

<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, November 1st, 2016, 8:30 a.m.  
City Hall South, 1<sup>st</sup> Floor, Guajome Room

1. 8:30 - 9:30 a.m. Proposed 3 lot residential subdivision of an approximately 7.97 acre lot between Sleeping Indian Rd and Grove View Rd. (Morro Hills)

**Zoning: Agricultural**  
**Land Use: Agricultural**  
**Neighborhood Area: Morro Hills**  
**Assessor Parcel Number: 122-310-11**  
**Contact Person: Joe Werner**  
**Tel.: (949) 426-3832**  
**Email: [jwerner@nvisiondev.net](mailto:jwerner@nvisiondev.net)**

2. 9:30 - 10:30 a.m. Proposed hotel use (approx. 40 rooms) on two lots at the NE corner of Topeka St and Tremont St.

**Zoning: C-2 (General Commercial)**  
**Land Use: Coastal General Commercial**  
**Neighborhood Area: Townsite**  
**Assessor Parcel Number: 147-272-09 and 147-272-10**  
**Contact Person: Eric Munoz**  
**Tel.: (760) 692-4011**  
**Email: [emunoz@hofmanplanning.com](mailto:emunoz@hofmanplanning.com)**

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

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<sup>1</sup> *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*





## **RESIDENCES AT INDIAN GROVE**

### **INDIAN GROVE LLC**

October 10, 2016

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**PROPOSED 3-LOT SPLIT OF PARCEL 2 OF PARCEL MAP 6415  
(APN 122-310-11) - Approximately 7.97 acres**  
SLEEPING INDIAN RD. OCEANSIDE, CA 92057

The Residences at Indian Grove project consists of three executive country homes ranging from 3,630 to 4,775 SF, located on a minimum of 2.5 acres each.

Two homes will be single-level modern/ranch style, and one home will be two-story Spanish style. Each home will provide a country living experience with 3-car garage and extensive outdoor amenities.

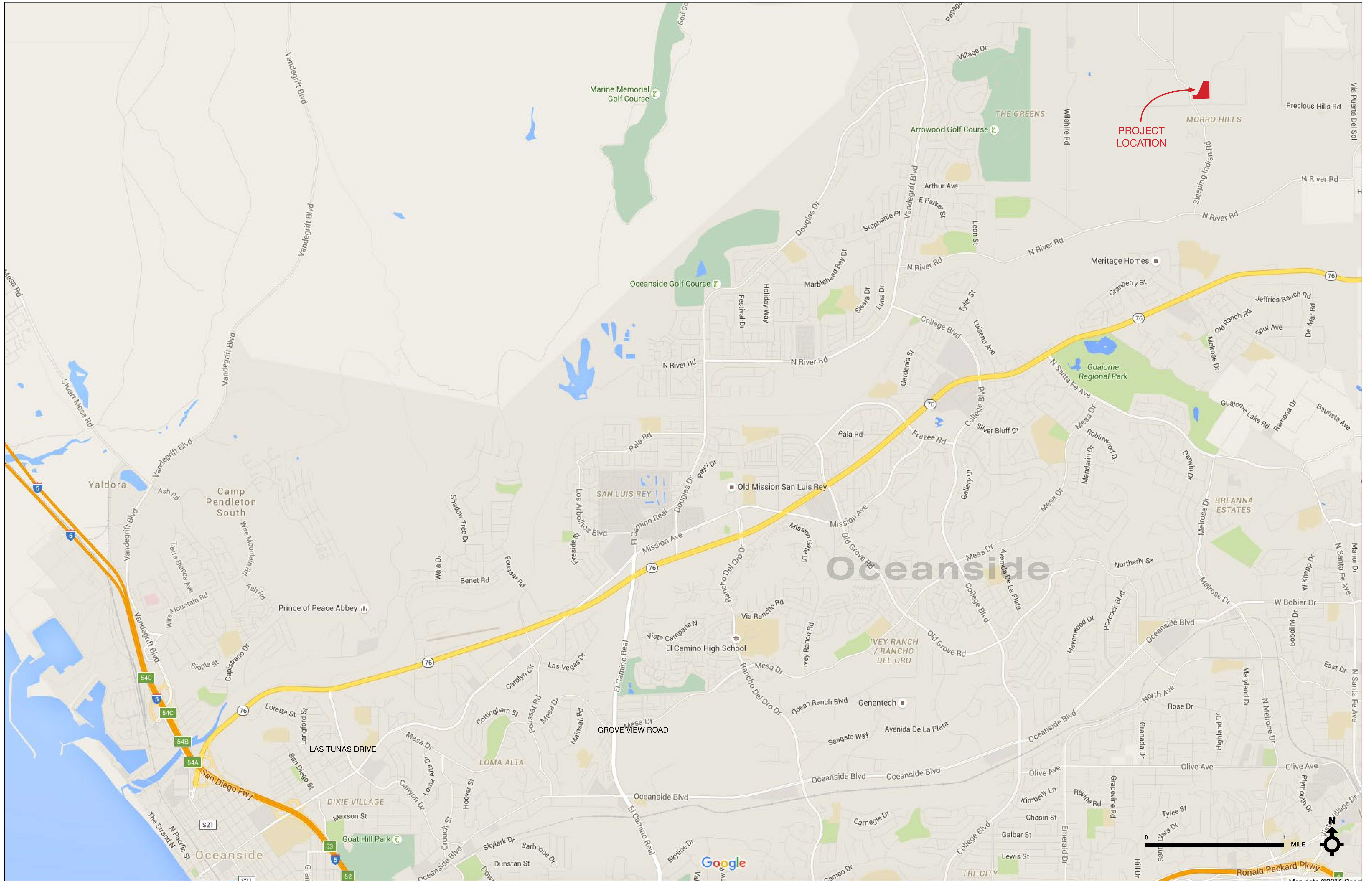
The design of the homes will follow the Principles of Sustainability, will be solar-ready, and will utilize reclaimed rainwater for irrigation.

OWNER:

Mr. Andre Ting

DEVELOPER/ARCHITECT:

**nVision** Development, Inc.  
1401 N El Camino Real, Suite 207  
San Clemente, CA 92672  
Tel. 949-426-3832

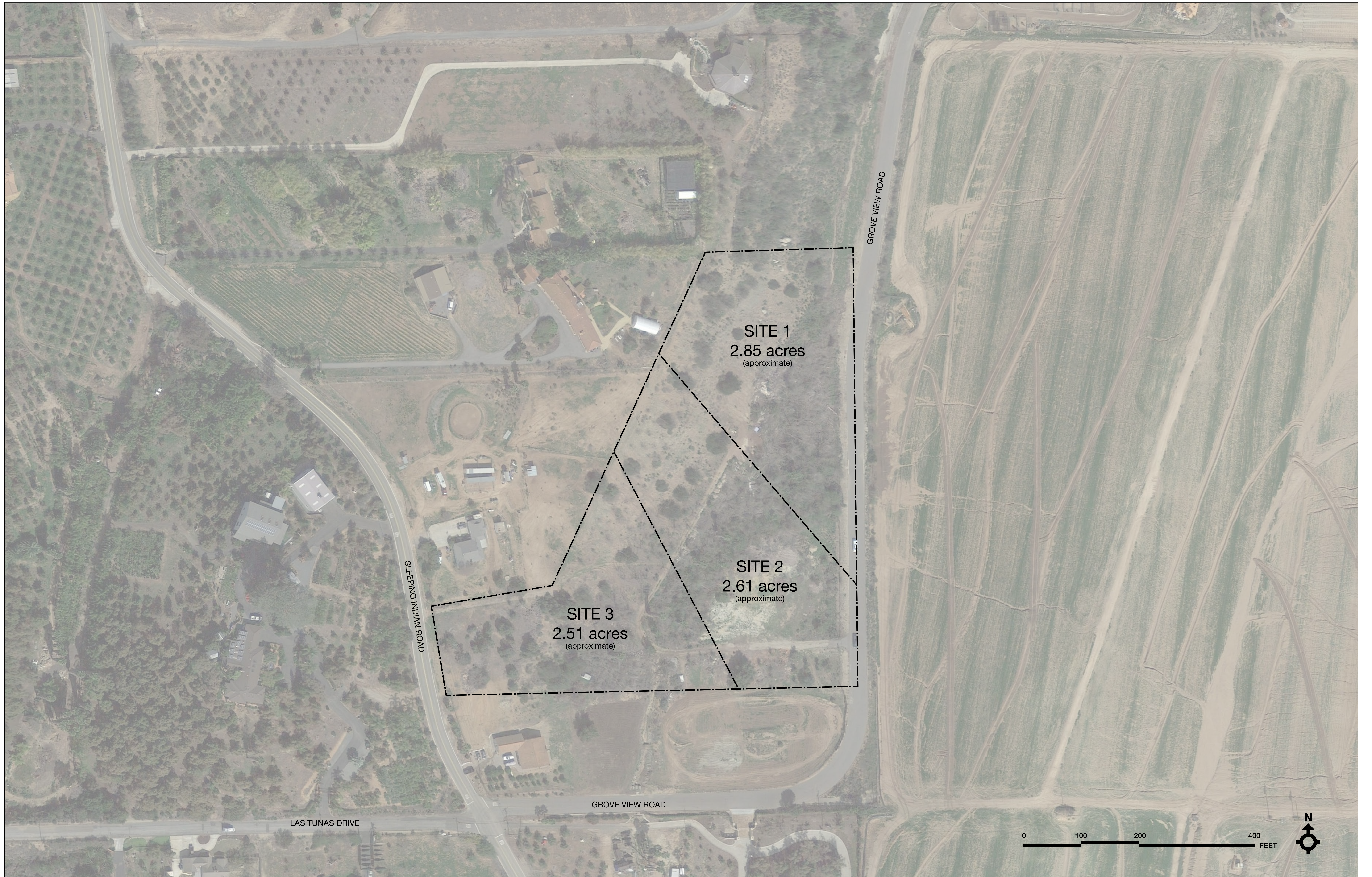


**PROPOSED 3-LOT SPLIT OF PARCEL 2 OF PARCEL MAP 6415 (APN 122-310-11) - Approximately 7.97 acres**

SLEEPING INDIAN RD.  
OCEANSIDE, CA 92057

**REGIONAL MAP**

nVision Development, Inc.  
1401 N El Camino Real, Suite 207  
San Clemente, CA 92672



**PROPOSED 3-LOT SPLIT OF PARCEL 2 OF PARCEL MAP 6415 (APN 122-310-11) - Approximately 7.97 acres**

**VICINITY MAP**

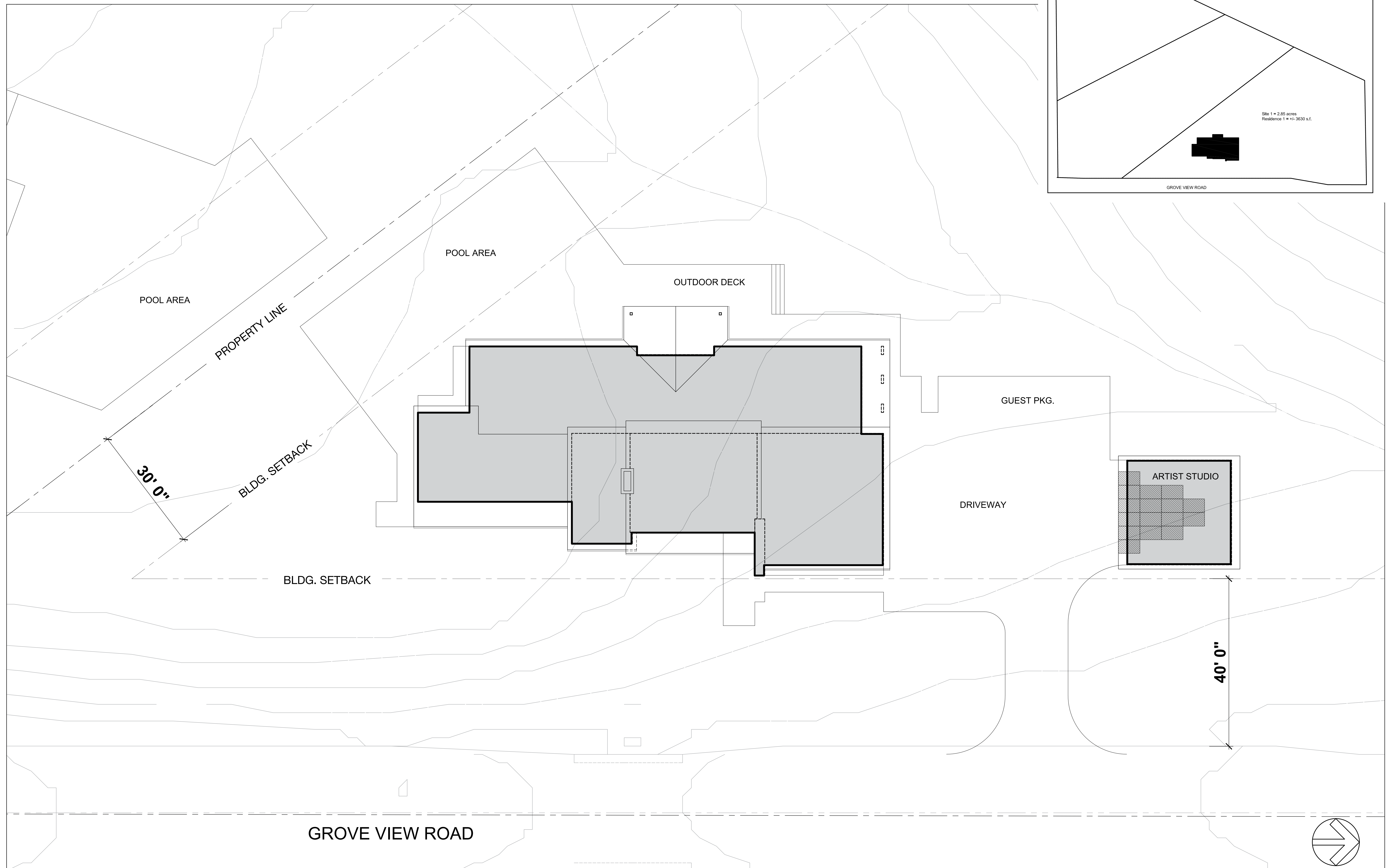
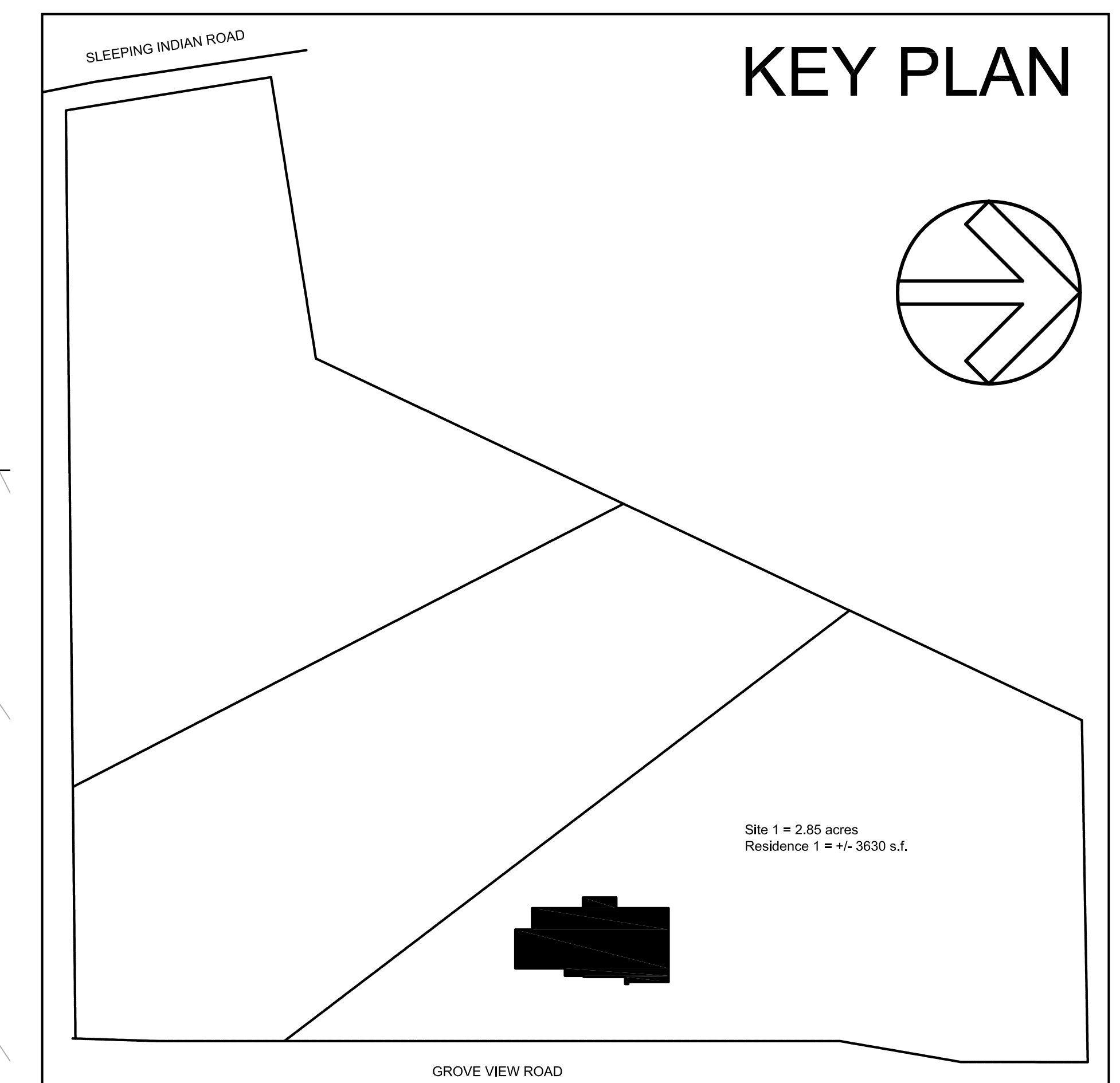
SLEEPING INDIAN RD.  
OCEANSIDE, CA 92057

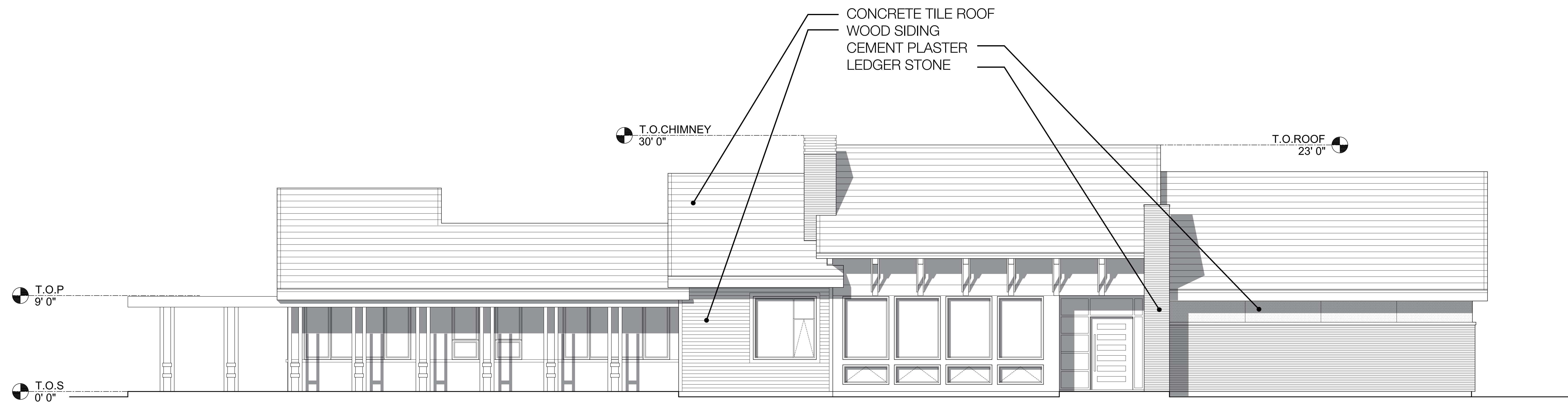
nVision Development, Inc.  
1401 N El Camino Real, Suite 207  
San Clemente, CA 92672

# SITE 1 / RESIDENCE 1

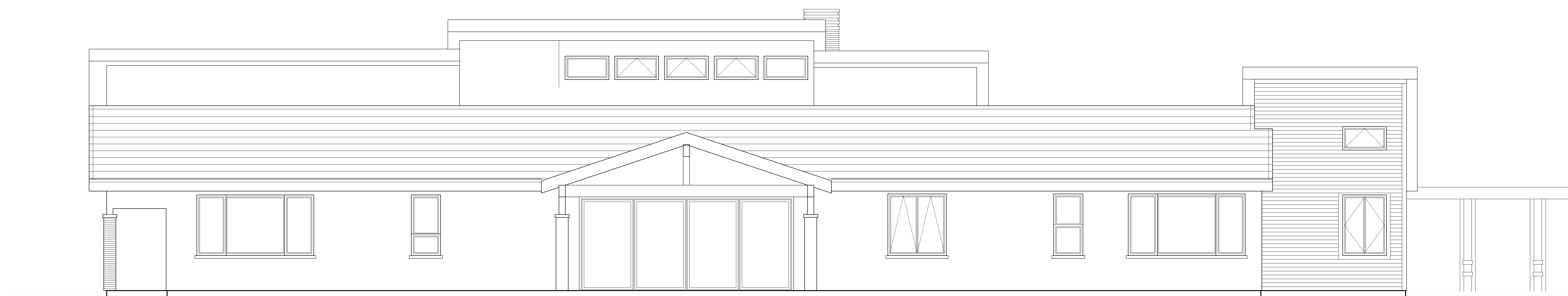
Lot size: 2.5+ acres

House: 3,630 s.f. (+ 650 s.f. Artist Studio)

