AGENDA NO. 4

PLANNING COMMISSION **STAFF REPORT**

DATE: January 28, 2013 (Continued from the January 14, 2013 Planning Commission meeting)

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE MAP (T11-00001), DEVELOPMENT PLAN (D11-00013), AND CONDITIONAL USE PERMIT (C11-00024) TO AMEND THE PREVIOSLY APPROVED PLANNED DEVELOPMENT PLAN (PD-24) TO ALLOW FOR THE DEVELOMENT OF 22 SINGLE FAMILY RESIDENTIAL DWELLING UNITS ON A 23.8-ACRE SITE LOCATED AT THE NORTHEASTERN CORNER OF MESA DRIVE AND FOUSSAT ROAD – OCEANSIDE MESA – APPLICANT: OCEANSIDE MESA LLC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion;

(1) Adopt a Mitigated Negative Declaration and associated findings and a Mitigation Monitoring and Reporting Program by adopting Planning Commission Resolution No. 2013-P04;

(2) Approve Tentative Map (T11-00001), Development Plan (D11-00013), and Conditional Use Permit (C11-00024) by adopting Planning Commission Resolution No. 2013-P05 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review and Background: The 23.80-acre property (10.76 net developable acres) consists of 73 legal residential lots, 2 landscape lots and 1 open space lot. The project site is located on the north side of Mesa Drive, between Foussat Road and Jibsail Street, and is within the Loma Alta Neighborhood Planning Area. The site is characterized by a relatively large flat pad area adjacent to Mesa Drive that had been

previously graded and then moderate to steep manufactured and natural slopes extending from the pad to the north and west.

The property was previously entitled as a PD (Planned Development) and subdivided as "La Jolla Panorama Estates." A final map was recorded on the site which created 73 legal residential lots, 2 landscape lots and 1 open space lot. The La Jolla Panorama Estates project, however, was never built due to a number of technical and financial reasons.

On November 12, 2008, the City Council adopted Ordinance No. 08-ORO685-1, amending the City's Official Zoning Map from Residential Medium Density – A (RM-A) to Planned Development District (PD-24) and establishing Development Standards for the 23.80-acre parcel. The City Council also took action to adopt City Council Resolution No. 08-R0641-1 certifying an EIR for the subject project and adopted City Council Resolution No. 08-R0642-1 approving a Tentative Map (T-3-05), Conditional Use Permit (C-11-06), Development Plan (D-5-05), and Engineering Waiver for the construction of 68 Townhomes on a 23.80-acre parcel. Subsequent to this project's approval, a final map was never recorded and the property was acquired by another entity. The new property owner is proposing to significantly reduce the intensity of development over the 23.80-acre site and is proposing to modify the previously approved Planned Development Plan to establish development standards that would allow the development of 22 single-family residential lots upon the relatively large flat pad area adjacent to Mesa Drive on the eastern portion of the site.

Project Description: The project application is comprised of three components, a Tentative Map, Development Plan, and Conditional Use Permit as follows:

Tentative Subdivision Map T11-00001 represents a request for the following:

(a) To subdivide an approximately 23.8-acre site into 22 single-family residential lots and four lettered lots as follows: 1 Natural Open Space Lot, 1 Manufactured Slope Open Space Lot, 1 Private Street Lot, and 1 Detention Basin Lot. The site area breakdown for the four open space lots is as follows: Lot A – 37,056 square feet would be created over the private street and would be maintained by the HOA, Lot B – 761,869 square feet in natural open space, Lot C – 61,415 square feet of Manufactured Slope Open Space, and Lot D – 24,483 square feet of Open Space serving as a detention basin. The subject lot is currently zoned Planned Development (PD-24) and has approved development standards to accommodate the previous project referred to as Mesa Ridge which allowed for the development of 68 townhomes. The proposed project reduction in intensity of development would allow for a total of 16.6 acres of the 23.8-acre site to be preserved as natural open space and maintained with non-native grassland.

Development Plan D11-00013 represents a request for the following:

(a) To amend the existing Planned Development Plan (PD-24) in order to allow the proposed single family residential product (Single Unit - Variable "SU-V") to be developed on the site. The General Plan Land Use Element allows for the development of SU-V units within the MDA-R Land Use Designation per the "Residential Unit Type/Residential Land Use Designation Consistency Matrix" (Section 2.34.A.). The Zoning Ordinance also allows for Single Unit - Variable product on the residential zoned site that exists as a PD district. The existing base development standards approved for the Multi-Plex (MP) product type now must be amended in order to create development regulations for the Single Unit - Variable product under consideration. This site exceeds the minimum net area requirement for a PD District of 4 acres. The proposed PD Text will establish a new lot size and set back standard specific to the site to accommodate the SU-V product type.

Based upon the hillside characteristics of the site, the net developable area of the site was calculated to be approximately 10.76 acres in size. The net developable area for the project was obtained by taking the gross area for the MDA-R designated area and subtracting out the "undevelopable land" as defined within the City's General Plan. Based on the net developable area, the overall project density proposed is being reduced from the Mesa Ridge proposal of 6.3 dwelling units per acre (du/ac) which is at the low end of the allowable density range for the site of 6.0 - 9.9 du/ac to 2.0 dwelling units per acre.

Access to the proposed project will occur directly off of Mesa Drive toward the western portion of the newly designed subdivision. The western most access point will accommodate full turning movements into and out of the project. The 22-lot subdivision will be served via a single 32'-0" wide private street designed with cul-de-sacs located on the east and west ends of the newly created street. Four of the proposed lots will be accessed via a panhandle-lot configuration at the end of each respective cul-de-sac. The project's interior driveways will all be private and maintained by the homeowners association. The pavement sections of the interior driveways vary in size and offer access to a combination of side loaded garages, traditional street fronting garages, and tandem garage configurations all for the purpose of creating variation along the streetscape. All utilities will be extended from Mesa Drive to serve the project, with the exception of sewer lines which will be extended east in Mesa Drive to the downstream manhole at Jibsail.

The proposed Oceanside Mesa single-family residential units are proposed as all two-story, 4 bedroom, 3.5 bathrooms with attached 3-car garages. In order to provide variation in design, the applicant is proposing to offer 3 unit types and 3 distinct color palettes. While the 3 unit types are all two stories in height and similar in size, it is the combination of roof eaves, finish materials, garage layouts, and varied setbacks that

will create visual interest within the subdivision. The units would range in size from 3,068 square feet (including a 3 car garage) to 4,791 square feet (including a 3-car garage and a 1,336 square feet option over the garage). The garages will be served from a private drive and have direct access into the units. The proposed units will have enhanced Neo Traditional architectural design elements consistent with newer subdivisions throughout the community.

Conditional Use Permit CUP11-00024 represents a request for the following:

(a) To permit the use of a panhandle driveway design for vehicle access.

Lots 5, 19, and 20 have been designed to have access via a panhandle driveway located at the terminus of the private cul-de-sac road. In accordance with Oceanside Zoning Ordinance Article 10 Section 1050 (Y) Panhandle access is allowed with approval of a use permit in single unit - variable (SU-V) developments.

KEY PLANNING ISSUES

1. General Plan Conformance

The General Plan Land Use Map designation on the subject property is Medium Density Residential - A (MDA-R) which has a density range of 6.0-9.9 dwelling units per gross acre. Staff has evaluated the request to subdivide the 23.8-acre parcel into 22 single-family residential lots and four lettered lots with lot "B" for natural open space purposes, and has determined that the proposed development is consistent with the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.24: Topographic Resources

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

Policy: B. Lands considered to possess significant topographical features shall be preserved and integrated into the project designs. Such lands include natural slopes of (20 percent) or more with a minimum elevation differential of 50 feet; major canyons and/or watercourses; significant rock outcroppings, trees, and native vegetation.

Policy: D. The term "natural slope" shall also apply to any man-made or altered slope which, over a period of years, re-vegetation and/or erosion has made indistinguishable from the natural terrain.

The subject request is to develop a 22-lot subdivision, including four lettered lots with lot "B" being created as a natural open space lot to be maintained in perpetuity. The

proposed subdivision would be created over an area that is approved with 73 legal residential lots, 2 landscape lots and 1 open space lot. Staff has determined that the subject proposal to reduce intensity of development from the approved "Mesa Ridge" 68-unit townhome project and only subdivide a portion of the site that requires minimal grading is consistent with the General Plan goal for Topographic Resources. Concentrating development of the 22-lot subdivision on the south east portion of the property and integrating the "natural slope" into the overall subdivision design as natural open space to be restored and maintained as natural habitat demonstrates consistency with the goals and policies of the General Plan. It is further noted that based upon soil conditions found on-site, development will not require an extensive use non-traditional building construction techniques necessary to develop the site. Based upon the proposed site development denoted on submitted plans, staff has determined that the design does preserve the natural topographic features of the site and conforms to the intent of the General Plan for said resources.

2. Zoning Ordinance

The purpose of the Planned Development (PD) zone district is to establish a procedure for the development of parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.

This proposed project site currently holds a zoning designation of Planned Development Plan (PD-24) and has established site specific development standards that were approved to allow the development of a 68-unit townhome project. In order to reduce the intensity of development of the site from the previously approved Mesa Ridge project, the applicant has submitted a Development Plan to amend the existing Planned Development Plan (PD-24) in a manner that would allow for a single-family residential product type that is consistent with the surrounding developed area. Table 1 summarizes the proposed development regulations for the project site compared to the development regulations for the Single-Family Residential (RS) zoned properties to the south and north.

Table1. Section 1050 Residential Development Regulations applied to RS Zoned Parcels adjacent to the site and the proposed development regulations for PD-24.

	RS - Zoned Parcels	Proposed PD-24
Minimum Lot Area	6,000 SF	6,000SF – 10,706SF Avg. 6,886SF
Minimum Lot Width	65 feet	38 – 151 feet Avg.52 ft.
Front Yard	20 feet	20 feet 10 feet for Side Loaded Garages
Side Yard	7.5 feet	Zero Lot Line Program 10 feet on other side
Comer side yard	10 feet	10 feet
Rear Yard	15 feet	15 feet
Maximum Height	36 feet	36 feet
Lot Coverage	45%	7.8% - 28.1%
Off-Street Parking Spaces	3 Spaces >2500 SF	3 Spaces w/ Tandem Allowed

Pursuant to Section 1050(U), the maximum height of a fence or wall, including retaining walls shall be six feet. All retaining walls over four feet in height shall be planted and irrigated. In areas where the project would incorporate retaining walls in excess of four feet, they have been designed as plantable and irrigated walls. The northern, western, and eastern boundary of the subject project site that separates Lots 1-22 from Lot B proposes a six-foot tall tubular steel fencing 4" on center to further soften the impact of development at the top of the slope as viewed from the northern, western, and eastern residential developed area.

In summary, the proposed project would implement similar development standards to those in place in the surrounding RS zoned neighborhoods. Where development standards are proposed to be reduced below the adjacent RS zoned parcels development standards, the project would implement variable front yard setbacks coupled with a zero lot line development on one side and incorporation of a single loaded street to ensure that a high quality urban design that is sensitive to the sites topography and surrounding neighborhoods.

3. Subdivision Ordinance Compliance

The proposed project is subject to the Subdivision Map Act and the Oceanside Subdivision Ordinance (Article IV Tentative subdivision maps - five or more parcels).

Pursuant to Section 401 of the Subdivision Ordinance, this proposed Tentative Subdivision Map has been prepared in a manner acceptable to the Engineering Department. The property is a legally subdivided lot with the minimum lot area and dimensions to be implemented into the overall subdivision design being established within the Planned Development Plan (PD-24). The proposed subdivision generally holds an interest in common areas and facilities and will establish CC&R's for the "Zero Side Yard" easements.

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)

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration (MND) has been prepared stating that if the mitigation measures identified in the Mitigation Monitoring and Reporting Program are implemented, there will not be a significant adverse impact upon the environment. Under the provisions of the California Environmental Quality Act, the Planning Commission will consider the Mitigated Negative Declaration during its hearing on the project.

The Draft MND was circulated for public review for a 30-day period beginning on August 3, 2012 and ending on September 4, 2012. All comments received on the Draft MND have been included in the Final MND with appropriate responses to those comments being provided as well.

Areas of potential concern that could be affected by the proposed project and identified in the Draft MND included: Biological Resources, Cultural Resources, and Geology and Soils. These potential areas affected by the project have been addressed through appropriate site design and implementation of specific mitigation measures. The key environmental issues analyzed in the project MND are as follows:

Biological Resources: Approximately 71 percent of the 23.8-acre project site or 16.6 acres will be preserved as natural open space. The 23.8-acre site contains two small areas of coyote brush scrub (total of 0.7 acre), 20.8 acres of non-native grassland, and 2.3 acres of disturbed area. A rare plant – thread-leaf brodiaea – is also located within the 9.3 acres of natural area to be preserved. The site does not currently support any endangered plant or animal species, although it is located within the Wildlife Corridor Planning Zone (WCPZ) of the City's draft Subarea Plan.

The protection of the brodiaea was the main concern of the Wildlife Agencies. The project design to reduce the overall intensity of development on the site will provide for a 30-foot buffer from the edge of nearest residential property line in order to further

protect this rare plant species. Retention of the undeveloped portion of the site as non-native grassland would also be beneficial to the brodiaea.

The City's draft Subarea Plan identifies certain parcels within the WCPZ or Wildlife Corridor as priority areas for habitat restoration. The subject property is identified as such a site. Approximately 4.7 acres in excess of the WCPZ 50 percent requirement to required to be conserved per the subarea plan would be available for future credits toward another project within the City of Oceanside and may be available for Coastal Sage Scrub restoration.

The draft Subarea Plan also requires mitigation for the loss of non-native grassland at a 0.5:1 ratio since it is important raptor foraging habitat. Therefore, 2.1-acres of non-native grassland would need to be preserved to off-set the loss of 4.2 acres based upon the reduced project and limited development over the 23.8-acre site. The proposed project will preserve 16.6 acres, which would exceed the amount of biological mitigation needed.

Cultural Resources: As part of the environmental review of the previous project "Mesa Ridge," an EIR was prepared and an archeological testing program was conducted at two previously recorded sites. Only one of the two sites revealed small amounts of shell and a single piece of debitage, while the other site was destroyed. Based upon the testing results, it was determined that the one site with a small amount of shell and debitage did not meet the criteria to be labeled as a significant cultural resource. Though project implementation is not considered to pose a significant affect on cultural resources, staff and the applicant have developed cultural resource mitigation measures that would require that Native American and archeological monitors are present during all grading, trenching, or other ground disturbing activities.

The project site is underlain by the Eocene-age Santiago Formation and if grading for the proposed project would extend to depths that penetrate these soils, potential affects on fossil materials could occur. In order to ensure that impacts to paleontological resources do not occur during project implementation, a paleontological monitor will be required to be on site for all grading activities.

Geology: The primary geology concerns related to development of the site is the potential for the occurrence of heavy rain or seismic activity affect slope stability. Therefore, the proposed project has been designed to provide for significant setbacks along the west and north facing slopes. West facing slopes would maintain a minimum 40 foot setback from top of slope for habitable structures while the north facing slopes would maintain a minimum 20-foot setback for habitable structures and pools would be required. Other geologic and foundation issues can be remediated by following the recommendations in the geotechnical report.

Staff is recommending that the Planning Commission move to adopt the Final MND, subject to implementation of Mitigation Measures identified within the Initial Study and incorporated into the Mitigation Monitoring and Reporting Program.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, Legal notice was published in the North County Times and notices were sent to property owners of record/and occupants within a 300-foot radius of the subject property, to individuals/organizations requesting notification, and to the applicant. In addition, the Final MND and notice of public hearing was sent to all commenting agencies and persons that commented on the Draft MND.

SUMMARY

In summary, staff finds that the Tentative Map, Development Plan, and Conditional Use Permit are consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. As such, staff recommends that the Planning Commission approve the project. The Commission's action should be:

(1) Adopt a Mitigated Negative Declaration and associated findings and a Mitigation Monitoring and Reporting Program by adopting Planning Commission Resolution No. 2013-P04; and,

(2) Approve Tentative Map (T11-00001), Development Plan (D11-00013), and Conditional Use Permit (C11-00024) by adopting Planning Commission Resolution No. 2013-P05 with findings and conditions of approval attached herein.

