

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, March 16, 2010, 9:00
Guajome Room

1. 9:00a.m. - 9:30 a.m.

Discussion of a 211 unit detached condominium development on approximately 28 gross acres located at the north-west corner of College Boulevard and Old Grove Road within the Ivey Ranch Rancho Del Oro neighborhood.

Zoning: Rancho Del Oro Residential (PD-1)
Land Use: Residential
Neighborhood Area: Ivey Ranch Rancho Del Oro
Assessor Parcel: 161-511-16
Contact Person: Ann Gunter
Tel.: (760) 692-1924

2. 9:30a.m. - 10:00 a.m.

Discussion of a two lot residential subdivision located at the south-east corner of Fire Mountain Drive and Ivy Road.

Zoning: Residential Estate District-B (RE-B)
Land Use: Estate B Residential (EB-R)
Neighborhood Area: Fire Mountain
Assessor Parcel: 154-190-15
Contact Person: Ralph Gonzales
Tel.: (760) 522-1026

Attachments:

APN Maps:
161-511-16
154-190-15

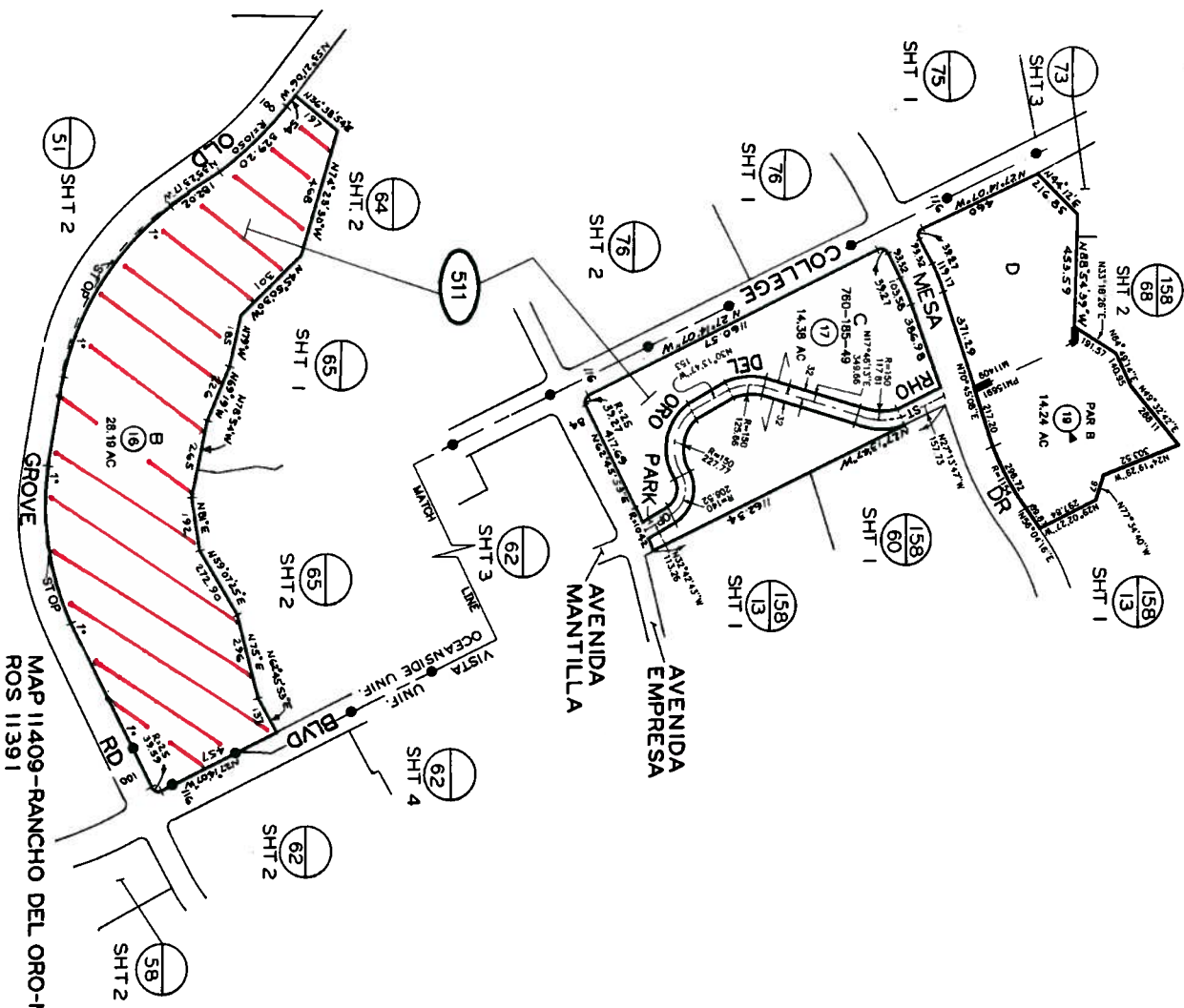
#1

07

158 - 130
161 - 020
- 021
- 010

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

02/09
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 161 PAGE 51 SHT 1 OF 2

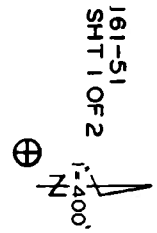


MAP 11409-RANCHO DEL ORO-MASTER SUB MAP EAST
ROS 11391

ORGANIC DEPT

BLK	OLD N.E.W.	APPLIC
511	02/17	2024 89/1593
7421	04 42	89/1255
7630	04 42	89/1256
82113	04 42	89/1257
13224	04 42	89/1258
03721	02 21	70/1265
01173	04 42	89/1267
05	06 14	93/10
04	06 15	14/15
2	06 15	34/61
17	06 15	98/4745
18	06 15	98/4746
158-50	19	02 2170
100-50	02 21	08

** SEE MAP 11409 AND DOC# 033827 FOR BRGS AND DIST



Rancho Del Oro – Village 12 Summary Description of Concept Plan

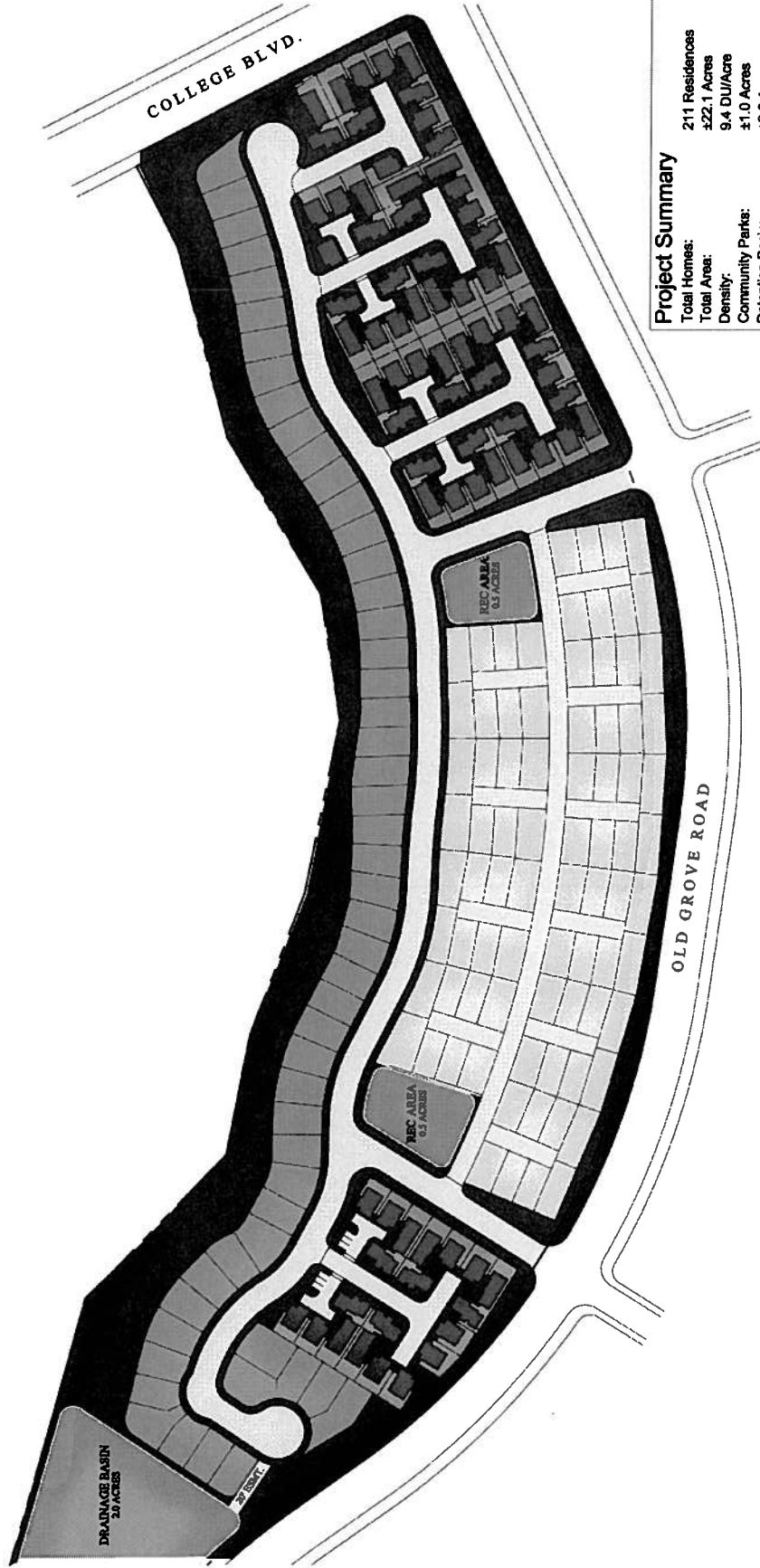
Property Size - approximately 28 gross acres, 22 net acres