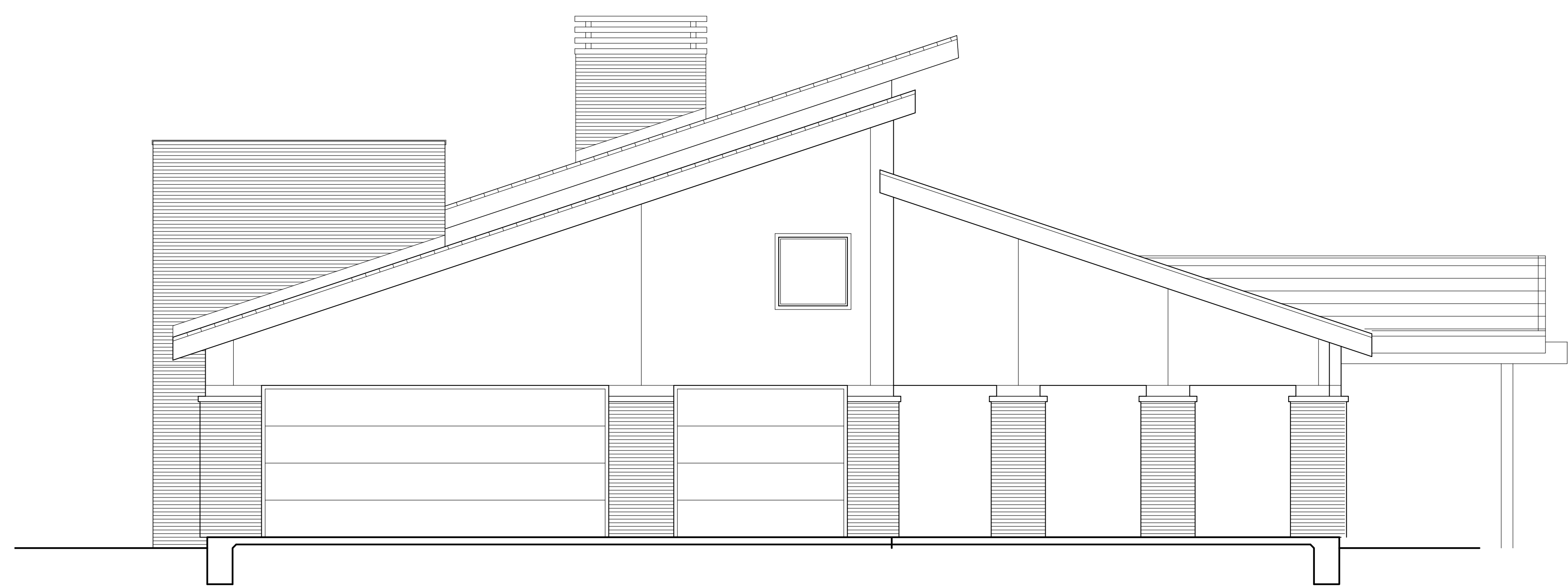




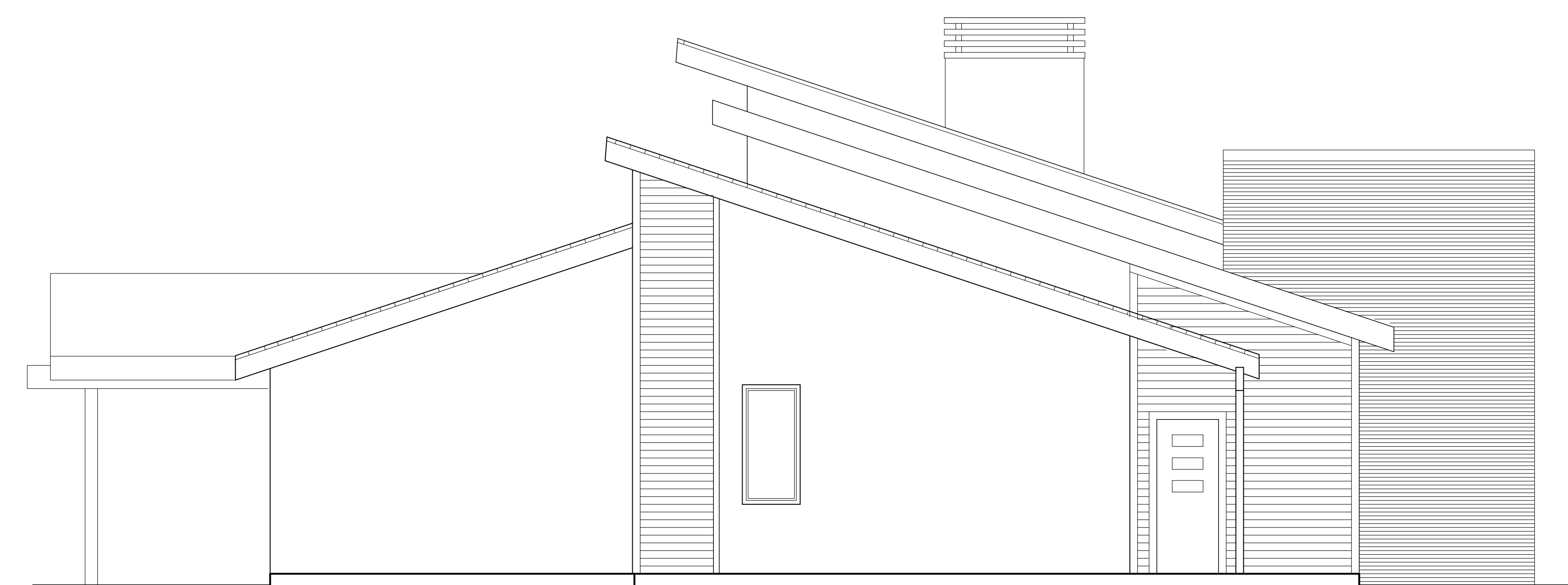
EAST ELEVATION



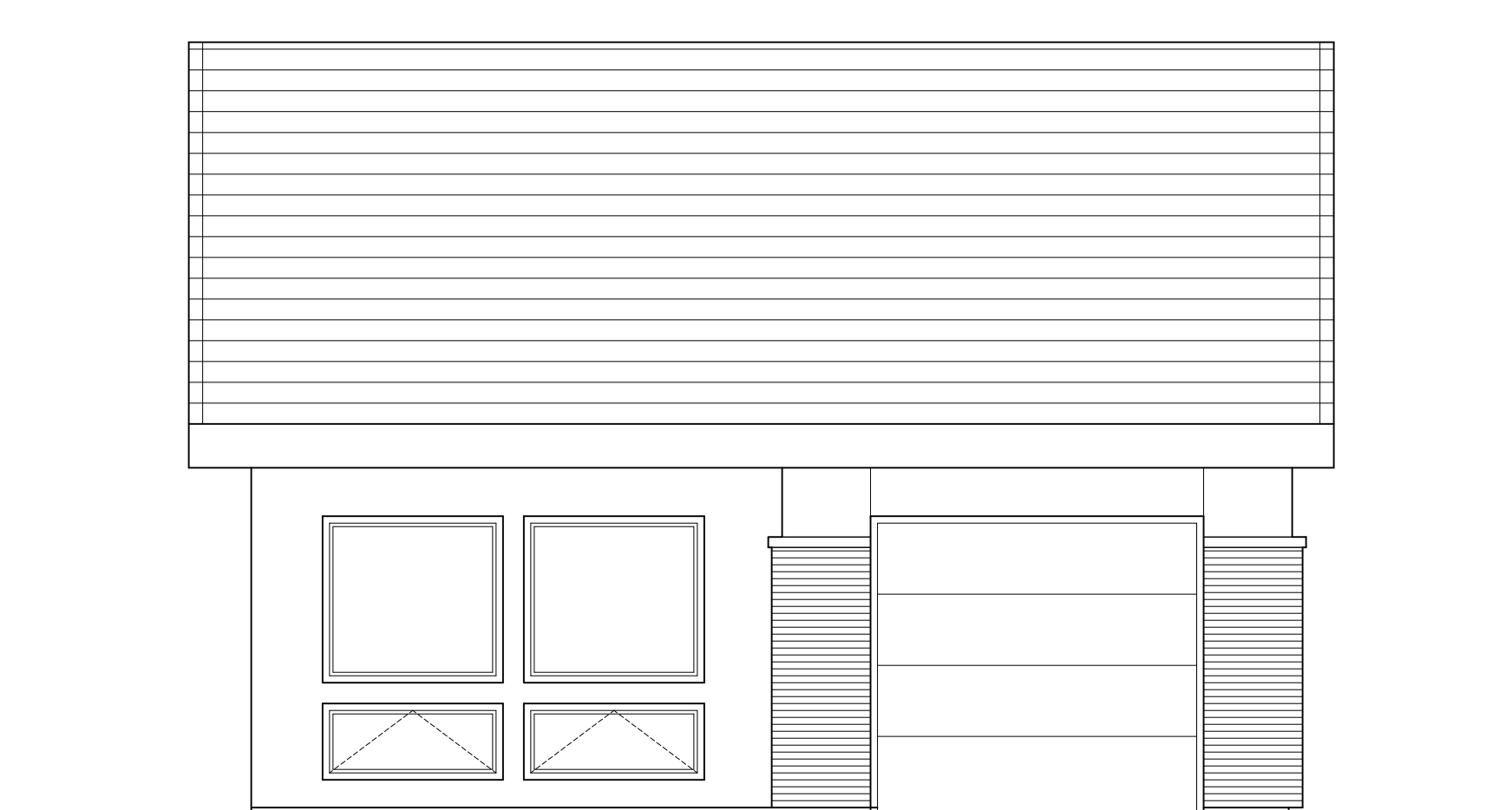
WEST ELEVATION



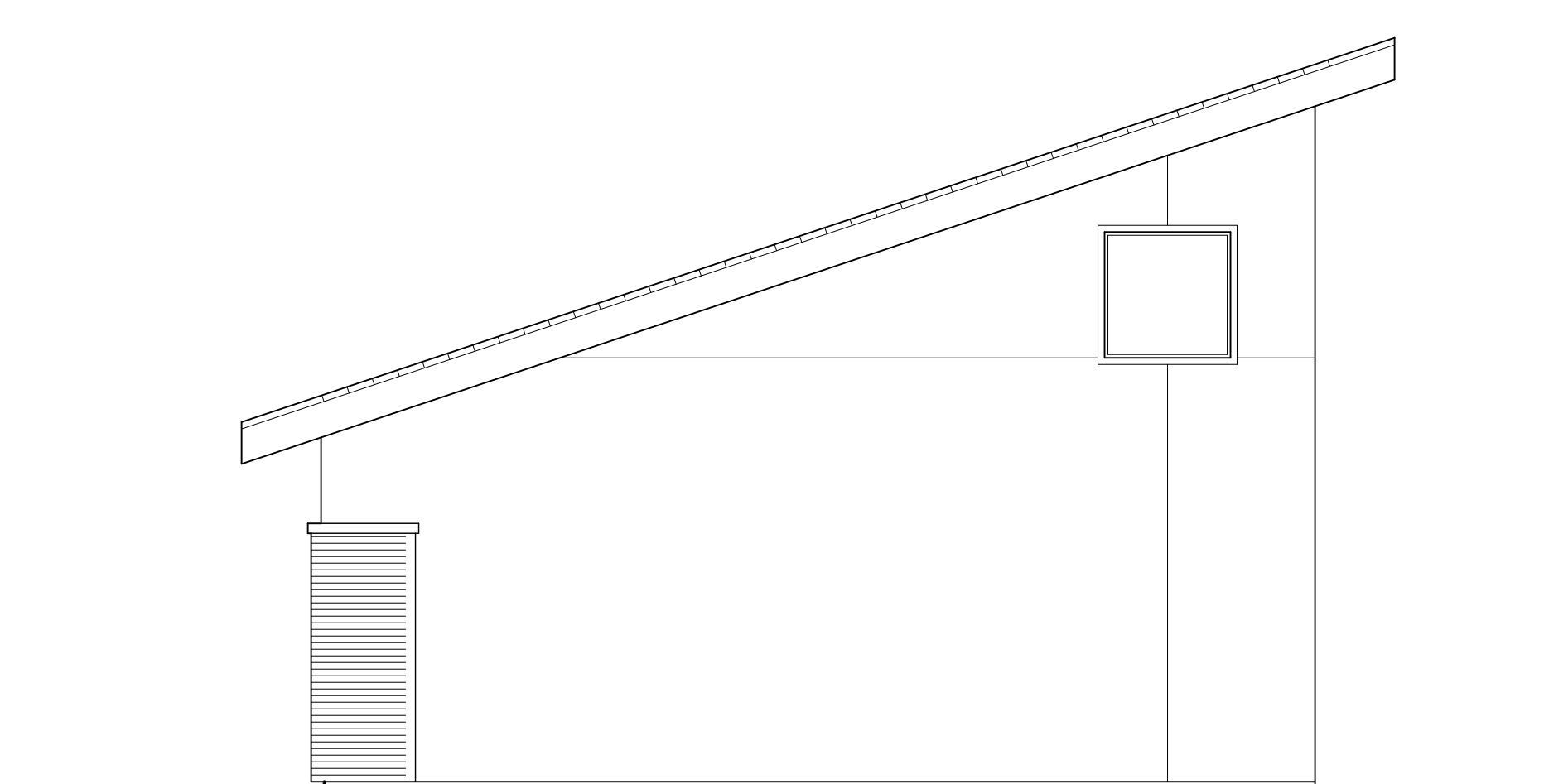
NORTH ELEVATION



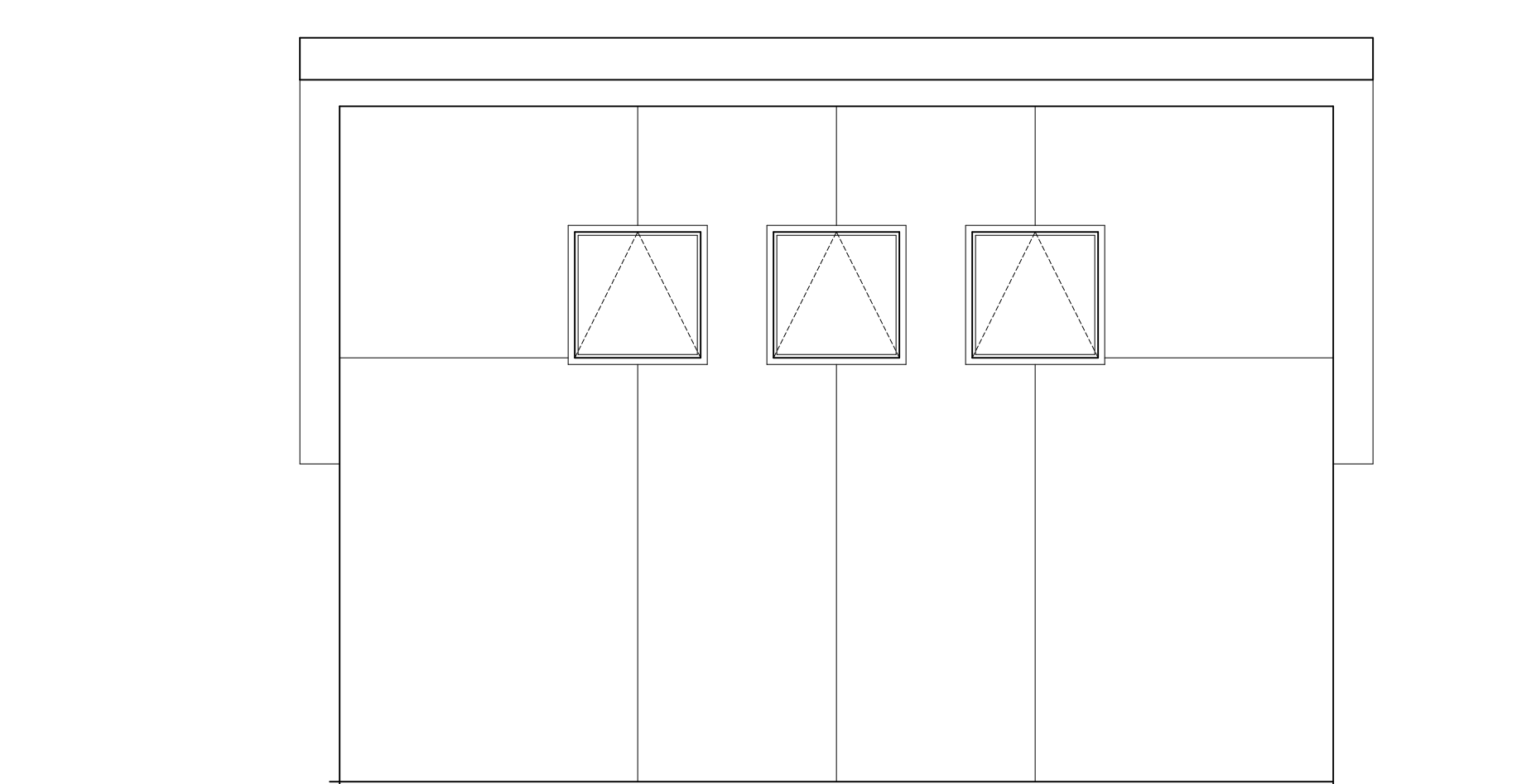
SOUTH ELEVATION



SOUTH ELEVATION



EAST/WEST ELEVATION



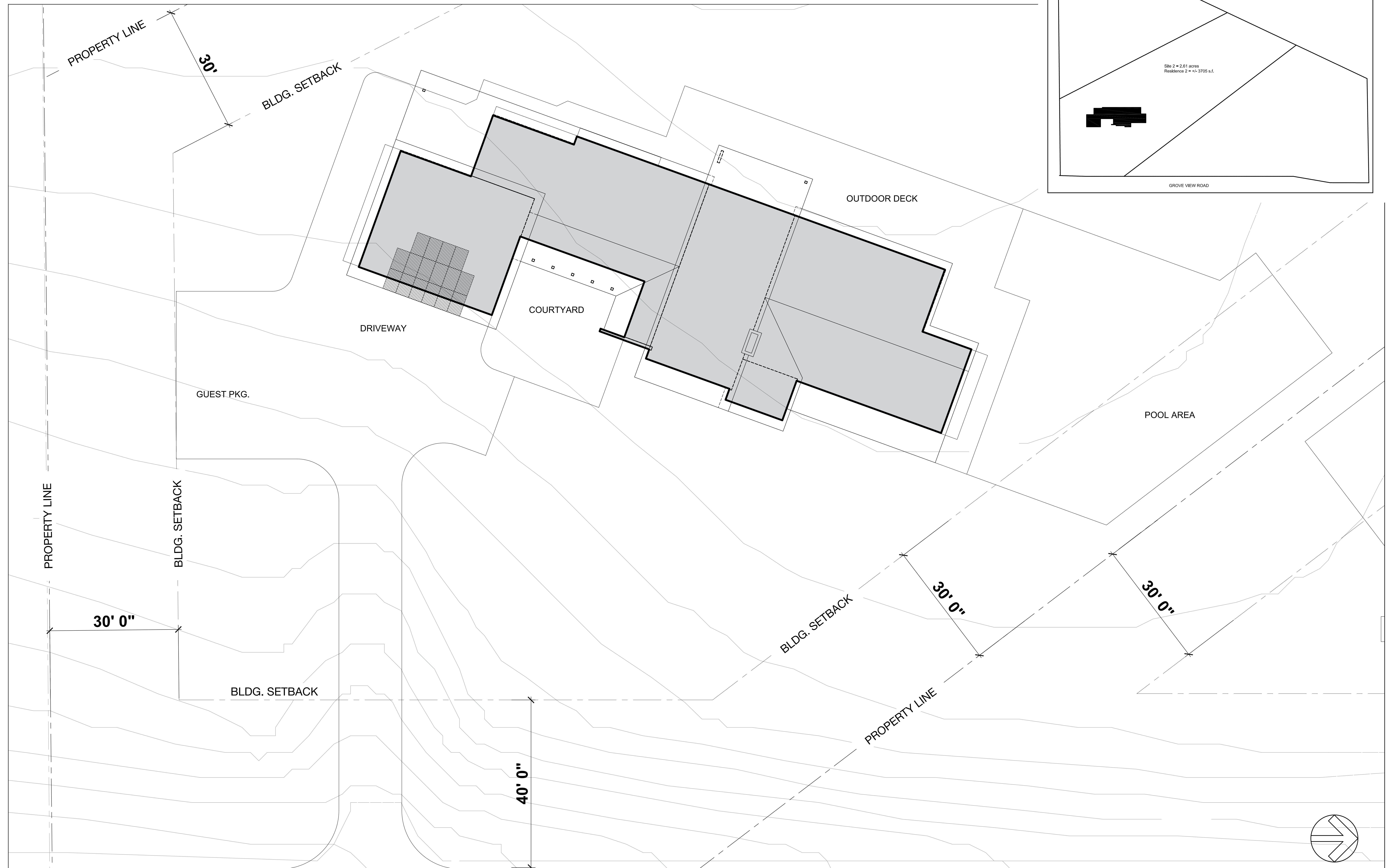
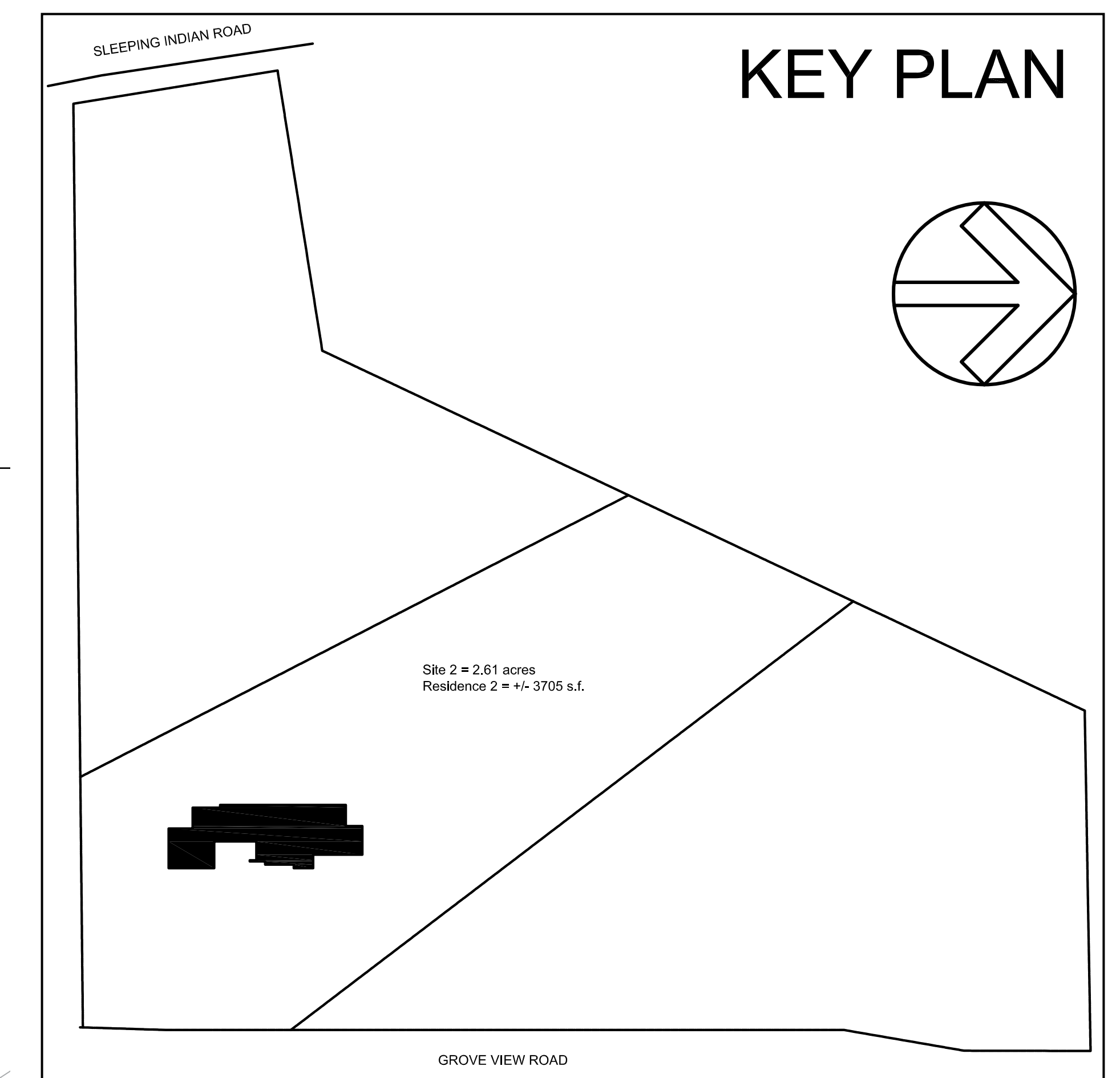
NORTH ELEVATION