PREPARED BY:

Richard Greenbauer
Senior Planner

SUBMITTED BY:

Marisa Lundstedt
City Planner

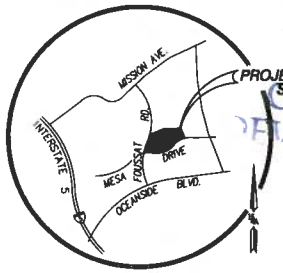
ML/RG/fil

Attachments:

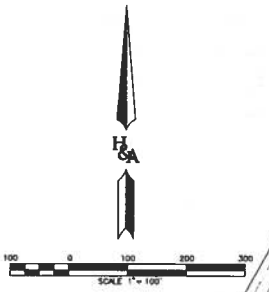
1. Tentative Map, Development Plans, and Landscape Plans
2. Illustrative Site Plan and Building Plot Plan for the Proposed Development
3. City Council Ordinance amending the Zoning Map from RM-A to PD-24
4. Planning Commission Resolution No. 2013-P04
5. Planning Commission Resolution No. 2013-P05

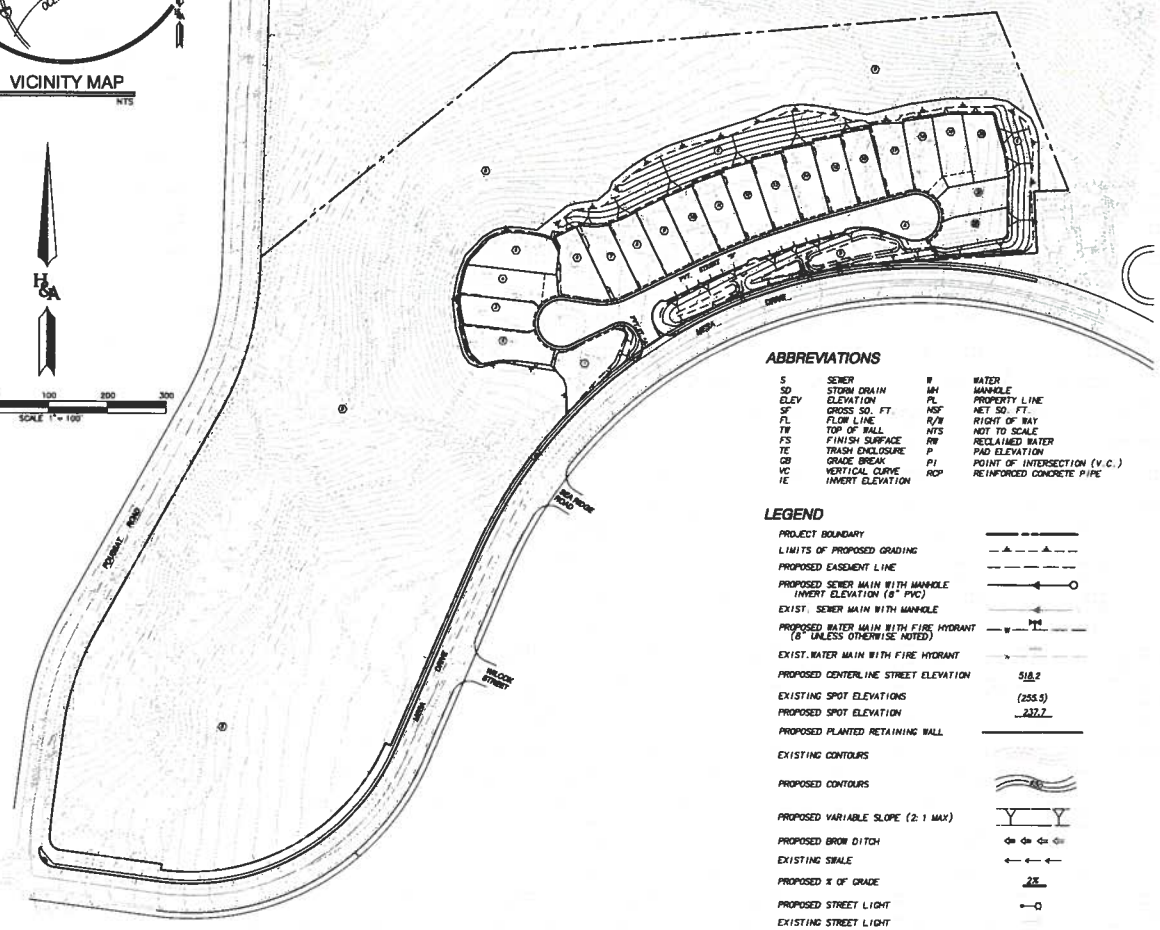
RECEIVED
MAY 30 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

TENTATIVE MAP / SITE DEVELOPMENT PLAN
OCEANSIDE MESA
CITY OF OCEANSIDE, CALIFORNIA



VICINITY MAP
NTS





PROJECT MAP
SCALE: 1"=100'

ABBREVIATIONS

S	SEWER	W	WATER
SD	STORM DRAIN	MH	MANHOLE
ELEV	ELEVATION	PL	PROPERTY LINE
SF	GROSS SQ. FT.	NSF	NET SQ. FT.
FL	FLOW LINE	R/W	RIGHT OF WAY
TW	TOP OF WALL	NTS	NOT TO SCALE
FS	FINISH SURFACE	RW	RECLAIMED WATER
TE	TRASH ENCLOSURE	P	PAD ELEVATION
GB	GRADE BREAK	PI	POINT OF INTERSECTION (V.C.)
VC	VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
IE	INVERT ELEVATION		

LEGEND

PROJECT BOUNDARY
LIMITS OF PROPOSED GRADING
PROPOSED EASEMENT LINE
PROPOSED SEWER MAIN WITH MANHOLE INVERT ELEVATION (8" PVC)
EXIST. SEWER MAIN WITH MANHOLE
PROPOSED WATER MAIN WITH FIRE HYDRANT (8" UNLESS OTHERWISE NOTED)
EXIST. WATER MAIN WITH FIRE HYDRANT
PROPOSED CENTERLINE STREET ELEVATION 518.2
EXISTING SPOT ELEVATIONS (255.5)
PROPOSED SPOT ELEVATION 237.7
PROPOSED PLANTED RETAINING WALL
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED VARIABLE SLOPE (2:1 MAX)
PROPOSED BROW DITCH
EXISTING SWALE
PROPOSED % OF GRADE 2%
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
EXISTING STORM DRAIN SYSTEM
PROPOSED STORM DRAIN SYSTEM
A. INLET OR CATCH BASIN
B. HEADWALL
C. CLEANOUT
RIP RAP
PROPOSED RIPRAP (ENERGY DISSIPATER)
PROPOSED BUILDING UNIT NUMBER WITH PAD ELEVATION P270.1
EXISTING PROPERTY DATA LOT 270
PROPOSED P.C.C. CROSSGUTTER

ASSESSOR'S PARCEL NUMBER

ASSESSOR'S PARCEL NO.: 146-161-01 THROUGH 59 & 146-162-01 THROUGH 17

LEGAL DESCRIPTION

LOT 1 TO 73 INCLUSIVE, LOTS A, B, C AND ALTA PANORAMA WAY, BAJA PANORAMA WAY, VISTA ISLE WAY OF LA JOLLA PANORAMA ESTATES IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10178, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1981.

RECORD BOUNDARY & ENCUMBRANCES

SEE SHEET 8

TOPOGRAPHY

TOPOGRAPHIC SURVEY PREPARED BY R. J. LUNG & ASSOCIATES
DATED: MARCH 18, 2011
CONTOUR INTERVALS: 1' & 5'
DATUM: U.S.C. & G.S.

PUBLIC UTILITIES AND DISTRICT

SEWER	CITY OF OCEANSIDE
WATER	CITY OF OCEANSIDE
STORM DRAIN	CITY OF OCEANSIDE
ELECTRICAL & GAS	SAN DIEGO GAS & ELECTRIC
FIRE	CITY OF OCEANSIDE
POLICE	CITY OF OCEANSIDE
SCHOOLS	OCEANSIDE UNIFIED SCHOOL DIST.

GEOTECHNICAL REPORT

GEOTECHNICAL INVESTIGATION PREPARED BY:
ALBUS-KEEFE & ASSOCIATES DATED SEPT. 19, 2011

DRAINAGE STUDY AND STORM WATER MANAGEMENT PLAN

TENTATIVE MAP DRAINAGE STUDY PREPARED BY:
HUNSAKER & ASSOCIATES SEPTEMBER, 2011

TENTATIVE MAP STORM WATER MANAGEMENT PLAN PREPARED BY:
HUNSAKER & ASSOCIATES SEPTEMBER, 2011

EARTHWORK

RAW GRADING QUANTITIES
APPROX. CUT: 26,940 C.Y.
APPROX. FILL: 26,940 C.Y.

QUANTITIES SHOWN ARE RAW ONLY AND DO NOT INCLUDE ANY POTENTIAL REMEDIAL GRADING AND HAVE NOT BEEN ADJUSTED FOR BULKAGE OR SHRINKAGE.

FEMA

FIRM PANEL 754 OF 2375 (SAN DIEGO COUNTY, CA.)
MAP NUMBER 06073C0754 G

LOT SUMMARY

OCEANSIDE MESA	
LOT #	LOT AREA
1	10,708
2	7,860
3	6,443
4	6,181
5	6,055
6	7,554
7	6,795
8	6,284
9	6,231
10	6,375
11	6,487
12	6,486
13	6,489
14	6,451
15	6,400
16	6,397
17	6,456
18	6,748
19	6,173
20	8,536
21	6,000
22	6,208
RES. SUBTOTAL SF	151,172
RES. SUBTOTAL AC	3.47
MAX	10,708
MIN	6,000
RES AVG LOT SIZE	6,871
OS LOT B -NATURAL	761,884
OS LOT C -MANUFACTURED	81,755
OS LOT D -BASIN	34,486
TOTAL OS LOT A SQ FT	848,082
TOTAL OS LOT A AC	19.47
LOT A/PVT STREET SF	37,858
LOT A/PVT STREET AC	0.88
TOTAL SF	1,036,310

GENERAL NOTES

1. GROSS AREA: 23.8 ACRES
2. GRADED AREA: 5.9 ACRES
3. GENERAL PLAN LAND USE
   EXISTING: MDA-R MEDIUM DENSITY-A RESIDENTIAL & OPEN SPACE (OS)
   PROPOSED: NO CHANGE
4. ZONING (AMENDMENT)
   EXISTING: PD
   PROPOSED: PD (AS PART OF AMENDMENT TO VALID ENTITLEMENT PD-23)
5. EXISTING LAND USE: VACANT
   PROPOSED LAND USE: RESIDENTIAL & OPEN SPACE
6. TOTAL NUMBER OF PROPOSED LOTS: 26 (22 RESIDENTIAL LOTS, 1 NATURAL OPEN SPACE LOT, 1 MANUFACTURED SLOPE OS LOT, 1 PRIVATE STREET LOT, AND 1 BASIN LOT)
7. TOTAL NUMBER OF FUTURE UNITS: 22 SINGLE FAMILY UNITS
8. GROSS DENSITY: 0.9 DU/AC (22 UNITS/23.8 AC)
9. PERCENT OF PROJECT IN PAVEMENT (INCLUDING STREETS): APPROX. 3.6%

GENERAL DESIGN NOTES

1. ALL STREET DESIGN SHALL CONFORM TO THE CITY OF OCEANSIDE DESIGN STANDARDS AND AS REQUIRED BY THE CITY ENGINEER.
2. EASEMENTS SHALL BE PROVIDED, REMOVED, OR RELOCATED AS REQUIRED BY THE CITY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
3. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAXIMUM)
4. IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
5. THE DEVELOPER SHALL INSTALL STREET LIGHTS PER THE CITY OF OCEANSIDE ENGINEERING DEPARTMENT TRAFFIC DIVISION, THE STREET LIGHT DESIGN MANUAL AND THE CITY OF OCEANSIDE STANDARD DRAWING NO. M-4. STREET LIGHTS AS SHOWN ON THIS PLAN ARE TO BE USED AS A GUIDE ONLY.
6. ALL RETAINING WALLS IN EXCESS OF 4 FEET SHALL BE PLANTABLE.
7. THE PROPOSED SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS OF THE CITY OF OCEANSIDE WATER UTILITIES DISTRICT, WHERE APPLICABLE.
8. THE PROPOSED WATER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF OCEANSIDE WATER UTILITIES DISTRICT, WHERE APPLICABLE.
9. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN.
10. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE CITY ENGINEER AND PLANNING DIRECTOR.
11. CONSTRUCTION PHASING IS PROPOSED.
12. INDIVIDUAL TRASH PICKUP IS PROPOSED AS PART OF THIS PROJECT.
13. NO SIGNS PROPOSED ON SITE. FOR LANDSCAPE MONUMENTS, PLEASE SEE LANDSCAPE PLAN.
14. FIRE LANES TO BE CLEARLY DELINEATED PER CITY OF OCEANSIDE STANDARDS.

PROJECT CONSULTANTS

CIVIL ENGINEER
HUNSAKER & ASSOCIATES, INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

LANDSCAPE ARCHITECT
L.A. GROUP DESIGN WORKS, INC.
22110 CLARENDON STREET, SUITE 202
WOODLAND HILLS, CA 91367
(818) 251-9718

BIOLOGY
AFFINIS ENVIRONMENTAL SERVICES
847 JAMACHA ROAD
EL CAJON, CA. 92019
(619) 441-0144

GEOTECHNICAL
ALBUS-KEEFE & ASSOC., INC.
1011 N. ARMANDO STREET
ANAHEIM, CA. 92806
(714) 630-1626

OWNER/SUBDIVIDER

OCEANSIDE MESA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
18012 COWAN SUITE 200
IRVINE, CA. 92614
(949) 863-1298

REPRESENTATIVE

REGISTERED PROFESSIONAL ENGINEER DAVID A. HAMMAR NO. 34757 EXP. 9/30/13 CIVIL STATE OF CALIFORNIA

DAVID A. HAMMAR R.C.E. 34757
MY REGISTRATION EXPIRES ON 9/30/13

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	SUBMITTAL	11/03/11	H&A
2	RESUBMITTAL	05/23/12	H&A
3			
4			
5			
6			
7			
8			

TENTATIVE MAP / SITE DEVELOPMENT PLAN
OCEANSIDE MESA
CITY OF OCEANSIDE, CALIFORNIA

SHEET 1 OF 8

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REV 10/17/06

RECEIVED
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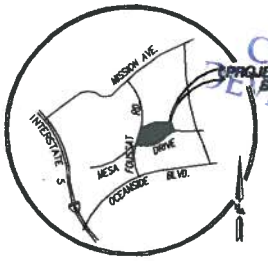
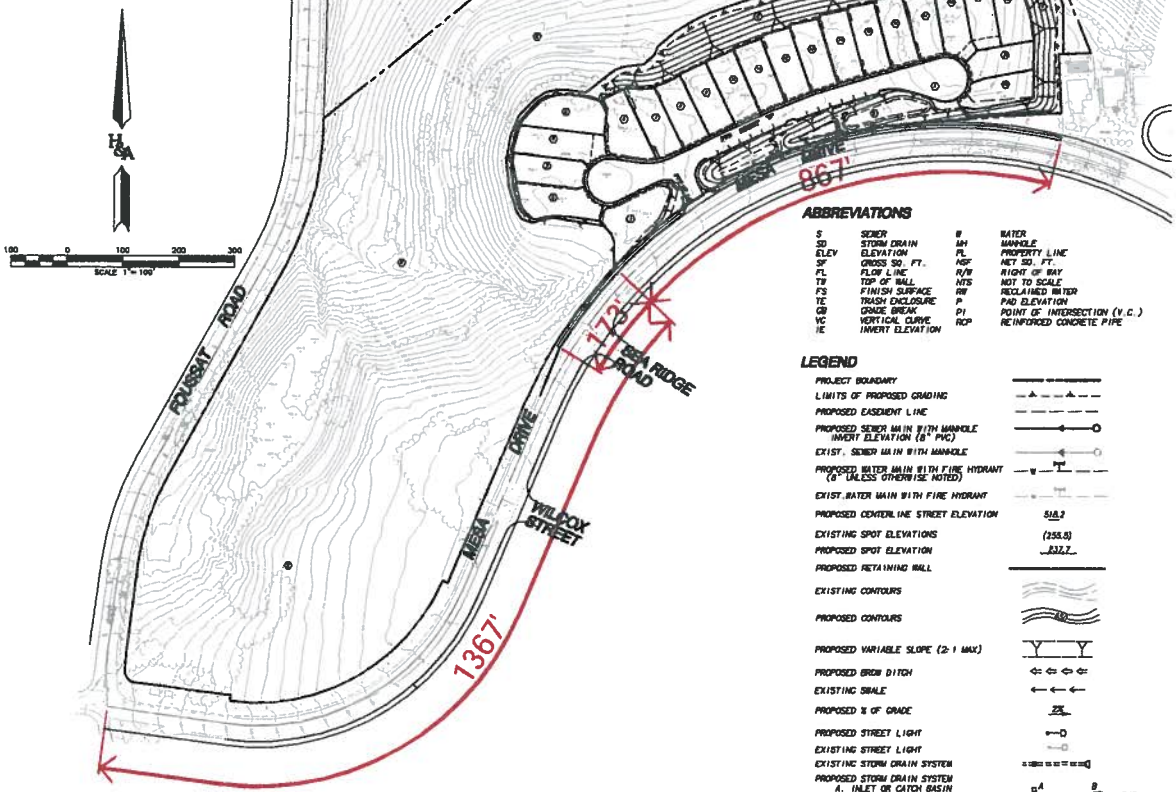
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

TENTATIVE MAP / SITE DEVELOPMENT PLAN
OCEANSIDE MESA
CITY OF OCEANSIDE, CALIFORNIA



VICINITY MAP
NTS



PROJECT MAP
SCALE: 1"=100'

ABBREVIATIONS

S	SEWER	W	WATER
SD	STORM DRAIN	MH	MANHOLE
ELEV	ELEVATION	PL	PROPERTY LINE
SF	GROSS SQ. FT.	NSF	NET SQ. FT.
FL	FLOW LINE	R/W	RIGHT OF WAY
TW	TOP OF WALL	NTS	NOT TO SCALE
FS	FINISH SURFACE	RW	RECLAIMED WATER
TE	TRASH ENCLOSURE	P	PAD ELEVATION
GB	GRADE BREAK	PI	POINT OF INTERSECTION (V.C.)
VC	VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
IE	INVERT ELEVATION		

LEGEND

PROJECT BOUNDARY
LIMITS OF PROPOSED GRADING
PROPOSED EASEMENT LINE
PROPOSED SEWER MAIN WITH MANHOLE INVERT ELEVATION (8" PVC)
EXIST. SEWER MAIN WITH MANHOLE
PROPOSED WATER MAIN WITH FIRE HYDRANT (8" UNLESS OTHERWISE NOTED)
EXIST. WATER MAIN WITH FIRE HYDRANT
PROPOSED CENTERLINE STREET ELEVATION — 514.2
EXISTING SPOT ELEVATIONS — (255.5)
PROPOSED SPOT ELEVATION — 237.7
PROPOSED RETAINING WALL
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED VARIABLE SLOPE (2:1 MAX)
PROPOSED BROW DITCH
EXISTING SWALE
PROPOSED % OF GRADE — 2%
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
EXISTING STORM DRAIN SYSTEM
PROPOSED STORM DRAIN SYSTEM
A. INLET OR CATCH BASIN
B. HEADWALL
C. CLEANOUT
RIP RAP
PROPOSED RIPRAP (ENERGY DISSIPATER)
PROPOSED BUILDING UNIT NUMBER WITH PAD ELEVATION — P210.1
EXISTING PROPERTY DATA — LOT 270
PROPOSED P.C.C. CROSSGUTTER

ASSESSOR'S PARCEL NUMBER

ASSESSOR'S PARCEL NO.: 146-161-01 THROUGH 59 & 146-162-01 THROUGH 17

LEGAL DESCRIPTION

LOT 1 TO 73 INCLUSIVE, LOTS A, B, C AND ALTA PANORAMA WAY, BALM PANORAMA WAY, VISTA ISLE WAY OF LA JOLLA PANORAMA ESTATES IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10178, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1981.

RECORD BOUNDARY & ENCUMBRANCES

SEE SHEET 8

TOPOGRAPHY

TOPOGRAPHIC SURVEY PREPARED BY R. J. LUNG & ASSOCIATES
DATED: MARCH 18, 2011
CONTOUR INTERVALS: 1' & 5'
DATUM: U.S.C. & G.S.

PUBLIC UTILITIES AND DISTRICT

SEWER	CITY OF OCEANSIDE
WATER	CITY OF OCEANSIDE
STORM DRAIN	CITY OF OCEANSIDE
ELECTRICAL & GAS	SAN DIEGO GAS & ELECTRIC
FIRE	CITY OF OCEANSIDE
POLICE	CITY OF OCEANSIDE
SCHOOLS	OCEANSIDE UNIFIED SCHOOL DIST.