This will be a detached condominium ownership project, with 3 product types.

- 44x75 lots (approx 53)
- Alley loaded 35x70 lots (approx 80)
- Motor Court (approx 78)

211 units proposed per concept plan (below the maximum of 339 units allowed under RDO Specific Plan).

Main streets will be public, with private driveway access for alley and motor court products.



COLLEGE BLVD.

OLD GROVE ROAD

DRAINAGE BASIN
2.0 ACRES

REC AREA
0.5 ACRES

REC AREA
0.5 ACRES

Project Summary

Total Homes:	211 Residences
Total Area:	±22.1 Acres
Density:	9.4 DU/Acre
Community Parks:	±1.0 Acres
Detention Basin:	±2.0 Acres
Conventional 44' x 75' Lot	
53 Homes / 6.1 Acres = 8.7 du/ac	
53 Homes @ 2,200 sf avg. = 116,600 SF	
Alley Loaded 35' x 70'	
80 Homes / 7.8 Acres = 10.3 du/ac	
80 Homes @ 1,900 sf avg. = 152,000 SF	
Motor Court	
78 Homes / 7.6 Acres = 9.9 du/ac	
78 Homes @ 1,700 sf avg. = 132,600 SF	
Total SF = 401,200 SF	

Concept Site Plan

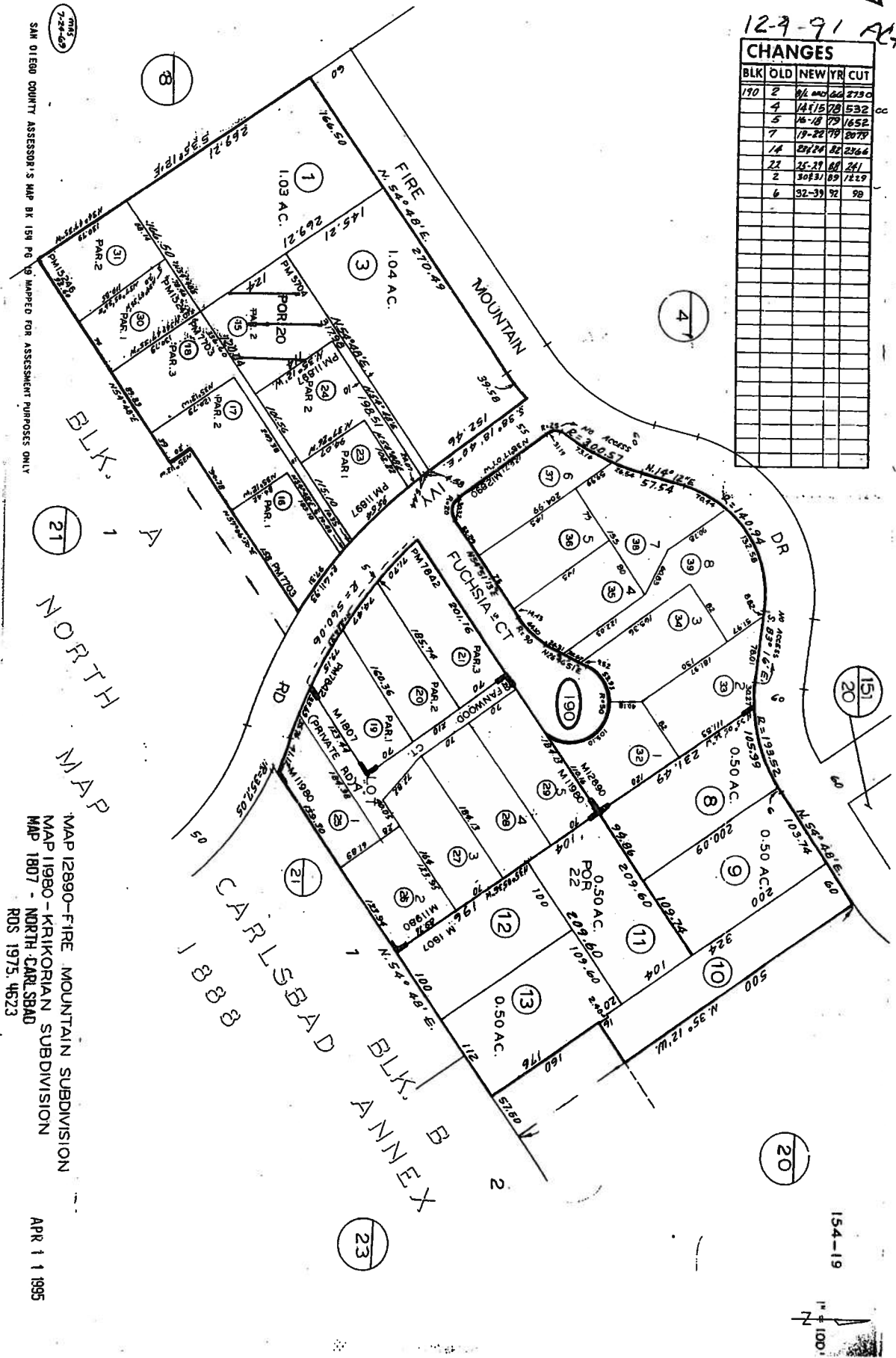
scale 0 60' 120' 180'

#2

154-19

07
12-9-91 AL

CHANGES				
BLK	OLD	NEW	YR	CUT
190	2	96	04/04	2730
	4	141/15	78	532
	5	16-18	79	1652
	7	19-22	79	2079
	14	28/24	82	2364
	23	25-29	84	241
	2	30/31	89	1229
	6	32-39	92	98



SAN DIEGO COUNTY ASSESSOR'S MAP BK 154 PG 15 MAPPED FOR ASSESSMENT PURPOSES ONLY

MAP 12890-FIRE MOUNTAIN SUBDIVISION
 MAP 1980-KRIKORIAN SUBDIVISION
 MAP 1807-NORTH CARLSBAD
 RDS 1973, 4623
 APR 11 1995

RALPH GONZALES
P.O. BOX 300876
ESCONDIDO, CA 92030
PLANNING & LAND CONSULTANT

March 2, 2010

City of Oceanside Development Services Department
300 Pacific Coast Highway
Oceanside, CA 92057

RE: Developers Conference for PLA-05-2009 B.A.
Proposed: Tentative Parcel Map and C.U.P.

This development description and its attachments describe the proposal for the newly created parcel under PLA-05-2009.

The recent boundary adjustment was created to minimize area from old A.P.N. 154-190-03 and add the residual area with A.P.N. 154-190-15. This new configuration is depicted on the attached tentative Map/Site Plan as provided.

The new owner is intending to process a 2 Parcel Tentative Parcel Map, concurrently with a Condition Use Permit. The property is Zoned R-B estate one acre minimum density. The Use Permit is being processed as a land use vehicle to create lots less than one acre as allowed under the General Plan.

The developer would like to create the smaller parcels based upon a right that has not been denied other developments in the area. It appears that there has been well controlled growth in the Fire Mountain area allowing less than one acre parcels. By providing smaller parcels this allows new development to spread costs to each parcel minimizing bulk costs to the larger one acre

parcels. The sharing of costs will include street improvements, infrastructure, electrical conversion, and the development of upgrades for storm water run-off.