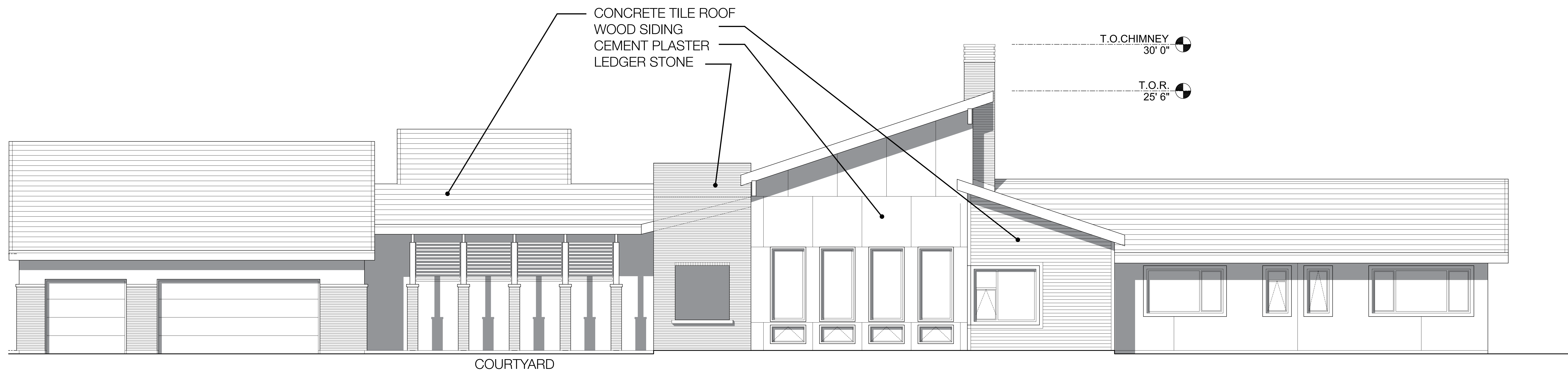
ARTIST STUDIO ELEVATIONS

# SITE 2 / RESIDENCE 2

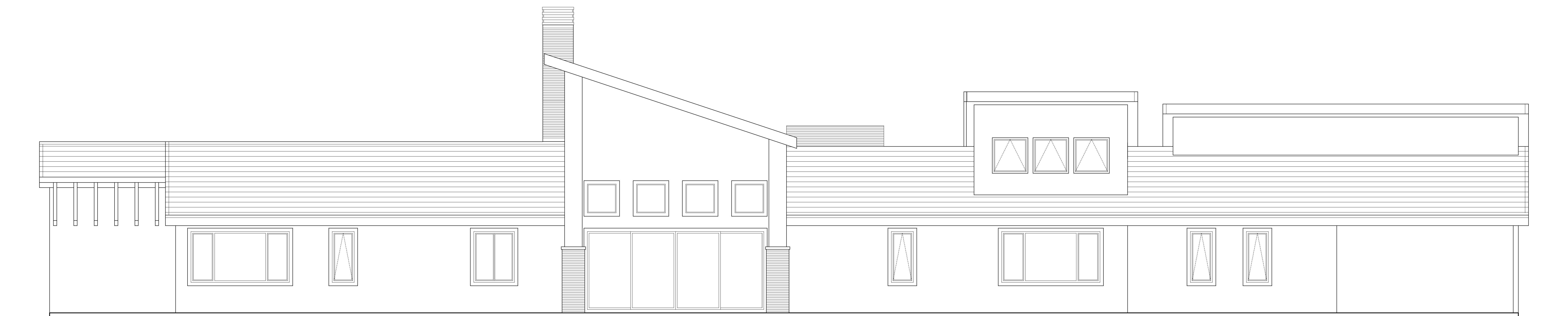
Lot size: 2.5+ acres

House: 4,134 s.f.

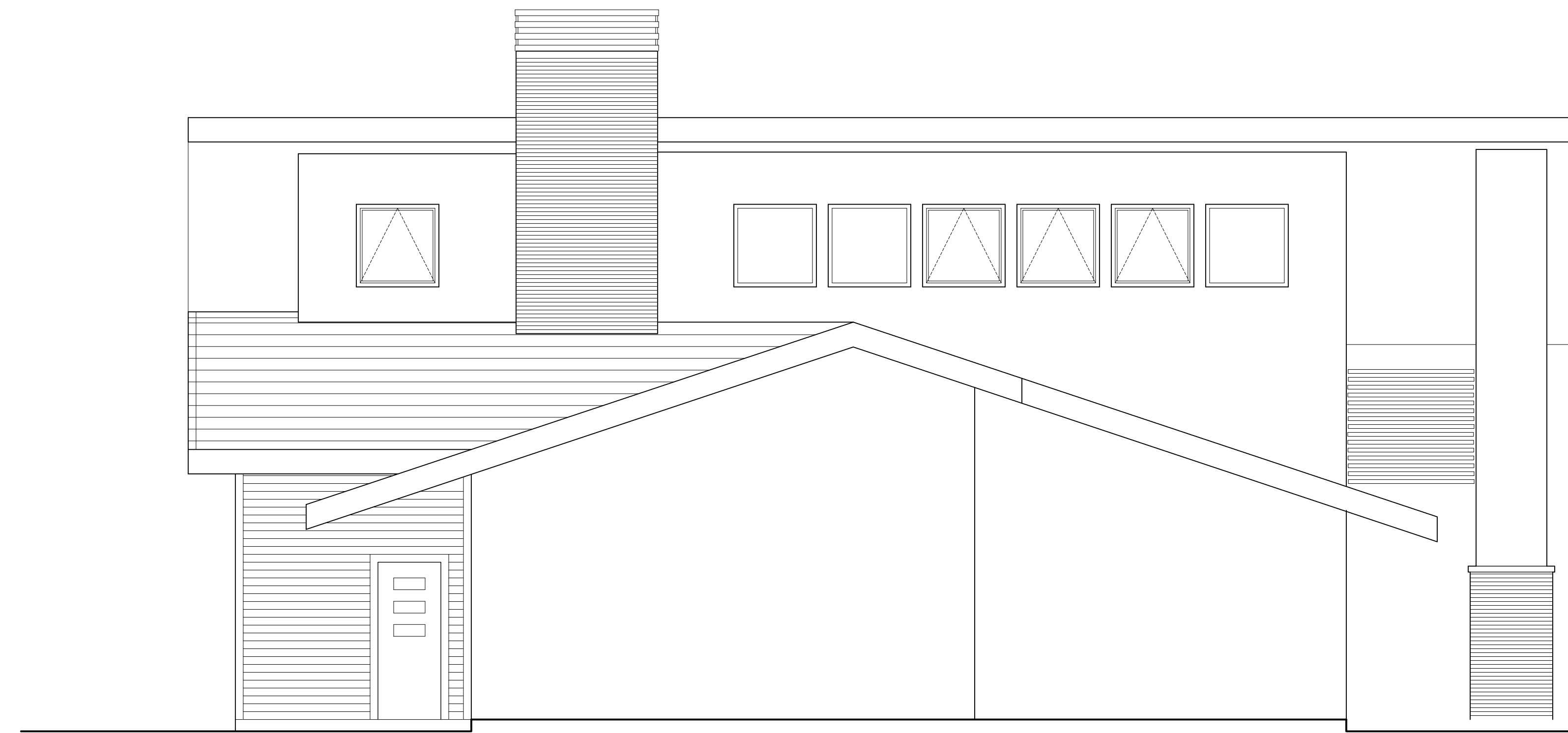




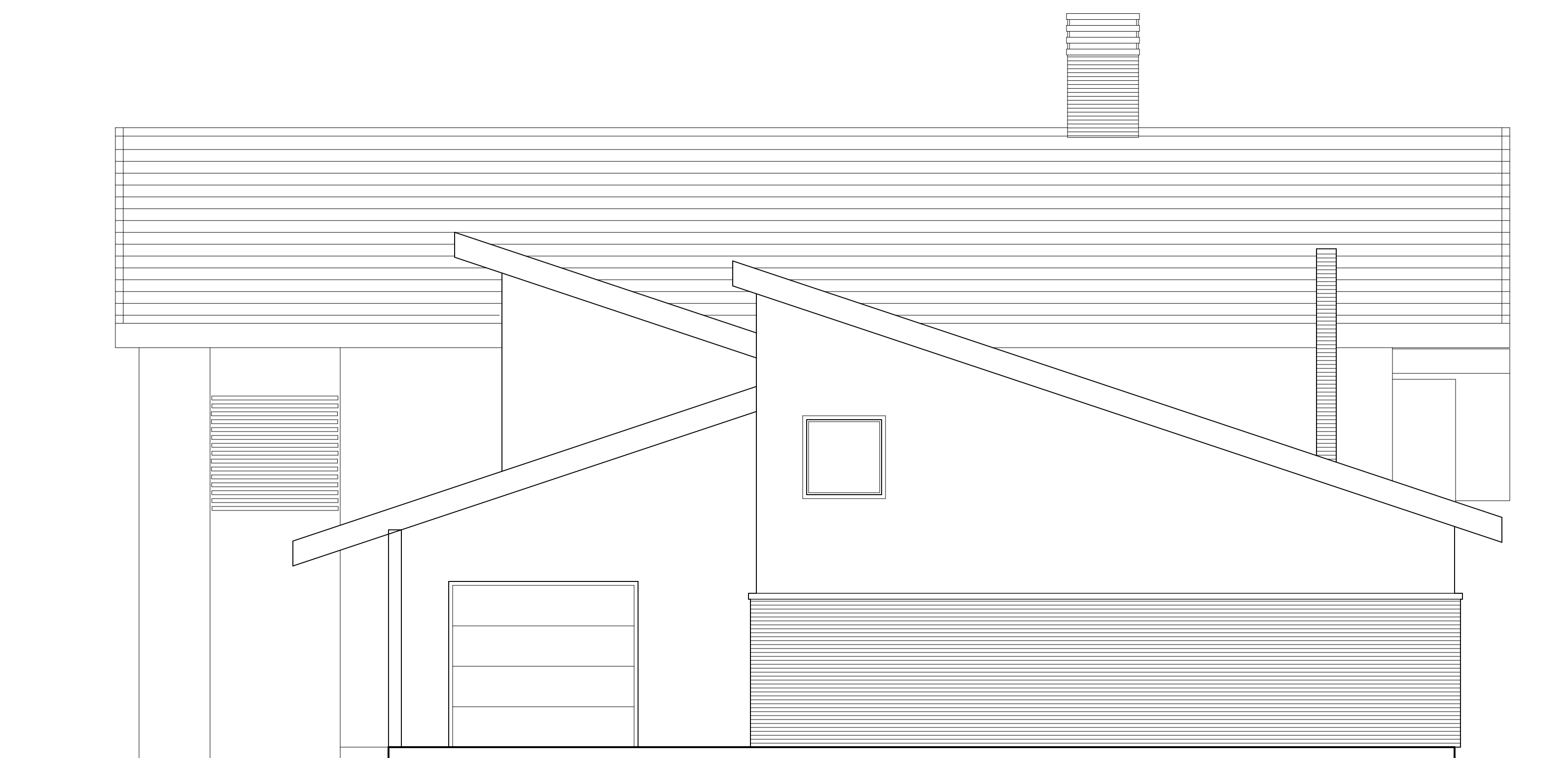
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

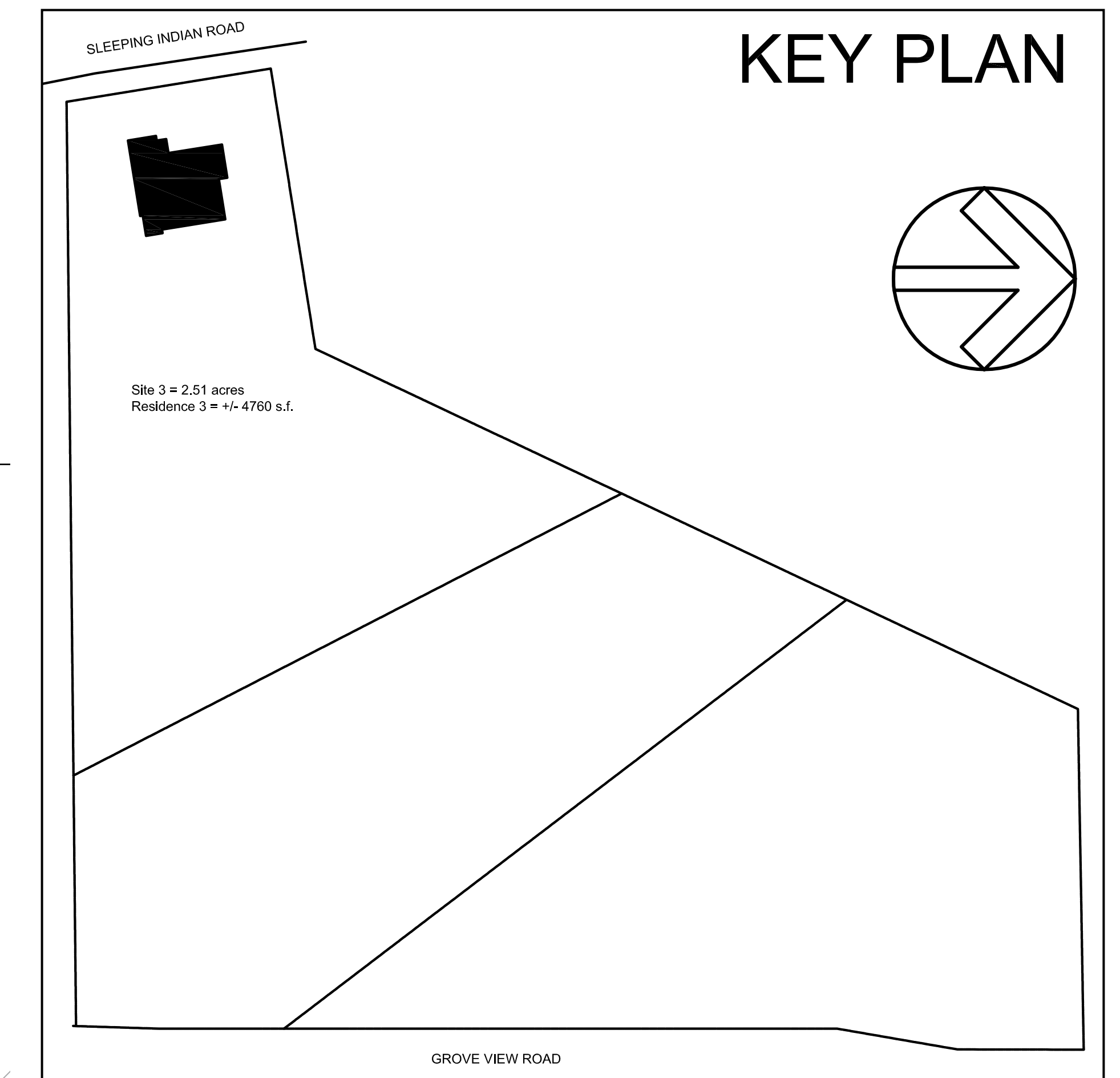


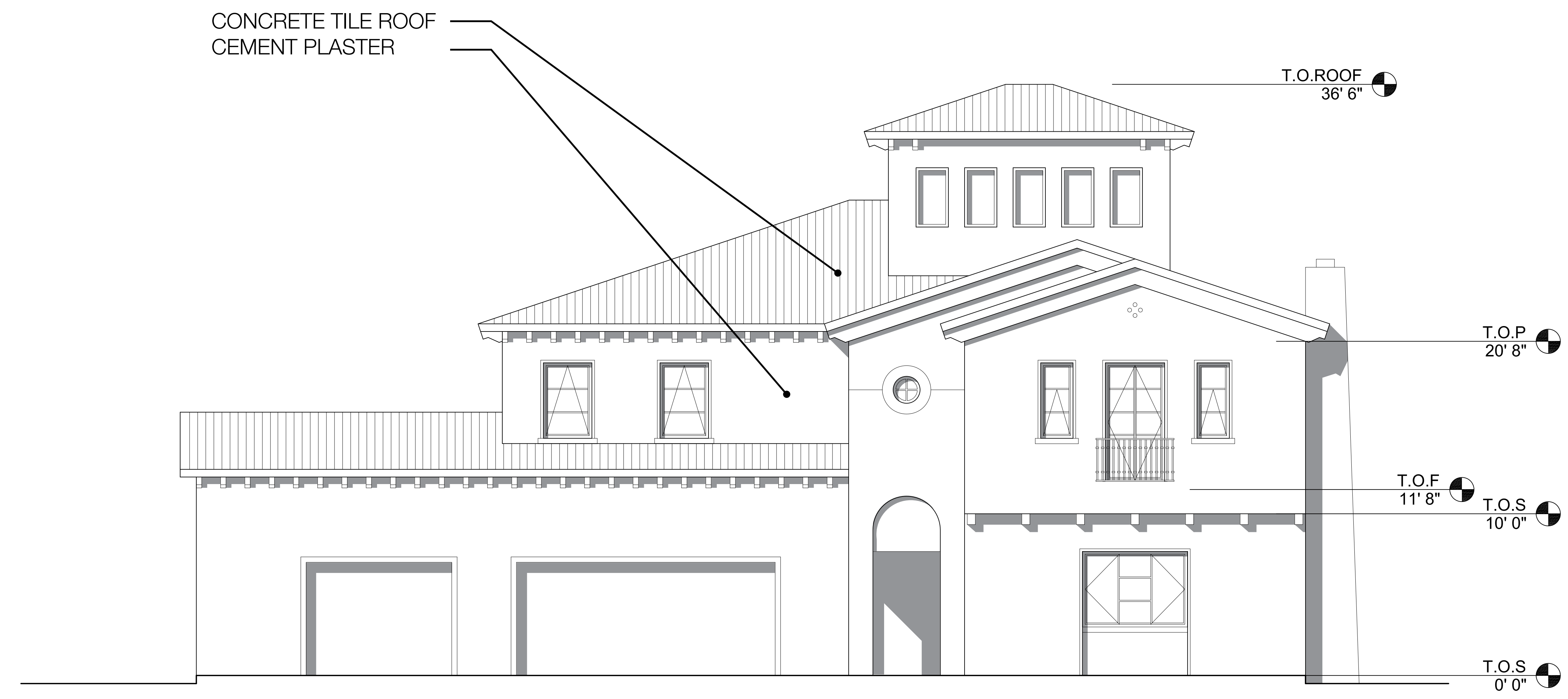
SOUTH ELEVATION

# SITE 3 / RESIDENCE 3

Lot size: 2.5+ acres

House: 4,777 s.f.