GEOTECHNICAL REPORT

GEOTECHNICAL INVESTIGATION PREPARED BY:
ALBUS-KEEFE & ASSOCIATES DATED SEPT. 19, 2011

DRAINAGE STUDY AND STORM WATER MANAGEMENT PLAN

TENTATIVE MAP DRAINAGE STUDY PREPARED BY:
HUNSAKER & ASSOCIATES SEPTEMBER, 2011

TENTATIVE MAP STORM WATER MANAGEMENT PLAN PREPARED BY:
HUNSAKER & ASSOCIATES SEPTEMBER, 2011

EARTHWORK

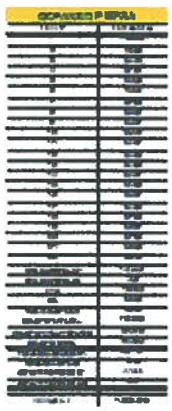
RAW GRADING QUANTITIES
APPROX. CUT: 26,940 C.Y.
APPROX. FILL: 26,940 C.Y.

QUANTITIES SHOWN ARE RAW ONLY AND DO NOT INCLUDE ANY POTENTIAL REMEDIAL GRADING AND HAVE NOT BEEN ADJUSTED FOR BULKAGE OR SHRINKAGE.

FEMA

FIRM PANEL 754 OF 2375 (SAN DIEGO COUNTY, CA.)
MAP NUMBER 06073C0754 C

LOT SUMMARY



GENERAL NOTES

1. GROSS AREA: 23.8 ACRES
2. GRADED AREA: ± 9 ACRES
3. GENERAL PLAN LAND USE:
   EXISTING: MDA-R MEDIUM DENSITY-R RESIDENTIAL & OPEN SPACE (OS)
   PROPOSED: NO CHANGE
4. ZONING (AMENDMENT)
   EXISTING: PD
   PROPOSED: PD (AS PART OF AMENDMENT TO VALID ENTITLEMENT PD-23)
5. EXISTING LAND USE: VACANT
   PROPOSED LAND USE: RESIDENTIAL & OPEN SPACE
6. TOTAL NUMBER OF PROPOSED LOTS: 26 (22 RESIDENTIAL LOTS, 1 NATURAL OPEN SPACE LOT, 1 MANUFACTURED SLOPE OS LOT, 1 PRIVATE STREET LOT, AND 1 BASIN LOT)
7. TOTAL NUMBER OF FUTURE UNITS: 22 SINGLE FAMILY UNITS
8. GROSS DENSITY: 0.9 DU/AC (22 UNITS/23.8 AC)
9. PERCENT OF PROJECT IN PAVEMENT (INCLUDING STREETS): APPROX. 3.6%

GENERAL DESIGN NOTES

1. ALL STREET DESIGN SHALL CONFORM TO THE CITY OF OCEANSIDE DESIGN STANDARDS AND AS REQUIRED BY THE CITY ENGINEER.
2. EASEMENTS SHALL BE PROVIDED, REMOVED, OR RELOCATED AS REQUIRED BY THE CITY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
3. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAXIMUM).
4. IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
5. THE DEVELOPER SHALL INSTALL STREET LIGHTS PER THE CITY OF OCEANSIDE ENGINEERING DEPARTMENT TRAFFIC DIVISION, THE STREET LIGHT DESIGN MANUAL AND THE CITY OF OCEANSIDE STANDARD DRAWING NO. M-4. STREET LIGHTS AS SHOWN ON THIS PLAN ARE TO BE USED AS A GUIDE ONLY.
6. ALL RETAINING WALLS IN EXCESS OF 4 FEET SHALL BE PLANTABLE.
7. THE PROPOSED SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS OF THE CITY OF OCEANSIDE WATER UTILITIES DISTRICT, WHERE APPLICABLE.
8. THE PROPOSED WATER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF OCEANSIDE WATER UTILITIES DISTRICT, WHERE APPLICABLE.
9. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN.
10. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE CITY ENGINEER AND PLANNING DIRECTOR.
11. CONSTRUCTION PHASING IS PROPOSED.
12. INDIVIDUAL TRASH PICKUP IS PROPOSED AS PART OF THIS PROJECT.
13. NO SIGNS PROPOSED ON SITE. FOR LANDSCAPE MONUMENTS, PLEASE SEE LANDSCAPE PLAN.
14. FIRE LANES TO BE CLEARLY DELINEATED PER CITY OF OCEANSIDE STANDARDS.

PROJECT CONSULTANTS

CIVIL ENGINEER
HUNSAKER & ASSOCIATES, INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

LANDSCAPE ARCHITECT
L. A. GROUP DESIGN WORKS, INC.
22110 CLARENDON STREET, SUITE 202
WOODLAND HILLS, CA 91367
(818) 251-9718

BIOLOGY
AFTINIS ENVIRONMENTAL SERVICES
847 JAMACHI ROAD
EL CAJON, CA. 92018
(619) 441-0144

GEOTECHNICAL
ALBUS-KEEFE & ASSOC., INC.
1011 N. ARMANDO STREET
ANAHEIM, CA. 92806
(714) 630-1626

OWNER/SUBDIVIDER
OCEANSIDE MESA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
18012 COWAN SUITE 200
IRVINE, CA. 92614
(949) 863-1258

REPRESENTATIVE

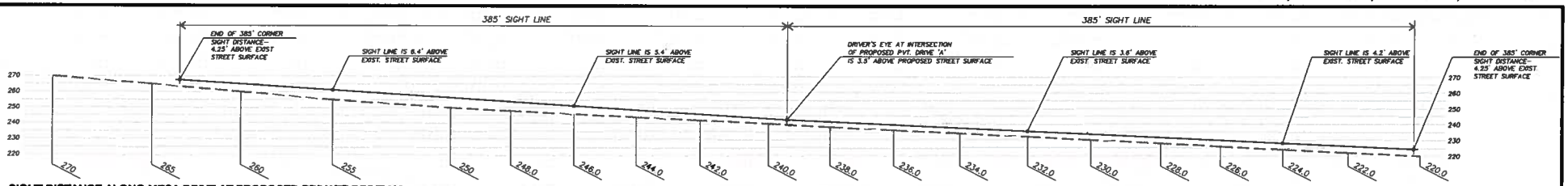
DAVID A. HAMMAR R.C.E. 34737
MY REGISTRATION EXPIRES ON 9/30/13

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

NO.	REVISIONS	DATE	BY
1	SUBMITTAL	11/03/11	HBA
2			
3			
4			
5			
6			
7			
8			

TENTATIVE MAP / SITE DEVELOPMENT PLAN
OCEANSIDE MESA
CITY OF OCEANSIDE, CALIFORNIA

SHEET 1 OF 8



SIGHT DISTANCE ALONG MESA DRIVE AT PROPOSED PRIVATE DRIVE 'A'
(PER CITY OF OCEANSIDE STD. DWG. NO. T-1)
1"=30'

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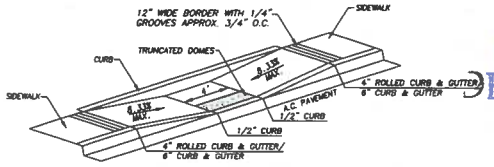
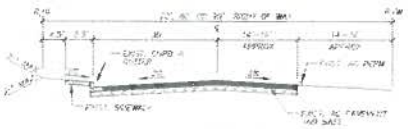
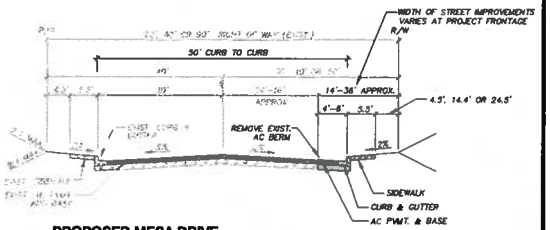
DEVELOPMENT SERVICES



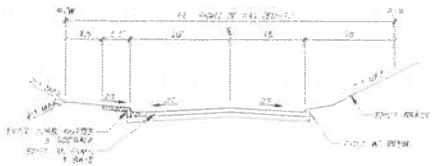
MODIFIED PRIVATE PEDESTRIAN RAMP
NOTE:
1. PRIVATE STREET ACCESS RAMP SHALL BE ADA COMPLIANT
NTS



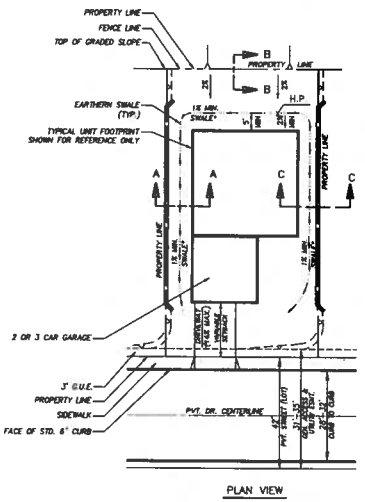
EXISTING MESA DRIVE
NTS

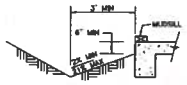


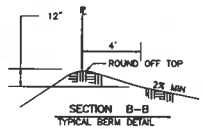
PROPOSED MESA DRIVE
NOTES:
1. STREET IMPROVEMENTS TYPICAL ALONG PROPERTY FRONTAGE.
2. MESA DRIVE IS A COLLECTOR STREET PER THE CITY OF OCEANSIDE "CIRCULATION ELEMENT".
3. MESA DRIVE HAS A 35 MPH STREET DESIGN SPEED PER THE CITY OF OCEANSIDE "STREET DESIGN CRITERIA".
NTS

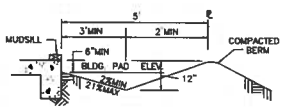


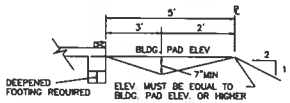
EXISTING FOUSSAT ROAD
NTS



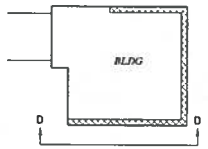


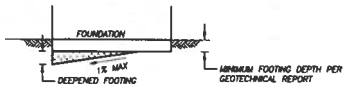




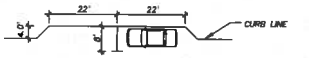


TYPICAL LOT DRAINAGE & LOT GRADING DETAIL
NTS
NOTES
1. PROPERTY LINE TO BE SET BACK FROM SLOPE PER THE GRADING ORDINANCE.
2. HIGH POINT (H.P.) TO BE 0.2' BELOW PAD ELEVATION OR 0.7' BELOW FINISH FLOOR ELEVATION.
3. *OPTIONAL USE OF AREA DRAINS WITH SWALES.

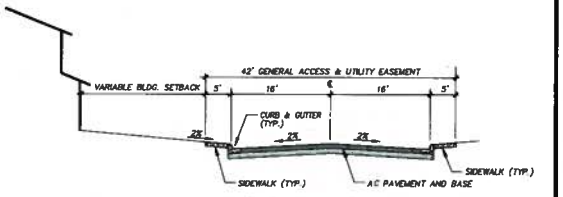




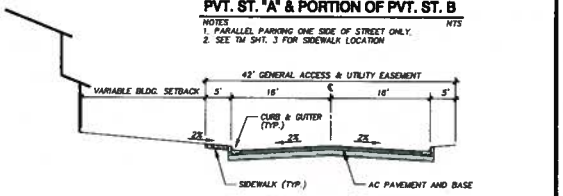
TYPICAL DEEP FOOTING DETAIL
NOTES
1. SEE GEOTECHNICAL REPORT FOR DESCRIPTION, LOCATION AND DEPTH OF DEEPENED FOOTINGS FOR AFFECTED LOTS.
NTS



TYPICAL PARALLEL PARKING DIMENSIONS
NTS



TYPICAL PRIVATE STREET
PVT. ST. "A" & PORTION OF PVT. ST. B
NOTES
1. PARALLEL PARKING ONE SIDE OF STREET ONLY.
2. SEE TM SHT. 3 FOR SIDEWALK LOCATION
NTS



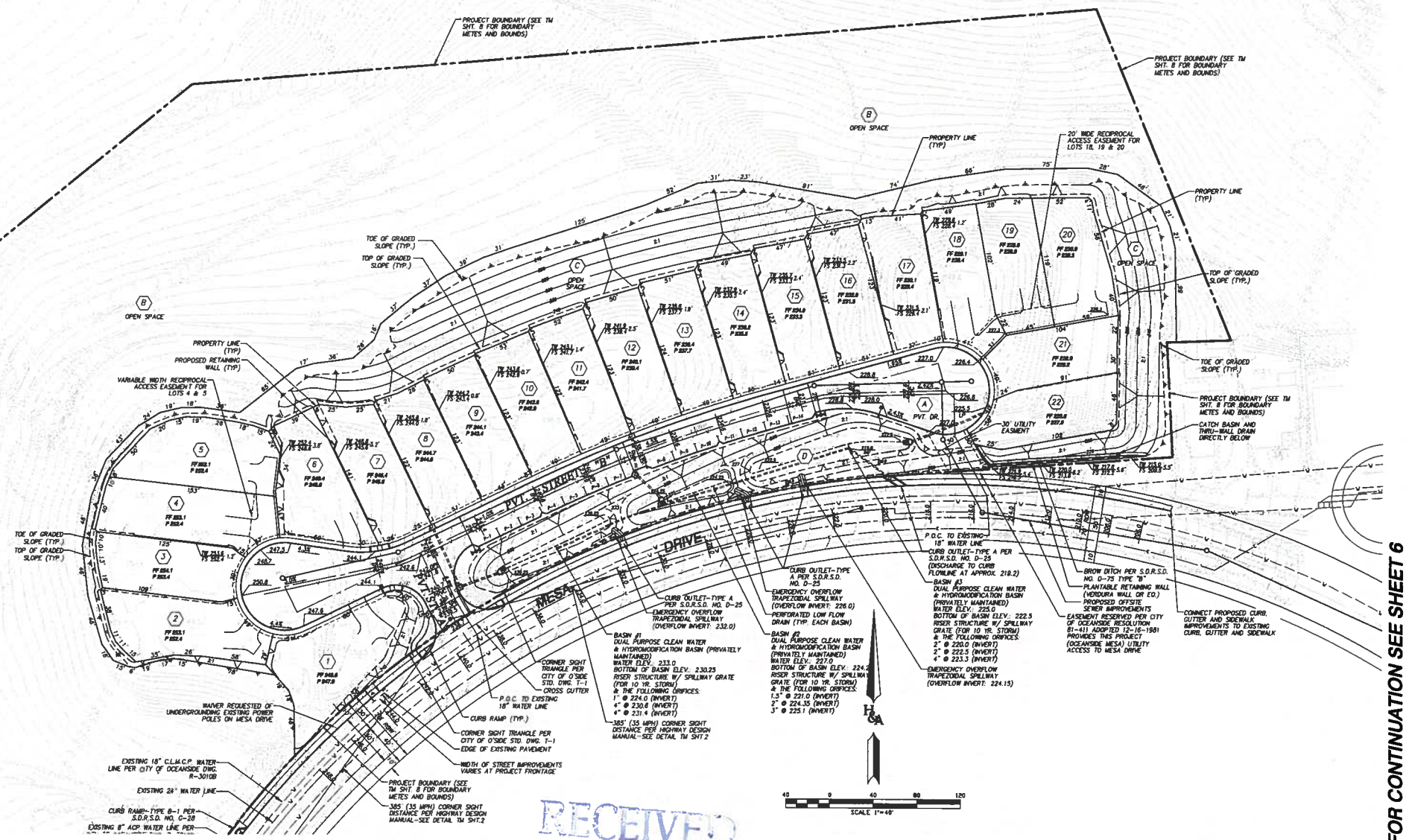
TYPICAL PRIVATE STREET
PVT. ST. "A" & PORTION OF PVT. ST. B
NOTES
1. PARALLEL PARKING ONE SIDE OF STREET ONLY.
2. SIDEWALK ONE SIDE OF STREET (SEE TM SHT. 3 FOR SIDEWALK LOCATION)
NTS

DETAILS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING
ENGINEERING
SURVEYING

TENTATIVE MAP / SITE DEVELOPMENT PLAN
OCEANSIDE MESA
CITY OF OCEANSIDE, CALIFORNIA

SHEET 2 OF 8



FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 5

FOR CONTINUATION SEE SHEET 6

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CITY OF OCEANSIDE
DEVELOPMENT SERVICES

PROJECT DESIGN

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

TENTATIVE MAP / SITE DEVELOPMENT PLAN
OCEANSIDE MESA
CITY OF OCEANSIDE, CALIFORNIA

SHEET 3 OF 8

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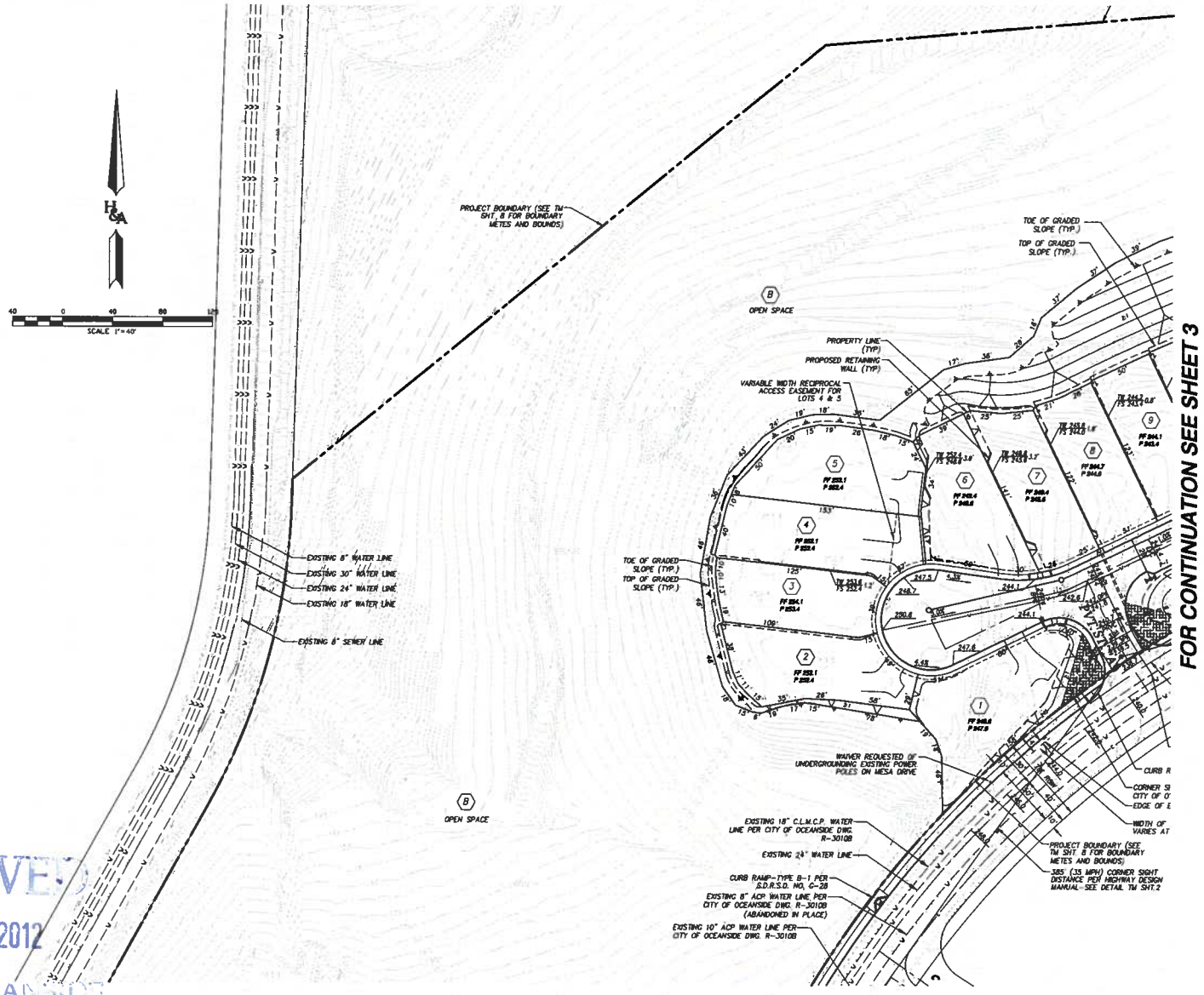

