuration of the lots and merged the parcels creating the collective re-configured parcel for this application.

The access provided is 20 feet in width, and is greater than 150 feet in length. It dose not exceed the panhandle width-ratio as required in the city ordinance. The project proposal is to enhance or upgrade the existing driveway to a 20 foot wide, 198 foot + in length panhandle. The panhandle will begin at Ivy Road and extend 198 feet + to the parcel entry. This access will be a low impact design, minimizing the amount of impervious materials. It will consist of two (2) planting strips 4 feet in width along both sides of the easement, and an interior 4 foot strip the middle of the access road. There will also be two (2) concrete travel strips for the vehicular access to the lot extending for the entire limits of the panhandle. The introduction of the planting strips within the travel way is to biologically treat the area which will minimize the contamination of storm water leaving the site.

The proposed use meets the objectives of the city's ordinance and fits within the physical context of the surrounding area. This application is consistent with the General Plan and is not detrimental to the public health, safety and welfare of persons residing or working in the local area. The proposed Conditional Use will comply with the provisions of the Ordinance and will not be detrimental to the properties or improvements of the surrounding area, nor to the general welfare of the City of Oceanside.

CONDITIONAL USE PERMIT – EXCEEDING BASE DENSITY

The Fire Mountain area has demonstrated a modern change in lot size over the past 15 years. Land values, topography, community character and creative land developments have made a strong appeal for somewhat smaller parcels throughout the area. These somewhat smaller parcels are indicative of the overwhelming amount of parcels in the area that have fit the local market need, while still maintaining a well orderly and conceived growth pattern throughout the Fire Mountain area. This type of development pattern was contemplated and accommodated in the City's General Plan Land Use Element in terms of lot size and density range.

The project proposes that parcel 1 be 19,301 square feet and parcel 2 be 16,817 square feet. The vast majority of parcels in the project vicinity are also less than 1.0 acre. These lot sizes are consistent and in compliance with the Land Use Policies of the General Plan. Per Policy 1.13(h) of the General Plan, lands within the Fire Mountain Neighborhood Planning Area that are designated Estate Residential B and with the corresponding zoning designation of Residential Estate B, a minimum lot size of 10,000 square feet, as defined in the Zoning Ordinance, shall be deemed in compliance with the governing documents (see Addendum to Land Use Element Text, GPA-11-88, City Council Resolution No. 88-273;

Adopted 12/7/88). The proposed lot sizes are, therefore consistent with the General Plan and Zoning Ordinance and should be approved.

However, because the proposal exceeds the base density allowance for a project in this designation (1.0 du/ac), further restrictions apply. Per Policy B of the Land Use Element, Section 2.32, projects that are above the base density must possess an excellence of design features through approval of a Conditional Use Permit. This is common in the Fire Mountain area. Although there are no development plans or units proposed at this time, the project will comply with Policy B of the Land Use Element, Section 2.32 as required and as it will be conditioned.

The proposed two lots will be for the construction of two custom home sites only. No pre-manufactured homes will be allowed. It is anticipated that one of the sites will be used by the current land owner and the other will be sold for custom use. The homes will be designed in a similar fashion to those in the general area at a very high standard. The architectural themes would most likely resemble the other homes along Fire Mountain Drive and Ivy Road. Each unit will be subject to review and approval by City staff through the Administrative Approval process to insure architectural compatibility with the surrounding area.

The proposed lot size and density will not be detrimental to the public health, safety, or welfare of persons residing or working in the adjacent area. The Conditional Use will not be detrimental to properties in the vicinity or affect the general welfare of the city as it is consistent with the surrounding fabric of the community. The granting of the Conditional Use would achieve the provision and flexibility of land use regulations that have been enjoyed by other local properties as was contemplated in the General Plan.

SUMMARY

The Ho Parcel Map project meets all of the goals and objectives of the City's General Plan and Zoning Ordinance. The project is a well thought out residential subdivision that is consistent with the surrounding community and will provide two highly desirable custom home sites within the Fire Mountain community. This project will be an excellent addition to the Fire Mountain area and the City as a whole.

JUSTIFICATION HIGHLIGHTS

1. This well thought out project results in two outstanding custom residential homebuilding lots that will be a valuable addition to the Fire Mountain Community.

2. The project will ultimately result in the highest and best use of residential property to the City in terms of high quality residential development and increased residential property tax values.

3. The proposed project meets or exceeds all City General Plan and Zoning Ordinance requirements and will be a very valuable addition to the City.

REQUIRED FINDINGS

Conditional Use Permit – Pan Handle Access:

The City of Oceanside Zoning Ordinance stipulates that three specific findings must be made before a Conditional Use Permit can be adopted. This proposal for pan handle access meets those conditions as follows:

1. The project location is consistent with the intent of the Ordinance and is consistent with the purposes of the RE-B Zone, because, the use is allowed in the Zone and the use in consistent with several other similar uses in the community plan area, and it will meet all of the required design standards.