The site plan purposes half street road improvements across the frontage of the new parcel along Fire Mountain Drive. This includes curb and gutter, sidewalk, paving, overhead electrical conversion. Sewer and water are available in both Fire Mountain and Ivy Road. The developer is purposing to extend a private sewer lateral in a private sewer easement along the southerly boundary line of Parcel 2. The existing topography slopes from north to south. As a result of this grade change it is necessary to re-direct the sewer for Parcel 2, to the west connecting to the sewer in Fire Mountain Road.

Although Parcel Map 5704 provided for all entitlements for Parcel 2 of said map, the existing topography created a problem in achieving gravity sewer to Ivy Road. Both Parcels under Parcel Map 5704 were designed to receive sewer service from Ivy Road as well as water service. It is the intent of this Tentative Map to provide services from both Ivy Road and Fire Mountain Road as shown on the provided site plan.

The site will be conventionally graded, to meet all grading requirements for the City of Oceanside standards. All pad runoff will be discharged along the southerly property of the project. The pad drainage shows runoff leaving each pad into brow ditches and ultimately into bio-swales prior to leaving each site. Within and along the southerly property line of Parcel 2, there is a purposed natural drainage easement which accepts all runoff before being discharged at the most southerly corner of the project. The grading quantity of excavation is 500 to 600 cubic yards of earth removal and re-compaction. Both lots will be a balanced grading operation and not require any off site removal.

All manufactured slopes are 2:1 in ratio and do not exceed 5' feet in height. When possible, slopes will be graded to flatter gradients allowing for better planting areas. All exposed graded areas will be landscaped and conform to the City of Oceanside landscape and irrigation requirements. The existing parcel supports a number of non-native trees and shrubs throughout the site, prior to the new boundary adjustment, Parcel 2 was used as a garden by the

Page 3

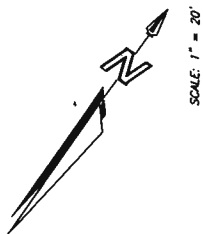
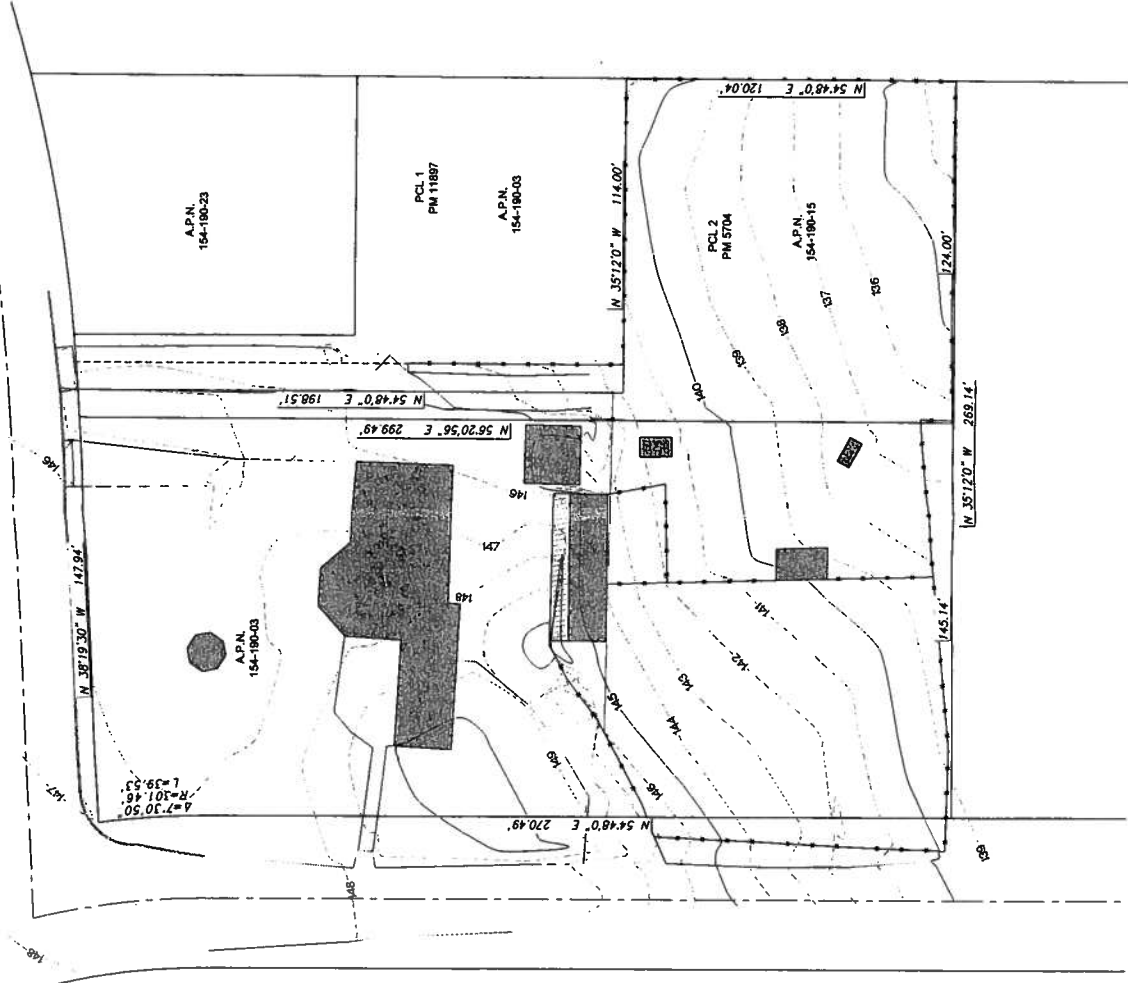
previous owner. Also, located in Parcel 2, along the northerly property line exists a mature 30" inch diameter redwood tree. It is the intension of the owner to preserve the tree, as it is very uncommon for redwoods to be in Southern California

