

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, February 4, 2014, 9:00 a.m.**  
**Guajome Room**

1. 9:00 a.m. - 10:00 a.m.      Discussion of a lot split to construct a single-family residence on a 2.5-acre lot located at 665 Sleeping Indian Road.

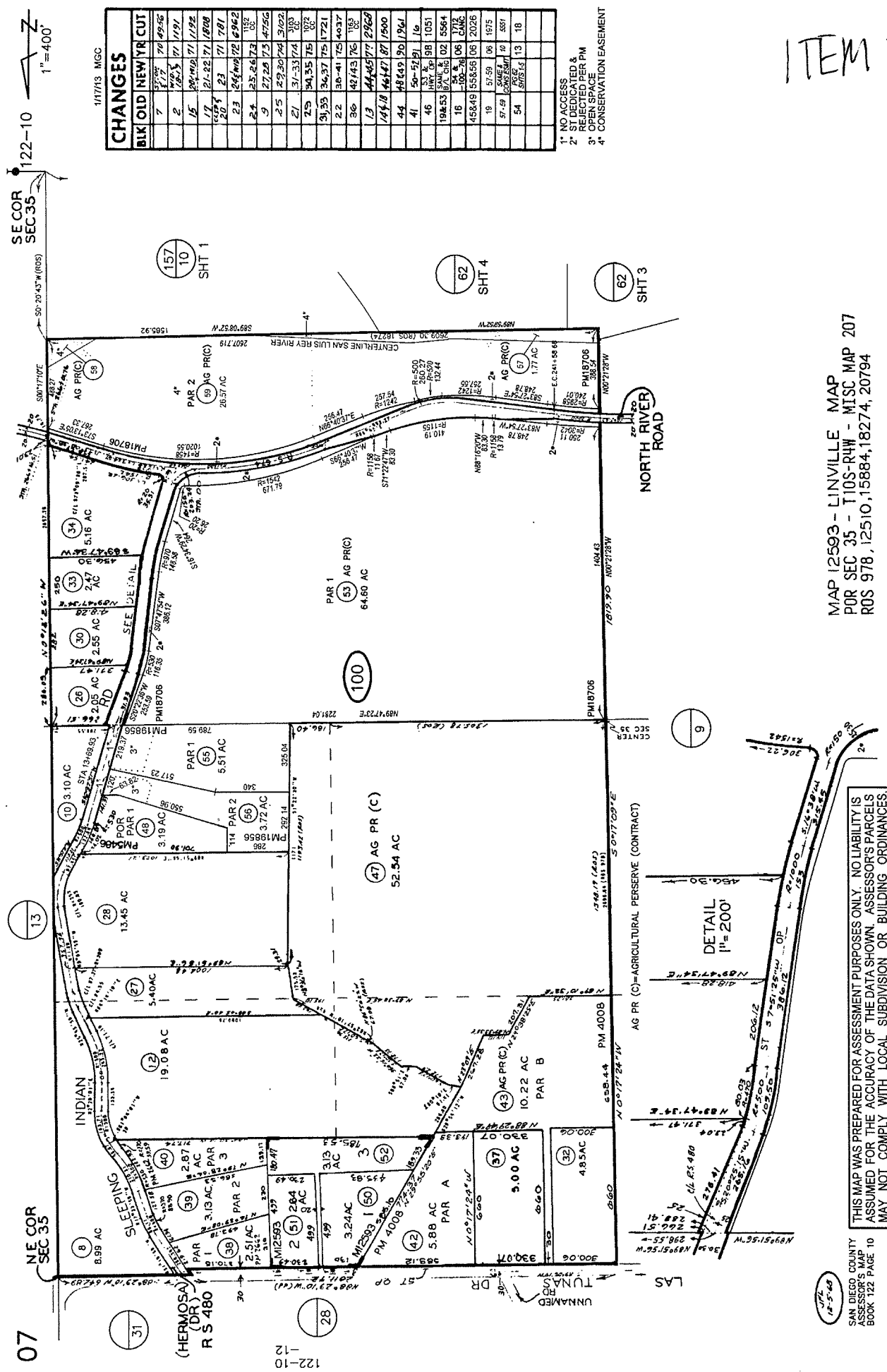
**Zoning: A (Agricultural)**  
**Land Use: A (Agricultural)**  
**Neighborhood Area: Morro Hills**  
**Assessor Parcel Number: 122-100-12**  
**Contact Person: Scott Harry, PE, PLS**  
**Tel.: 760-728-1134**  
**Email: Scott Harry [scott.harry@karnengineering.com](mailto:scott.harry@karnengineering.com)**