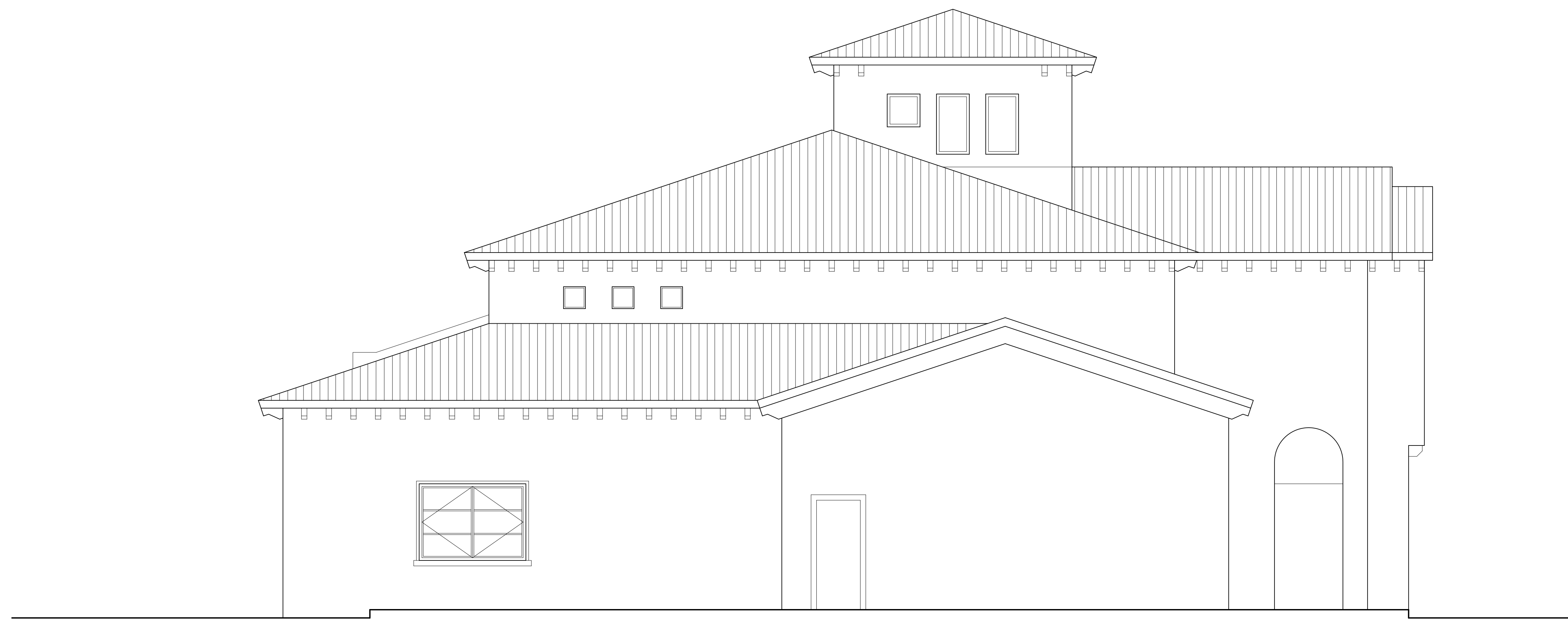




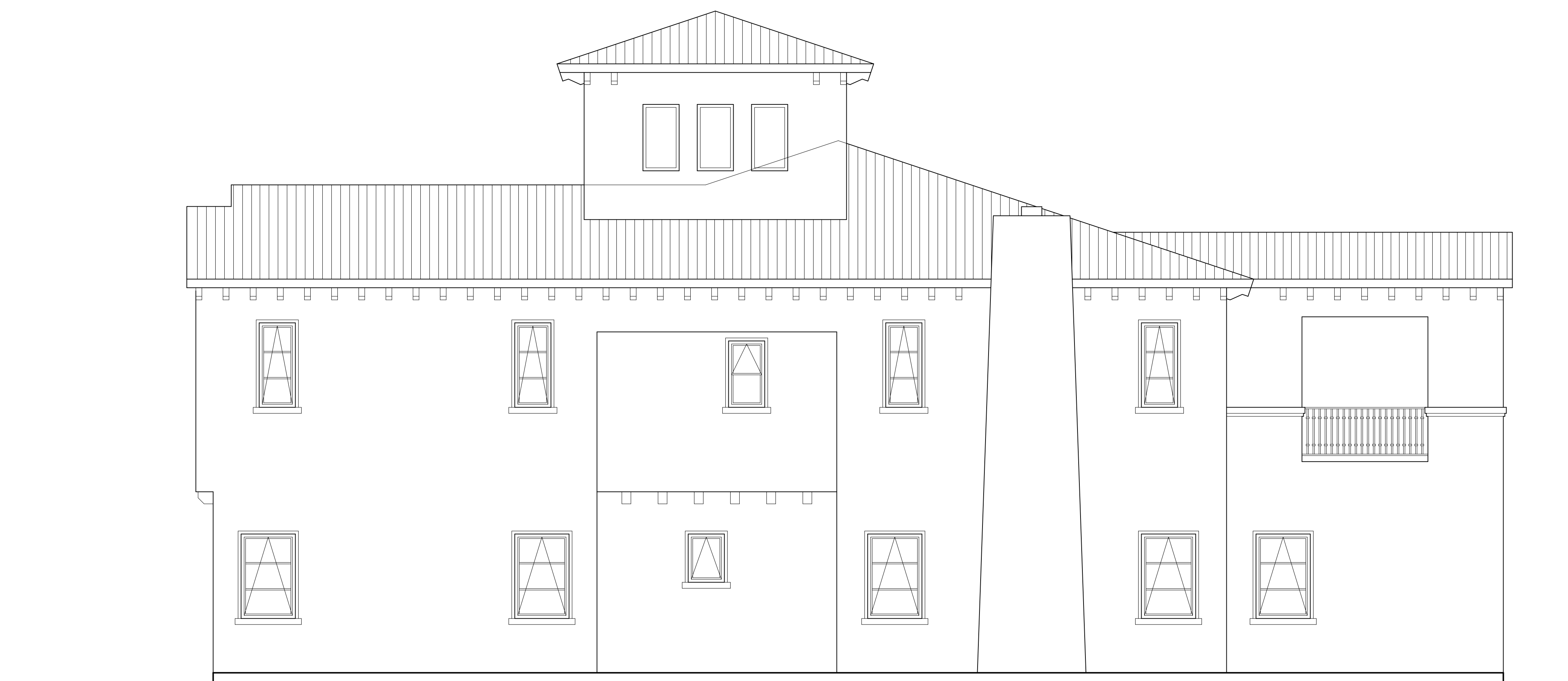
WEST ELEVATION



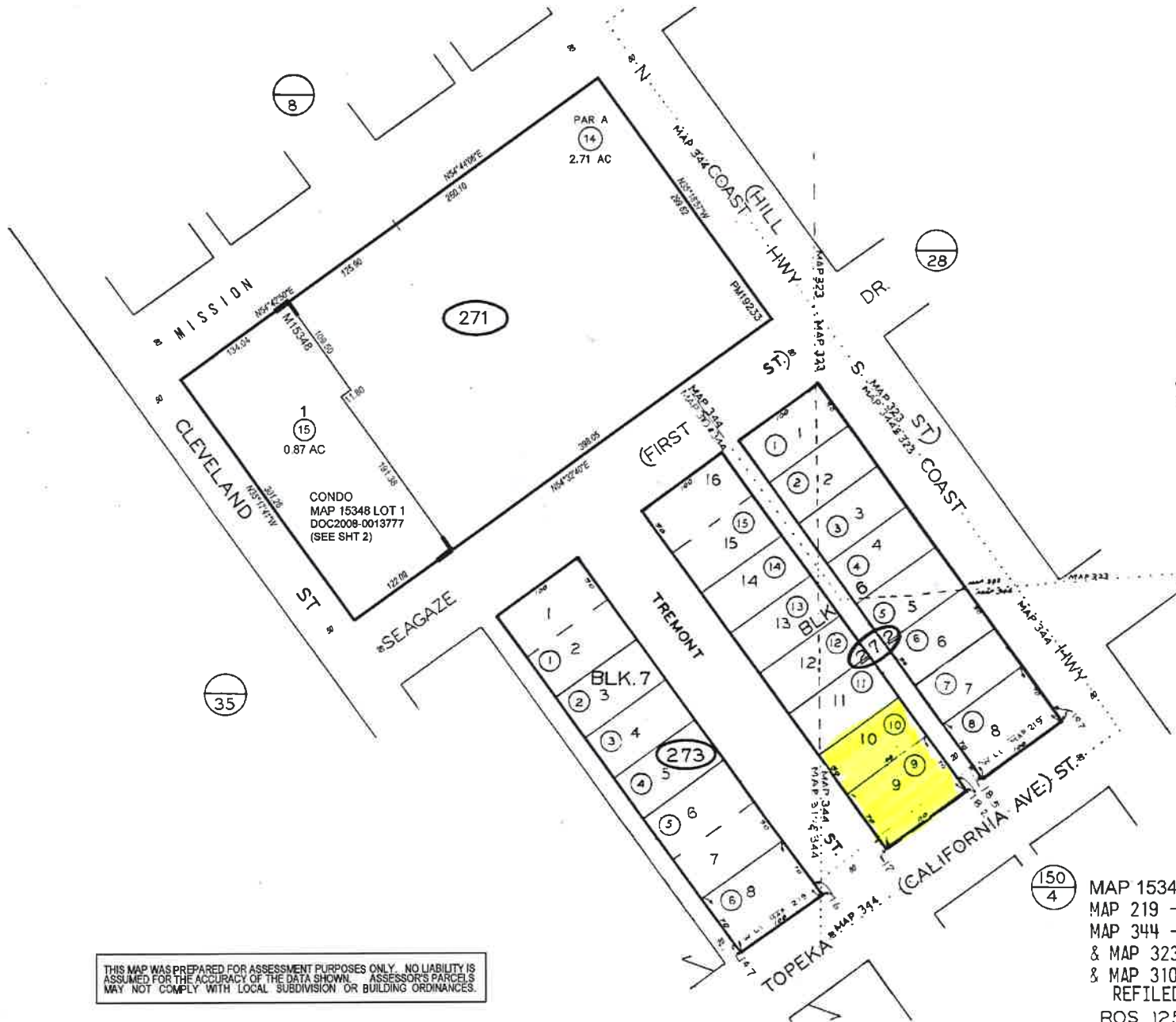
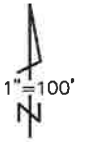
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



06/12/08 ARS

CHANGES				
BLK	OLD	NEW YR	CUT	
273	10&11	13	79	2510
273	12&13	79	84	3404
271	11, 12, 13			
VOID	274	1-10	14&15	00 1155
		-271-		
		11-14-15		
VOID	271	-274-	14&15	00 1155
		7-10		
VOID	274	14, 15	16&17	02 1301
VOID	274	14&15	16&17	02 1301
				CANL
	16&17	KILL	02	1128 CORR.
	271	15	16&17	09 528 SAME & CONDO

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.

MAP 15348 - OCEANSIDE PIER VIEW  
 MAP 219 - BRYANS ADD - BLKS 6 & 7  
 MAP 344 - A. J. MYERS ADD  
 & MAP 323 - HORNES ADD  
 & MAP 310 - OCEANSIDE LOCKLING  
 REFILED BLKS 5-8  
 ROS 12553,13183

## Project Summary - City of Oceanside Developer's Conference

November 1, 2016: 9.30 AM

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- Overall Proposal:** Redevelop site with 40-unit (approximate estimate) Hotel project
- Site Info:** NE corner of Topeka/Tremont Streets - 404 Topeka Street and 128 S. Tremont Street. Approximate site area: 12, 023 square feet over two lots
- APN:** 147-272-09-00 and 147-272-10-00
- Existing Uses:** Four single story buildings total onsite, each with mixed rental apartments for a total of seven dwelling units; a total of four off-street parking spaces are also located onsite
- Designations:** C-2 (General Commercial) for Zoning, General Plan and Local Coastal Program land use designations
- Use Allowance:** Hotel allowed in C-2 zone via Conditional Use Permit (CUP) approval
- Background:** Given the project site location near downtown Oceanside, and the mix of various land uses within the project vicinity including Coast Highway and the Tremont Street frontage such as residential, mass transit, commercial retail, offices, automotive services, breweries, restaurants, and the Dolphin Hotel adjacent to, and east of the site, the property ownership is looking to convert the existing residential use to a Hotel use. This will allow for capitalization of the site's location, the need to provide visitor-serving accommodation, compatibility of a future hotel use within the proposed setting, and adjacency to the regional mass transit options provided by the Oceanside Transit Center which is serviced by commuter, regional, statewide and national train routes, various bus lines and taxis.
- Project:** Merge both lots into one to develop 40 hotel room units, each with their own kitchen facilities; a manager's unit will likely be provided as well. A common laundry area would be provided and 40 parking spaces would be provided either via underground parking or surface parking with hotel room units located above.
- Code Compliance:** Our understanding is that the following code elements would need to be satisfied for the CUP approval and operation of a Hotel use in the C-2 zoning district at the subject property:

- Section 1501: REQUIRED SHOWING FOR CONDITIONAL USE PERMITS. This section outlines five (a) - (e) findings that must be made when considering a conditional use. They relate to need, desirability, compatibility, adequacy of site, street system, and General Plan consistency. Based on our review of these mandated findings, we consider our use to be in alignment with the code requirements to grant a Hotel CUP onsite.
- Section 2702: PARKING SPACES REQUIRED. This section requires one space per each hotel unit.
- Section 1701 (d) (1): FRONT YARD for C-2 zone.
- Section 1702 (d): SIDE YARDS for C-2 zone.
- Section 1703 (B): REAR YARDS for C-2 zone.
- Section 1709 (c): HEIGHT for C-2 zone - 45 feet or four stories whichever is less with no penthouses or roof structures above height limit that provide additional floor area.
- Section 1729: MECHANICAL EQUIPMENT
- Section 1730: REFUSE STORAGE
- Section 1731 (3): LANDSCAPING REQUIREMENTS

**Staff Questions:**

- In general terms, is staff supportive of a Hotel use at the subject property? Can the required CUP findings as outlined in the code be made by staff so that decision makers can consider staff's recommendation of approval if so?
- Who is final decision maker for this project? Planning Commission or City Council?
- What kind of CEQA environmental review process would be applied to this project?
- Is there a Lot Coverage maximum applicable to a Hotel use in the C-2 zone?
- Can we confirm parking requirement per code is 1 space for each Hotel unit?
- Is there a process to exceed the 45 foot height limit? Able to invoke the High Rise Structure code allowance per Section 1506 (C) though specific design development in combo with future staff input and direction?
- We see no zoning code-based limitation on length of stay for Hotel units based on Hotel definition; and a review of past hotel project approvals (Springhill Suites/CityMark, and Extended Stay America) do not establish any maximum length of stay in the project conditions of approval: we want to confirm the same would apply to our Hotel CUP. Copies of the above-referenced project approval resolutions are attached to our Developer Conference info package and are incorporated by reference to this Summary.
- Given our Coastal Zone location, can we confirm that we are not subject to any Coastal Commission Appeal Area jurisdiction; and that all applicable coastal policies can be addressed such that the issuance of a coastal development permit by the city in conjunction with a Hotel CUP can be considered?



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RESOLUTION NO. 08-R0320-3

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A TENTATIVE MAP, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND REGULAR COASTAL PERMIT FOR THE CONSTRUCTION OF A MIXED USE DEVELOPMENT CONSISTING OF 231 RESIDENTIAL CONDOMINIUM UNITS, 124-UNIT HOTEL AND 48,000 SQUARE FEET OF VISITOR SERVING COMMERCIAL SPACE BOUNDED BY CIVIC CENTER DRIVE, SEAGAZE DRIVE, CLEVELAND AND MYERS STREETS - APPLICANT: CITYMARK

WHEREAS, on May 14, 2008, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Map (T-203-06), Development Plan (D-210-06), Conditional Use Permit (C-206-06) and Regular Coastal Permit (RC-212-06) for the construction of a mixed-use development consisting of 231 residential condominium units, 124-unit hotel, and 48,000 square feet of visitor serving commercial uses located on five city blocks bounded by Civic Center Drive on the north, Seagaze Drive on the south, Myers Street on the west and Cleveland Street on the east, on certain real property described in Exhibit "A";

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on February 1, 2008, review and recommend approval of Tentative Map (T-203-06), Development Plan (D-210-06), Conditional Use Permit (C-206-06) and Regular Coastal Permit (RC-212-06);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on May 7, 2008 review and recommend approval of Tentative Map (T-203-06), Development Plan (D-210-06), Conditional Use Permit (C-206-06) and Regular Coastal Permit (RC-212-06);

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, a Final Environmental Impact Report was prepared by the Resource

1 Officer of the City of Oceanside for this application pursuant to the California  
2 Environmental Quality Act of 1970 and the State Guidelines implementing the Act. The  
3 Final Environmental Impact Report has identified significant, unmitigable impacts with  
4 no feasible mitigation measures. These significant, unmitigable impacts are acceptable  
5 due to overriding social, economic and other benefits as specified in the Findings and  
6 Statement of Overriding Considerations.

7 WHEREAS, the Final Environmental Impact Report was also reviewed and  
8 certified by the Community Development Commission prior to taking action on  
9 Tentative Map (T-203-06), Development Plan (D-210-06), Conditional Use Permit (C-  
10 206-06) and Regular Coastal Permit (RC-212-06);

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

14 WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY  
15 GIVEN that the Project is subject to certain fees, dedications, reservations and other  
16 exactions as provided below:

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Parkland Dedication Fee	Ordinance No. 91.10 Resolution No. 06-R0334-1	\$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	\$2,843 per acre
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$713 per thousand square feet
School Facilities Mitigation Fee	Ordinance No. 91-34 Resolution No. 06-R0334-1	\$.42 per square foot

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3			
4	Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
5			
6	Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table)
7			
8			
9			
10	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. Non-residential is \$19,967 for a 2" meter
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12			
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15			
16	Wastewater System Buy-in	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on meter size. Non- residential is typically \$24,444 for a 2" meter
17	fees		
18			
19			
20			
21			
22	San Diego County Water	SDCWA Ordinance No.	Based on meter size. Non- residential is typically \$21,599 for a 2" meter
23	Authority Capacity Fees	2005-03	
24			
25			
26			
27	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		
28			

1 ordinances and resolutions, presume the accuracy of relevant project information  
2 provided by the applicant, and are not necessarily the fee amounts that will be owing  
3 when such fees become due and payable;

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

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

11 WHEREAS, pursuant to Government Code §66020(d) (1), NOTICE IS  
12 FURTHER GIVEN that the 90-day period to protest the imposition of any fee,  
13 dedication, reservation, or other exaction described in this resolution begins on the  
14 effective date of this resolution and any such protest must be in a manner that complies  
15 with Section 66020; and

16 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution  
17 becomes effective upon its adoption.

18 NOW, THEREFORE, the Community Development Commission of the City of  
19 Oceanside does resolve as follows:

20 FINDINGS:

21 For the Tentative Map:

22 1. The proposed hotel, residential condominiums and visitors serving  
23 commercial uses meets the requirement of the Subdistrict 1 zoning designation in that the  
24 project creates a map on several existing legal lots as stipulated within Article 12 of the  
25 Downtown District development standards. The subdivision map is consistent with the  
26 General Plan, Redevelopment Plan, Local Coastal Program, Article 12 of the Downtown  
27 District and the Subdivision Ordinance of the City of Oceanside by creating a  
28 condominium map on several existing legal lots.

1           2.     The proposed building on the site will conform to the topography of the site,  
2 therefore, making it suitable for mixed-use development. The subject site is physically  
3 suitable to allow for the development of a 124-unit hotel, 231-unit residential  
4 condominiums and 48,000 square feet of visitor serving commercial uses.

5           3.     The subdivision complies with all other applicable ordinances, regulations  
6 and guidelines of the City.

7           4.     The design of the subdivision or proposed improvements will not conflict  
8 with easements, acquired by the public at large, for access through or use of property  
9 within the subdivision.

10          5.     The design of the subdivision or the proposed improvements will not cause  
11 substantial environment damage or substantially and avoidably injure fish or wildlife or  
12 their habitat because the proposed project is an infill site that does not contain any sensitive  
13 habitat, river or blue stream, wildlife, cultural resources, riparian habitat, sensitive  
14 landforms and/or geologic formations or minerals, sensitive fauna and marine life.

15 **For the Development Plan:**

16          1.     The site plan and physical design of the project as proposed is consistent with the  
17 purposes of the City's Zoning Ordinance and the "D" Downtown District in that the  
18 architectural design of the proposed structure, landscaping, and open space meets or  
19 exceeds the minimum development standards of the "D" Downtown District. The  
20 proposed project meets the minimum setbacks, landscape, open space, height and  
21 parking spaces as stipulated within the "D" Downtown District development standards.  
22 In addition, the project is consistent with the similar development located within the  
23 surrounding neighborhood.

24          2.     The Development Plan as proposed conforms to the Redevelopment Plan, Local  
25 Coastal Program and General Plan of the City in that the proposed 124-unit hotel, 231-  
26 unit residential condominiums, and 48,000 square feet of visitor serving commercial  
27 uses is consistent with the land uses of the Redevelopment Plan and the project meets  
28 the minimum setbacks, landscape, open space, height and parking spaces as stipulated

1 within the "D" Downtown District development standards. Project is also consistent  
2 with all of the requirements of the Nine Block Master Plan, including their fair share of  
3 hotel rooms and visitor serving commercial uses under Alternative 2 (Nine Block Master  
4 Plan), including a condition that requires this project to build block 21, which include  
5 the hotel units, unless significant progress is demonstrated by the Oceanside Beach  
6 Resort Project. In addition, the project is consistent with the newer development located  
7 within the surrounding neighborhood.

8 3. The area covered by the Development Plan can be adequately, reasonably  
9 and conveniently served by existing and planned public services, utilities and public  
10 facilities. The proposed 124-unit hotel, 231-unit residential condominiums and 48,000  
11 square feet of visitor serving commercial uses will not create public service and facility  
12 demands exceeding the capacity of existing and planned infrastructure.

13 4. The proposed project, a 124-unit hotel, 231-unit residential condominiums  
14 and 48,000 square feet of visitor serving commercial uses development, is compatible  
15 with the newer development within the surrounding neighborhood in that comparing the  
16 project's corresponding square footages to the square footages of similar mixed-use  
17 development projects located within the surrounding neighborhood, it can be found that the  
18 proposed unit sizes and commercial spaces are comparable in size and would have a  
19 positive effect on the area.