It is the intent of the owner to complete the Tentative Parcel Map and ultimately record a Final Parcel Map. The owner is a physician with a medical practice in the mid- west. His long range plans are to retire, relocate to Oceanside and build his home on Parcel 1.

This is a brief overview of the intended Tentative Parcel Map. The descriptions of development are broad at this date and will become more specific as the project moves into the processing of the Tentative Map and C.U.P.

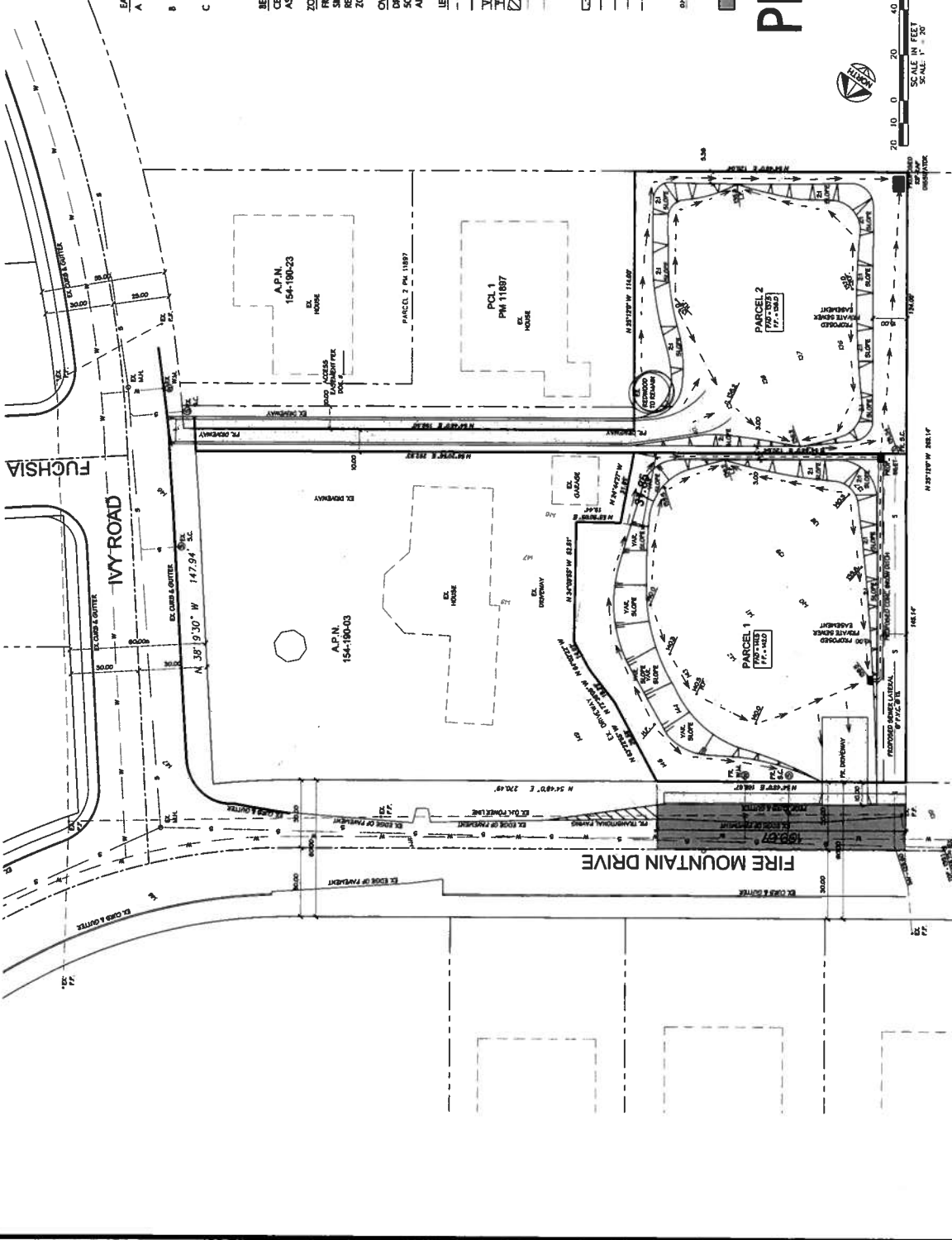
Respectfully Submitted,
Ralph Gonzales

SITE PLAN



BOUNDARY HUNTERS
Land Surveyors of California
P.O. BOX 1144 OCEANVIEW, CA PHONE: 1.800.284.1122

PROPOSED SITE GRADING PLAN T.P.M. AND C.U.P.



EASEMENT NOTES
 A ALL EASEMENTS, OFFERS AND DEDICATIONS AS SHOWN ON PARCEL MAP 2704.
 B ALL EASEMENTS, OFFERS AND DEDICATIONS AS SHOWN ON THE OFFICIAL MAP 1807.
 C ALL EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS RESERVED BY THE STATE OF CALIFORNIA FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED MARCH 23, 1977, AS INSTRUMENT NO. 77-104767 OF OFFICIAL RECORD.