2. 10:00 a.m. - 11:00 a.m.      Discussion for a proposed 10 lot residential subdivision on a 3.77-acre parcel located on Loma Alta Drive.

**Zoning: RE-B (Residential Estate B)**  
**Land Use: EB-R (Estate B Residential)**  
**Neighborhood Area: Loma Alta**  
**Assessor Parcel Number: 149-010-28**  
**Contact Person: Bob Stewart**  
**Tel.: 619-563-1111**  
**Email: [bobstewart@cox.net](mailto:bobstewart@cox.net)**

Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations



11/17/13 MGC

CHANGES	
BLK	OLD NEW YR CUT
7	177 70 49-56
2	172 71 171-91
15	171 171 171-192
17	171 171 171-192
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24	171 171 171-192
25	171 171 171-192
27	171 171 171-192
31	171 171 171-192
22	171 171 171-192
36	171 171 171-192
13	171 171 171-192
44	171 171 171-192
41	171 171 171-192
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19	171 171 171-192
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99	171 171 171-192
100	171 171 171-192

- 1\* NO ACCESS
- 2\* ST DEDICATED & REJECTED PER PM
- 3\* OPEN SPACE
- 4\* CONSERVATION EASEMENT

ITEM 1

MAP 12593 - LINVILLE MAP  
 POR SEC 35 - T10S-R4W - MISC MAP 207  
 ROS 978, 12510, 15884, 18274, 20794

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.

SAN DIEGO COUNTY  
 ASSESSOR'S MAP  
 BOOK 122 PAGE 10

NE COR SEC 35  
 07

SEC 35  
 122-10

122-10  
 1" = 400'

INDIAN  
 SLEEPING

(HERMOSA) (DR)  
 R S 480

UNNAMED  
 TUNAS LAS

AG PR (C) = AGRICULTURAL PERSERVE (CONTRACT)

DETAIL  
 1" = 200'

122-10  
 -12

92003

© 2006 Rand Metally & Company



1067

SEE 1068 MAP

SEE 1087 MAP

SAN DIEGO CO.

**KARN**

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***KARN Engineering and Surveying, Inc.***

**Civil Engineering • Surveying • Land Planning**

January 9, 2014

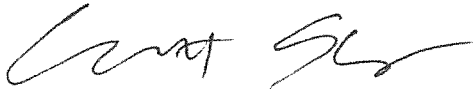
City of Oceanside  
Development Services Department  
Planning Division

Dear Development Services Department:

The owners of 665 Sleeping Indian Road (A.P.N. 122-100-12) have retained our firm to process a minor subdivision for their property. As part of the conceptual design process we are requesting a Developer's Conference to discuss the general site conditions and proposed Minor Subdivision.

Based on our research the project is zoned "A" (Agriculture) with a minimum lot area of 2.5 acres. The proposed use would include a combination of single family residences and agricultural uses. The proposed subdivision is for four (4) parcels plus a Designated Remainder Parcel.

Sincerely,



Scott Harry, P.E., P.L.S.  
President

H.D.P.M. NO.