20 5. The site plan and physical design of the project is consistent with Section  
21 1.24 and 1.25 of the Land Use Element of the General Plan, and Section 3039 of the  
22 Oceanside Zoning Ordinance in that there is only 5 foot grade differentials from the highest  
23 and lowest points of the subject site and therefore the project does not qualify for Section  
24 3039 C. (Hillside Regulations) of the Oceanside Zoning Ordinance nor Section 1.24 and  
25 1.25 of the Land Use Element of the General Plan.

26 **For the Mixed-Use Development Plan:**

27 1. The total number of dwelling units in the Mixed-Use Development Plan  
28 (MUDP) does not exceed the maximum density (43 du. ac.) permitted under the General

1 Plan land use regulations.

2 2. The proposed development achieved under the MUDP will contribute to  
3 an enhanced and superior urban environment in comparison to a development that might  
4 otherwise be realized apart from the proposed MUDP. The proposed design steps back  
5 on all of the buildings and provides several public piazzas (plazas) is a quality that  
6 cannot be found for either a single use commercial and/or residential building.

7 3. The MUDP is consistent with the adopted land use policies and regulations  
8 for the Redevelopment land use area.

9 4. The MUDP will be adequately served by the necessary utilities and  
10 facilities. The project connection to the existing utilities and facilities will not exceed  
11 the capacity of the existing systems.

12 5. The traffic expected to be generated by the MUDP alone, will not exceed  
13 the capacity of the affected streets.

14 6. The MUDP will not significantly effect "shadowing" upon the adjacent  
15 properties in comparison of the development shading that would otherwise be realized  
16 from a development not containing a mixed-use component. The project proposes a  
17 maximum height of 85 feet and as such the "shadowing" effect to adjacent properties  
18 will be minimal.

19 **Conditional Use Permit for the Hotel:**

20 1. The proposed hotel and associated ancillary uses are consistent with the  
21 land use objectives of the commercial uses that are allowed within Subdistrict 11 and use  
22 district of the Redevelopment Project Area.

23 2. The restrictions for the conditional use permit are consistent with the Zoning  
24 Ordinance, General Plan and Redevelopment Plan, will not affect neighborhood  
25 compatibility. The operation of the proposed business and the conditions under which it  
26 will be allowed to operate will not be detrimental to the public health, safety or welfare of  
27 persons residing or working in or adjacent to the subject site. The conditional use is subject to and  
28 must comply with specific local conditions and additional regulations as deemed necessary.

1 **For the Regular Coastal Permit:**

2 1. The granting of the Regular Coastal Permit is consistent with the purposes of  
3 the California Coastal Act of 1976. The proposed project has been sited and designed with  
4 public plazas and design features to protect public views of and access to the ocean along Pier  
5 View Way. The proposed project is compatible with the surrounding area mixed use  
6 developments. A 65-foot high mixed use development project has been constructed in the  
7 vicinity and the City's Zoning Ordinance, which implements the City's Local Coastal  
8 Program, contemplates development in the District of a height up to 140 feet in certain  
9 conditions.

10 2. The proposed project is consistent with the policies of the Local Coastal  
11 Program as implemented through the City Zoning Ordinance. The proposed uses are  
12 consistent with the Local Coastal Program designation for the subject site of "General  
13 Commercial" and will conform to the requirements of the Zoning Ordinance. In addition, the  
14 project will not substantially alter or impact the existing coastal views through the public  
15 rights-of-way corridors. The proposed project will provide the number of hotel rooms and  
16 visitor serving commercial space required by the City's Nine-Block Master Plan.

17 3. The proposed project will not obstruct any existing or planned public beach  
18 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal  
19 Act. The proposed project provides an average of 18 foot setbacks and the orientation of the  
20 proposed buildings will not obstruct the existing public beach access point located at Pier  
21 View Way and Pacific Streets.

22 SECTION 1. That Tentative Map (T-203-06), Development Plan (D-210-06),  
23 Conditional Use Permit (C-206-06) and Regular Coastal Permit (RC-212-06) are hereby  
24 approved subject to all of the conditions set forth in Exhibit "B" attached hereto and  
25 incorporated herein by this reference.

26 SECTION 3. The Final Environmental Impact Report has been reviewed and certified  
27 by the Community Development Commission through Resolution No. 08-RO319-3 prior

28 \\\

1 to approval of the Tentative Parcel Map (T-203-06), Development Plan (D-210-06),  
2 Conditional Use Permit (C-206-06) and Regular Coastal Permit (RC-212-06).

3 NOTICE is hereby given that the time within which judicial review must be  
4 sought on this decision is governed by Code of Civil Procedure Section 1094.6.

5 PASSED AND ADOPTED by the Oceanside Community Development  
6 Commission of the City of Oceanside this 14<sup>th</sup> day of May 2008 by the  
7 following vote:

8 AYES: CHAVEZ, FELLER, KERN

9 NAYS: SANCHEZ

10 ABSENT: WOOD

11 ABSTAIN: NONE

12

13

14 ATTEST:

15

16 Secretary

17

18 APPROVED AS TO FORM:  
19 OFFICE OF THE CITY ATTORNEY

20

21 by \_\_\_\_\_  
22 General Counsel

23

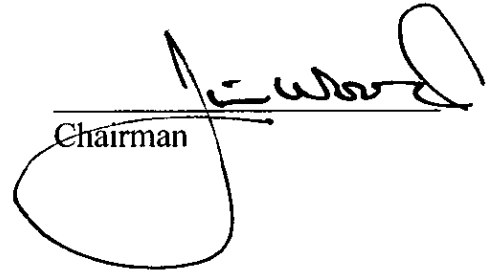
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Chairman

**LEGAL DESCRIPTION:  
APN 147-350-21**

A PARCEL OF LAND IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S 500-FOOT WIDE OCEANSIDE STATION GROUNDS AS DESCRIBED IN DEED DATED FEBRUARY 19, 1887 TO CALIFORNIA SOUTHERN RAILROAD COMPANY (PREDECESSOR IN INTEREST TO SAID RAILWAY COMPANY), RECORDED FEBRUARY 23, 1887 IN BOOK 78 OF DEEDS AT PAGE 390, RECORDS OF SAID COUNTY, LYING IN THE NORTHWEST QUARTER OF SECTION 26 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF FOURTH STREET (80 FEET WIDE) AS SHOWN ON MAP OF OCEANSIDE, FILED AS MAP NO. 310, ON OCTOBER 13, 1883, IN RECORDS OF SAID COUNTY, WITH THE SOUTHWESTERLY LINE OF MYERS STREET, (60 FEET WIDE) AS ESTABLISHED BY DEED RECORDED IN BOOK 751 OF DEEDS, PAGE 282 OF SAID COUNTY;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF MYERS STREET, 720 FEET TO THE PROLONGATION OF THE CENTERLINE OF MISSION AVENUE, (FORMERLY SECOND STREET) 100.00 FEET WIDE, AS DESCRIBED IN EASEMENT DATED NOVEMBER 11, 1988, TO CITY OF OCEANSIDE, RECORDED DECEMBER 20, 1988 AS INSTRUMENT NO. 88-653383 OF OFFICIAL RECORDS OF SAID COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY LINE OF MYERS STREET, 340 FEET TO INTERSECTION WITH THE NORTHWESTERLY LINE OF FIRST STREET (80 FEET WIDE) AS SHOWN ON SAID MAP NO. 310;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF FIRST STREET, 213 FEET TO INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 37 FEET, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID RAILWAY COMPANY'S WESTERN REGION, SAN DIEGO SUBDIVISION, MAIN TRACK;

THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 340 FEET TO INTERSECTION WITH SAID CENTERLINE OF MISSION AVENUE;

THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF MISSION AVENUE, 213 FEET TO POINT OF BEGINNING.

**LEGAL DESCRIPTION:  
APNs 147-161-05 AND 147-350-20**

A PARCEL OF LAND IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S 500-FOOT WIDE OCEANSIDE STATION GROUNDS AS DESCRIBED IN DEED DATED FEBRUARY 19, 1887 TO CALIFORNIA SOUTHERN RAILROAD COMPANY (PREDECESSOR IN INTEREST TO SAID RAILWAY COMPANY), RECORDED FEBRUARY 23, 1887 IN BOOK 78 OF DEEDS AT PAGE 390, RECORDS OF SAID COUNTY, LYING IN THE NORTHWEST QUARTER OF SECTION 26 AND IN THE NORTHEAST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF FOURTH STREET (80 FEET WIDE), AS SHOWN ON MAP OF OCEANSIDE, FILED AS MAP NO. 310, ON OCTOBER 13, 1883, IN RECORDS OF SAID COUNTY, WITH THE SOUTHWESTERLY LINE OF MYERS STREET (60 FEET WIDE) AS ESTABLISHED BY DEED RECORDED IN BOOK 751 OF DEEDS, PAGE 282, RECORDS OF SAID COUNTY;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF MYERS STREET, 730 FEET TO THE PROLONGATION OF THE CENTERLINE OF MISSION AVENUE, (FORMERLY SECOND STREET) 100.00 FEET WIDE, AS DESCRIBED IN EASEMENT DATED NOVEMBER 11, 1988, TO CITY OF OCEANSIDE, RECORDED DECEMBER 20, 1988 AS INSTRUMENT NO. 88-653383 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTHEASTERLY ALONG SAID PROLONGATION AND CENTERLINE, 213 FEET TO INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 37 FEET, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID RAILWAY COMPANY'S WESTERN REGION, SAN DIEGO SUBDIVISION, MAIN TRACK;

THENCE NORTHWESTERLY ALONG SAID PARALLEL, 720 FEET TO INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE OF FOURTH STREET;

THENCE SOUTHWESTERLY ALONG SAID PROLONGATION, 213 FEET TO POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE-DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT

SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING ANY OF SAID MINERALS. SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON, AS RESERVED IN A DEED RECORDED FEBRUARY 18, 1992 AS INSTRUMENT NO. 1992-0085420 OF OFFICIAL RECORDS.

**LEGAL DESCRIPTION:  
APN 147-350-19**

A PARCEL OF LAND IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S 500-FOOT WIDE OCEANSIDE STATION GROUNDS AS DESCRIBED IN DEED DATED FEBRUARY 19, 1887 TO CALIFORNIA SOUTHERN RAILROAD COMPANY (PREDECESSOR IN INTEREST TO SAID RAILWAY COMPANY), RECORDED FEBRUARY 23, 1887 IN BOOK 78 OF DEEDS AT PAGE 390, RECORDS OF SAID COUNTY, LYING IN THE NORTHWEST QUARTER OF SECTION 26 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF THIRD STREET (80 FEET WIDE) AS SHOWN ON MAP OF OCEASNSIDE, FILED AS MAP NO. 310, ON OCTOBER 13, 1883 IN RECORDS OF SAID COUNTY, WITH THE NORTHEASTERLY LINE OF CLEVELAND STREET (50 FEET WIDE) AS ESTABLISHED BY DEED RECORDED IN BOOK 751 OF DEEDS, PAGE 282, RECORDS OF SAID COUNTY;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF CLEVELAND STREET, 420 FEET TO THE PROLONGATION OF THE CENTERLINE OF MISSION AVENUE (FORMERLY SECOND STREET) 100.00 FEET WIDE, AS DESCRIBED IN EASEMENT DATED NOVEMBER 11, 1988, TO CITY OF OCEANSIDE, RECORDED DECEMBER 28, 1988 AS INSTRUMENT NO. 88-653383 OF OFFICIAL RECORDS OF SAID COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHEASTERLY LINE OF CLEVELAND STREET, 340 FEET TO INTERSECTION WITH THE NORTHWESTERLY LINE OF FIRST STREET (80 FEET WIDE) AS SHOWN ON SAID MAP NO. 310;

THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY PROLONGATION OF SAID NORTHWESTERLY LINE OF FIRST STREET, 225 FEET TO INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY, 25 FEET, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID RAILWAY COMPANY'S WESTERN REGION, SAN DIEGO SUBDIVISION, MAIN TRACK;

THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 340 FEET TO INTERSECTION WITH SAID CENTERLINE OF MISSION AVENUE;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF MISSION AVENUE, 225 FEET TO POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE-DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING ANY OF SAID MINERALS. SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON, AS RESERVED IN A DEED RECORDED FEBRUARY 18, 1992 AS INSTRUMENT NO. 1992-0085418 OF OFFICIAL RECORDS.

**LEGAL DESCRIPTION:  
APN 147-350-21**

A PARCEL OF LAND IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S 500-FOOT WIDE OCEANSIDE STATION GROUNDS AS DESCRIBED IN DEED DATED FEBRUARY 19, 1887 TO CALIFORNIA SOUTHERN RAILROAD COMPANY (PREDECESSOR IN INTEREST TO SAID RAILWAY COMPANY), RECORDED FEBRUARY 23, 1887 IN BOOK 78 OF DEEDS AT PAGE 390, RECORDS OF SAID COUNTY, LYING IN THE NORTHWEST QUARTER OF SECTION 26 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF FOURTH STREET (80 FEET WIDE) AS SHOWN ON MAP OF OCEANSIDE, FILED AS MAP NO. 310, ON OCTOBER 13, 1883, IN RECORDS OF SAID COUNTY, WITH THE SOUTHWESTERLY LINE OF MYERS STREET, (60 FEET WIDE) AS ESTABLISHED BY DEED RECORDED IN BOOK 751 OF DEEDS, PAGE 282 OF SAID COUNTY;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF MYERS STREET, 720 FEET TO THE PROLONGATION OF THE CENTERLINE OF MISSION AVENUE, (FORMERLY SECOND STREET) 100.00 FEET WIDE, AS DESCRIBED IN EASEMENT DATED NOVEMBER 11, 1988, TO CITY OF OCEANSIDE, RECORDED DECEMBER 20, 1988 AS INSTRUMENT NO. 88-653383 OF OFFICIAL RECORDS OF SAID COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY LINE OF MYERS STREET, 340 FEET TO INTERSECTION WITH THE NORTHWESTERLY LINE OF FIRST STREET (80 FEET WIDE) AS SHOWN ON SAID MAP NO. 310;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF FIRST STREET, 213 FEET TO INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 37 FEET, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID RAILWAY COMPANY'S WESTERN REGION, SAN DIEGO SUBDIVISION, MAIN TRACK;

THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 340 FEET TO INTERSECTION WITH SAID CENTERLINE OF MISSION AVENUE;

THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF MISSION AVENUE, 213 FEET TO POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE-DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING ANY OF SAID MINERALS. SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON, AS RESERVED IN A DEED RECORDED FEBRUARY 18, 1992 AS INSTRUMENT NO. 1992-0085422 OF OFFICIAL RECORDS.

**LEGAL DESCRIPTION:  
APN 147-350-18**

A PARCEL OF LAND IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S 500 FOOT WIDE OCEANSIDE STATION GROUNDS AS DESCRIBED IN DEED DATED FEBRUARY 19, 1887 TO CALIFORNIA SOUTHERN RAILROAD COMPANY (PREDECESSOR IN INTEREST TO SAID RAILWAY COMPANY), RECORDED FEBRUARY 23, 1887 IN BOOK 78 OF DEEDS AT PAGE 390, RECORDS OF SAID COUNTY, LYING IN THE NORTHWEST QUARTER OF SECTION 26 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF THIRD STREET (80 FEET WIDE) AS SHOWN ON MAP OF OCEANSIDE, FILED AS MAP NUMBER 310, ON OCTOBER 13, 1883 IN RECORDS OF SAID COUNTY, WITH THE NORTHEASTERLY LINE OF CLEVELAND STREET (50 FEET WIDE) AS ESTABLISHED BY DEED RECORDED IN BOOK 751 OF DEEDS, PAGE 282, RECORD OF SAID COUNTY,

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF CLEVELAND STREET, 420 FEET TO THE PROLONGATION OF SAID CENTERLINE OF MISSION AVENUE (FORMERLY SECOND STREET) 100.00 FEET WIDE, AS DESCRIBED IN EASEMENT DATED NOVEMBER 11, 1988, TO THE CITY OCEANSIDE, RECORDED DECEMBER 20, 1988 AS INSTRUMENT NO. 88-653383 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND PROLONGATION, 225 FEET TO INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY, 25 FEET, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAIN TRACT OF SAID RAILWAY COMPANY'S SAN DIEGO SUBDIVISION OF THE WESTERN REGION;

THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 420 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF SAID NORTHWESTERLY LINE OF THIRD STREET;

THENCE NORTHEASTERLY ALONG SAID PROLONGATION, 225 FEET TO POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE-DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS, AS WELL AS METALLIC OR OTHER SOLID MATERIALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART

THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING ANY OF SAID MINERALS. SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON, AS RESERVED IN A DEED RECORDED FEBRUARY 18, 1992 AS INSTRUMENT NO. 1992-0085416 OF OFFICIAL RECORDS.

**EXHIBIT "B"**

Building:

1. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.
2. Site development, common use areas, access and adaptability of apartments and condominiums shall comply with the State's Disabled Accessibility Regulations. (2007 California Building Code (CBC), Chapter 11A)
3. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations. (2007 California Building Code (CBC), Chapter 11B)
4. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.
5. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
6. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution Ordinance). Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on building and electrical plans.
7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.
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 a.m. and 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 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

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

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

11 Separate/unique addresses will/may be required to facilitate utility releases.

12 9. Verification that the addresses have been properly assigned by the City's  
13 Planning Division must accompany the Building Permit application.

14 10. A complete Soils Report, Structural Calculations, & Energy  
15 Calculations/documentation will be required at time of plans submittal to the  
16 Building Division for plan check.

17 11. In addition to the required Soils Report, submit a "Benzene Vapor Risk  
18 Assessment" Report for this property.

19 12. A Building (Demo) Permit will be required for the demolition of any existing  
20 structures such as parking lot lighting etc. Plans for the Demolition Permit must  
21 clearly show that all utilities (electric, gas, water, & sewer) are properly  
22 terminated/capped in accordance with the requirements of the utility service  
23 provider. All/any underground septic or water storage tanks must be removed or  
24 filled in accordance with the Uniform Plumbing Code and/or the City's Grading  
25 Ordinance.

26 13. Setbacks and Type of Construction must comply with the 2007 California  
27 Building Code. Exterior openings less than five feet from the property line must  
28 be protected per table 704.8 of the CBC. Exterior walls less than five feet to the

- 1 property line must be one hour rated per Table 602 of the CBC.
- 2 14. Fire sprinklers are required for all R-2 occupancies. [CBC 903.2.7]
- 3 15. All wired glass windows or doors between three and five feet from the property line  
4 must meet requirements of the new 2007 California Building Code table 715.5 and  
5 715.5.3.
- 6 16. Final plans for All High Rise Buildings (Buildings over the 4th story) including all  
7 redlines, as-builts, and revisions must be submitted on a CD formatted with a TIF or  
8 JPEG image file.
- 9 17. As part of the plan check submittal for a Building Permit, developer shall submit a  
10 "plat" drawing showing the first floor elevations for each segment, the locations of  
11 the points where the floor level is 6 feet above grade, and the lowest elevation  
12 within 5 feet from the building for each segment.
- 13 18. Building levels below grade (on all sides) shall be provided with a mechanical  
14 drainage system that provides drainage to an approved location/receptor.
- 15 19. Plan submittal to the Building Division must include a Pedestrian Protection Plan  
16 complying with the requirements of CBC 3306 and Table 3306.1.
- 17 20. Tenant Improvements or other construction to the existing building requires permits  
18 (including all required Inspections and approvals, and Issuance of Certificate of  
19 Occupancy) from the Building Division.

20 Engineering:

- 21 21. Vehicular access rights to Seagaze Drive, Cleveland Street, Myers Street, Mission  
22 Avenue and Pier View Way shall be relinquished to the City from all abutting lots  
23 except at locations shown on the approved tentative map.
- 24 22. All right-of-way alignments, street dedications, exact geometrics and widths for  
25 Seagaze Drive, Cleveland Street, Myers Street, Mission Avenue and Pier View Way  
26 shall be dedicated and constructed as required by the City Engineer.
- 27 23. Design and construction of all improvements shall be in accordance with standard  
28 plans, specifications of the City of Oceanside and subject to approval by the City

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Engineer.

- 24. The developer shall provide public street dedication prior to the recordation of the final map if required to serve the property. The street dedication shall be shown on the grading and improvement plans prior to approval by the City Engineer.
- 25. 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.
- 26. Prior to approval of the final map(s) and building permits 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.
- 27. Prior to approval of the first final map a phasing plan 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.
- 28. All improvements shall be completed prior to issuance of any certificates of occupancy.
- 29. Multiple final maps may be filed prior to the expiration of the tentative map. "Prior to the recordation of the final map, an Average Daily Traffic (ADT) volumes based on construction phasing plan for off-site traffic mitigation measures shall be developed by the applicant and submitted to the City Engineer for review and approval. Off-site traffic mitigation measures shall be phased and

1 proportional to the estimated ADTs expected to be generated by each block  
2 developed. The construction of and/or fair share payment toward off-site traffic  
3 mitigation measures shall be executed based upon the approved ADT based  
4 construction phasing plan prior to the issuance of building permits and to the  
5 satisfaction of the City Engineer."

- 6 a) The City Engineer shall require the dedication and construction of  
7 necessary utilities, streets and other improvements outside the area of any  
8 particular final map, if such is needed for circulation, parking, access or for  
9 the welfare or safety of future occupants of the development. The  
10 boundaries of any multiple final map increment shall be subject to the  
11 approval of the City Engineer.
- 12 b) Prior to City Council's approval of the first final map, a phasing plan for  
13 the construction of public and private improvements shall be reviewed and  
14 approved by the City Engineer.
- 15 c) Prior to the issuance of any grading, improvement or building permits for a  
16 model complex, a construction-phasing plan for the entire project shall be  
17 reviewed and approved by the Planning Director, City Engineer and  
18 Building Director. All improvements shall be under construction to the  
19 satisfaction of the City Engineer prior to the issuance of any building  
20 permits. All public and private improvements including landscaping and  
21 offsite streets or arterials that are found to be required to serve the model  
22 complex shall be completed prior to the issuance of any certificates of  
23 occupancy.