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TENTATIVE MAP / SITE DEVELOPMENT PLAN
OCEANSIDE MESA
CITY OF OCEANSIDE, CALIFORNIA

SHEET 4 OF 8

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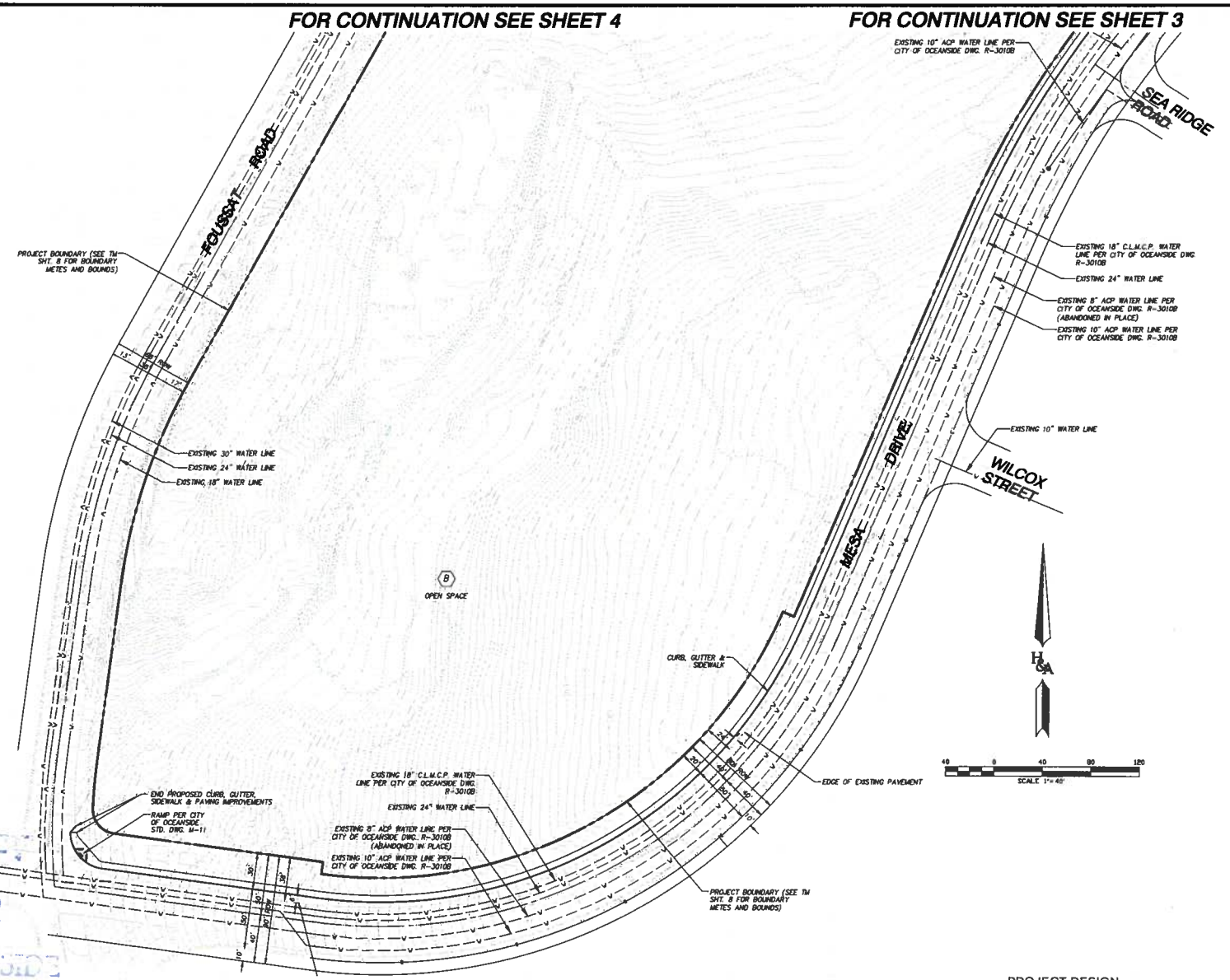

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TENTATIVE MAP / SITE DEVELOPMENT PLAN
OCEANSIDE MESA
CITY OF OCEANSIDE, CALIFORNIA

SHEET 5 OF 8

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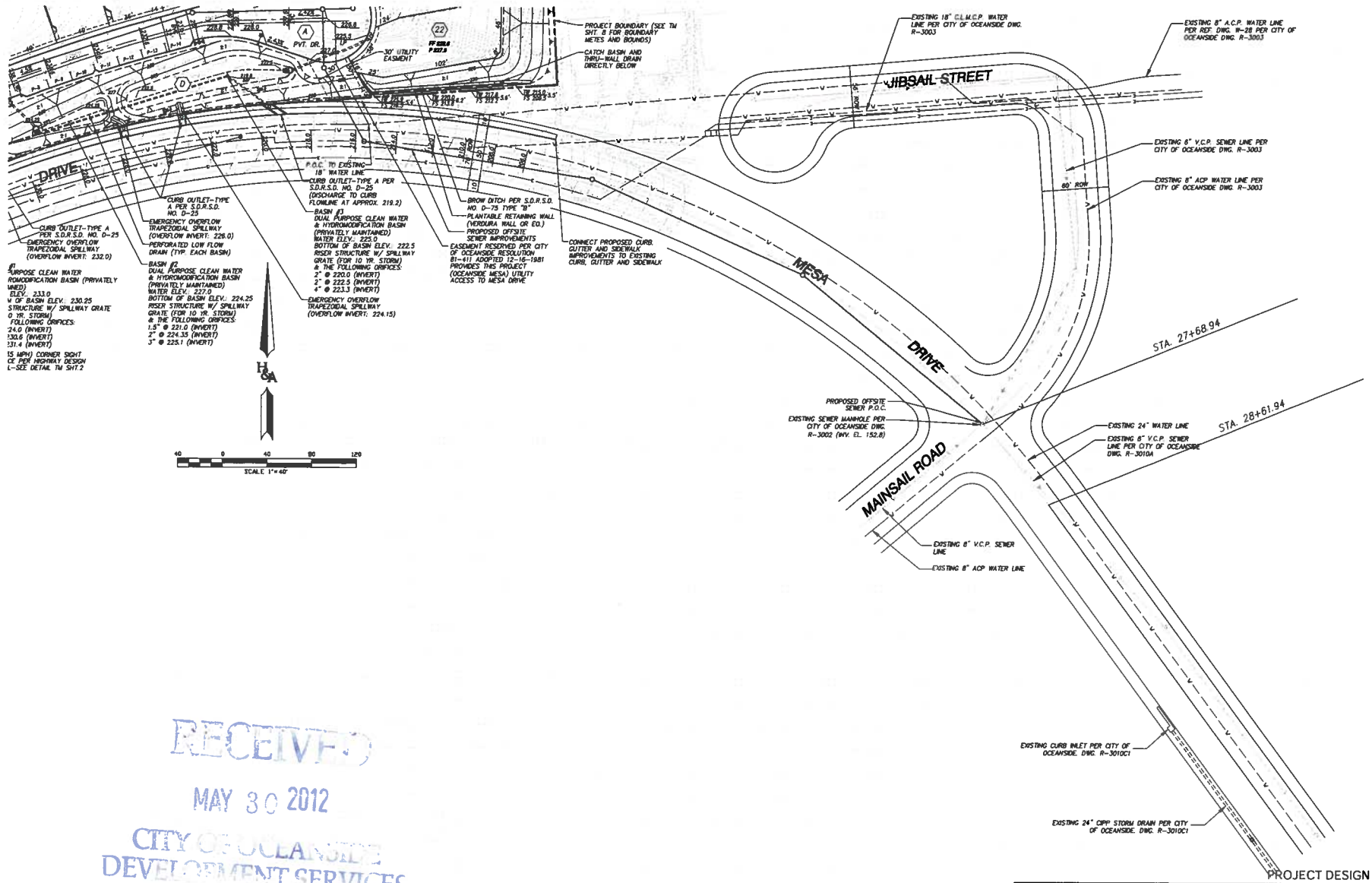
FOR CONTINUATION SEE SHEET 3

FOR CONTINUATION SEE SHEET 3



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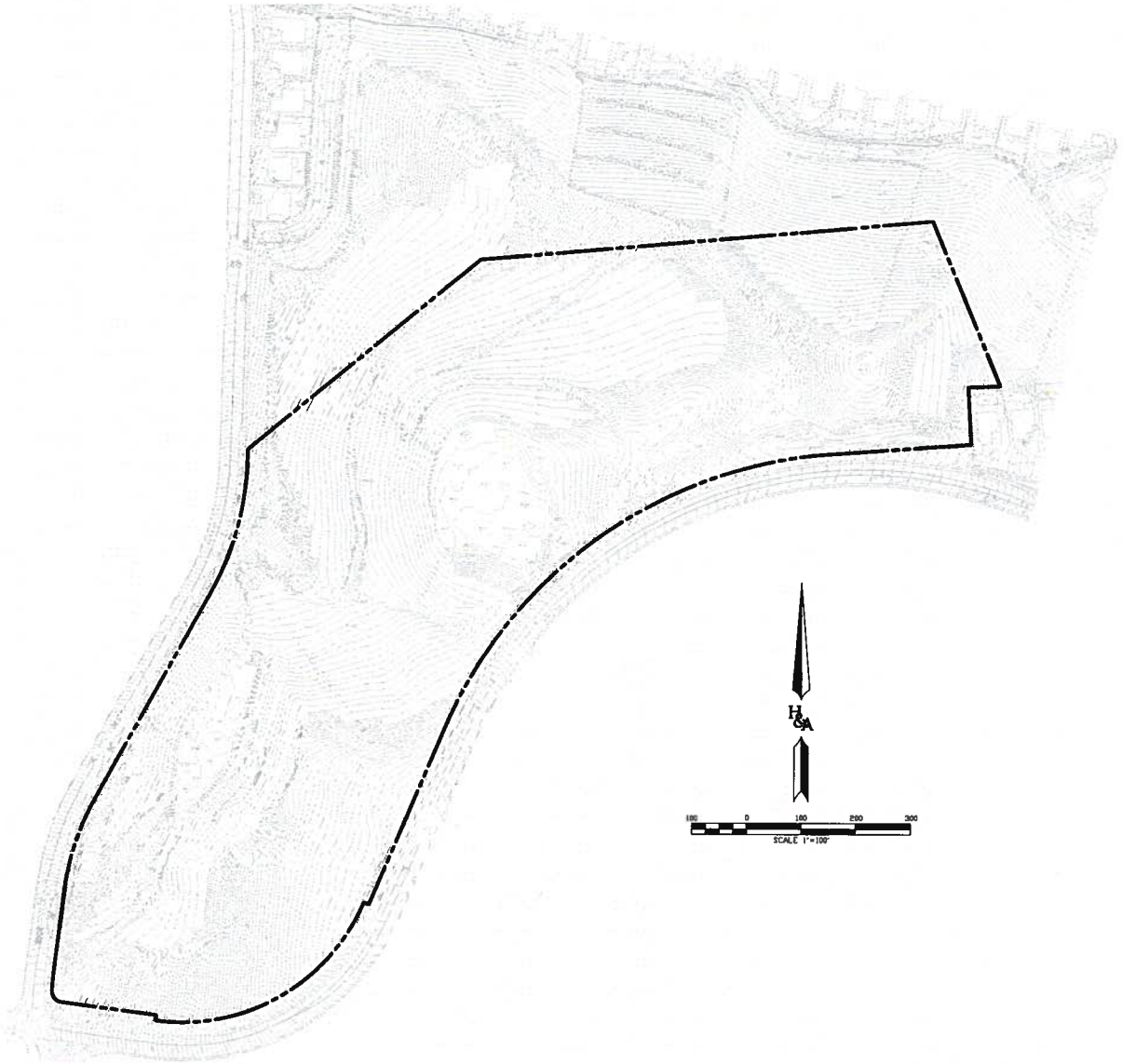
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

TENTATIVE MAP / SITE DEVELOPMENT PLAN

OCEANSIDE MESA

CITY OF OCEANSIDE, CALIFORNIA

SHEET 6 OF 8



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CITY OF OCEANSIDE
DEVELOPMENT SERVICES

EXISTING AERIAL TOPOGRAPHY

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING 5707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PHONE(858)558-4500 · FAX(858)558-1414

TENTATIVE MAP /
SITE DEVELOPMENT PLAN

OCEANSIDE MESA

CITY OF OCEANSIDE, CALIFORNIA

SHEET 7 OF 8

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LEGAL DESCRIPTION

BASED ON A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY AS ORDER NO 930020831-U50 DATED FEBRUARY 07, 2011.

LOT 1 TO 73 INCLUSIVE, LOTS A, B, C AND ALTA PANORAMA WAY, BAJA PANORAMA WAY, VISTA ISLE WAY OF LA JOLLA PANORAMA ESTATES IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10178, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 6, 1981.

APN'S: 146-181-01 THROUGH 58, 146-182-01 THROUGH 17

TITLE REPORT EXCEPTIONS

THE FOLLOWING IS A LIST OF EXCEPTIONS PER A PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY AS ORDER NO. 930020831-U50 DATED FEBRUARY 07, 2011.

1. REFERS TO PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2011 - 2012 THAT ARE A LIEN NOT YET DUE.

   REFERS TO PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2010 - 2011

   ASSESSORS PARCEL NUMBER: 146-181-01 THROUGH 25

   REFERS TO PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2010 - 2011

   ASSESSORS PARCEL NUMBER: 146-181-26 THROUGH 58; 146-182-01 THROUGH 17

2. REFERS TO THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

3. REFERS TO AN EASEMENT TO CHARLES E. CULVER FOR PIPES, OR PIPE LINE PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 4, 1913 AS INSTRUMENT NO. 3707 IN BOOK 395, PAGE 344 OF DEEDS.

   THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

4. INTENTIONALLY OMITTED.

5. REFERS TO AN EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 11, 1951 IN BOOK 4049, PAGE 91 AS INSTRUMENT NO. 45679 OF OFFICIAL RECORDS.

6. REFERS TO AN EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JULY 31, 1951 IN BOOK 4188, PAGE 500 OF OFFICIAL RECORDS.

7. REFERS TO AN EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS, EGRESS PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED AUGUST 1, 1951 AS INSTRUMENT NO. 93854 IN BOOK 4188, PAGE 117 OF OFFICIAL RECORDS.

8. REFERS TO THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF MESA DRIVE, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID RIGHT OF WAY, AS CONTAINED IN THE DEED RECORDED MAY 3, 1956 AS INSTRUMENT NO. 61498 IN BOOK 6088, PAGE 77 OF OFFICIAL RECORDS

9. REFERS TO THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF MESA DRIVE, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID RIGHT OF WAY, AS CONTAINED IN THE DEED RECORDED MAY 3, 1956 IN BOOK 6088, PAGE 80 OF OFFICIAL RECORDS.

10. REFERS TO EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW.

    MAP OF LA JOLLA PANORAMA ESTATES, MAP NO. 10178
    PURPOSE: OPEN SPACE
    AFFECTS: LOTS A, B AND C, AS SHOWN ON SAID MAP

    EASEMENT
    PURPOSE: SEWER
    AFFECTS: LOTS A, 50, 51, 69 AND 70, AS SHOWN ON SAID MAP

    EASEMENT
    PURPOSE: WATER
    AFFECTS: LOTS A, AS SHOWN ON SAID MAP

    EASEMENT
    PURPOSE: ACCESS AND PUBLIC UTILITY
    AFFECTS: AS SHOWN ON SAID MAP

11. REFERS TO THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE MAP OF SAID TRACT.

    AFFECTS: LOT A, ADJOINING FOUSSAT ROAD AND LOTS A AND 18 THROUGH 28, ADJOINING MESA DRIVE.