**TENTATIVE PARCEL MAP**

**LAND DIVISION STATEMENT - OWNERS CERTIFICATE**

THESE CERTIFICATES HAVE BEEN PREPARED BY THE RECORD OWNER, AS SHOWN ON THE LATEST EXAMINED SURVEY, AND HAVE BEEN FILED WITH THE RECORDS OF THE TENTATIVE PARCEL MAP. THE RECORD OWNER HAS BEEN ADVISED OF THE REQUIREMENTS OF THE TENTATIVE PARCEL MAP ACT, AND HAS BEEN ADVISED THAT THE RECORD OWNER'S OBLIGATIONS UNDER THE TENTATIVE PARCEL MAP ACT WILL BE COMPLETELY SATISFIED BY THE RECORDING OF THIS TENTATIVE PARCEL MAP. THE RECORD OWNER HAS BEEN ADVISED THAT THE RECORD OWNER'S OBLIGATIONS UNDER THE TENTATIVE PARCEL MAP ACT WILL BE COMPLETELY SATISFIED BY THE RECORDING OF THIS TENTATIVE PARCEL MAP. THE RECORD OWNER HAS BEEN ADVISED THAT THE RECORD OWNER'S OBLIGATIONS UNDER THE TENTATIVE PARCEL MAP ACT WILL BE COMPLETELY SATISFIED BY THE RECORDING OF THIS TENTATIVE PARCEL MAP.

NAME: MEL WINSTOCK  
 ADDRESS: 7100 APALOUZA LANE  
 CITY: OKMURKE  
 STATE: OKLAHOMA  
 ZIP: 73050

NAME: RALPH H. WINSTOCK  
 ADDRESS: 7100 APALOUZA LANE  
 CITY: OKMURKE  
 STATE: OKLAHOMA  
 ZIP: 73050

NAME: JOHANN WINSTOCK  
 ADDRESS: 7100 APALOUZA LANE  
 CITY: OKMURKE  
 STATE: OKLAHOMA  
 ZIP: 73050

1. COMPLETE TAX ASSESSOR'S NUMBER	122-100-12-00
2. AMBROSE LEGAL DESCRIPTION	FOR THE NE 1/4 OF SECTION 35, T10S, R4E, W4M, OKLAHOMA COUNTY, OKLAHOMA
3. GENERAL PLAN REGIONAL CATEGORY	AGRICULTURE
4. COUNTY/LOCALITY/PLANNING AREA	AGRICULTURE
5. LAND USE ZONING	AGRICULTURE
6. EXISTING ZONING	AGRICULTURE
7. DRAINAGE	AGRICULTURE
8. TOPOGRAPHIC COUNTY TPOD	AGRICULTURE
9. TAX RATE AREA	73002
10. ASSOCIATED PERMITS	N/A
11. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLIC HIGHWAY (SHOWING ROAD, IF REQUIRED) (CURRENT, UNRECORDED EASEMENT AND EJECTA)	
12. WATER SOURCE/WATER DITCHES	
13. SURFACE/OWNER DISTRICT	
14. FIRE DISTRICT	
15. SCHOOL DISTRICT	