2. The proposed project is consistent with the General Plan because it meets all of the requirements for the Conditional Use Permit as outlined by the General Plan and Zoning Ordinance in terms of length and width. The project will not result in any detrimental effects on the public health, safety and welfare of the local and general public, and it will not be detrimental to property or improvements in the vicinity, or the City as a whole, because the proposed use is allowed within the Zone, and it is consistent with several properties in the vicinity that have been granted similar Use Permits as this is consistent with the community character of the area.

3. The proposed use is in compliance with the provisions of the Ordinance, because it meets all applicable development criteria and is an allowed use within the Zone and the Conditional Use Permit and project Conditions of Approval will further insure the project operates as represented and intended.

Conditional Use Permit – Exceeding Base Density:

The City of Oceanside Zoning Ordinance stipulates that three specific findings must be made before a Conditional Use Permit can be adopted. This proposal meets those conditions as follows:

1. The project site is consistent with the intent of the Ordinance and the purposes of the RE-B Zone because the use is allowed per the General Plan and Zoning Ordinance, the use is consistent with several surrounding properties throughout the community planning area, and as such, it will not represent a special privilege to the site.

2. The proposed project will be consistent with the General Plan because it meets all General Plan criteria in terms of lot size, density and future design features. The project will not result in any detrimental effects on the public health, safety and welfare of the local and general public, and it will not be detrimental to property or improvements in the vicinity, or the City as a whole, because the proposed uses are allowed within the Zone and the project has been designed to meet the spirit and intent of the applicable development regulations, as well as the surrounding community.

3. The proposed use is in compliance with the provisions of the Ordinance, because it meets all development criteria and it is an allowed use within the Zone and the Conditional Use Permit and project Conditions of Approval will further insure the use operates as represented and intended.

Your favorable consideration is appreciated.

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of San Diego, City of Oceanside, and described as follows:

PARCEL A:

PARCEL 2, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AT PAGE 5704 OR PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY TOGETHER WITH A PORTION OF LOT 20 OF NORTH CARLSBAD, IN THE COUNTY OF SAM DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1807, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 24, 1924, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF PARCEL 2 OF PARCEL MAP 5704 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY;

THENCE NORTH 35°12'00" WEST, A DISTANCE OF 145.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF FIRE MOUNTAIN DRIVE (30.00' HALF WIDTH);

THENCE NORTH 54°48'00" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 109.67 FEET;

THENCE FOLLOWING SAID RIGHT OF WAY SOUTH 63°22'55" EAST, A DISTANCE OF 39.58 FEET;

THENCE SOUTH 72°36'06 EAST, A DISTANCE OF 18.25 FEET;

THENCE SOUTH 64°02'22" EAST, A DISTANCE OF 14.02 FEET;

THENCE SOUTH 34°09'55" EAST, A DISTANCE OF 52.51 FEET;

THENCE SOUTH 55°50'05" WEST, A DISTANCE OF 19.44 FEET;

THENCE SOUTH 24°44'27" EAST, A DISTANCE OF 31.85 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL 2 OF PARCEL MAP 5704;

THENCE SOUTH 54°48'08" WEST ALONG THE NORTHERLY BOUNDARY, A DISTANCE OR 120.04 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LAND DEDICATED TO THE CITY OF OCEANSIDE BY DOCUMENT RECORDED DECEMBER 23, 2009 AS INSTRUMENT NO. 2009-0709987, OF OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, ALONG

AND ACROSS THE NORTHWESTERLY 10.00 FEET OF PARCEL 1, IN THE CITY OR OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP 5704, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 154-190-42-00

(End of Legal Description)

NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 11/8/11
Removal:
(180 days)

1. **APPLICANT:** Paul and Jennifer Ho
2. **ADDRESS:** 502 E. Tallgrass Dr., Appleton, WI. 54913
3. **PHONE NUMBER:** (902) 882-8889
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** P10-00003, CUP10-00023 and CUP10-00024 (HO Tentative Parcel Map)
7. **DESCRIPTION:** A request for approval of a two lot subdivision that exceeds base density, and that provides panhandle access to parcel 2.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, the Associate Planner finds that the proposed project constitutes subdivision of land and the deferral of utility conversion. Therefore, the Associate Planner determined that further environmental evaluation is not required because:

[ ] "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,

[ ] The project is statutorily exempt, Section_____, <name> (Sections 15260-15277); or,

[x] The project is categorically exempt, Class 15, Section 15315 Minor Land Divisions; or,

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

_____ Date: November 8, 2011

Richard Greenbauer, Senior Planner

cc: [x] Project file [ ] Counter file [ ] Library Posting: [ ] County Clerk $50.00 Admin. Fee