24 30. Where proposed off-site improvements, including but not limited to slopes, public  
25 utility facilities, and drainage facilities, are to be constructed, the developer/owner  
26 shall, at his own expense, obtain all necessary easements or other interests in real  
27 property and shall dedicate the same to the City of Oceanside as required. The  
28 applicant shall provide documentary proof satisfactory to the City of Oceanside that

1 such easements or other interest in real property have been obtained prior to the  
2 approval of any grading plan/permit and the final map. Additionally, the City of  
3 Oceanside, may at its sole discretion, require that the applicant obtain at his sole  
4 expense a title policy insuring the necessary title for the easement or other interest in  
5 real property to have vested with the City of Oceanside or the applicant, as  
6 applicable.

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

11 32. Prior to the issuance of a grading permit, the Developer shall notify and host a  
12 neighborhood meeting with all of the area residents located within 300 feet of the  
13 project site, and residents of property along any residential streets to be used as a  
14 "haul route", to inform them of the grading and construction schedule, haul  
15 routes, and to answer questions.

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

- 20 a) Dirt, debris and other construction material shall not be deposited on any  
21 public street or within the City's storm water conveyance system.
- 22 b) All grading and related site preparation and construction activities shall be  
23 limited to the hours of 7 AM to 6 PM, Monday through Friday. No  
24 engineering related construction activities shall be conducted on Saturdays,  
25 Sundays or legal holidays unless written permission is granted by the City  
26 Engineer with specific limitations to the working hours and types of  
27 permitted operations. All on-site construction staging areas shall be as far  
28 as possible (minimum 100 feet) from any existing residential development.

- 1 c) Because construction noise may still be intrusive in the evening or on  
2 holidays, the City of Oceanside Noise Ordinance also prohibits “any  
3 disturbing excessive or offensive noise which causes discomfort or  
4 annoyance to reasonable persons of normal sensitivity.”
- 5 d) A haul route shall be obtained at least 7 days prior the start of hauling  
6 operations and must be approved by the City Engineer. Hauling operations  
7 shall be 8:00 A.M. to 3:30 P.M. unless approved otherwise.
- 8 34. It is the responsibility of the owner/developer to evaluate and determine that all  
9 soil imported as part of this development is free of hazardous and/or  
10 contaminated material as defined by the City and the County of San Diego  
11 Department of Environmental Health. Exported or imported soils shall be  
12 properly screened, tested, and documented regarding hazardous contamination.
- 13 35. A traffic control plan shall be prepared according to the City traffic control  
14 guidelines and be submitted to and approved by the City Engineer prior to the  
15 start of work within open City rights-of-way. Traffic control during construction  
16 of streets that have been opened to public traffic shall be in accordance with  
17 construction signing, marking and other protection as required by the Caltrans  
18 Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall  
19 be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.
- 20 36. Approval of this development project is conditioned upon payment of all applicable  
21 impact fees and connection fees in the manner provided in chapter 32B of the  
22 Oceanside City Code. All drainage fees, traffic signal fees and contributions,  
23 highway thoroughfare fees, park fees, reimbursements, and other applicable  
24 charges, fees and deposits shall be paid prior to recordation of the map or the  
25 issuance of any building permits, in accordance with City Ordinances and policies.  
26 The developer/owner shall also be required to join into, contribute, or participate in  
27 any improvement, lighting, or other special district affecting or affected by this  
28 project. Approval of the tentative map (project) shall constitute the developer's

- 1 approval of such payments, and his agreement to pay for any other similar  
2 assessments or charges in effect when any increment is submitted for final map or  
3 building permit approval, and to join, contribute, and/or participate in such districts.
- 4 37. Seagaze Drive, Cleveland Street, Myers Street, Mission Avenue and Pier View Way  
5 along property frontage shall be under construction, with curbs and gutters and  
6 sidewalk, prior to the issuance of building permits and to the satisfaction of the City  
7 Engineer.
- 8 38. Seagaze Drive, Cleveland Street, Myers Street, Mission Avenue and Pier View Way  
9 shall provide a minimum of 10 feet parkway along property frontage between the  
10 face of curb and the right of way line. Sidewalk improvements shall comply with  
11 ADA requirements. These improvements shall be under construction prior to the  
12 issuance of building permits and to the satisfaction of the City Engineer.
- 13 39. Sight distance requirements at the project driveway or street intersections shall  
14 conform to the corner sight distance criteria as provided by SDRSD, DS-20A and or  
15 DS-20B.
- 16 40. Streetlights shall be maintained and installed on all public streets per City  
17 Standards. The system shall provide uniform lighting, and be secured prior to  
18 occupancy. The developer/owner shall pay all applicable fees, energy charges,  
19 and/or assessments associated with City-owned (LS-2 rate schedule) streetlights  
20 and shall also agree to the formulation of, or the annexation to, any appropriate  
21 street lighting district. Street lights shall meet the new downtown street light  
22 standards.
- 23 41. Prior to approval of the grading plans, the developer/owner shall contract with a  
24 geotechnical engineering firm to perform a field investigation of the existing  
25 pavement on all streets adjacent to the project boundary. The limits of the study  
26 shall be minimum of half-street plus twelve (12) feet, or as required in traffic  
27 study and/ or traffic conditions. The field investigation shall include a minimum  
28 of one pavement boring per every fifty (50) linear feet of street frontage. Should

- 1 the existing AC thickness be determined to be less than the current minimum  
2 standard for AC and Class II Base as set forth in the table for City of Oceanside  
3 Pavement Design Guidelines in the City of Oceanside Engineers Manual, the  
4 Developer shall remove and reconstruct the pavement section as determined by  
5 the pavement analysis submittal process detailed in Item No. 42 below.
- 6 42. Upon review of the pavement investigation, the City Engineer shall determine  
7 whether the Developer shall: 1) Repair all failed pavement sections, header cut and  
8 grind per the direction of the City Engineer, and construct a two (2) inch thick  
9 rubberized AC overlay; or 2) Perform R-value testing and submit a study that  
10 determines if the existing pavement meets current City standards/traffic indices.  
11 Should the study conclude that the pavement does not meet current requirements,  
12 rehabilitation/mitigation recommendations shall be provided in a pavement analysis  
13 report, and the developer/owner shall reconstruct the pavement per these  
14 recommendations, subject to approval by the City Engineer.
- 15 43. Pavement sections for all streets, alleys, driveways and parking areas shall be based  
16 upon approved soil tests and traffic indices. The pavement design is to be prepared  
17 by the developer's/owner's soil engineer and must be approved by the City  
18 Engineer, prior to paving.
- 19 44. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged  
20 during construction of the project, shall be repaired or replaced as directed by the  
21 City Engineer.
- 22 45. All existing overhead utility lines within this development and within any full  
23 width street or right-of-way abutting this new development, and all new extension  
24 services for the development of the project, including but not limited to,  
25 electrical, cable and telephone, shall be placed underground per Section 901.G. of  
26 the Subdivision Ordinance (R91-166) and as required by the City Engineer and  
27 current City policy.
- 28 46. The developer/owner shall comply with all the provisions of the City's cable

- 1 television ordinances including those relating to notification as required by the  
2 City Engineer.
- 3 47. The developer shall at a minimum, install 2 inch PVC conduit, together with 1/4-  
4 inch pull- rope and pull-boxes at 400 feet intervals as close as possible to the  
5 inside of curb, for future traffic signal interconnect cable along Mission Avenue  
6 from Myers Street to Coast Hwy. Alternative methods for traffic signal  
7 interconnect may be developed and installed in lieu of the 2 inch PVC described  
8 above. Alternative methods for traffic signal interconnect must be reviewed and  
9 approved by the City Engineer prior to issuance of grading permits. This project  
10 shall reimburse 50% of these improvements to the Oceanside Beach Resort, if  
11 these improvement are installed first.
- 12 48. Grading and drainage facilities shall be designed and installed to adequately  
13 accommodate the local storm water runoff and shall be in accordance with the  
14 City's Engineers Manual and as directed by the City Engineer.
- 15 49. The developer/owner shall obtain any necessary permits and clearances from all  
16 public agencies having jurisdiction over the project due to its type, size, or location,  
17 including but not limited to the U. S. Army Corps of Engineers, California  
18 Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego  
19 Regional Water Quality Control Board (including NPDES), San Diego County  
20 Health Department, Coastal Permit, prior to the issuance of grading permits.
- 21 50. The approval of the tentative map/project shall not mean that proposed grading or  
22 improvements on adjacent properties (including any City properties/Right-of-  
23 Way or easements) is granted or guaranteed to the developer/owner. The  
24 developer/owner is responsible for obtaining permission to grade to construct on  
25 adjacent properties. Should such permission be denied, the Tentative Map/project  
26 shall be subject to going back to the public hearing or subject to a substantial  
27 conformity review.
- 28 51. Prior to any grading of any part of the tract or project, a comprehensive soils and

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

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

11 53. A precise grading and private improvement plan shall be prepared, reviewed,  
12 secured and approved prior to the issuance of any building permits. The plan shall  
13 reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters,  
14 medians, striping, and signage, footprints of all structures, walls, drainage devices  
15 and utility services. Parking lot striping and any on site traffic calming devices shall  
16 be shown on all Precise Grading and Private Improvement Plans.

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

- 1 construction meeting held, prior to the start of any improvements.
- 2 55. Open space areas and down-sloped areas visible from a collector-level or above  
3 roadway and not readily maintained by the property owner, shall be maintained by  
4 an owners' association that will insure installation and maintenance of landscaping  
5 in perpetuity. These areas shall be indicated on the final map and reserved for an  
6 association. Future buyers shall be made aware of any estimated monthly costs.  
7 The disclosure, together with the CC&R's, shall be submitted to the City Engineer  
8 for review prior to the recordation of final map.
- 9 56. The drainage design on the tentative map is conceptual only. The final design shall  
10 be based upon a hydrologic/hydraulic study to be approved by the City Engineer  
11 during final engineering. All drainage picked up in an underground system shall  
12 remain underground until it is discharged into an approved channel, or as otherwise  
13 approved by the City Engineer. All public storm drains shall be shown on City  
14 standard plan and profile sheets. All storm drain easements shall be dedicated  
15 where required. The applicant shall be responsible for obtaining any off-site  
16 easements for storm drainage facilities. All off-site drainage design/drainage  
17 system shall be approved to the satisfaction of the City Engineer.
- 18 57. Storm drain facilities shall be designed and located such that the inside travel lanes  
19 on streets with Collector or above design criteria shall be passable during conditions  
20 of a 100-year frequency storm.
- 21 58. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and  
22 disposed of in accordance with all state and federal requirements, prior to  
23 stormwater discharge either off-site or into the City drainage system.
- 24 59. The development shall comply with all applicable regulations established by the  
25 United States Environmental Protection Agency (USEPA) as set forth in the  
26 National Pollutant Discharge Elimination System (NPDES) permit requirements  
27 for urban runoff and storm water discharge and any regulations adopted by the  
28 City pursuant to the NPDES. Regulations or requirements. Further, the

1 developer/owner may be required to file a Notice of Intent with the State Water  
2 Resources Control Board to obtain coverage under the NPDES. General Permit  
3 for Storm Water Discharges Associated with Construction Activity and may be  
4 required to implement a Storm Water Pollution Prevention Plan (SWPPP)  
5 concurrent with the commencement of grading activities. SWPPPs include both  
6 construction and post construction pollution prevention and pollution control  
7 measures and identify funding mechanisms for post construction control  
8 measures. The developer/owner shall comply with all the provisions of the Clean  
9 Water Program during and after all phases of the development process, including  
10 but not limited to: mass grading, rough grading, construction of street and  
11 landscaping improvements, and construction of dwelling units. The  
12 developer/owner shall design the Project's storm drains and other drainage  
13 facilities to include Best Management Practices to minimize non-point source  
14 pollution, satisfactory to the City Engineer.

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

20 61. This project is required to the submission and approval of a Storm Water  
21 Mitigation Plan (SWMP); the Developer/owner shall prepare and submit an  
22 Operations & Maintenance (O&M) Plan to the City Engineer with the first  
23 submittal of the grading plans. The O&M Plan shall be prepared by the  
24 developer's/owner's Civil Engineer. It shall be directly based on the project's  
25 SWMP previously approved by the project's approving authority (Planning  
26 Commission/City Council/Community Development Commission). At a  
27 minimum the O&M Plan shall include the designated responsible parties to  
28 manage the storm water BMP(s), employee's training program and duties,

- 1 operating schedule, maintenance frequency, routine service schedule, specific  
2 maintenance activities, copies of resource agency permits, cost estimate for  
3 implementation of the O&M Plan and any other necessary elements.
- 4 62. The developer/owner shall enter into a City-Standard Stormwater Facilities  
5 Maintenance Agreement with the City obliging the project proponent to maintain,  
6 repair and replace the Storm Water Best Management Practices (BMPs) identified  
7 in the project's approved SWMP, as detailed in the O&M Plan into perpetuity.  
8 The Agreement shall be approved by the City Attorney prior to issuance of any  
9 precise grading permit and shall be recorded at the County Recorder's Office  
10 prior to issuance of any building permit. Security in the form of cash (or  
11 certificate of deposit payable to the City) or an irrevocable, City-Standard Letter  
12 of Credit shall be required prior to issuance of a precise grading permit. The  
13 amount of the security shall be equal to 10 years of maintenance costs, as  
14 identified by the O&M Plan, but not to exceed a total of \$25,000. The applicant's  
15 Civil Engineer shall prepare the O&M cost estimate.
- 16 63. At a minimum, maintenance agreements shall require the staff training, inspection  
17 and maintenance of all BMPs on an annual basis. The developer/owner shall  
18 complete and maintain O&M forms to document all maintenance activities.  
19 Parties responsible for the O&M plan shall retain records at the subject property  
20 for at least 5 years. These documents shall be made available to the City for  
21 inspection upon request at any time.
- 22 64. The Agreement shall include a copy of executed onsite and offsite access  
23 easements necessary for the operation and maintenance of BMPs that shall be  
24 binding on the land throughout the life of the project to the benefit of the party  
25 responsible for the O&M of BMPs, satisfactory to the City Engineer. The  
26 agreement shall also include a copy of the O&M Plan approved by the City  
27 Engineer.
- 28 65. The BMPs described in the project's approved SWMP shall not be altered in any

1 way, shape or form without formal approval by either an Administrative  
2 Substantial Conformance issued by the Community Development  
3 Department/Planning Division or the project's final approving authority  
4 (Planning Commission/Community Development Commission/City Council) at a  
5 public hearing. The determination of whatever action is required for changes to a  
6 project's approved SWMP shall be made by the Community Development  
7 Department/Planning Division.

8 66. The Developer/owner shall provide a copy of the title/cover page of an approved  
9 SWMP with the first engineering submittal package. If the project triggers the  
10 City's Stormwater requirements but no approved Storm Water document  
11 (SWMP) exists, the appropriate document shall be submitted for review and  
12 approval by the Public Works Department. The Storm Water Mitigation Plan  
13 (SWMP) shall be prepared by the applicant's Civil Engineer. All Stormwater  
14 documents shall be in compliance with the latest edition of submission  
15 requirements.

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

26 Traffic

27 68. The project shall improve the intersection of Mission Avenue at Horne Street.  
28 The improvements shall include widening the south leg of Horne Street to 50 feet

1 curb-to-curb, and traffic signal modification associated with the widening. The  
2 project shall be reimbursed a total of 67% of the total cost to complete this  
3 improvement by the Belvedere and/or Oceanside Beach Resort projects or their  
4 successors. If these improvements have already been completed by the other  
5 project/s, then this project shall pay their fair share of 33%. These improvements  
6 shall be completed prior to certificate of occupancy and to the satisfaction of the  
7 City Engineer.

8 69. The project shall install a new traffic signal at the intersection of Mission Avenue  
9 at Clementine Street. The project shall be reimbursed 60% of the total cost to  
10 complete this improvement by the Belvedere and/or Oceanside Beach Resort  
11 projects. If the traffic signal has already been installed by the Belvedere and/or  
12 Oceanside Beach Resort projects or their successors, then this project shall pay  
13 their fair share of 40%. The traffic signal shall be installed prior to issuance of  
14 certificate of occupancy and to the satisfaction of the City Engineer.

15 70. The project shall install a new traffic signal at the intersection of Mission Avenue  
16 at Myers Street. The project shall be reimbursed from the Oceanside Beach  
17 Resort project for 50% of the total cost to install the new traffic signal. If the  
18 Oceanside Beach Resort project completes this improvement first, then this  
19 project shall pay the Oceanside Beach Resort 50% of the cost of the  
20 improvement. The traffic signal shall be installed prior to issuance of certificate  
21 of occupancy and to the satisfaction of the City Engineer.

22 71. The project shall install the appropriate signal pre-emption, queue cutter hardware  
23 on Mission Avenue at the existing at-grade rail crossing between Myers and  
24 Cleveland streets. This improvement shall be completed prior to the issuance of  
25 certificate of occupancy and to the satisfaction of the City Engineer.

26 72. The projects blocks 20 & 21, shall reimburse the Oceanside Beach Resort project  
27 50% of the cost to construct full width improvements on Myers Street (40 feet  
28 curb-to-curb) between Pier View Way and Seagaze Drive. This segment of

- 1 Myers Street shall be a two-way street between Pier View Way and Seagaze  
2 Drive. These improvements shall be completed prior to the issuance of certificate  
3 of occupancy and to the satisfaction of the City Engineer.
- 4 73. The project shall construct half-width improvements plus 12 feet along Myers  
5 Street (40 feet curb-to-curb) from Civic Center Drive to Pier View Way. These  
6 improvements shall be completed prior to the issuance of certificate of occupancy  
7 and to the satisfaction of the City Engineer.
- 8 74. The project shall install a new traffic signal at the intersection of Mission Avenue  
9 at Cleveland Street. The project shall be reimbursed a total of 59% of cost to  
10 complete this improvement by the Belvedere, Oceanside Beach Resort, and funds  
11 paid by Oceanside Pier Resort, and Ocean Terraces development projects. If a  
12 new traffic signal has already been installed, then this project shall pay the  
13 appropriate development project/s their fair share of 41% of the cost of the new  
14 traffic signal. The new traffic signal shall be completed prior to the issuance of  
15 certificate of occupancy and to the satisfaction of the City Engineer.
- 16 75. Prior to the issuance of a grading permit, the project shall prepare a traffic control  
17 plan for review and approval by the City of Oceanside. The traffic control plan  
18 shall demonstrate how the site access and circulation will be maintained through  
19 the construction of the proposed project. The traffic control plan shall include,  
20 but not be limited to, the following: identify alternative routes for access to  
21 schools, businesses and residents that require the use of the impacted roadways;  
22 post signs informing customers of how to access businesses located in the  
23 construction area; make every effort to maintain access and parking supply to all  
24 businesses along the alignment; require that access to residences and roadways  
25 containing residences be maintained whenever construction activities are not  
26 immediately adjacent; and if road or lane closures would occur, post signs  
27 identifying alternative routes and parking areas.
- 28 76. Prior to issuance of grading permit, the developer shall prepare a traffic control

1 plan for review and approval by the City Engineer. The traffic control plan  
2 shall be based on appropriate engineering analysis for each major phase of  
3 construction traffic and shall demonstrate how site access and circulation will  
4 be maintained through the construction of the proposed project. The traffic  
5 control plan shall include, but not be limited to the following:

- 6 a. Potentially impacted roadways that currently provide access to schools,  
7 businesses and residents, the traffic control plan shall identify safe,  
8 alternate routes;
- 9 b. Post signs informing customers how to access businesses located in the  
10 construction area;
- 11 c. Make every effort to maintain access to all businesses along the  
12 construction alignment;
- 13 d. Require that access to roadways serving residences be maintained;
- 14 e. Should a road be temporarily closed, post signs identifying safe,  
15 alternative routes.

16 77. The project shall obtain approval from the North County Transit District (NCTD)  
17 prior to the start of any work within their Right of Way.

18 78. Prior to recordation of the final map, an Average Daily Traffic (ADT) volumes  
19 based construction phasing plan for off-site traffic mitigation measures shall be  
20 developed by the applicant and submitted to the City Engineer for review and  
21 approval. If off-site mitigation measures have not been constructed, the  
22 *construction of off-site traffic mitigation measures may be phased and*  
23 *proportional to the estimated ADTs expected to be generated by each block*  
24 *developed. If the off-site mitigation measures have already been constructed by*  
25 *another project, then the CityMark project shall pay their fair share prior to the*  
26 *issuance of the first building permit and to the satisfaction of the City Engineer.*

27 79. Prior to final occupancy of the first block to be constructed the applicant or their  
28 successor shall re-emburse the City of Oceanside for their portion of the cost to

1 construct the off site parking lot, to be located on the west side of the railroad  
2 tracks between Tyson Street and the Wisconsin parking lot.

3 Landscape Conditions:

4 80. Landscape plans, shall meet the criteria of the City of Oceanside Landscape  
5 Guidelines and Specifications for Landscape Development (latest revision),  
6 Water Conservation Ordinance No. 91-15, Engineering criteria, City code and  
7 ordinances, including the maintenance of such landscaping, shall be reviewed and  
8 approved by the City Engineer prior to the issuance of building permits.

9 Landscaping shall not be installed until bonds have been posted, fees paid, and  
10 plans signed for final approval. The following special landscaping requirements  
11 shall be required prior to plan approval:

12 a. Final landscape plans shall accurately show placement of all plant material  
13 such as but not limited to trees, shrubs, and groundcovers.

14 b. Final landscape plans shall accurately show placement and detail of all  
15 non-plant material landscape elements such as but not limited to site  
16 furnishings, street lighting, seat walls, hardscape, rock/ cobble, tree grates,  
17 water features, trellises, sculptures and kiosks.