CITY OF OKMURKE  
 COUNTY OF OKMURKE  
 STATE OF OKLAHOMA

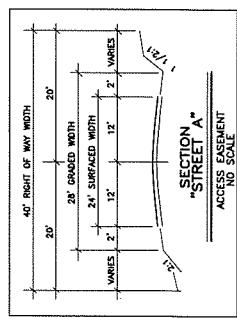
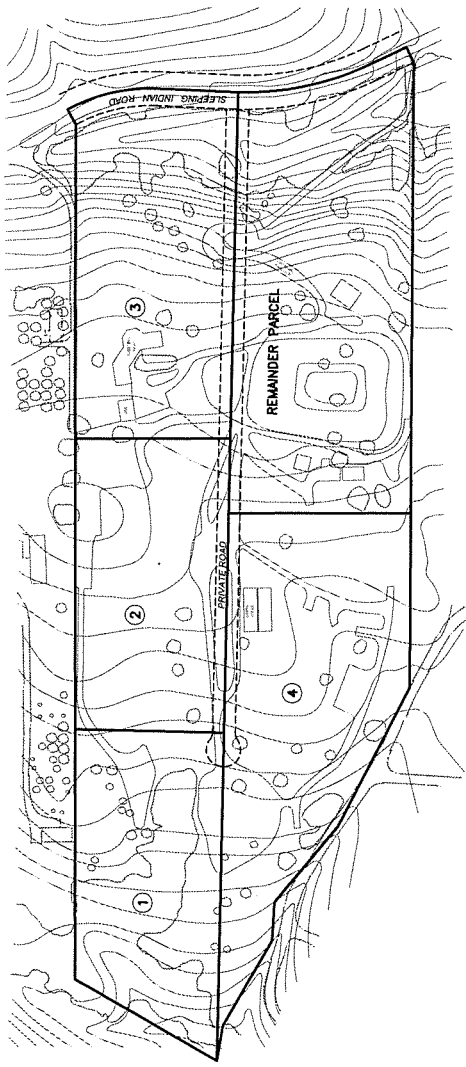
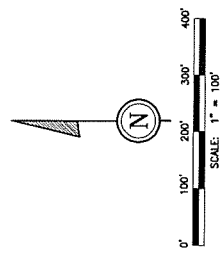
SCOTT HARRY, P.E., P.L.S.  
 PREPARED BY:  
 124 WEST 106<sup>TH</sup> ST.  
 OKMURKE, OKLAHOMA 73050  
 405-281-1414

**LEGEND**

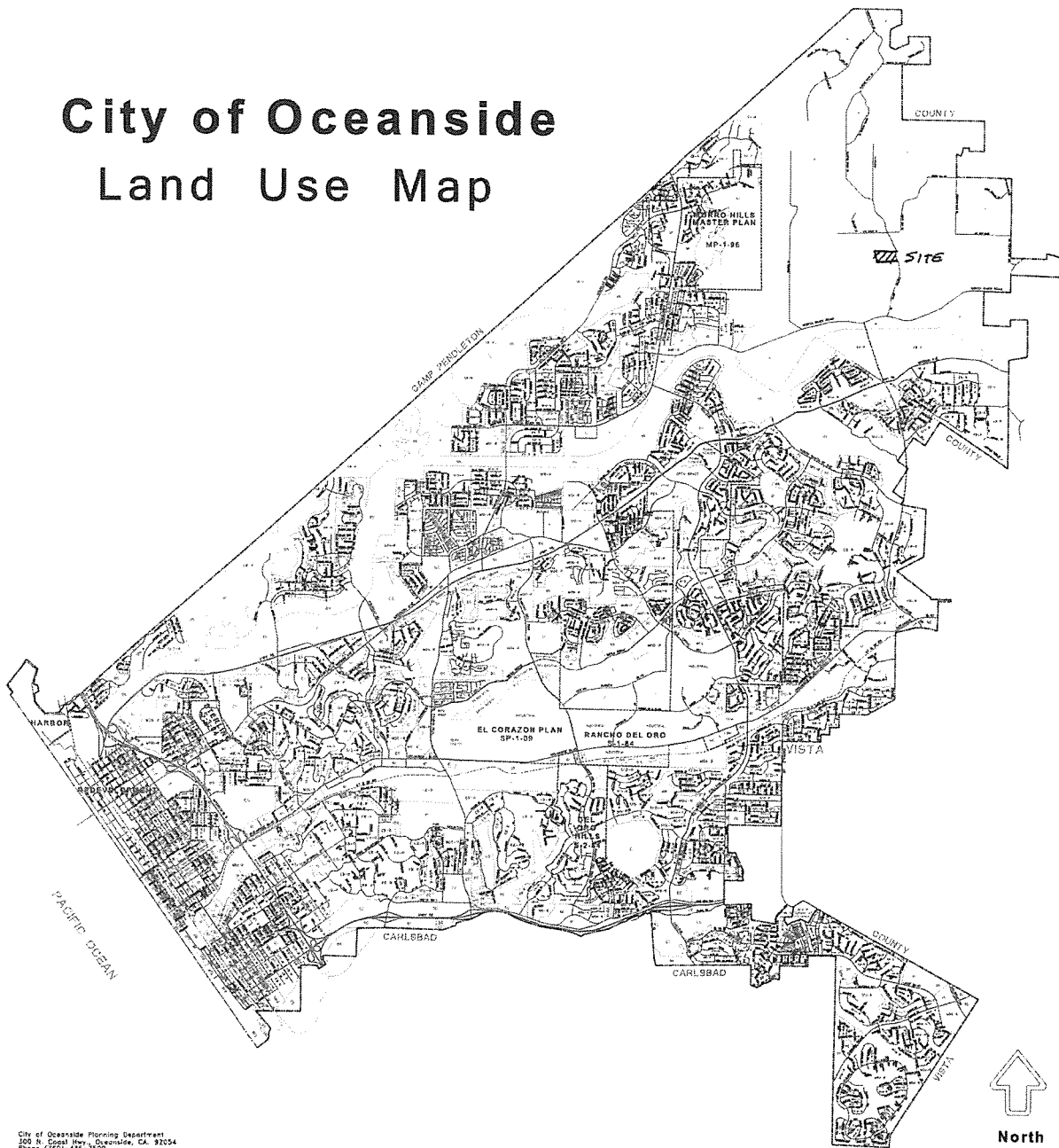
- ① 128,547 SQ. FT. GROSS (3.0 AC)  
127,078 SQ. FT. NET (2.9 AC)
  - ② 138,070 SQ. FT. GROSS (3.1 AC)  
135,741 SQ. FT. NET (3.1 AC)
  - ③ 189,519 SQ. FT. GROSS (4.3 AC)  
189,089 SQ. FT. NET (4.3 AC)
  - ④ 188,548 SQ. FT. GROSS (4.3 AC)  
187,339 SQ. FT. NET (4.3 AC)
- REMAINDER PARCEL  
 240,843 SQ. FT. GROSS (5.5 AC)  
 216,844 SQ. FT. NET (5.0 AC)