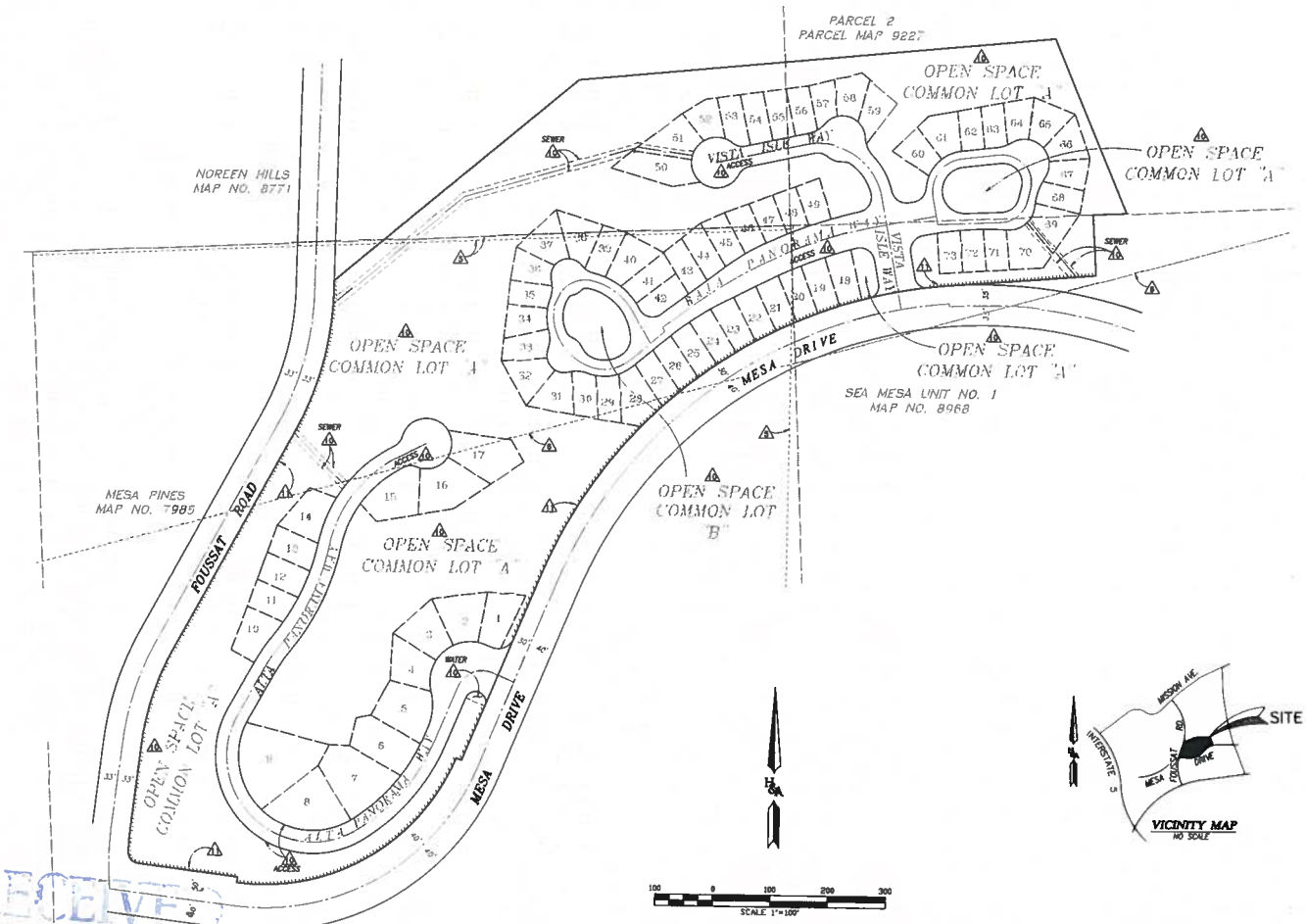
    SAID LAND, HOWEVER, ABUTS UPON A PUBLIC THOROUGHFARE OTHER THAN THE ROAD REFERRED TO ABOVE, OVER WHICH RIGHTS OF VEHICULAR INGRESS AND EGRESS HAVE NOT BEEN RELINQUISHED.

12. REFERS TO AN EASEMENT TO THE CITY OF OCEANSIDE FOR WATERLINE PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED AUGUST 25, 1994 AS INSTRUMENT NO. 1994-0511009 OF OFFICIAL RECORDS.

13. REFERS TO MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THIS COMPANY, AND/OR BY ENQUIRY OF THE PARTIES IN POSSESSION THEREOF.

    THIS OFFICE MUST BE NOTIFIED AT LEAST 7 BUSINESS DAYS PRIOR TO THE SCHEDULED CLOSING IN ORDER TO ARRANGE FOR AN INSPECTION OF THE LAND; UPON COMPLETION OF THIS INSPECTION YOU WILL BE NOTIFIED OF THE REMOVAL OF SPECIFIC COVERAGE EXCEPTIONS AND/OR ADDITIONAL EXCEPTIONS TO COVERAGE.

14. INTENTIONALLY OMITTED



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EXISTING BOUNDARY & ENCUMBRANCES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING
ENGINEERING
SURVEYING

TENTATIVE MAP / SITE DEVELOPMENT PLAN
OCEANSIDE MESA
CITY OF OCEANSIDE, CALIFORNIA

SHEET 8 OF 8

R:\1067\4Plan\Oceanside Mesa TM Sht 08.dwg[May-22-2012,08:58

ONCEPT PLANT SCHEDULE

COMMON AREAS - TREES Arbutus unedo / Strawberry Tree Bauhinia purpurea variegata / Purple Orchid Tree Geijera parviflora / Australian Willow	27	
SLOPES - EVERGREEN TREES Arbutus unedo / Strawberry Tree Lyonothamnus floribundus asplenifolius / Fernleaf Catalina Ironwood Quercus agrifolia / Coast Live Oak	61	
STREET TREES Hymenosporum flavum / Sweetshade Pistacia chinensis "Keith Davey" / Keith Davey Chinese Pistache Tristaniopsis laurina / Water Gum	17	
COMMON AREAS - SHRUBS Bougainvillea x "Rosenka" / Bougainvillea Dodonaea viscosa "Purpurea" / Purple Leafed Hopseed Bush Escallonia x exoniensis "Frades" / Pink Escallonia Hakea suaveolens / Sweet Hakea Pittosporum tobira "Variegata" / Variegated Mock Orange	20	
SLOPES - SHRUBS Baccharis pumpeus / Silver Bacgrus Heteromeles arbutifolia / Toyon Rhamnus californica / Italian Buckthorn Rhus integrifolia / Lemonade Berry Xylosma congestum / Shiny Xylosma	259	
VINES @ PLANTABLE RET WALL Ficus pumila / Creeping Fig	16	
HYDROMODIFICATION BASIN PLANTS Baccharis salicifolia / Sticky Seepwillow Carex testacea / Brown Sedge Juncus patens / California Gray Rush Mimulus aurantiacus / Sticky Monkey Flower Ribes speciosum / Fuchsia Flowering Gooseberry Rubus ursinus / California Blackberry Salix lasiandra / Red Willow Salix lasiolepis / Arroyo Willow Sambucus mexicana / Mexican Elderberry	= 15,490 SF	
PLANTABLE RETAINING WALL Myoporum parvifolium / Trailing Myoporum Rosmarinus officinalis "Prostratus" / Dwarf Rosemary	= 100 SF	
COMMON AREAS - GROUND COVER Fragaria chiloensis / Beach Strawberry Gazania rigens "Pavata Red" / Gazania Pelargonium peltatum / Ivy Geranium Senecio mandraliscae / Sailboat Stonecrop Trachelospermum jasminoides / Star Jasmine	= 6,420 SF	
SLOPES - LOW-GROWING, SPREADING SHRUBS Arctostaphylos uva-ursi / Kinnikinnick Ceanothus gloriosus horizontalis / Carmel Creeper Plumbago auriculata / Cape Plumbago	= 14,460 SF	
SLOPES - GROUND COVER Baccharis pilularis "Twin Peaks" / Twin Peaks Coyote Brush Lonicera japonica "Halliana" / Halls Honeysuckle Flowering Vine Myoporum parvifolium / Trailing Myoporum	= 44,640 SF	
LAWN - PRIVATE LOTS ONLY MARATHON SOD		

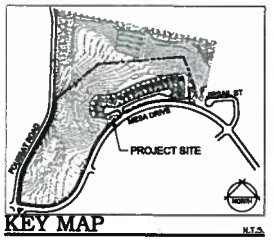
WALL & FENCE LEGEND

SYMBOL	DESCRIPTION	INFORMATION
	SIDE YARD MASONRY WALL	6' HIGH, 6" WIDE SLUMP BLOCK WALL, SEE DETAIL A, SHEET L-2 FOR COLORS
	TUBULAR STEEL FENCE	6' HIGH TUBULAR STEEL FENCE COLOR OF FENCE TO BE SELECTED SEE DETAIL B, SHEET L-2
★	SIDE YARD ACCESS GATE AND/OR RETURN	6' TUBULAR STEEL GATE AND RETURN COLOR TO BE SELECTED
	TUBULAR STEEL GUARD RAIL	42" HIGH TUBULAR STEEL FENCE COLOR TO BE SELECTED SEE DETAIL C, SHEET L-2
	RETAINING WALLS	RETAINING SLUMP BLOCK WALL TO MATCH THE FREE-STANDING SLUMP BLOCK WALLS

PROJECT BOUNDARY
PROPOSED RETAINING WALL PER ENGINEER
PROPERTY LINE
TOP OF GRADED SLOPE
TOE OF GRADED SLOPE
ENHANCED LANDSCAPE PLANTING AT ADJACENT HOUSE
SAN DIEGO GAS & ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES
36' WIDE GATE FOR ACCESS & MAINTENANCE
UTILITY EASEMENT
PVT. STREET 'B'
PVT. STREET 'A'
MESA DRIVE
PALMS
BRUSH
HYDROMODIFICATION BASINS LANDSCAPED SIDE SLOPES BOTTOM TO RECEIVE 3" OF MULCH
IN THE EVENT THAT THIS AREA IS GRADED OR DISTURBED BY CONSTRUCTION ACTIVITIES, REVEGETATION SHALL BE RECTD TO THE SATISFACTION OF THE CITY ENGINEER
42" W.I. GUARDRAIL SEE DETAIL C, SHEET L-2
DRAINAGE SWALE AT TOP OF PLANTABLE WALL SEE DETAIL D, SHEET L-2
PLANTABLE RETAINING WALL SEE DETAIL E, SHEET L-2
SIGHT TRIANGLE
385' (35mph) CORNER SIGHT DISTANCE PER HIGHWAY DESIGN MANUAL
SIGHT TRIANGLE MONUMENT WALL
SEA RIDGE ROAD

MAP KEY

(1) LOT NUMBER
(B) COMMON AREA / OPEN SPACE



KEY MAP N.T.S.

NOTE:
All populations of *Brodiaea filifolia*/ Thread-leaf Brodiaea shall be preserved in open space (Lot B) and placed in a conservation easement and managed long term by an entity endowed by the applicant. A "Preservation Landscape Plan" delineating the Brodiaea and non-native grassland and requirements set forth from the City of Oceanside and the resource agencies shall be submitted to the City Engineer and City Planner. Securities shall be posted with the City Engineer to cover the implementation and necessary maintenance and monitoring period.

NOTES:
- ALL TREES TO BE PLANTED 10' OUTSIDE OF EASEMENT BOUNDARIES OR UTILITY LINES/EASEMENTS
- NO EXISTING TREES TO BE RELOCATED, REMOVED OR PROTECTED IN PLACE

SEE L-2 NOTES FOR FURTHER INFORMATION AND IRRIGATION CONCEPT STATEMENT

SCALE: 1" = 40'-0" NORTH

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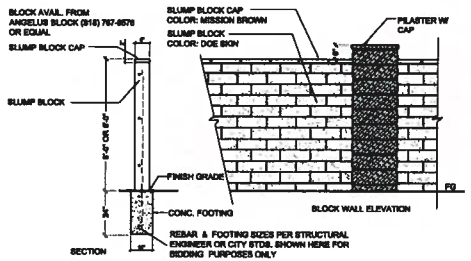
OCEANSIDE MESA

CITY OF OCEANSIDE, CALIFORNIA
for:
OCEANSIDE MESA LLC.

CONCEPTUAL LANDSCAPE PLAN

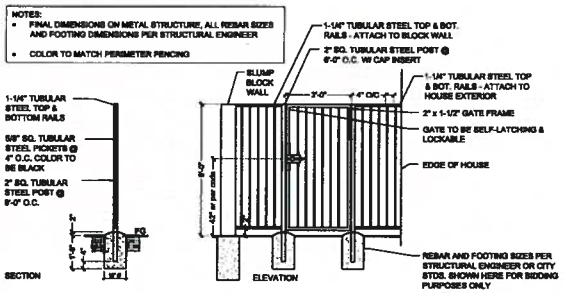
MAY 29, 2012 L-1

L.A. GROUP Design Works
Landscape Architecture



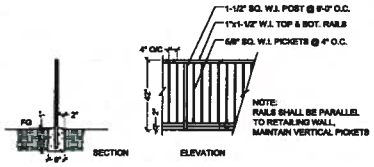
A MASONRY WALL

SCALE: 3/8" = 1'-0"



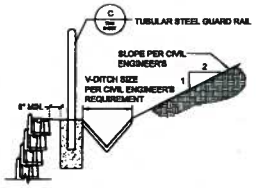
B TUBULAR STEEL FENCE AND GATE

SCALE: 3/8" = 1'-0"



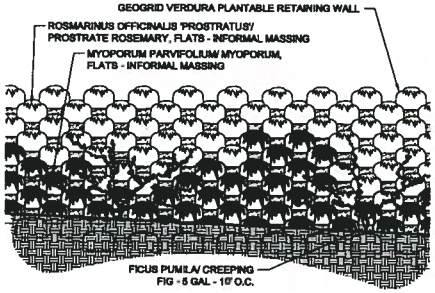
C TUBULAR STEEL GUARD RAIL

SCALE: 3/8" = 1'-0"



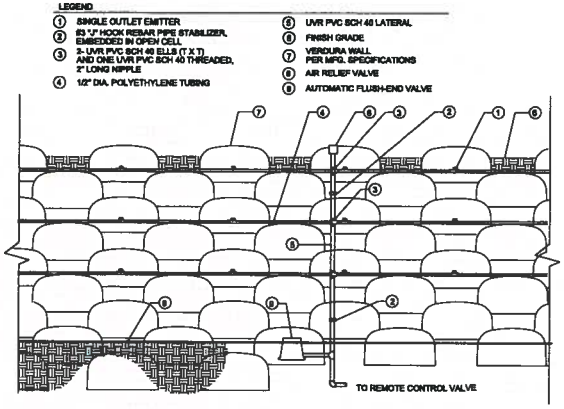
D TYPICAL V-DITCH DETAIL

SCALE: 3/8" = 1'-0"



E PLANTABLE RETAINING WALL

SCALE: 3/8" = 1'-0"



F TYPICAL PLANTABLE RETAINING WALL - DRIP IRRIGATION

N.T.S.

NOTES:

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUND COVERS, PER CITY OF OCEANSIDE CONCEPTUAL LANDSCAPE PLAN REQUIREMENTS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHTS-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
4. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. 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 MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE 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.
5. STREET TREES AND OTHER TREES SHALL BE SPACED 10 FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT AND EASEMENT): SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES, AND GAS, PER THE CITY OF OCEANSIDE.
6. STREET TREES AND OTHER TREES SHALL BE SPACED 10 FEET FROM EASEMENT BOUNDARIES: SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES, PER THE CITY OF OCEANSIDE.
7. STREET TREES AND OTHER TREES SHALL COMPLY WITH ALL UTILITY CLEARANCES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS AND SCREEN ABOVE-GRADE UTILITIES WHERE POSSIBLE, PER THE CITY OF OCEANSIDE.

IRRIGATION CONCEPT STATEMENT:

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 SYSTEMS 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 MANUFACTURERS RECOMMENDED DESIGN PARAMETERS. THE PLANTABLE RETAINING WALL WILL BE IRRIGATED WITH LANSCAPE DRIP THAT DELIVERS WATER DIRECTLY TO THE PLANTABLE CELLS WITH NO OVERSPRAY. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.

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NOTE:

- FENCE, FREE-STANDING WALLS, RETAINING WALL, PLANTABLE WALLS AND GATES TO BE APPROVED PRIOR TO SUBMITTAL OF WORKING DRAWINGS.

OCEANSIDE MESA

CITY OF OCEANSIDE, CALIFORNIA

for:

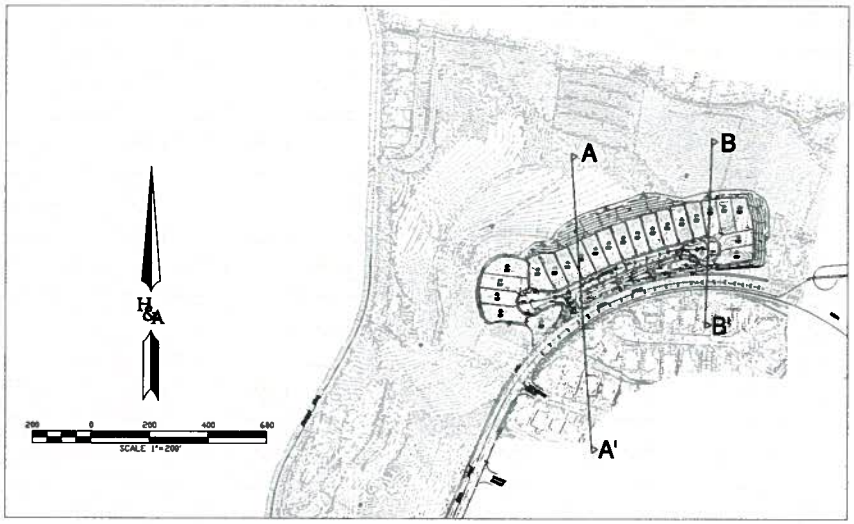
OCEANSIDE MESA LLC.