18 c. Final landscape plans shall be designed and adhere to the Americans with  
19 Disabilities Act (ADA) requirements.

20 d. Landscape Architect shall be aware of and verify per the most current  
21 engineering drawings, all utility, sewer, storm drain easement, sight  
22 distances, visual clearances for drivers and pedestrians, and place planting  
23 locations accordingly to meet City of Oceanside requirements.

24 e. All required landscape areas shall be maintained by the owner. The  
25 landscape areas shall be maintained per City of Oceanside requirements.

26 f. The proposed project shall meet the minimum requirements set forth by  
27 Redevelopment in all areas including but not limited to landscape and  
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setbacks.

- g. Proposed landscape species shall be native or naturalized to fit the site and meet climate changes indicative to their planting location. The selection of plant material shall also be based on cultural, aesthetic, and maintenance considerations. In addition proposed landscape species shall be low water users as well as meet all fire department requirements.
- h. 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.
- i. 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.
- j. Street tree selection shall conform to the City of Oceanside’s approved Street Tree Plan for the Redevelopment District.
- k. All raised planters are to be self contained and properly water proofed (all walls and bottom) per water proofing consultants recommendations as to not leak onto adjacent surfaces and/or into underground parking area. All planting areas (raised and ground level) shall contain irrigation and drainage to the satisfaction of the City Engineer.
- l. Root barriers shall be installed adjacent to all paving surfaces, where a paving surface is located within 6 feet of a trees trunk. Root barriers shall extend 5 feet in each direction from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the tree’s root ball is unacceptable.
- m. All fences, gates, walls, seat walls, retaining walls, and plantable walls shall obtain planning department approval for these items in the conditions or application stage prior to 1<sup>st</sup> submittal of working drawings.

- 1 n. For the planting and placement of trees and their distances from hardscape
- 2 and other utilities/ structures the landscape plans shall follow the City of
- 3 Oceanside's (current) Tree Planting Distances and Spacing Standards.
- 4 o. An automatic irrigation system shall be installed to provide coverage for
- 5 all planting areas shown on the plan. Low precipitation equipment shall
- 6 provide sufficient water for plant growth with a minimum water loss due
- 7 to water run-off.
- 8 p. Irrigation systems shall use high quality, automatic control valves,
- 9 controllers and other necessary irrigation equipment. All components shall
- 10 be of non-corrosive material. All drip systems shall be adequately filtered
- 11 and regulated per the manufacturer's recommended design parameters.
- 12 q. All irrigation improvements shall follow the City of Oceanside Guidelines
- 13 and Water Conservation Ordinance.
- 14 r. The landscape plans shall match all plans affiliated with the project.
- 15 s. Landscape plans shall comply with Biological and/or Geotechnical reports,
- 16 as required, shall match the grading and improvement plans, comply with
- 17 *SWMP Best Management Practices and meet the satisfaction of the City*
- 18 *Engineer.*
- 19 t. Existing landscaping on and adjacent to the site shall be located on plan
- 20 and protected in place and supplemented or replaced to meet the
- 21 satisfaction of the City Engineer.

22 81. All landscaping, fences, walls, etc. on the site, in medians within the public right-

23 of-way and within any adjoining public parkways shall be permanently

24 maintained by the owner, his assigns or any successors-in-interest in the property.

25 The maintenance program shall include: a) normal care and irrigation of the

26 landscaping b) repair and replacement of plant materials c) irrigation systems as

27 necessary d) general cleanup of the landscaped and open areas e) parking lots and

28 walkways, walls, fences, etc. Failure to maintain landscaping shall result in the

1 City taking all appropriate enforcement actions including but not limited to  
2 citations. This maintenance program condition shall be recorded with a covenant  
3 as required by this resolution.

4 82. In the event that the conceptual landscape plan (CLP) does not match the  
5 conditions of approval, the resolution of approval shall govern.

6 Fire:

7 83. Fire Department Requirements shall be placed on plans in the notes section.

8 84. Smoke detectors are required, and detector locations must be indicated on the  
9 plans.

10 85. A minimum fire flow of 3,000 gallons per minute shall be required.

11 86. Additional hydrants may be required depending upon fire department connection  
12 locations and other building elements not shown. Hydrants must be placed  
13 within 300-feet of each other. The size of the fire hydrants shall be 2 ½ "X 4".

14 87. In accordance with the California Fire Code Sec. 901.4.4, City approved  
15 addresses for commercial occupancies shall be placed on the structure in such a  
16 position as to be plainly visible and legible from the street or roadway fronting  
17 the property. Numbers shall be contrasting with their background. Commercial  
18 buildings require 6 inch address numbers.

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

21 89. Buildings shall meet Oceanside Fire Departments current codes at the time  
22 of building permit application.

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

25 91. Provide on-site hydrants and mains capable of supplying the required fire flow.  
26 Detailed plans of underground fire service mains shall be submitted to the

27

28 Oceanside Fire Department for approval prior to installation.

92. Blue hydrant identification markers shall be placed as per Oceanside's Engineers

1 Design and Processing Manual Standard Drawing No. M-13.

- 2 93. Provide standpipes as required per C.B.C. Table 9A.
- 3 94. Buildings four or more stories in height shall be provided with not less than one  
4 standpipe during construction. The standpipe shall be installed before the  
5 progress of construction is more than 35 feet above grade. Two and one-half  
6 inch valve hose connections shall be provided at approved accessible locations  
7 adjacent to useable stairs.
- 8 95. A "Knox" key storage box shall be provided for all new construction. For  
9 buildings, other than high-rise, a minimum of three complete sets of keys shall be  
10 provided. Keys shall be provided for all exterior entry doors, fire protection  
11 equipment control rooms, mechanical and electrical rooms, elevator controls and  
12 equipment spaces, etc. For high-rise buildings six complete sets are required.
- 13 96. Fire extinguishers are required and shall be included on the plans submitted for  
14 plan check.
- 15 97. An automatic fire extinguisher system complying with UL300 shall be provided  
16 to protect commercial-type cooking or heating equipment that produces grease-  
17 laden vapors. A separate plan submittal is required for the installation of the  
18 system and shall be in accordance with C.F.C. Article 10.
- 19 98. An approved fire sprinkler system must be installed throughout the building. The  
20 system shall be designed per N.F.P.A. 13, and CBC 2007. The sprinkler system  
21 required 24-hour supervision.
- 22 99. The hydrants must be located within 40-feet of the Fire Department connections  
23 on the same side of the street.
- 24 100. Provide a fire alarm system as required per C.F.C. Article 10 and N.F.P.A.
- 25 101. An 800 MHz Radio Signal Interference/ Bi-directional Amplifier (BDA) is  
26 required for the buildings. The BDA/coverage enhancers must be maintained as a  
27 condition of occupancy and tested annually.

28 Economic & Community Development:

102. This Tentative Map T-203-06, Development Plan D-210-06, Conditional Use

- 1 Permits C-206 & 207-06 and Regular Coastal Permit RC-212-06 shall expire on  
2 May 14, 2010, unless implemented as required by the Zoning Ordinance.
- 3 103. This Tentative Map, Development Plan, Conditional Use Permit and Regular  
4 Coastal Permit approves only the construction of 231 residential units, 49,259  
5 square feet of commercial, and/or 124 hotel units, office uses as shown on the  
6 plans and exhibits presented to the Community Development Commission for  
7 review and approval. No deviation from these approved plans and exhibits shall  
8 occur without Economic and Community Development Department approval.  
9 Minor deviations from the project approval may be approved through the  
10 Substantial Conformity Guidelines process; substantial deviations shall require a  
11 revision to the Tentative Map, Development Plan, and Conditional Use Permit  
12 and Regular Coastal Permit or a new Tentative Map, Development Plan,  
13 Conditional Use Permit and Regular Coastal Permit. Any such revision shall  
14 require a noticed, public hearing before the CDC.
- 15 104. The applicant, permittee or any successor-in-interest shall defend, indemnify and  
16 hold harmless the City of Oceanside, its agents, officers or employees from any  
17 claim, action or proceeding against the City, its agents, officers, or employees to  
18 attack, set aside, void or annul an approval of the City, concerning Tentative Map  
19 T-203-06, Development Plan D-210-06, Conditional Use Permits C-206 & 207-  
20 06 and Regular Coastal Permit RC-212-06. The City will promptly notify the  
21 applicant of any such claim, action or proceeding against the City and will  
22 cooperate fully in the defense. If the City fails to promptly notify the applicant of  
23 any such claim action or proceeding or fails to cooperate fully in the defense, the  
24 applicant shall not, thereafter, be responsible to defend, indemnify or hold  
25 harmless the City.
- 26 105. All mechanical rooftop and ground equipment shall be screened from public view  
27 as required by the Zoning Ordinance. That is, on all four sides and top. The roof  
28 jacks, mechanical equipment, screen and vents shall be painted with non-  
reflective paint to match the roof. This information shall be shown on the

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building plans.

106. 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.
107. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions by all acceptable means including but not limited to citations and/or actual work with costs charged to or recorded against the owner. This condition shall be recorded with the covenant required by this resolution.
108. All commercial projects shall dispose of or recycle solid waste in a manner provided in City Ordinance 13.3.
109. 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.
110. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant developer and recorded prior to the issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval. This covenant shall include a disclosure notifying prospective owners and interested parties of the adverse effects of the noise from the amphitheater events.

- 1 111. Prior to the issuance of building permits, compliance with the applicable  
2 provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the  
3 City Code) shall be reviewed and approved by the Economic and Community  
4 Development Department. These requirements, including the obligation to  
5 remove or cover with matching paint all graffiti within 24 hours, shall be noted  
6 on the Landscape Plan and shall be recorded in the form of a covenant affecting  
7 the subject property.
- 8 112. Prior to the transfer of ownership and/or operation of the site the owner shall  
9 provide a written copy of the applications, staff report and resolutions for the  
10 project to the new owner and or operator.
- 11 113. Failure to meet any conditions of approval for this development shall constitute a  
12 violation of the Tentative Map T-203-06, Development Plan D-210-06,  
13 Conditional Use Permits C-206 & 207-06 and Regular Coastal Permit RC-212-06  
14 Any action taken to revoke the Development Plan, Conditional Use Permit and  
15 Regular Coastal Permit shall comply with the then applicable provisions of the  
16 Oceanside Zoning Ordinance.
- 17 114. All applicable zoning standards and City ordinances and policies in effect  
18 at the time building permits are issued are required to be met by this project. The  
19 approval of this project constitutes the applicant's agreement with all statements  
20 in the Description and Justification, and other materials and information  
21 submitted with this application, unless specifically waived by an adopted  
22 condition of approval.
- 23 115. Elevations, siding materials, colors, roofing materials and floor plans shall  
24  
25 be substantially the same as those approved by the Community Development  
26 Commission. These shall be shown on plans submitted to the Building Division  
27 and Economic and Community Development Department.
- 28 116. A trash enclosure must be provided as required by Chapter 13 of the City Code and  
shall also include additional space for storage and collection of recyclable materials

1 per City standards. Recycling is required by City Ordinance. The enclosure must  
2 be built in a flat, accessible location as determined by the City Engineer. All  
3 driveways and service access areas must be designed to sustain the weight of a  
4 50,000-pound service vehicle. Trash enclosures, driveways and service access areas  
5 shall be shown on both the improvement and landscape plans submitted to the City  
6 Engineer. The specifications shall be reviewed and approved by the City Engineer.  
7 The City's waste disposal contractor is required to access private property to service  
8 the trash enclosures. A service agreement must be signed by the property owner  
9 and shall remain in effect for the life of the project. All trash enclosures shall be  
10 designed to provide user access without the use and opening of the service doors for  
11 the bins. Trash enclosures shall have design features such as materials and trim  
12 similar to that of the rest of the project. This design shall be shown on the landscape  
13 plans and shall be approved by the Economic and Community Development  
14 Director.

- 15 117. The project shall prepare a Management Plan. The Management Plan is subject to  
16 the review and approval of the Economic and Community Development Director  
17 and the Police Chief prior to the occupancy of the project, and shall be recorded as  
18 CC&R's against the property. The Management Plan shall cover the following:
- 19 a) Security - The Management Plan, at a minimum, shall address on-site  
20 management, hours-of-operation and measures for providing appropriate  
21 security for the project site.
  - 22 b) Maintenance - The Management Plan shall cover, but not be limited to anti-  
23 graffiti and site and exterior building, landscaping, parking lots, sidewalks,  
24 walkways and overall site maintenance measures and shall ensure that a high  
25 standard of maintenance at this site exists at all times. The maintenance  
26 portion of the management plan shall include a commitment for the  
27 sweeping and cleaning of parking lots, sidewalks and other concrete surfaces  
28 at sufficient intervals to maintain a "like new" appearance. Wastewater,  
sediment, trash or other pollutants shall be collected on site and properly

- 1 disposed of and shall not be discharged off the property or into the City's  
2 storm drain system.
- 3 c) Any graffiti within the project shall be removed by management or its  
4 designated representative within 24 hours of occurrence. Any new paint  
5 used to cover graffiti shall match the existing color scheme.
- 6 118. A Comprehensive Sign Program (CSP) shall be submitted to the Economic &  
7 Community Development Department and approved prior to the issuance of sign  
8 permits.
- 9 119. A private Maintenance Agreement (MA) shall provide for the maintenance of the  
10 adjacent parkways and common area and shall be recorded against this property  
11 prior to recordation of the Final Map. The maintenance shall include normal  
12 care and irrigation of landscaping, repair and replacement of plant material and  
13 irrigation systems as necessary; and general cleanup of the parkway. The MA  
14 shall be subject to the review and approval of the City Attorney prior to the  
15 approval of the final map. The MA is required to be recorded prior to or  
16 concurrently with the final map. Any amendments to the MA in which the  
17 owners relinquish responsibility for the maintenance of any common open space  
18 shall not be permitted without the prior written approval of the City of Oceanside.  
19 Such a clause shall be included in the MA. The MA shall also contain provisions  
20 for the following:
- 21 a) Maintenance of all common areas, parkway, and on-site and frontage  
22 landscaping.
- 23 120. The project shall comply with all applicable provisions of the City of  
24 Oceanside General Plan, the Oceanside City Code, the Local Coastal Program,  
25 the Zoning Ordinance, the Subdivision Ordinance and the Nine Block Master  
26 Plan. The applicant shall comply with all applicable provisions of Local Coastal  
27 Plan Amendment (LCPA-200-07), as it is finally approved.
- 28 121. Prior to the issuance of a building permit for any lot except Block 21, building  
permits must be issued and significant progress must be completed on the

1 Oceanside Beach Resort Hotel project, for the construction of at least 240 hotel  
2 rooms, per the Nine Block Master Plan. Significant progress of the Oceanside  
3 Beach Resort would be demonstrated by the issuance of a grading permit for the  
4 underground parking structure and a minimum of 70,000 cubic yards of dirt  
5 hauled from the site.

6 Water Utilities:

- 7 122. Clearly show all proposed utilities on tentative map, including sewer and water  
8 lines and appurtenances, connection points to existing facilities, and meters.
- 9 123. Sewer and water studies need to be provided for the development. The sewer  
10 study from August 2006 needs to be revised per memorandum dated October 10<sup>th</sup>,  
11 2006. A water study needs to be submitted for review. These shall be submitted  
12 for review by the water utilities department.
- 13 124. Myers Street gravity sewer replacement fees shall apply to this project. The sewer  
14 replacement fees are \$271.98 per foot, per side of street.
- 15 125. The developer will be responsible for developing all water and sewer utilities  
16 necessary to develop the property. Any relocation of water and/or sewer utilities is  
17 the responsibility of the developer and shall be done by an approved licensed  
18 contractor at the developer's expense.
- 19 126. The property owner shall maintain private water and wastewater utilities located on  
20 private property.
- 21 127. Water services and sewer laterals constructed in existing right-of-way locations are  
22 to be constructed by approved and licensed contractors at developer's expense.
- 23 128. All Water and Wastewater construction shall conform to the most recent edition of  
24 the Water, Sewer, and Reclaimed Water Design and Construction Manual or as  
25 approved by the Water Utilities Director.
- 26 129. All public water and/or sewer facilities not located within the public right-of-way  
27 shall be provided with easements sized according to the Water, Sewer, and  
28 Reclaimed Water Design and Construction Manual. Easements shall be  
constructed for all weather access.

- 1 130. No trees, structures or building overhang shall be located within any water or  
2 wastewater utility easement.
- 3 131. All lots with a finish pad elevation located below the elevation of the next upstream  
4 manhole cover of the public sewer shall be protected from backflow of sewage by  
5 installing and maintaining an approved type backwater valve, per the Uniform  
6 Plumbing Code (U.P.C.).
- 7 132. The developer shall construct a public reclamation water system that will serve each  
8 lot and or parcels that are located in the proposed project in accordance with the  
9 City of Oceanside Ordinance No. 91-15. The proposed reclamation water system  
10 shall be located in the public right-of-way or in a public utility easement.
- 11 133. If a property goes through a zone change and an increase in density occurs, a water  
12 and sewer study must be prepared by the developer at the developer's expense, and  
13 reviewed and approved by the Water Utilities Department.
- 14 134. A sewer study must be prepared by the developer at the developer's expense and  
15 approved by the Water Utilities Department.
- 16 135. A separate irrigation meter and approved backflow prevention device is required  
17 and shall be displayed on the plans.
- 18 136. An Inspection Manhole, described by the Water, Sewer, and Reclaimed Water  
19 Design and Construction Manual, shall be installed in each building sewer lateral  
20 and the location shall be called out on the approved Improvement Plans.
- 21 137. A Grease, Oil, and Sand Interceptor, described by the Uniform Plumbing Code,  
22 relating to garages and wash racks shall be installed in each building sewer in an  
23 appropriate location and shall be maintained by the property owner. The location  
24 shall be called out on the approved Improvement Plans.
- 25 138. If a restaurant or food service tenant occupies the property; a Grease, Oil, and Sand  
26 Interceptor shall be installed in each building sewer in an appropriate location and  
27 shall be maintained by the property owner. The location shall be called out on the  
28 approved Building Plans.
139. Subterranean parking structures shall be designed with a drainage system that

- 1 conveys runoff to the City's Storm Drain System and shall comply with the  
2 California Regional Water Quality Control Board Order No. 2001-01.
- 3 140. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees  
4 are to be paid to the City and collected by the Water Utilities Department at the time  
5 of Building Permit issuance.
- 6 141. All new development of single-family and multi-family residential units shall  
7 include hot water pipe insulation and installation of a hot water recirculation  
8 device or design to provide hot water to the tap within 15 seconds in accordance  
9 with City of Oceanside Ordinance No. 02-OR126-1.

10 Environmental:

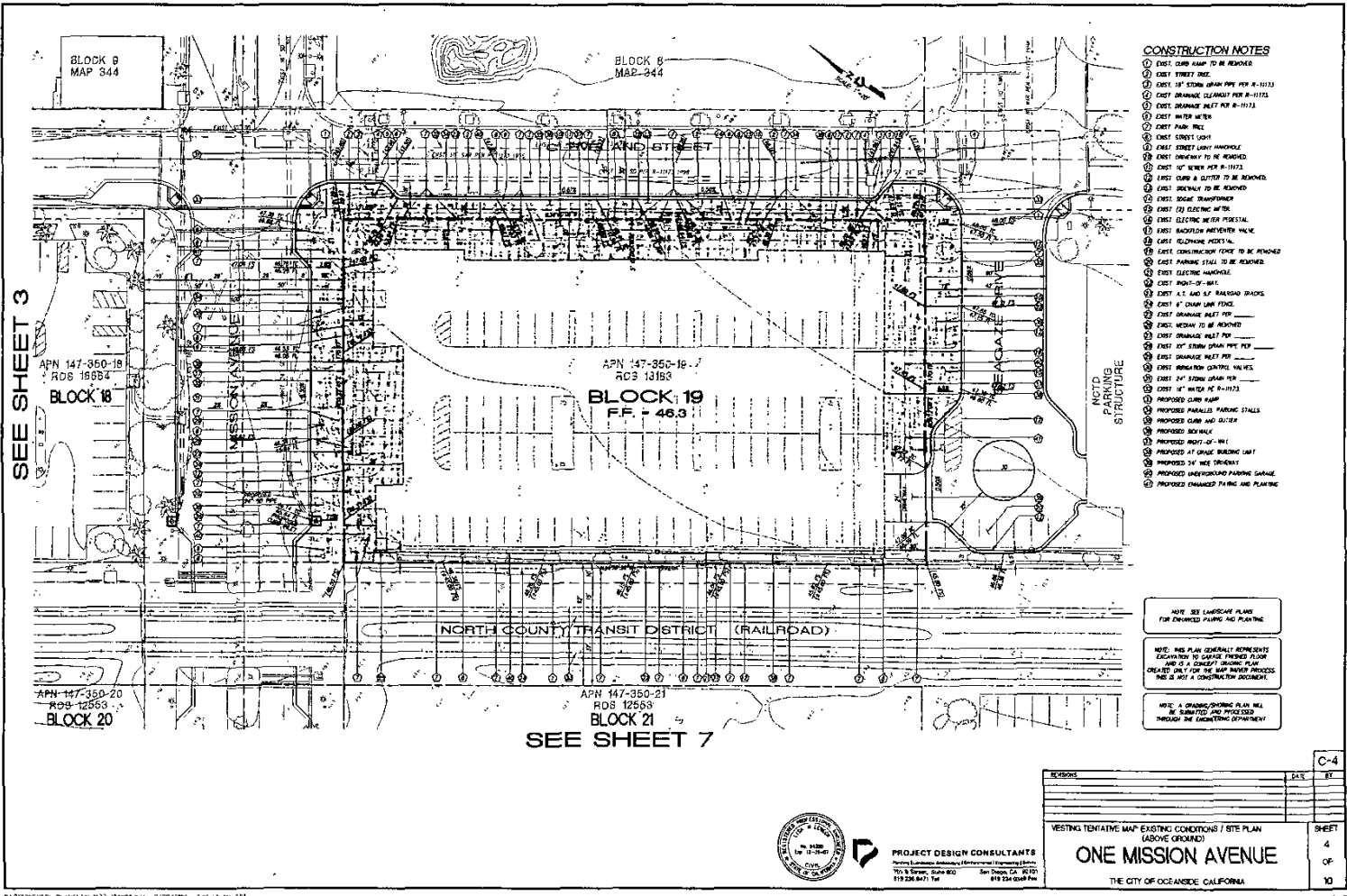
- 11 142. All mitigation measures identified in the approved Final Environmental Impact  
12 Report and Mitigation and Monitoring Reporting Program (MMRP) shall be  
13 complied with as stated in those documents. The Resolution Certifying the Final  
14 Environmental Impact Report and Adoption of the MMRP, the Findings and  
15 Statement of Overriding Considerations shall be recorded by a covenant or other  
16 recordable document approved by the City Attorney and shall be recorded prior to  
17 the issuance of building permits. The covenant shall provide that the property is  
18 subject to this resolution, and shall generally list the MMRP condition.