**SOLAR ACCESS STATEMENT**  
 ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED (100) FEET OF SOLAR ACCESS TO THE SOUTH AS REQUIRED BY SECTION 81-1-101(B) OF THE SUBDIVISION ORDINANCE.

SCOTT HARRY, P.E., P.L.S.



# City of Oceanside Land Use Map



City of Oceanside Planning Department  
300 N. Coast View, Oceanside, CA 92054  
Phone (760) 435-3500

## Residential

- EA-R..... Estate A Residential
- EB-R..... Estate B Residential
- SFD-R... Single Family Detached Residential
- MDA-R.. Medium Density - A Residential
- MDB-R.. Medium Density - B Residential
- MDC-R.. Medium Density - C Residential
- HD-R.... High Density Residential
- UHD-R.. Urban High Density Residential

## Commercial

- CC..... Community Commercial
- NC..... Neighborhood Commercial
- GC..... General Commercial
- SC..... Special Commercial
- PC..... Professional Commercial

## Open Space

- OS..... Open Space

## Agricultural

- A..... Agricultural

## Institutional

- CI..... Civic Institutional
- PI..... Private Institutional

## Industrial

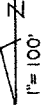
- GI..... General Industrial
- LI..... Light Industrial
- RP-I.... Research Park Industrial

Amendments	
City Council Number	Date
1	12/15/81
2	12/15/81
3	12/15/81
4	12/15/81
5	12/15/81
6	12/15/81
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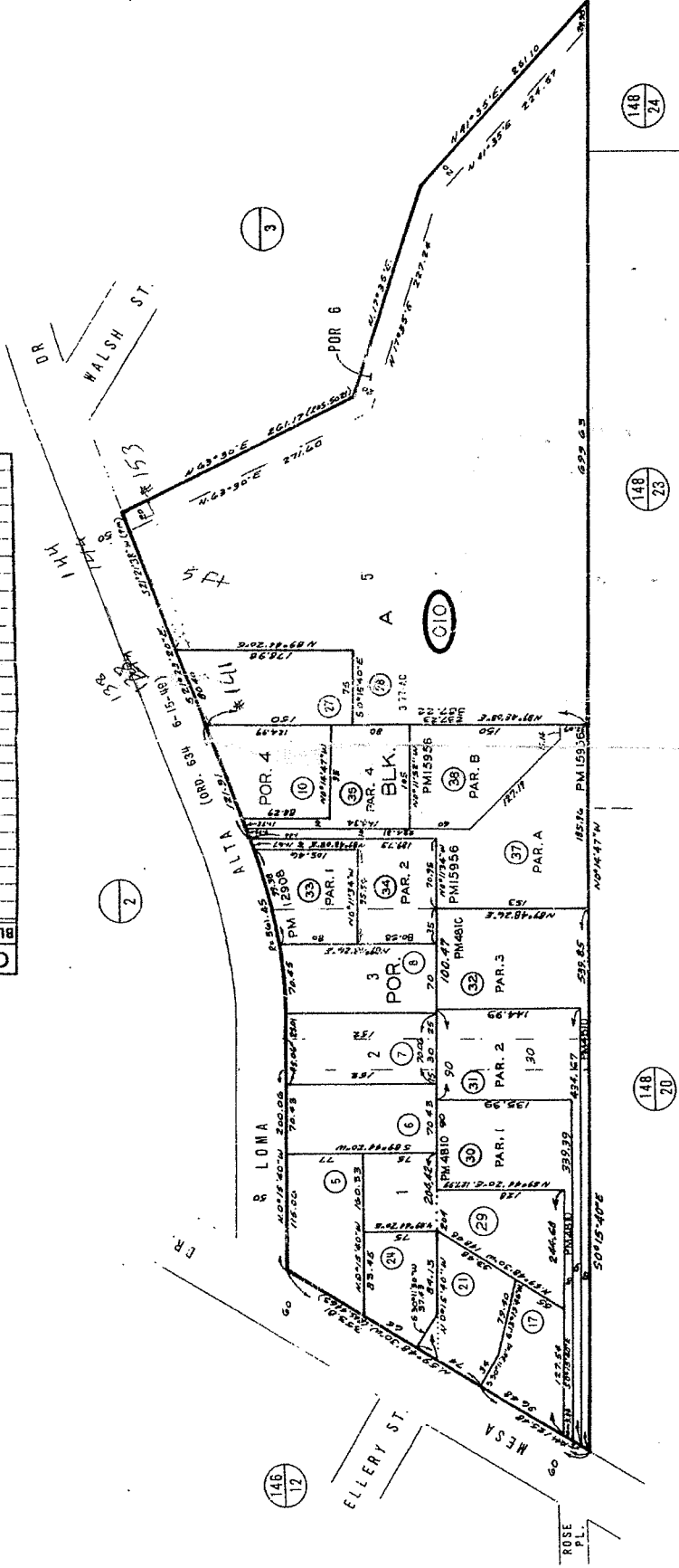
10

149-143

149-01



CHANGES	
BLK	OLD NEW YR CUT
25726	29 70 885
14114	30-32 71 891
9	33-36 84 897
35	37-38 80 2084



Item 2

MAP 1956 - ELLERY'S LOMA ALTA ADD

LS 307. ROS 4463

SAN DIEGO COUNTY ASSESSOR'S MAP BK 149 PG 01 MAPPED FOR ASSESSMENT PURPOSES ONLY

1808.000 Feet

City of Oceanside  
Planning Division

Re: Preliminary Review Feb. 4, 2014

Please provide your preliminary evaluation for our proposed 10 lot residential subdivision on 3.77 Acre Vacant parcel on Loma Alta Dr. APN 149-010-28  
Proposed lot sizes 10000 s.f. to 14000 s.f.