CONCEPTUAL LANDSCAPE DETAILS

L.A. GROUP Design Works
Landscape Architecture
23110 Clarendon St. Suite 202
Woodland Hills, CA 91367
p 818.251-9718 f 818.251-9719
email: Design.Works@lagroupinc.net

OCEANSIDE MESA

CITY OF OCEANSIDE, CALIFORNIA



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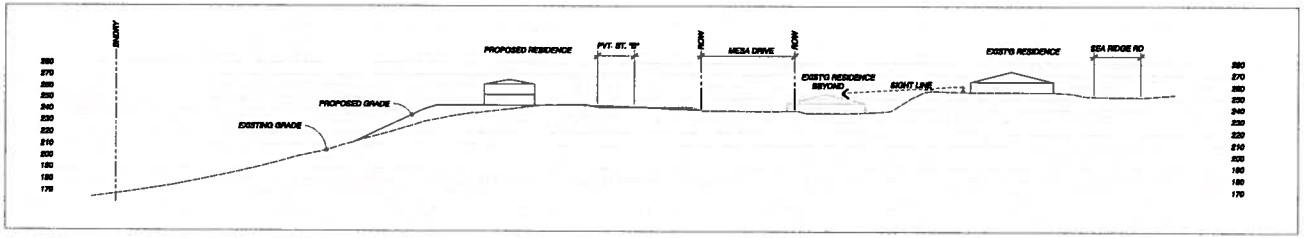
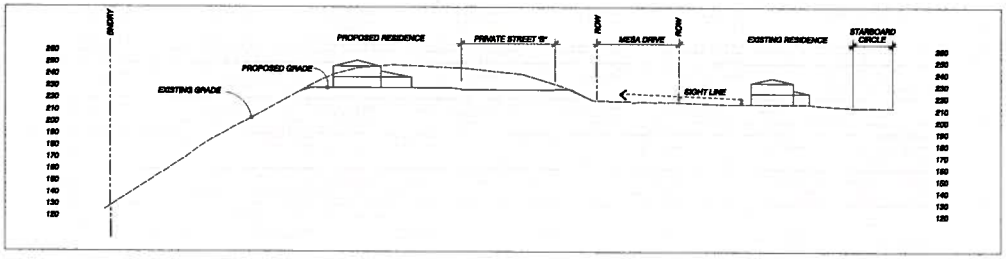


SECTION A-A'

SCALE 1"=50'



SECTION B-B'

SCALE 1"=50'

DRAFT

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING
ENGINEERING
SURVEYING

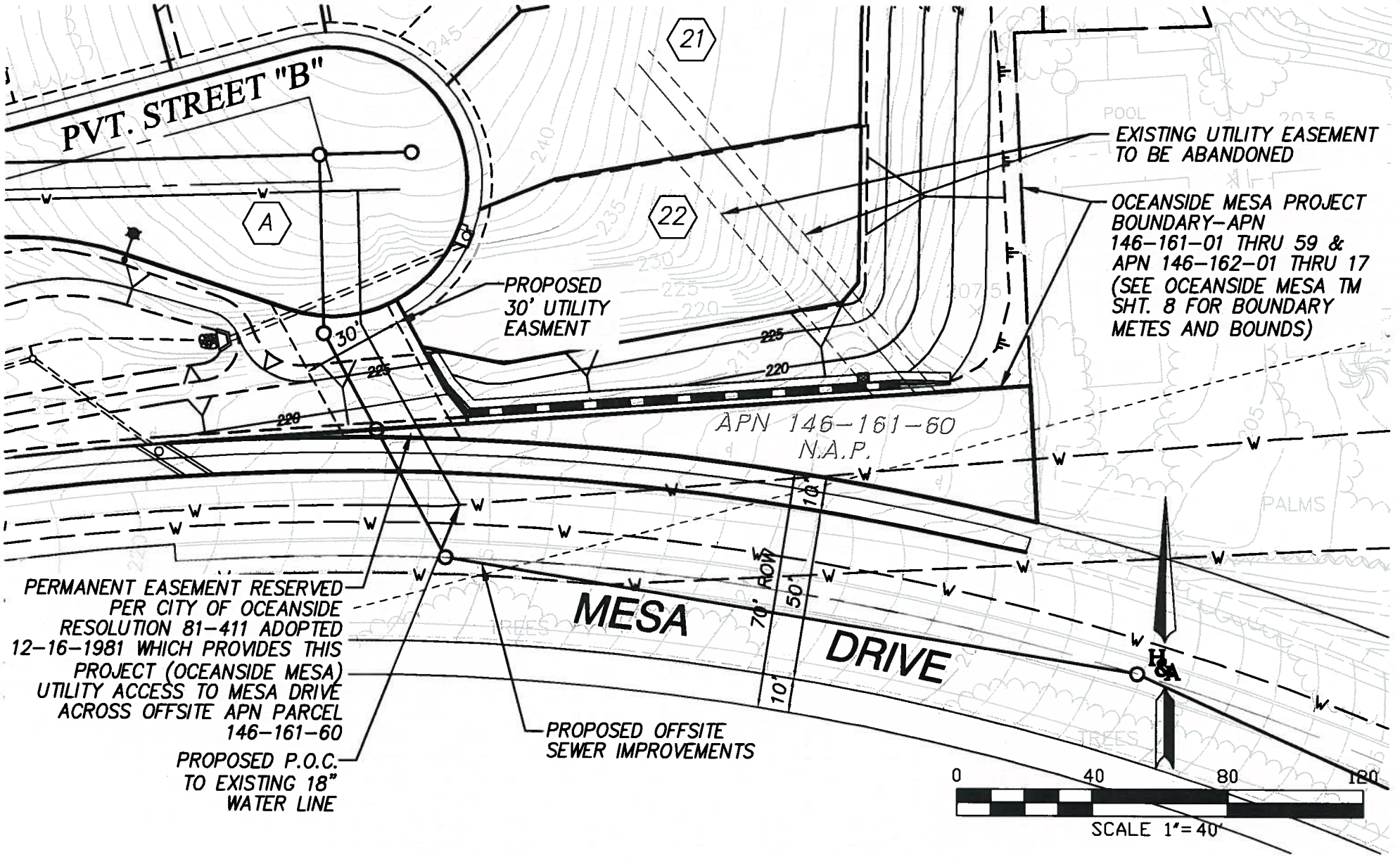
SITE SECTIONS

OCEANSIDE MESA

CITY OF OCEANSIDE, CALIFORNIA

SHEET 1 OF 1

ZA11-00002, T11-00001, D11-00013, CUP11-00024



PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

PROPOSED OFFSITE UTILITY EASEMENT
ACROSS APN PARCEL 146-161-60

TENTATIVE MAP/SITE DEVELOPMENT PLAN

OCEANSIDE MESA

CITY OF OCEANSIDE, CALIFORNIA

SHEET 1 OF 1

JAN. 22, 2013

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WO# 2871-1

LEGEND

Information contained in this symbol is explained below:

1-22	Lot Number
A	Product Type A – Front-On Garage, 3-Car – 20' Front Yard Setback
B	Product Type B – Side-On Garage, 3 Car – 10' Front Yard Setback
C	Product Type C – Tandem Garage, 3-Car – 20' Front Yard Setback
A-R	Product Type A, reversed
B-R	Product Type B, reversed
C-R	Product Type C, reversed

Note: For details, refer to Architectural Floor Plans

GENERAL NOTES

Streetscape
Combination of front-on, side-on, and tandem garages creates more architecturally varied and irregular streetscape:
- Undulating garage setback varies from 10' to 20'
- Garage wall facing the street varies in width
- Garage wall facing the street features variable architecture

Single-Loaded Street
- No structures located on opposite side of street
- Water quality control basins create a more open streetscape
- Landscaping in place of structures creates a softer streetscape

10' Garage Setback
Allows for larger, more livable rear yards

Side-On Garage
- Garage profile facing the street is narrower than Front-On 3-Car
- No garage doors face the street
- Varied architectural treatment of garage wall facades
- Creates better appearance and more interesting streetscape

Tandem Garage
- 2-car garage wall faces the street, while accommodating 3 cars
- More front yard landscaping provided, while accommodating 3 cars

Conceptual Building Plot Plan

OCEANSIDE MESA

OCEANSIDE, CALIFORNIA

AA Land Planning & Design
MWS Studio

December 07, 2011

Illustrative Site Plan

OCEANSIDE MESA

OCEANSIDE, CALIFORNIA

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AA Land Planning & Design
MWS Studio
December 07, 2011

ORDINANCE NO. 08-OR0685-1

AN ORDINANCE OF THE CITY OF OCEANSIDE AMENDING THE ZONING DISTRICT MAP FROM RESIDENTIAL MEDIUM DENSITY-A (RM-A) TO PLANNED DEVELOPMENT DISTRICT (PD-24) FOR PROPERTY LOCATED AT THE NORTHEASTERN CORNER OF MESA DRIVE AND FOUSSAT ROAD (ZA-2-05) MESA RIDGE

(Investment Holdings LLC -- Applicant)

WHEREAS, an application for Zone Amendment (ZA-2-05) has been filed which would amend the zoning from Residential Medium Density-A (RM-A) to Planned Development District (PD-24) for property generally located at the northeast corner of Mesa Drive and Foussat Road more particularly described in Exhibit "A" attached hereto and incorporated herein by reference thereto;

WHEREAS, the Planning Commission of the City of Oceanside did, on September 8, 2008 conduct a duly advertised public hearing as required by law and did, by the adoption of Resolution 2008-P55, recommend approval of said Zone Amendment application ZA-2-05;

WHEREAS, said Planning Commission recommendation was made in conjunction with an approval of a Tentative Map (T-3-05), Conditional Use Permit (C-11-06), and Development Plan (D-5-05);

WHEREAS, the City Council of the City of Oceanside did hold a duly advertised public hearing on November 12, 2008 to consider said Zone Amendment application and the recommendation of the Planning Commission thereon and did hear all persons supporting or opposing the proposed Zone Amendment;

WHEREAS, based upon such evidence and testimony and staff reports, this Council finds as follows:

1. The proposed map amendment is consistent with the policies of the General Plan and the provisions of the Oceanside Zoning Ordinance. The proposed project density of 6.3 dwelling units per acre is within the range of densities appropriate for the site (6.0 to 9.9 dwelling units/acre).

2. The Planned Development Plan is consistent with the Land Use Element of the General Plan and other applicable policies and is compatible with the surrounding development. The project will incorporate superior architecture to meet the General Plan Land Use Element criteria for exceeding the base density of 6.0 dwelling units per acre (project density is 6.3 dwelling units per acre). A Tuscan architectural style and design theme was chosen and this theme has been woven into all aspects of the project from architecture to landscape design.

3. The Planned Development Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if they were not approved. A number of passive and active recreation areas have been incorporated into the project including a pool area and picnic areas that exceed the requirements of the base zoning district. In addition more than 50 percent of the site, approximately 16.9 acres, will be preserved as open space.

5. The Planned Development Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems. The design of the subdivision and proposed improvements will not cause substantial environmental damage or avoidable injury to wildlife habitat. Unstable slopes on the site will be stabilized and will provide important protection to Foussat Road and public utilities in that roadway.

6. The Planned Development Plan attached as Exhibit "B" will be implemented by the approved Tentative Map (T-3-05), Conditional Use Permit (C-11-06), and Development Plan (D-5-05), as revised by conditions of approval, which is on file in the Planning Department.

WHEREAS, the City Planner has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and prepared an environmental impact report (EIR), in accordance with the California Environmental Quality Act (CEQA). Based upon the results of the Initial Study, the City Planner determined that the project could result in significant effects on the environment. However, revisions to the project made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; therefore, the City Planner prepared an EIR;

WHEREAS, the City Council did find that the EIR was prepared in accordance with requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Environmental Review Procedures of the City of Oceanside, and the EIR certified in Resolution No.08-R0641-1

NOW, THEREFORE, the City Council of the City of Oceanside DOES ORDAIN as follows:

1. The Zone Amendment application ZA-2-05 for certain real property described in Exhibit "A" and PD Plan Exhibit "B" attached hereto is hereby approved, and the City Planner is directed to amend the appropriate Zoning Map to show the Zone Amendment.

2. This ordinance shall not be codified.

3. The City Clerk of the City of Oceanside is hereby directed to publish this ordinance once within fifteen (15) days after its passage in the North County Times, a newspaper of general circulation published in the City of Oceanside.

4. This ordinance shall take effect and be in force on the thirtieth (30th) day from and after its final passage.

INTRODUCED at a regular meeting of the City Council of the City of Oceanside, California held on the 12th, day of November 2008, and, thereafter,

PASSED, ADOPTED by the City Council of the City of Oceanside, California, this 10th day of December, 2008 by the following vote:

AYES:	WOOD, CHAVEZ, FELLER, KERN
NAYES:	SANCHEZ
ABSENT:	NONE
ABSTAIN:	NONE

Mayor of the City of Oceanside

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

MESA RIDGE

LEGAL DESCRIPTION
APN 146-161-(1-59) & 146-162-(1-17)

RECEIVED
MAR 16 2005
Planning Department

LOTS 1 TO 73 INCLUSIVE, LOTS A, B, C AND ALTA PANORAMA WAY, BAJA PANORAMA WAY, VISTA ISLE WAY OF LA JOLLA PANORAMA ESTATES, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 10178, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1981.

EXHIBIT B

Mesa Ridge - Planned Development District - Development Standards

This Planned Development Text (PD Text) shall only apply to the 23.80 acres known as the Mesa Ridge Planned Development in the City of Oceanside (Assessor's Parcel Number 146-161-(1-59) & 146-162-(1-17)). The property has two designations in the Oceanside General Plan Land Use Element as Residential Medium Density A (MDA-R, 6.0 du/ac - 9.9 du/ac) and Open Space (OS). No change is proposed to the General Plan Land Use Designations. The entire site is Zoned RM-A, Medium Density Residential-A. This PD Text proposes to change the Zoning Classification only, to "PD" over the entire site.

The purpose of the Mesa Ridge PD Text is to allow for the development of Multi-Plex (MP) Units within the RM-A Land Use Designation in accordance with the General Plan Land Use Element. The Land Use Element allows for the development of MP structures within the RM-A Designation (per the "Residential Unit Type/Residential Land Use Designation Consistency Matrix"). By definition however, each MP unit must be "constructed on a legally subdivided lot and attached to at least one other unit along a common property line". This PD Text establishes new lot size and set back standards to accommodate the MP product type.

- **Unit Type Regulations:**

  The residential unit type shall be Multi-Plex (MP) structures as defined in Section 2.34, Residential Unit Types, of the General Plan Land Use Element. These structures are defined as: A structure consisting of three or more dwelling units attached by common walls. Each unit is constructed on a legally subdivided lot and attached to one or more companion units on a common property line or lines. The Mesa Ridge project will meet this criteria through the use of a "modular condominium" process with the California Department of Real Estate that creates a separate ownership interest in real estate (i.e. "lot").

- **Lot Size:**

  Minimum Lot Size - 950 Square Feet (or as shown on Tentative Map, whichever is less).

- **Set Backs:**

  Residential Units are allowed to utilize a zero lot line setback along common property lines. Units adjacent to Mesa Drive and other perimeter lot lines shall meet the setbacks established in Section 1050 of the Zoning Ordinance.

- **Other Development Regulations:**

  If a regulation is not specifically listed above, then the Regulations contained in Article 10 and Article 30 of the Zoning Ordinance for the appropriate base district shall apply.

PLANNING COMMISSION
RESOLUTION NO. 2013-P04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR A 22 LOT SUBDIVISION ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO:	T11-00001, D11-00013, AND CUP11-00024
APPLICANT:	Oceanside Mesa, LLC.
LOCATION:	Northeast corner of Mesa Drive and Foussat 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 a Tentative Subdivision Map, Development Plan and Conditional Use Permit under the provisions of Articles 10, 17, 40, 43, and 45 of the Zoning Ordinance of the City of Oceanside to permit the following:

a subdivision of an approximately 23.8-acre site into 22 single-family residential lots and four lettered lots, three for open space purposes and one for a private street and an amendment to the previously approved Planned Development Plan (PD-24) in order to establish development standards for 22 single-family residential dwelling units and associated site improvements;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 14th day of January, 2013 took action to continue the public hearing to January 28, 2013 to consider said application.

WHEREAS, the Planning Commission, after giving the required notice, did on the 28th day of January, 2013 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; an Initial Study and Mitigated Negative Declaration have been prepared stating that if the mitigation measures identified within the Initial Study are implemented there will not be an adverse impact upon the environment;

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

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

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

FINDINGS:

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby adopt the Mitigated Negative Declaration and the mitigation measures provided therein and incorporated as conditions of approval, as follows:

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Environmental:

1. **BIO MM-1** Because the site is within the WCPZ, the Subarea Plan requires mitigation for the loss of non-native grasslands at a 0.5:1 ratio. Thus, 2.1 acres of non-native grassland would need to be preserved to off-set the loss of 4.2 acres. The project will preserve 16.6 acres, which would exceed the amount of biological mitigation needed by 14.5 acres. The applicant will place a conservation easement over the biological open space and provide an endowment (consistent with condition of approval No. 14 below) for its long-term management in perpetuity, or work with an appropriate party to establish an on-site mitigation bank, subject to approval by the City of Oceanside and the resource agencies. Currently, there is a need for non-native grassland mitigation in the City. Under either scenario, the open space will be incorporated into the City's preserve area within the Wildlife Corridor Planning Zone. Signage for the conservation easement areas will be posted and maintained in conspicuous locations.

2. **BIO MM-2** The Brodiaea population shall be flagged prior to project grading and a biological monitor shall be present when the contractor is grading to ensure that the population remains protected. Both populations of Brodiaea would be preserved in the open space area which will be placed in a conservation easement and managed over the long term by an entity endowed by the applicant and approved by the City of Oceanside and the resource agencies, or work with an appropriate party to establish an on-site mitigation bank, subject to approval by the City of Oceanside and the resource agencies.

3. **BIO MM-3** Nesting Bird Surveys: All vegetation clearing for construction shall occur outside of the avian breeding bird season, between February 15 and August 31 or sooner if a qualified biologist demonstrates to the satisfaction of the service that all nesting is complete.

4. **BIO-MM4** Project lighting shall be directed away from and/or shielded so as not to illuminate off-site natural habitats or non-site natural habitats to be conserved. If night work is necessary, night lighting shall be of the lowest illumination necessary for human safety, selectively placed, shielded, and directed away from natural habitats.

5. **BIO MM-5** The Final Landscape Plan for the project that will be submitted to the City for review and approval shall contain a plant palette that does not include any invasive species adjacent to the on- or offsite habitat areas.

6. **BIO MM-6** Thirty days prior to commencement of project construction, signage will be provided on-site with a phone number for any construction complaints.

7. **CR MM-1** The project site is underlain by the Eocene-age Santiago Formation. If grading for the proposed project would extend to depths that would penetrate these soils, there is a potential for damage to fossil material. Prior to issuance of grading permits, the applicant shall confirm with the City of Oceanside that a qualified paleontologist has been retained to carry out the mitigation program.

8. A paleontological monitor shall be onsite during grading operations to evaluate the presence of fossils within previously undisturbed sediments of the Santiago Formation to inspect cuts for contained fossils.

9. Evaluation and documentation of any fossil material encountered in site grading will be done. Excavation and preservation of important fossil material will be done as well.

10. When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. Some fossil specimens may require an extended salvage time. In these instances, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading.

11. Prepared fossils along with copies of all pertinent field notes, photos, and maps shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed and distributed to the City and other interested agencies.

12. **CR MM-2** Due to the potential for unidentified cultural resources to be unearthed during grading an archaeological monitoring program shall be conducted during grading to ensure that site development would have no significant impacts to cultural resources within the development area. The program would consist of the following:

- The development of a pre-excavation agreement between the applicant, the appropriate Luiseño tribe(s), and the City of Oceanside.
- The presence of a qualified archaeologist and a Native American monitor at the pre-construction meeting.
- A Native American monitor and an archaeological monitor on-site during grading, trenching, and other ground-disturbing activities. Both monitors have the authority to temporarily divert or halt ground-disturbing activities in the event that cultural material is found.
- If significant cultural material is encountered and cannot be preserved through avoidance, the tribe will be consulted regarding proposed data recovery.
- The analysis of any cultural material found, unless material is determined to be ancestral remains or associated grave goods. If suspected ancestral remains are found, those remains will remain in situ until the Most Likely Descendant is determined by the Native American Heritage Commission.
- The preparation of a report detailing the methods and results of the monitoring program.
- The curation or repatriation of the cultural material collected, per specifications in the pre-excavation agreement.
- If fill soils are used, only "clean" fill, free of cultural material, should be used.
- Implementation of this monitoring program would ensure that site development would have no significant impacts to cultural resources within the development area.
- In the unlikely event that human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of any human remains found immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify a most likely descendant. With the permission of the landowner

or his/her authorized representative, the most likely descendant may inspect the site of the discovery. The most likely descendant may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

13. **GEO MM-1** It is possible that the occurrence of heavy rain or seismic activity could result in future landslides which could have a significant impact on the proposed development.