BENCHMARK
 CENTERLINE INTERSECTION OF IVY ROAD AND FIRE MOUNTAIN DRIVE ASSUMED ELEVATION: TO BE VERIFIED
ZONING AND SETBACK INFO:
 FRONT YARD = 25'
 REAR YARD = 20'
 ZONING = R-8 ESTATE RESIDENTIAL 10K SQ. FT. MIN. LOT SIZE
OWNER AND DEVELOPER:
 DR. PAUL HO
 502 E. TALLGRASS DRIVE
 AMPTON, WI 54913

- LEGEND**
- FLOW OF DRAINAGE
 - - - PROPERTY LINE
 - - - 2:1 SLOPE - CUT & FILL
 - - - VARIABLE SLOPE
 - - - TRANSITION PAVING AREA
 - - - WATER LINE
 - - - SEWER LINE
 - - - PAVEMENT
 - - - REPAIR PAVEMENT
 - - - PL CONCRETE SIDEWALK
 - - - CURB & GUTTER
 - - - PL EASEMENT LINE
 - - - TOPOGRAHY CONTOUR LINES
 - - - CENTERLINE OF STREET
 - - - PUBLIC SERVICE CONNECTION
 - - - WATER METER BOX CONNECTION
 - - - EL. POWER POLE LOCATION AND OVERHEAD POWERLINE SEPARATION FOR INDICATORS
 - - - AREA OF STREET IMPROVEMENTS

PRELIMINARY

CITY OF OCEANSIDE ENGINEERING DEPARTMENT		APPROVED	CITY ENGINEER
PROJECT IVY ROAD AND FIRE MOUNTAIN DRIVE OCEANSIDE, CA		CHECKED BY	PLANNING
ENGINEER OF RECORD		DATE	