Please see attached  
Site plan  
Location street map  
Aerial map  
Proposed elevations



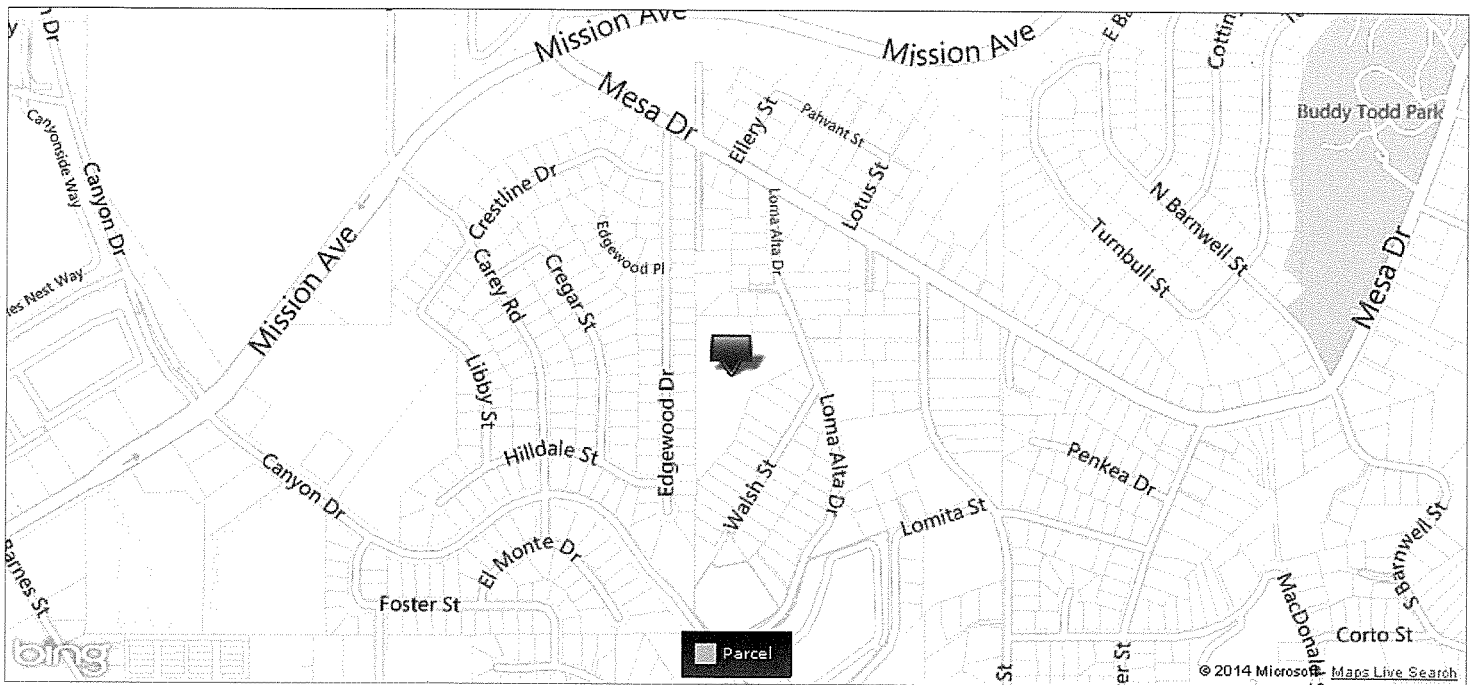
Thank you, Bob Stewart  
619-563-1111  
[bobstewart@cox.net](mailto:bobstewart@cox.net)