- For west-facing slopes: a setback of 40 feet from the top of the slope for all habitable structures and a 10-foot setback for other non-habitable structures.
- For north-facing slopes (where no existing slide features have been identified): a setback of 20 feet for habitable structures, a 20-foot setback for pools adjacent to the north-facing slopes, and a 5-foot setback for other non-habitable structures.

14. The site is within the WCPZ, the draft Oceanside Subarea Plan requires that at least 50 percent of the project site (11.9 acres) be conserved and any slopes greater than 40 percent with a minimum elevation differential of 25 feet are considered undevelopable. The project will preserve 16.6 acres, exceeding the 50 percent requirement by 4.7 acres. The applicant will place a conservation easement over the entire 16.6 acres and provide an endowment for management of the 11.9 acres in perpetuity in accordance with a management plan approved by the City in consultation with the Wildlife Agencies. A City-approved management agency will manage the property and the management will be funded by a non-wasting endowment (or other financial mechanism acceptable by the City Planner) determined through the development of a property analysis record (PAR) or similar analysis. Any mitigation acreage onsite beyond the 11.9 acres needed by the Oceanside Mesa Project with a less than 40 percent slope and 25 foot elevation differential would be available for use by future projects for the purpose of mitigation

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credit subject to approval by the City and Wildlife Agencies. Future credit may also be available for coastal sage scrub restoration within the conserved area. Additional funds would be required to provide adequate long term management and monitoring for any future mitigation, particularly if coastal sage scrub restoration is required.

PASSED AND ADOPTED Resolution No. 2013-P04 on January 28, 2013 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

_____
Marisa Lundstedt, Secretary

I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2013-P04.

Dated: January 28, 2013

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

_____ _____
Applicant/Representative Date

PLANNING COMMISSION
RESOLUTION NO. 2013-P05

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

APPLICATION NO: T11-00001, D11-00013, AND CUP11-00024
APPLICANT: Oceanside Mesa, LLC.
LOCATION: Northeast corner of Mesa Drive and Foussat 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 a Tentative Subdivision Map, Development Plan and Conditional Use Permit under the provisions of Articles 10, 17, 40, 43, and 45 of the Zoning Ordinance of the City of Oceanside to permit the following:

a subdivision of an approximately 23.8-acre site into 22 single-family residential lots and four lettered lots, three for open space purposes and one for a private street and an amendment to the previously approved Planned Development Plan (PD-24) in order to establish development standards for 22 single family residential dwelling units and associated site improvements;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 14th day of January 14, 2013 took action to continue the public hearing to January 28, 2013 to consider said application.

WHEREAS, the Planning Commission, after giving the required notice, did on the 28th day of January, 2013 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; an Initial Study and Mitigated Negative Declaration have been prepared

stating that if the mitigation measures identified within the Initial Study are implemented there will not be an adverse impact upon the environment;

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

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

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

WHEREAS, pursuant to 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

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
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 $1.15 per square foot.

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 the City Council resolution approving the rezoning of the project site 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, the documents or other material which constitutes the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

FINDINGS:

For the Tentative Subdivision Map (T11-00001):

1. The proposed tentative map is consistent with the General Plan and provisions of the Subdivision Ordinance of the City of Oceanside. The proposed density of 2.0 dwelling units/acre is well below the required range of 6.0 to 9.9 du/acre required by the General Plan. Furthermore the General Plan policy 2.32 C. states, "Residential projects with densities below the base density shall be considered to be consistent with the land use designation."

2. The site is physically suitable for the proposed type of development. The design of the subject subdivision will provide parcels with pad areas of sufficient size and dimension to accommodate the size of the proposed residential units and associated open space and service areas. The subdivision design is dictated by the size and configuration of the parcel, which includes approximately 16.6 acres of undisturbed steep slopes that will be preserved and more than 70 percent of the site will be in open space.

3. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat. A patch of rare plants – Brodeiaia filifolia – to the west of the project will be protected in place and maintained through an "Open Space Conservation Easement."

For the Development Plan (D11-00013):

1. The deviations from the standard zoning district regulations such as reduced front yard setbacks, "Zero Side Yard" designed homes, and tandem garage arrangements in the single variable –unit (SU-V) design are justified because the Planned Development Plan (PD-24) is the implementing tool for this product-type in the Planned Development district and will ensure consistency with the General Plan through superior project design, preservation of excess open space, and creation of individual "lot" ownership.

2. The Plan Development Plan (PD-24) is consistent with the adopted Land Use Element of the General Plan and other applicable policies, and is compatible with surrounding development. The proposed project will implement General Plan goals and objectives by providing a density of 2 dwelling units per gross acre; therefore, adhering to the density range for the subject land use designation which allows development at 6.0-9.9 dwelling units per gross acre;

3. The Development Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if it was not approved. The development regulations for Oceanside Mesa, set forth by Development Plan D11-00013, promote high quality and functional design for single family detached housing units;

4. Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the Planned Development Plan (PD-24). The development regulations for Oceanside Mesa, set forth by Planned Development Plan (PD-24), promote housing, and contribute to the establishment of well balanced neighborhoods within the City of Oceanside;

5. The Development Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems.

6. The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities. All water, wastewater, and electrical service are provided in Mesa Drive.

7. The site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan and section 3039 of the Zoning Ordinance. The project will accomplish this by preserving approximately nine acres of steep slopes and natural areas on-site and preserving over 50 percent of the site in open space. The project will also be responsible for repairing and replacing known existing landslide conditions with state of the art buttressing and back fill. This work will require grading to occur on over half of the project site (14.2 of the 23.8 acres) while the actual project foot print is restricted to less than half of that area (only 6.3 acres). This grading will provide slope stability for the future residents of the project, as well as increased safety to all of those residents and improvements down slope and adjacent to the project. In addition, this work will protect the existing City improvements of Mesa Drive and Foussat Road, as well as the water; sewer and storm drain facilities within those roadways (as well as other utilities not owned by the City).

For the Conditional Use Permit - Panhandle Access (C11-00024):

1. That the proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located. The proposed use of a panhandle access design to serve parcels 5, 19, and 20 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 pattern of development found throughout the Loma Alta neighborhood and meets the development standards for 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 terminus of the cul-de-sac road section.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Tentative Map (T11-00001), Development Plan (D11-00013), Conditional Use Permit (C11-00024), and an Engineering Waiver subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check.
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.
3. The building plans for this project shall be prepared by a licensed architect or engineer and shall be in compliance with this requirement prior to submittal for building plan review.
4. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
5. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans. Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application.
6. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation shall be required at time of plans submittal to the Building Division for plan check.
7. A private sewer system design shall be submitted to the Building Division and approved prior to the construction of the sewer system. If a gravity flow system is not used, an engineered mechanical system shall be submitted and approved by all City of Oceanside Departments.
8. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-

producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

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

Engineering:

9. 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.

10. Vehicular access rights to Mesa Drive shall be relinquished to the City from all abutting lots except for the proposed project driveway.

11. All right-of-way alignments, street dedications, exact geometrics and widths shall be dedicated and constructed or replaced as required by the City Engineer.

12. 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.

13. Prior to approval of the final 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.

14. The tract shall be recorded as one. Prior to approval of the final map a phasing plan (if requested by the owner/developer) for the construction of public and private improvements including landscaping, streets and arterials shall be approved by the City Engineer. All

improvements shall be under construction to the satisfaction of the City Engineer prior to the issuance of any building permits. All improvements shall be completed prior to issuance of any certificates of occupancy.

15. The owner/developer shall provide public street dedication in accordance with the approved Roadway Circulation and General Plan for Mesa Drive and Foussat Road as required serving the property to the satisfaction of the City Engineer and City Traffic Engineer.

16. 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 the final map and issuance of any grading permit. 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.

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

18. 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.

19. 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 stormwater conveyance system.

b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (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 Department forty eight hours (48) in advance of beginning of work. Hauling operations (if required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

20. 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.

21. A traffic control plan shall be prepared for any work within Mesa Drive and Foussat Road 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.

22. Mesa Drive shall be widened a minimum of 4' (feet) to 6' (feet) along the property frontage on Mesa Drive. The limit of the widening shall be from the most easterly project boundary on Mesa Drive, all the way west to the intersection of Mesa Drive and Foussat Road.

23. Mesa Drive shall be constructed with curbs and gutters and sidewalk along the property frontage from the most easterly project boundary on Mesa drive all the way west to the intersection of Mesa Drive and Foussat Road. Mesa Drive shall provide a minimum of 10 feet parkway between the face of curb and the right of way line. Sidewalk improvements shall comply with ADA requirements. Publicly maintained pedestrian ramps (maintained by the City of Oceanside must be fully located within public right-of-way. Minimum curb return radius shall comply with the City of Oceanside Engineers Design and Processing Manual.

24. Mesa Drive shall be slurry sealed and restriped for a two way street (westbound/ eastbound), bike lanes, and shall be striped for a two way left turning lane in the middle of the westbound and eastbound lane to the satisfaction of the City Engineer.

25. Sight distance requirements at the project driveway or street along Mesa Drive for each direction of traffic shall conform to the corner sight distance criteria as provided by SDRSD DS-20A and or DS-20B.

26. Streetlights shall be maintained and installed on Mesa Drive per City Standards. The system shall provide uniform lighting, and be secured prior to occupancy. The owner/developer shall pay all applicable fees, energy charges, and/or assessments associated with City-owned (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or the annexation to, any appropriate street lighting district.

27. This project's street shall remain private and shall be maintained by an association. The pavement sections, traffic indices shall be based on approved geotechnical report and in compliance with the City of Oceanside Engineers Design and Processing Manual. The private project street and driveway alignments and geometric layouts shall meet the City of Oceanside Engineers Design and Processing Manual.

28. Pavement sections for all public and the proposed private street, driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the owner/developer 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.

29. 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.

30. All existing overhead utility lines within the boundary of this proposed residential subdivision and development plan (excluding the open space areas) and within Mesa Drive abutting this new subdivision, and all new extension services for the development of this 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.

31. The approval of the tentative map 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, the tentative map shall be subject to going back to the public hearing or subject to a substantial conformity review.

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

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

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

34. A precise grading and private/public street 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.

35. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersection of the proposed Private Street and Mesa Drive, 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 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.

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

37. The drainage design shown on the site plan or preliminary grading plan, and the drainage report for this tentative map and development plan 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 drainage picked up in an

underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

38. Drainage facilities shall be designed and installed to adequately accommodates the local storm water runoff and shall be in accordance with the San Diego County Hydrology and Design Manual and in compliance with the City of Oceanside Engineers Design and Processing Manual to the satisfaction of the City Engineer.

39. The owner/developer shall place a covenant on the title sheet of the grading plan and final map agreeing to the following: "The present or future owner/developer 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."

40. Storm drain facilities shall be designed and located such that the inside travels lanes on streets with collector or above design criteria shall be passable during conditions of a 100-year frequency storm.

41. 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.

42. 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.

43. Following the deemed completion 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 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.

44. 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 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.

45. 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.

46. 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 deemed complete by the City Engineer.

47. The BMPs described in the project's deemed complete 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 deemed complete SWMP shall be made by the City Engineer.

48. The Owner/developer shall provide a copy of the title/cover page of the deemed complete SWMP with the first engineering submittal package. If the project triggers the City's Stormwater requirements but no deemed complete Stormwater document

(SWMP) exists, the appropriate document shall be submitted for review 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.

49. The approval of the tentative map shall not mean that closure, vacation, or abandonment of any public street, right of way, easement, or facility is granted or guaranteed to the owner/developer. The owner/developer is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process (es) per codes, ordinances, and policies in effect at the time of the application. The City of Oceanside retains its full legislative discretion to consider any application to vacate a public street or right of way.

50. If a subdivider is required under this division or any other provision of law to make a dedication for specified public purposes on a final map, the local agency shall specify whether the dedication is to be in fee for public purposes or an easement for public purposes.

51. 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.

52. 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.

53. 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 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 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 final map or building permit approval, and to join, contribute, and/or participate in such districts.

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

55. 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.

56. 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.

57. A digital file of the map in a format consistent with the City's requirements for digital submittals, detailed in the Engineers Design and Processing Manual shall be submitted to the City of Oceanside concurrently with the final submittal of the map for recordation."

58. A digital file of the as-built grading plan, and as-built improvement plan in a format consistent with the City's requirements for digital submittals, detailed in the Engineers Design and Processing Manual shall be submitted to the City of Oceanside prior to occupancy permit.

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

60. Ten (10) days after approval of the project resolution please submit the following digital files:

A. AutoCAD® DWG file (NAD83 coordinate system) on CD or USB flash drive containing the project boundary, limits of grading, storm drain infrastructure, and storm water features to support inclusion to City GIS database. Do not include existing or proposed contours, non-storm drain/storm water infrastructure, building or street features.

B. Complete SWMM data and parameter files on CD or USB flash drive, including but not limited to; spreadsheets, graphs, and etc. to support recreation of SWMM model/results. Do not include rainfall record.

Fire:

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

62. The fire hydrants shall be installed and tested prior to placing any combustible materials on the job site.

63. Provide on-site hydrants and mains capable of supplying the required fire flow.

64. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design and Processing Manual Standard Drawing No. M-13.

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

66. Parking permitted on the street in marked parking spots only. All other curbs must 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.

67. Single-family dwellings require 4 inch address numbers.

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

69. Fire sprinkler system installed per NFPA 13 D required in all dwellings.

Planning:

70. This Tentative Map, Development Plan, and Conditional Use Permit shall expire 36 months from its approval, unless this time period is extended by the provisions of Section 408 or 409 of the Subdivision Ordinance.

71. This Tentative Map, Development Plan, and Conditional Use Permit approve only a 22-lot residential subdivision with four lettered lots, with lot "A" being created for a private street, lot "B" being created for natural open space preservation purposes, lot "C" being created for manufactured slope open space, and lot "D" being created as a detention basin 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 Planning Division approval. Substantial deviations shall require a revision to the Tentative Map, Development Plan, and Conditional Use Permit or a new Tentative Map, Development Plan, and Conditional Use Permit.

72. 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 Map (T11-00001), Development Plan (D11-00013), and Conditional Use Permit (CUP11-00024). 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.

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

74. Outdoor lighting shall be low emission, shielded, and directed away from the northern property lines adjacent to lot B.

75. All rear wood fences adjacent to public right-of-way and/or visible from the public right-of-way will be stained or otherwise finished with a waterproof material.

76. Adjacent homeowners shall be notified of planned construction activities and times approximately one week prior to the start of work.

77. All required Resource Agency permits shall be obtained prior to issuance of grading permits, for the subdivision or any related improvements. Hard copies of these permits must be submitted to the Planning Division.

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

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

80. Failure to meet any conditions of approval shall constitute a violation of the Tentative Map, Development Plan, Regular Coastal Permit, and two Conditional Use Permits.

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

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

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

84. The street name for street "B" shall be approved by the City Planner prior to the approval of the Final Map.

85. 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.

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

87. This project is subject to the provisions of Chapter 14C of the City Code regarding Inclusionary Housing.

88. Garages shall be kept available and useable for the parking of tenant's automobiles at all times.

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

90. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's) shall provide for the maintenance of all common open space and commonly owned fences and walls. The maintenance shall include normal care and irrigation of landscaping, repair and replacement of plant material and irrigation systems as necessary; and general cleanup of the landscaped and open area, parking lots and walkways. The C.C. & R's shall be subject to the review and approval of the City Attorney prior to the approval of the Final Map/Final Parcel Map (delete as appropriate). The C.C. & R's are required to be recorded prior to or concurrently with the Final Map. Any amendments to the C.C. & R's in which the association relinquishes responsibility for the maintenance of any common open space shall not be permitted without the specific approval of the City of Oceanside. Such a

clause shall be a part of the C.C. & R's. The C.C. & R's shall also contain provisions for the following:

a) Prohibition of parking or storage of recreational vehicles, trailers or boats.

b) Provisions regulating individual patio covers, prohibiting room additions and other appurtenances.

c) Provisions for the maintenance of all common open space and open space easements on private lots, including provisions establishing mechanisms to ensure adequate and continued monetary funding for such maintenance by the homeowners' association.

d) Provisions that restrict any private use of open space easement areas. Restrictions shall include, but are not limited to, removing retaining walls, installing structures such as trellises, decks, retaining walls and other hardscape and any individual landscape improvements.

e) Provisions prohibiting the homeowners association from relinquishing its obligation to maintain the common open space and open space easement areas without prior consent of the City of Oceanside.

f) An acknowledgement that the City of Oceanside does not have a view preservation ordinance and that views may be subject to change with maturing off-site landscape and the potential for future off-site building.

91. At all times, the sidewalk shall be free of obstructions, including private vehicles and other objects. Vehicles, or other objects, parked in the driveway shall not project over or obstruct the sidewalk.

92. Any project entrance signs shall meet the requirements of the Sign Ordinance and be approved by the City Planner.

93. 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.

94. This project shall comply with all provisions of the City's Affirmative Fair Housing Marketing Agreement policy. Such agreement shall be submitted to and approved by the

Housing and Neighborhood Services Director prior to the recordation of a Final Map or the issuance of a building permit for the project, whichever comes first.

95. 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.

96. 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 recommencing earthwork.

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

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

99. Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the Planning Division prior to the issuance of building permits.

100. Construction of the proposed project should comply with the California Administrative Code. The building must be for a minimum exterior-to-interior noise reduction resulting in interior noise levels, due to exterior sources, of 45 dBA CNEL or less. This noise reduction could be achieved using standard construction methods, including but not limited to mechanical ventilation, double-paned windows and acoustically insulated doors where they face roadways.

101. Any trash, debris, or waste material found onsite during grading or cleanup operations shall be disposed of off-site in accordance with local, state, and federal regulations. Any buried trash/debris or materials containing petroleum encountered shall be evaluated prior to removal and disposal.

102. The entity managing the biological open space over the long-term shall implement a pest management program targeting snails.

Water Utilities:

103. 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.

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

105. 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.

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

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

108. Per the 2010 California Fire Code, all new residential units shall be fire sprinklered. The minimum allowable water meter for a fire sprinklered home is 3/4-inch.

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

109. A public sewer main shall extend from the Northeast section of this development and extend along Mesa Drive to the East to connect to the existing sanitary sewer main at the intersection of Mesa Drive and Mainsail Road.

110. The 8-inch water main loop for this development shall connect to the 18-inch CLMC water main located within Mesa Drive. These connections will warrant the use of butterfly valves.

111. 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.

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

113. A separate irrigation meter and approved backflow prevention device is required for any of the common areas within this development and shall be displayed on the plans.

114. 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.).

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

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

116. 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.

117. 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.

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

118. 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. 2013-P05 on January 28, 2013 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

_____
Marisa Lundstedt, Secretary

I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2013-P05.