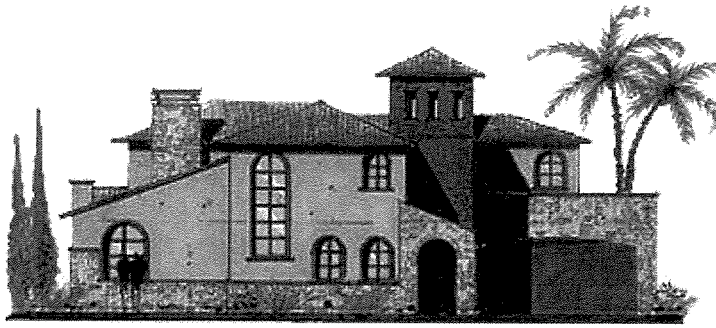
## Results Map



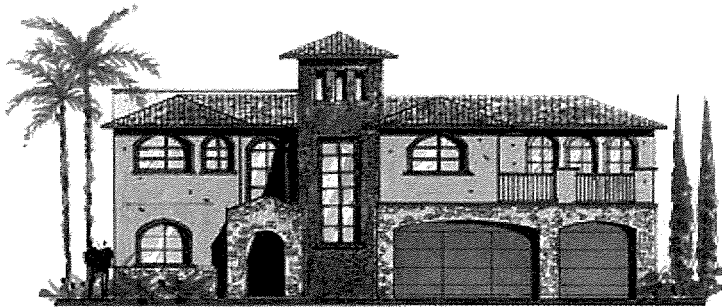
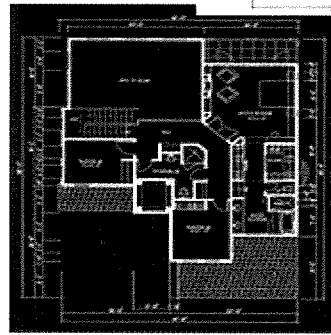
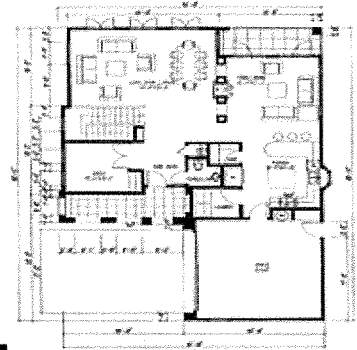
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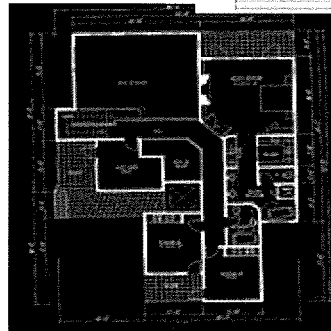
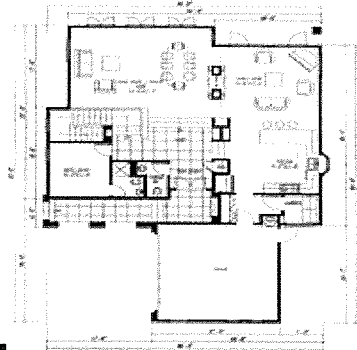


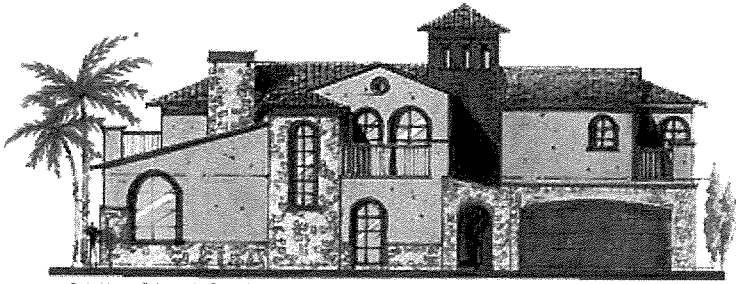


MODEL 'A' - FRONT



MODEL 'B' - FRONT





MODEL 'C' - FRONT