Dated: January 28, 2013

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

_____ _____
Applicant/Representative Date

Application for Discretionary Permit

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

Developer Deposit Account

STAFF USE ONLY

ACCEPTED BY

~~NOV 09 2011~~ Dec 13, 2011

RECEIVED
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

12-13-11

Please Print or Type All Information

HEARING

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
Oceanside Mesa LLC	Owner

3. ADDRESS	4. PHONE/FAX/E-mail
18012 Cowan, #200 Irvine, CA 92614	949-933-9725 meadie@rutterdevelopment.com

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)
Michael Eadie

6. ADDRESS	7. PHONE/FAX/E-mail
Same	949-863-1298

GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	T11-00006
PAR. MAP	CUP11-00024
DEV. PL.	D11-00013
C.U.P.	
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
Mesa Drive / Foussat Road	23.8 Acres

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
MDA-R	RM-A	Vacant	146-161-01 to 59 & 146-162-01 to 17

14. LATITUDE	15. LONGITUDE
33° 12' 40" N	117° 20' 26" W

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
Subdivision of 22 numbered lots, each to accommodate a single family detached residence, plus 4 lettered lots encompassing common use areas.

17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY
MDA-R	PD	Single Family	22	108 DU / AC

22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR
2,000-4,000±	As Required	7%	N/A

PART IV – ATTACHMENTS

✓	26. DESCRIPTION/JUSTIFICATION	✓	27. LEGAL DESCRIPTION	✓	28. TITLE REPORT
X 12/3/11	29. NOTIFICATION MAP & LABELS	✓	30. ENVIRONMENTAL INFO FORM		31. PLOT PLANS
N/A	32. FLOOR PLANS AND ELEVATIONS	X	33. CERTIFICATION OF POSTING	✓	34. OTHER (See attachment for required reports) WATER & RECYCLE

PART V – SIGNATURES

SIGNATURES FROM 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 PAGAES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print):	36. DATE	37. OWNER (Print)	38. DATE
MICHAEL EADIE	11/2/11	OCEANSIDE MESA, LLC	11/2/11
Sign:		Sign:	

- **I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.**
- **I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.**

OCEANSIDE MESA
DESCRIPTION AND JUSTIFICATION
JANUARY 8, 2013

Project Purpose:	22-lot Single Family Planned Development
Lead Agency:	City of Oceanside 300 N. Coast Highway Oceanside, CA 92054
Contact:	Richard Greenbauer, Senior Planner (760) 435-3519
Project Location:	Northeast corner of Mesa Drive and Foussat Road (refer to Attachment 1)
Site Area:	23.8 Acres
Applicant:	Oceanside Mesa, LLC A California limited Liability Company
Contact:	Michael Eadie (949) 863-1298
General Plan Designation:	Medium Density-A Residential (MDA-R; 6.9-9 du/ac) and Open Space (OS)
Existing Zoning:	Planned Development (PD-24)
Proposed Zoning:	Planned Development (PD)
Discretionary and Other Required: Implementing Approvals:	Tentative Tract Map, Development Plan, Use Permit, Amendment to PD-24 Zoning

I. Planning Context

A. Project Location / Adjacent Land Uses

The subject property is located at the northeast corner of Mesa Drive and Foussat Road. The project entry is on Mesa Drive approximately 1,525 feet east of Foussat Road. The property is presently vacant.

Existing single family homes are situated to the north, east, and south of the property. The Loma Alta community of townhomes exists to the west of the property.

B. Background/History

The property was initially subdivided as "La Jolla Panorama Estates". A Final Map was recorded in 1981 which created 73 legal residential lots, 2 landscape lots and 1 open space lot. The project was never developed.

In late 2008 a subsequent residential proposal known as Mesa Ridge was approved by the City of Oceanside. The application consisted of a Zone Amendment from Residential Medium Density-A (RM-A) to Planned Development (PD-24), in conjunction with a Tentative Map (T-3-05), Conditional Use Permit (C-11-06) and Development Plan (D-5-05) to allow 68 townhomes on the site. The project was never developed.

C. Objectives of Oceanside Mesa Plan

1. To develop a residential community that is consistent with the goals and objectives of the Oceanside Zoning Ordinance.
2. To preserve the site's biotic and vegetative resources to the maximum extent feasible and mitigate impacted resources through on-site mitigation measures to the satisfaction of the City of Oceanside and responsible federal and state agencies.
3. To provide required infrastructure improvements to support Oceanside Mesa.
4. To provide for and implement design elements that will provide optimum form and function of the residences while also maintaining an aesthetic appearance to the community.

D. Land Use

1. Planning Concept

Oceanside Mesa incorporates progressive and advanced environmental planning principles. These principles include:

a. Advanced environmental planning which clusters development and preserves 19.46 acres (82%) of the 23.8-acre property as open space. Together with the adjacent development's open space north of and contiguous to the project open space, a large amount of contiguous open space will be realized.

b. Bioretention and hydromodification considerations that emphasize Oceanside Mesa's water quality features along with low impact development techniques.

2. Land Use Plan

The proposed development consists of a subdivision of 22 numbered lots, each to accommodate a single family detached home. The residential lots average approximately 6,900 square feet. The remainder of the project area is lettered lots for streets, open space and water quality basins.

The subject property has two General Plan Land Use designations which include 12 acres of MDA-R (Medium Density Residential) and 11.80 acres designated as OS (Open Space). The site is currently zoned Medium Density Residential (RM-A). The net developable area is 10.76 acres, with all of the physical improvements located within this area. This area was calculated by taking the gross MDA-R and subtracting the "undevelopable land" (1.24) acres, which is land defined in the Zoning Code as too steep to develop.

The site is characterized by a relatively flat pad area adjacent to Mesa Drive, with moderate to steep slopes extending from the pad to the north and west. These slopes are predominantly natural and will remain undisturbed. A brush management zone is not required for the project, as the site is not within a High or Very High State Wildland Fire Hazard Severity Zone.

The physical development is substantially limited to the flatter area adjacent to Mesa Drive. All areas outside the developed area would be open space, including areas of sensitive habitat where a conservation easement may be placed with an endowment established for management in perpetuity by a means acceptable to the Wildlife Agencies and the City. As noted in Section E, we are exploring the possibility of developing a mitigation bank for the excess non-native grassland. A Homeowner's Association will be established to ensure maintenance of all other common areas, including the slopes, private streets and water quality basin.

The proposed two-story homes range in size from 2,470 sq. ft. to 2,988 sq. ft. The project is comprised of a varied architectural palette featuring styles incorporating Cape Cod, Mediterranean and Traditional elements. Representative floor plans, elevations, and a colors and materials board have been submitted to demonstrate the type of construction contemplated.

3. Circulation Plan

The project proposes to take access off of Mesa Drive and will accommodate full turning movements into and out of the project. A private street with a pavement section of 32 feet will provide internal access to the individual driveways and a 5 foot sidewalk will be provided on the northern side of the development adjacent to the homes.

E. <u>Resources Assessment and Open Space Plan</u>

1. Existing Conditions

The site is located within the Wildlife Corridor Planning Zone (WCPZ) of the City of Oceanside's Final Subarea Plan. The site vegetation consists of non-native grassland, Coyote Brush Scrub, Brodiaea Filifolia and Existing Disturbed. There is no coastal sage scrub habitat onsite, but there is a small area of habitat off-site to the north. Past protocol surveys for the presence/absence of the gnatcatcher were negative and the amount of off-site coastal sage scrub habitat is considered too small and isolated to provide breeding habitat for the species. Thread-leaf Brodiaea (Brodiaea filifolia) is federally-listed Threatened and state-listed Endangered.

2. Impacts and Preservation

The project will not have any direct or indirect impacts on the populations of thread-leaf brodiaea. One population would be near the project's footprint but would not be disturbed. All populations of the Brodiaea would be preserved in the open space area and placed in a conservation easement and managed long term by and entity endowed by the applicant.

The project would impact 4.2 acres of the existing 20.8 acres of non-native grassland. Because the site is located within the WCPZ, the Subarea Plan requires mitigation for the loss at a 0.5:1 ratio. Thus 2.1 acres of the non-native grassland would need to be preserved. The project has been designed to avoid 16.6 acres, which exceeds the biological mitigation needed by 14.5 acres. We are currently exploring options with the Department of Fish & Game in developing a mitigation bank for the excess non-native grassland. This excess grassland would remain open space.

F. Infrastructure

1. Hydrology/Water Quality

Water quality hydromodification and bioretention basins will be provided along the southern portion of the internal street and will be sized appropriately to meet the State Water Resources Control Board's new standards for retention.

2. Grading/Geotechnical

Cut and fill grading is proposed to achieve the final site configuration. The maximum depths of proposed cuts and fills are approximately 20 feet and 16 feet, respectively. Geotechnical reports and slope stability analysis have been included with this submittal.

3. Utilities

All utilities for the project will be provided by existing infrastructure in Mesa Drive, with the exception of the sewer. The project's sewer lines would be extended east in Mesa Drive to the downstream manhole at Jibsail.

4. Parking

The City of Oceanside Zoning Code requires 2 enclosed garage parking spaces for all residential units that are 2,500 square feet or less and 3 enclosed garage parking spaces for units over 2,500 square feet. These enclosed garage spaces will be accommodated in the home design on each lot. 14 street on-street guest spaces have been provided.

G. Construction Scenario

Rough grading and infrastructure improvements for the project would be accomplished in one phase. Grading consists of approximately 27,000 cubic yards of cut and fill and will be balanced onsite. The maximum depths of proposed cuts and fills are approximately 20 feet and 16 feet, respectively. Cut slopes are proposed at a slope ratio of 2:1 (h:v) to a maximum height of 15 feet. Fill slopes are proposed at a slope ratio of 2:1 (h:v) to a maximum height of 29 feet. Development will also involve the construction of minor retaining walls up to 3 feet in height and a planted reinforced segmental retaining wall at the south side of Lot 22 adjacent to Mesa Drive up to 6 feet. Construction of the homes would be completed in two to three phases depending on market conditions. Each phase of building construction is estimated to take approximately 10 months. Off-site improvements also include extending the sidewalk, curb and gutter on Mesa Drive to Foussat Road, as well as slurry seal and re-stripe Mesa Drive adjacent to the developed portions of the project frontage.

H. Scope of Approvals Required

Zone Amendment. By operation of law the Planned Development (PD-24) zoning designation secured with the Mesa Ridge proposal has not lapsed. The applicant is seeking to amend the existing PD-24 plan for purposes related to project design flexibility as set forth herein.

Tentative Tract Map to create 22 numbered lots, each to accommodate a single family detached residence, plus 4 lettered lots encompassing common area uses.

Development Plan to ensure conformity with zoning ordinance and to ensure that public service and utility demands are not exceeded.

Use Permit to allow for the creation of panhandle lots within the development.

I. Zone Amendment Justification

Certain design measures proposed to be included in the Applicant's anticipated program of development seek the flexibility provided for in securing an amendment to the Planned Development (PD-24) zoning. The requested measures and reasons for requesting them are discussed herein:

1. Reduced Front Yard Setback of 10-feet for Side-on Garages (See Figure 1)

Side-on garages eliminate direct view of garages from the streetscape. Garages that front the street in repetition produce a look that can be uninteresting and unappealing architecturally. On the other hand, interspersing side-on garages among residences in the development with a differing setback than front-on garages possess can produce a more appealing street scene. The resulting effect of undulating the residences/garages soften a linear series of structures that otherwise might appear wall-like with the same setback throughout.

Implementing this same concept of combining some front-on and some side-on garages but using base district setback requirements would require placing the structures between 20-feet and 30-feet from the street and would severely compromise the outdoor rear-yard living area. Given the fact that the street is not "double-loaded" with homes; i.e., no structures that would be built and facing homes from the opposite side of the street, the varied setbacks will benefit the overall appearance of the community.

2. Tandem Garage Arrangement (See Figure 1)

Tandem parking in a front-on 3-car garage arrangement requires the flexibility afforded by the PD zone. The intent of this garage arrangement is to lessen the number of direct-facing garage doors onto the street as well as providing more usable front yard area to the resident than would be realized with a three-abreast front-on garage.

The combined use of side-on, tandem, and front-on garages creates a more architecturally varied and irregular streetscape by undulating the garage setback from 10 to 20 feet. Additionally, varying the width of the garage wall facing the street helps create more interest in the streetscape.

3. "Zero Side Yard" Homes (See Figures 2 and 3)

It appears that zero side yard-type homes the applicant may wish to offer to homebuyers is not allowed in the base zoning district and therefore requires seeking the flexibility afforded by the PD zoning district. One way in which yard areas may be rendered more functional for a resident is to place the dwelling unit on a side property line (the "zero lot line"), thus allowing the opposite side yard to be wider and more usable. Typically, on a lot with a normal 5-foot side yard, placement of a home on the zero lot line results in a 10-foot opposite side yard.

At a time before homeowner's covenants ("CC&R's") became sophisticated and adequately provided for a zero lot line program there were many problems attributable to this design innovation. However, today's version of CC&R's, borne out of experience, contain a high degree of specificity and safeguards so as to avoid confusion and controversy between the affected residences.

An example of zero lot line plotting is depicted and described in Figure 2. Additionally, typical excerpted language from CC&R's for this type of program is included in Figure 3.

J. Use Permit Justification

The applicant seeks approval to allow panhandle lots for lot nos. 5, 19 and 20. Provided that proper safeguards are in place to allow for safe and legal access over a lot burdened by a panhandle driveway and the functional integrity of the surrounding residential dwellings is maintained, panhandle lots add another type of living opportunity to the homebuyer. In particular, greater privacy is afforded by the home not being directly exposed to the street. Additionally, better view opportunities are presented by the limited use of panhandle lots in cul-de-sac design areas, as is the case with Oceanside Mesa

The proposed use and location of the panhandle lots are in accordance with the objectives of the Zoning Ordinance and consistent with the General Plan. They will not be a detriment to public health safety or welfare of persons residing in or adjacent to the neighborhood or the general welfare of the City. Furthermore the panhandle lots will meet all other applicable design standards.

Support Papers Attached:

Figure 1: Variable Front Yard Setbacks and Garage Types
Figure 2: Enhanced Side Yard Usability Program
Figure 3: Example of CC&R's for "Zero Side Yard" Easements
Figure 4: Proposed Findings for Approval of Applications

Figure 4

Proposed Findings

Proposed Findings for Approval: Amendment to Planned Development (PD) Plan

Zone Change to amend PD: The City of Oceanside Zoning Ordinance stipulates that four specific findings must be made before the Planning Commission can make a favorable recommendation for a change of zone to amend PD. The following findings are proposed in support of the requested zone change:

a. *The PD Plan or Specific Plan and the Development Plan are consistent with the adopted Land Use Element of the General Plan and other applicable policies and are compatible with surrounding development.*

   The PD Plan is consistent with adopted Land Use Element policies as it proposes single family residences that are compatible with the surrounding development. The Land Use will be attractively planned and not distract or negatively disrupt surrounding conforming land uses.

b. *The PD Plan or Specific Plan and the Development Plan will enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if they were not approved.*

   The PD Plan incorporates design features such as variable garage setbacks and orientations which will produce a more interesting appearance to the community than would otherwise be accomplished under the base zoning standards.

c. *Deviations from the base district regulations that otherwise would apply are justified by compensating benefits o the PD Plan or Specific Plan and the Development Plan.*

   Deviations from the base district regulations to allow the flexibility of variable garage setbacks and orientation, as well as enhancing sideyard use with a zero lot line plotting flexibility which can improve the visual streetscape scene.

d. *The PD Plan or Specific Plan and the Development Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems.*

   The PD Plan includes adequate provisions for utilities, services and emergency vehicle access. Public service demands will not exceed the capacity of existing and planned systems.

Proposed Findings for Approval: Development Plan

The City of Oceanside Zoning Ordinance stipulates that five specific findings must be made before a Development Plan can be adopted. In conjunction with approval of the Zone Change, the following required findings can be made and are provided as follows:

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

The site plan and physical design of the project is consistent with the purposes of the Zoning Ordinance because it meets the intent of applicable development regulations and design standards over the entire site by adhering to required setbacks, height limitations, open space requirements, and off-street parking requirements.

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

The Development Plan as proposed conforms to the General Plan of the City of Oceanside because the proposed residential product type is consistent with the Land Use Element requirements established for this site.

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

The area covered by the Development Plan can be served by existing public facilities because these elements have been addressed and incorporated into the proposed design.

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

The proposed residential architecture will respect the style and scale of the surrounding residential developments. The design concepts to be utilized for the proposed residences will incorporate pitched roofs and will utilize building materials and architectural details that are found in other residential developments in the vicinity of the project area.

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

The subject site does not propose development on any undevelopable land or qualifying slopes, and comply with the provisions of the Land Use Element or the Development Guidelines for Hillsides in Section 3039 of the Zoning Ordinance.

Proposed Findings for Approval: Use Permit

The City of Oceanside Zoning Ordinance stipulates that three specific findings must be made for approval of a Use permit. The following required findings can be made and are provided as follows:

a. The location of this use is in accord with the objectives of the Oceanside Zoning Ordinance.
b. As conditioned, appropriate provisions will be required within the CC&R's to articulate the rights and responsibilities of the properties involved in each panhandle lot configuration. The provisions will not be detrimental to public health, safety or welfare and will be consistent with the General Plan
c. The design of the panhandle lots comply with the regulatory provisions of the Oceanside Zoning Ordinance

SeaCliff Realty INC.
Home Sales & Information Center

OFFICE 714 · 536-0356
FAX 714 536-8890

November 6, 2012

Mr. Michael Eadie
Rutter Development
18102 Cowan #200
Irvine, CA 92614

Dear Mr. Eadie:

This is in response to your inquiry of my firm, SeaCliff Realty regarding the community, The Estate Series at Seacliff On The Greens. We understand your company were the original builders of the SOTG community. The single-family detached homes within this community, The Estate Series, were built in the 1980's utilizing the "zero lot line" approach, wherein greater usability of one side of the residence is afforded through the implementation of this building siting technique.

In answer to your question as to the marketability concerning the operation of this planning concept we can tell you that the enhanced usability of the side yards has consistently made this development attractive for buyers and it remains one of the more desirable areas to live in the area because of this. Indeed, homeowners have created very pleasing and livable yard treatments throughout this community.

Our firm is consistently the #1 agent for most listings sold in the Seacliff area and over all highest prices. I hope this adequately answers your question of us.

Very Truly Yours,

Sukie
Owner/President
SeaCliff Realty, Inc.

LEGAL DESCRIPTION
APN 146-161-(1-59) & 146-162-(1-17)

LOTS 1 TO 73 INCLUSIVE, LOTS A, B, C AND ALTA PANORAMA WAY, BAJA PANORAMA WAY, VISTA ISLE WAY OF LA JOLLA PANORAMA ESTATES, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 10178, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1981.