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- CONSTRUCTION NOTES**
- EXIST. CURB RAMP TO BE REMOVED
  - EXIST. STREET TREE
  - EXIST. 18" STORM DRAIN PIPE PER R-11123
  - EXIST. DRAINAGE CLEANOUT PER R-11123
  - EXIST. DRAINAGE PILET PER R-11123
  - EXIST. WATER METER
  - EXIST. PAIR WEL
  - EXIST. STREET LIGHT
  - EXIST. STREET LIGHT HANGHOLE
  - EXIST. CHIMNEY TO BE REMOVED
  - EXIST. 1/2" SEWER PER R-11123
  - EXIST. CURB & GUTTER TO BE REMOVED
  - EXIST. SPECIALTY TO BE REMOVED
  - EXIST. (2) ELECTRIC METERS
  - EXIST. ELECTRIC METER PILET
  - EXIST. BACKFLOW PREVENTER VALVE
  - EXIST. ELECTRIC METER PILET
  - EXIST. CONSTRUCTION FENCE TO BE REMOVED
  - EXIST. PARKING STALLS TO BE REMOVED
  - EXIST. ELECTRIC HANGHOLE
  - EXIST. PROOF-OF-WORK
  - EXIST. 4" AND 6" RAILROAD TRACKS
  - EXIST. 4" CHAIN LINK FENCE
  - EXIST. DRAINAGE PILET PER
  - EXIST. DRAINAGE TO BE REMOVED
  - EXIST. DRAINAGE PILET PER
  - EXIST. 24" STORM DRAIN PER
  - EXIST. 18" WATER PER R-11123
  - EXIST. 24" STORM DRAIN PER
  - EXIST. 18" WATER PER R-11123
  - PROPOSED PARALLEL PARKING STALLS
  - PROPOSED CURB AND GUTTER
  - PROPOSED SIGNAGE
  - PROPOSED MOBILE OFF-ICE
  - PROPOSED AT CRANE BUILDING UNIT
  - PROPOSED BY THE OWNER
  - PROPOSED UNDERGROUND PARKING GARAGE
  - PROPOSED CHANGED PARKING AND PLANNING

NOTE: SEE LANDSCAPE PLANS FOR ENHANCED PARKING AND PLANNING

NOTE: THIS PLAN GENERALLY REPRESENTS EXISTING TO GRADE FINISHED FLOOR AND IS A CONCEPT DRAWING PLAN CREATED ONLY FOR THE BIDDING PROCESS. THIS IS NOT A CONSTRUCTION DOCUMENT.

NOTE: A DRAINAGE/STORM PLAN WILL BE SUBMITTED AND PROVIDED THROUGH THE ENGINEERING DEPARTMENT

REVISIONS	DATE	BY

VESTING TENTATIVE MAP EXISTING CONDITIONS / SITE PLAN (ABOVE GROUND)

**ONE MISSION AVENUE**

THE CITY OF OCEANSIDE, CALIFORNIA

**PRELIMINARY**

C-4  
SHEET 4 OF 10

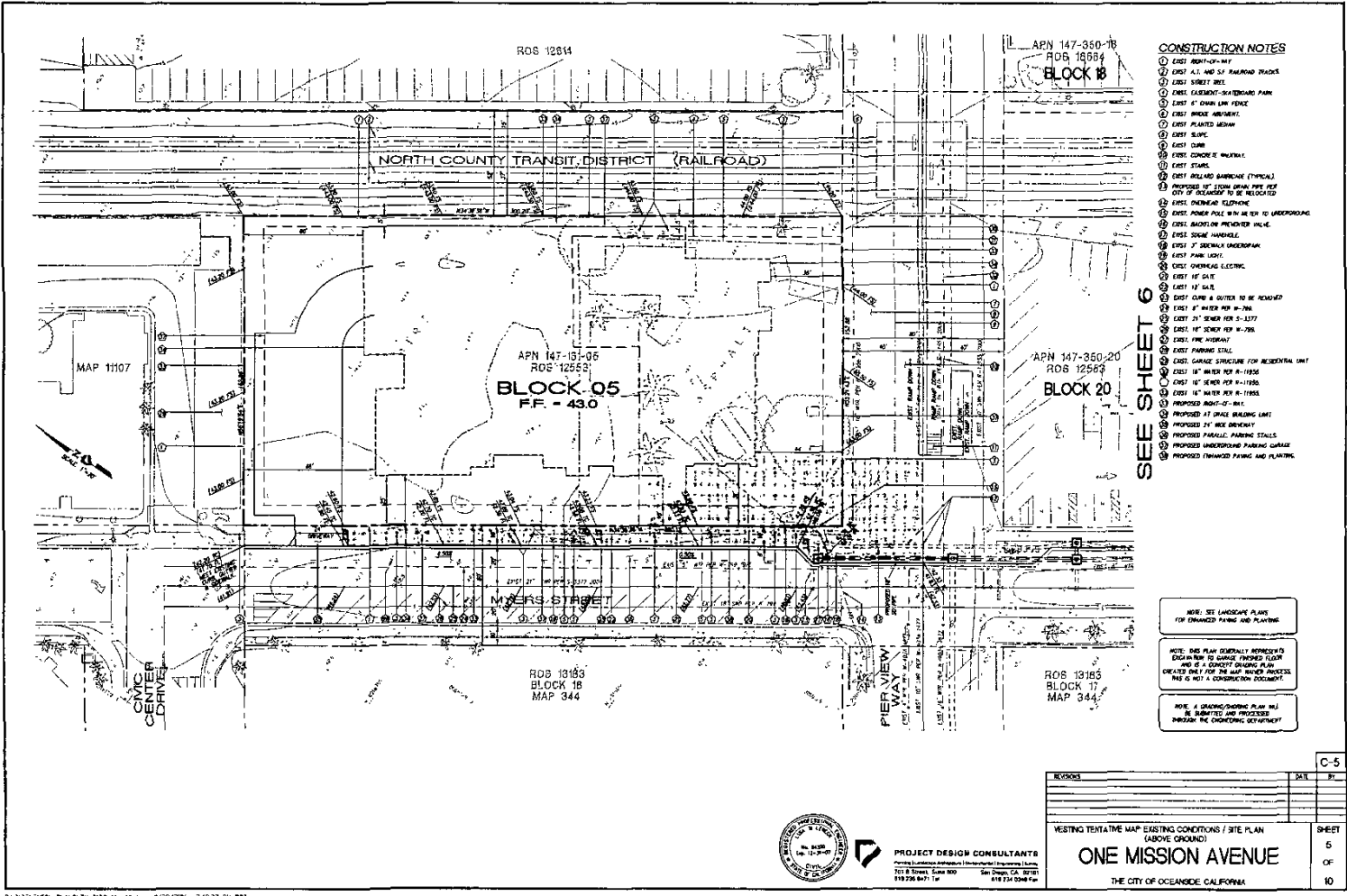


**PROJECT DESIGN CONSULTANTS**  
Professional Engineers, Surveyors, Environmental Planning, etc.  
110 S. Harbor, Suite 800  
919 236-8471, Fax  
San Diego, CA 92101  
819 234-0148 Fax

**ONE MISSION AVENUE**  
Oceanside, CA



PROJECT NUMBER: PLAN 1514-3122-181004-P10 8/28/2006 2:46:42 PM '07



- CONSTRUCTION NOTES**
- 1 EXIST. RIGHT-OF-WAY
  - 2 EXIST. A.S. AND S.F. RAILROAD TRACKS
  - 3 EXIST. STREET DECK
  - 4 EXIST. CEMENT-SKIDSTEERING PAVK
  - 5 EXIST. 6\"/>

SEE SHEET 6

NOTE: SEE LANDSCAPE PLANS FOR ENHANCED PARKING AND PLANTING

NOTE: THIS PLAN GENERALLY REPRESENTS EXISTING CONDITIONS UNLESS OTHERWISE NOTED AND IS A CONCEPT DRAWING PLAN. CREATED ONLY FOR THE MAP REVIEW PROCESS. THIS IS NOT A CONSTRUCTION DOCUMENT.

NOTE: A GRADING/PAVING PLAN WILL BE SUBMITTED AND PROCESSED THROUGH THE ENGINEERING DEPARTMENT.

REVISION	DATE	BY

**PROJECT DESIGN CONSULTANTS**  
 PROJECT DESIGN CONSULTANTS  
 701 B Street, Suite 300  
 San Diego, CA 92101  
 619.736.8471 Fax 619.734.0244 Fax

VESTING TENTATIVE MAP EXISTING CONDITIONS / SITE PLAN (ABOVE GROUND)  
**ONE MISSION AVENUE**  
 THE CITY OF OCEANSIDE, CALIFORNIA

**PRELIMINARY**

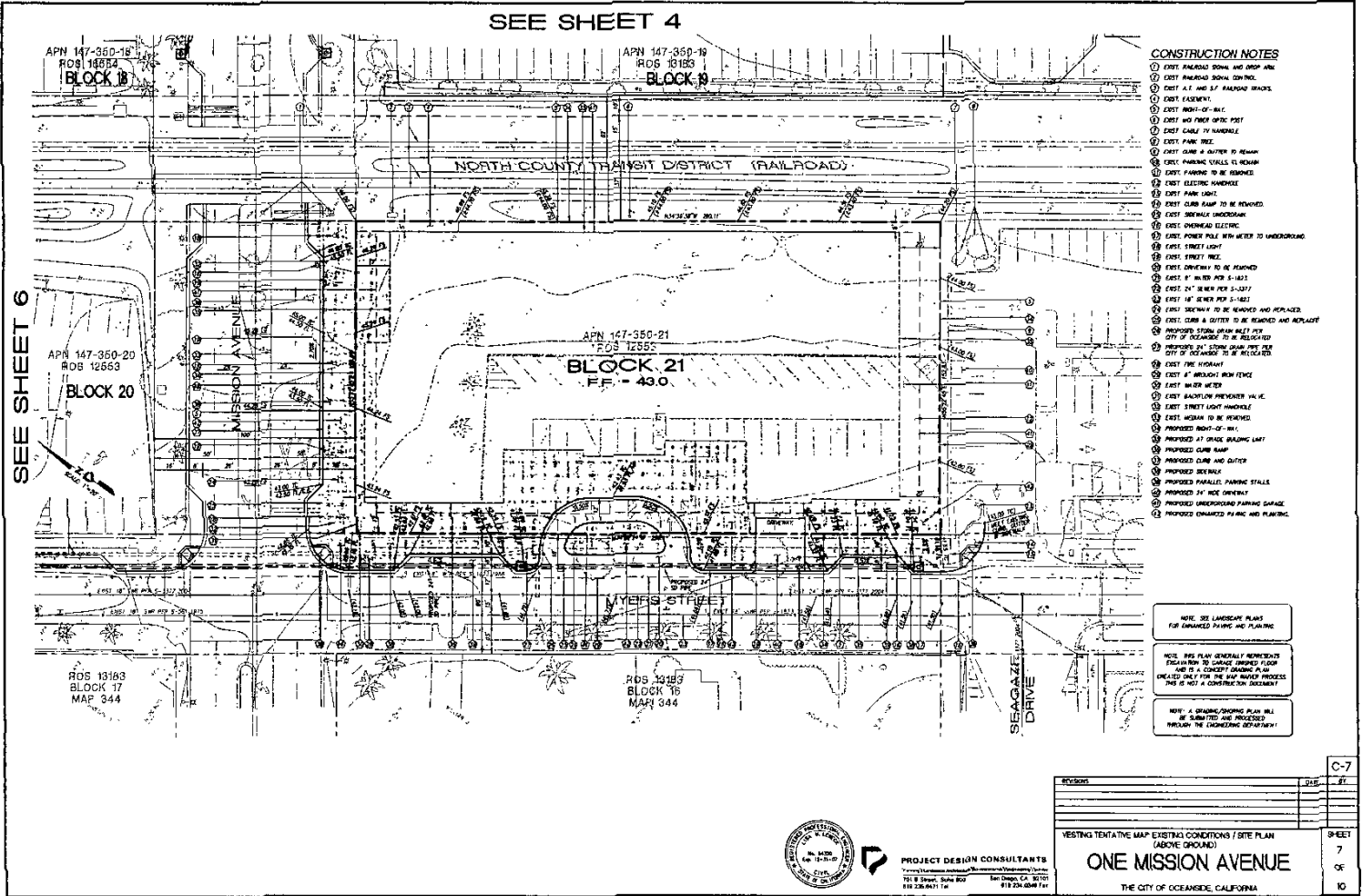
**ONE MISSION AVENUE**  
 Oceanside, CA



**J Z**  
 P A R T  
 0950



SEE SHEET 4



- CONSTRUCTION NOTES**
1. EXIST. PARKING SIGNAL AND STOP SIGN
  2. EXIST. PARKING SIGNAL CONTROL
  3. EXIST. A.T. AND S.F. PARKING MARKS
  4. EXIST. EASEMENT
  5. EXIST. RIGHT-OF-WAY
  6. EXIST. HOV FINDER POST
  7. EXIST. CABLE TV HANDOVER
  8. EXIST. PARK BENCH
  9. EXIST. CURB & GUTTER TO REMAIN
  10. EXIST. PARKING STALLS TO REMAIN
  11. EXIST. PARKING TO BE REMOVED
  12. EXIST. ELECTRIC HANDOVER
  13. EXIST. PARK LIGHT
  14. EXIST. CURB RAMP TO BE REMOVED
  15. EXIST. SIGNAL UNDERGROUND
  16. EXIST. OVERHEAD ELECTRIC
  17. EXIST. POWER POLE WITH METER TO UNDERGROUND
  18. EXIST. STREET LIGHT
  19. EXIST. STREET TREE
  20. EXIST. DRIVEWAY TO BE REMOVED
  21. EXIST. 8" WATER PIP 5'-1452'
  22. EXIST. 24" SEWER PIP 5'-1337'
  23. EXIST. 18" SEWER PIP 5'-1452'
  24. EXIST. SEWERMAN TO BE REMOVED AND REPLACED
  25. EXIST. CURB & GUTTER TO BE REMOVED AND REPLACED
  26. PROPOSED STORM SEWER SIZES BY CITY OF OCEANSIDE TO BE RELOCATED
  27. EXIST. FIRE HYDRANT
  28. EXIST. 4" WASTEWATER BENCH FENCE
  29. EXIST. WATER METER
  30. EXIST. BACKFLOW PREVENTER VALVE
  31. EXIST. STREET LIGHT HANDOVER
  32. EXIST. MESHMAN TO BE REMOVED
  33. PROPOSED RIGHT-OF-WAY
  34. PROPOSED AT GRADE RAISING LIFT
  35. PROPOSED GROUND RAMP
  36. PROPOSED CURB AND GUTTER
  37. PROPOSED SIDEWALK
  38. PROPOSED PARALLEL PARKING STALLS
  39. PROPOSED BY SIDE DRIVEWAY
  40. PROPOSED UNDERGROUND PARKING GARAGE
  41. PROPOSED ENHANCED PAVING AND PLANTING

NOTE: SEE LANDSCAPE PLANS FOR ENHANCED PAVING AND PLANTING

NOTE: THIS PLAN GENERALLY REPRESENTS THE AS-BUILT CONDITIONS FROM THE CONCEPT DESIGN PLAN AND IS NOT A CONSTRUCTION DOCUMENT

NOTE: A PRELIMINARY ENGINEERING PLAN WILL BE SUBMITTED AND PROCESSED THROUGH THE ENGINEERING DEPARTMENT

REVISION	DATE	BY

VESTING TENTATIVE MAP EXISTING CONDITIONS / SITE PLAN (ABOVE GROUND)

**ONE MISSION AVENUE**

THE CITY OF OCEANSIDE, CALIFORNIA

C-7

SHEET 7 OF 10

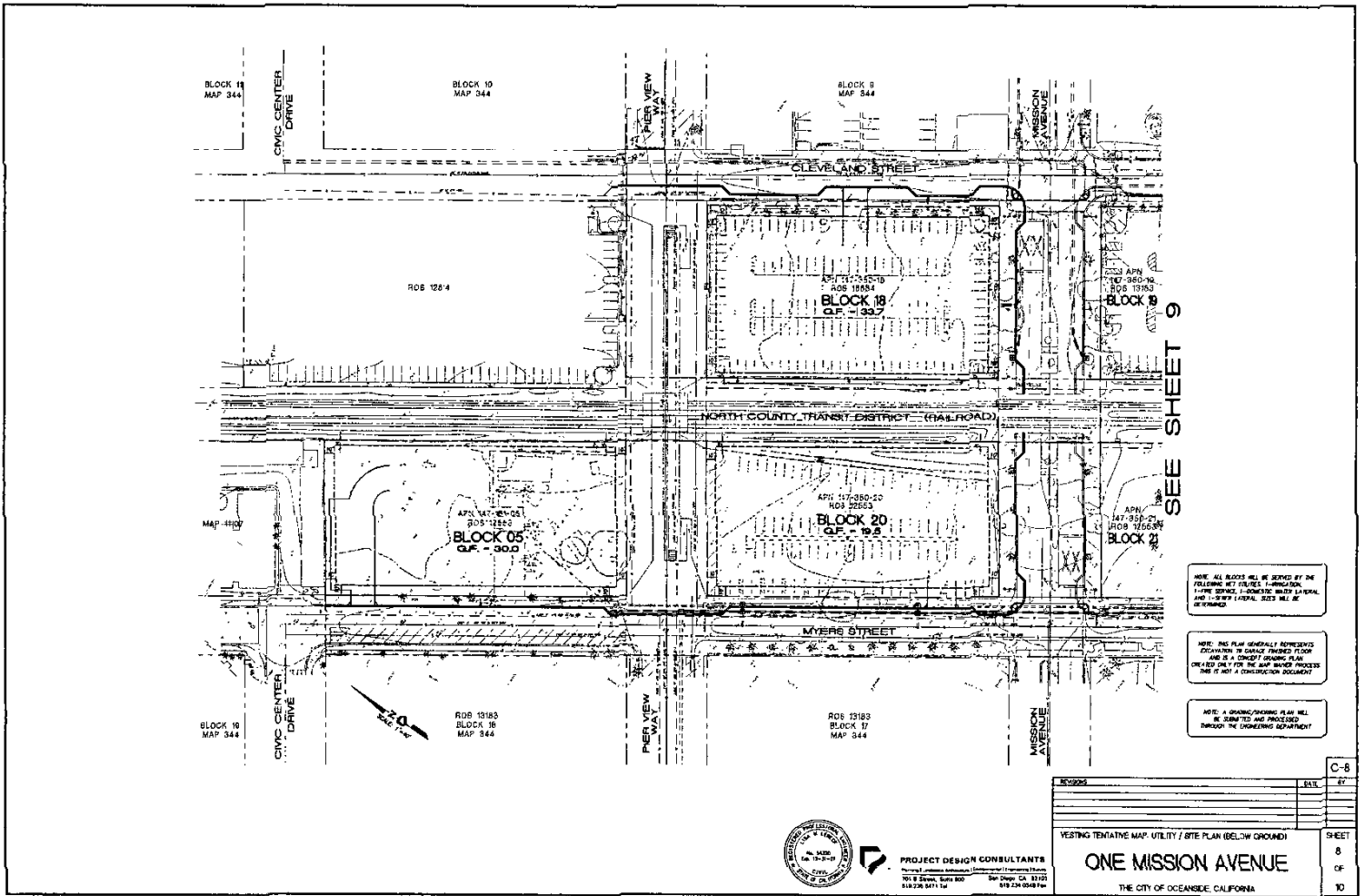
**PROJECT DESIGN CONSULTANTS**  
 791 B Street, Suite 300 | San Diego, CA 92101  
 619 236-9471 | Fax: 619 236-0888

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**ONE MISSION AVENUE**  
 Oceanside, CA

**PRELIMINARY**





SEE SHEET 9

NOTE: ALL BLOCKS WILL BE SERVED BY THE FOLLOWING MET (UTILITY) INFORMATION:  
 1 - FIRE SERVICE, 1 - DOMESTIC WATER SUPPLY, AND 1 - STORM DRAINAGE. SEE'S WILL BE DETERMINED.

NOTE: THIS PLAN GENERALLY REPRESENTS EXISTING OR CONCEPT PROPOSED FLOOR AND IS A CONCEPT DRAWING. THIS DRAWING IS NOT A CONSTRUCTION DOCUMENT.

NOTE: A DRAINAGE/GRADING PLAN WILL BE SUBMITTED AND PROCESSED THROUGH THE ENGINEERING DEPARTMENT.

NO. OF SHEETS	8
NO. OF SHEETS USED	8
NO. OF SHEETS LEFT	0
NO. OF SHEETS TOTAL	10



**PROJECT DESIGN CONSULTANTS**  
 100 S. Street, Suite 1000 | San Diego, CA 92101  
 619.226.5471 Fax | 619.226.0048 Fax

VESTING TENTATIVE MAP, UTILITY / SITE PLAN (BELOW GROUND)  
**ONE MISSION AVENUE**  
 THE CITY OF OCEANSIDE, CALIFORNIA

**PRELIMINARY**

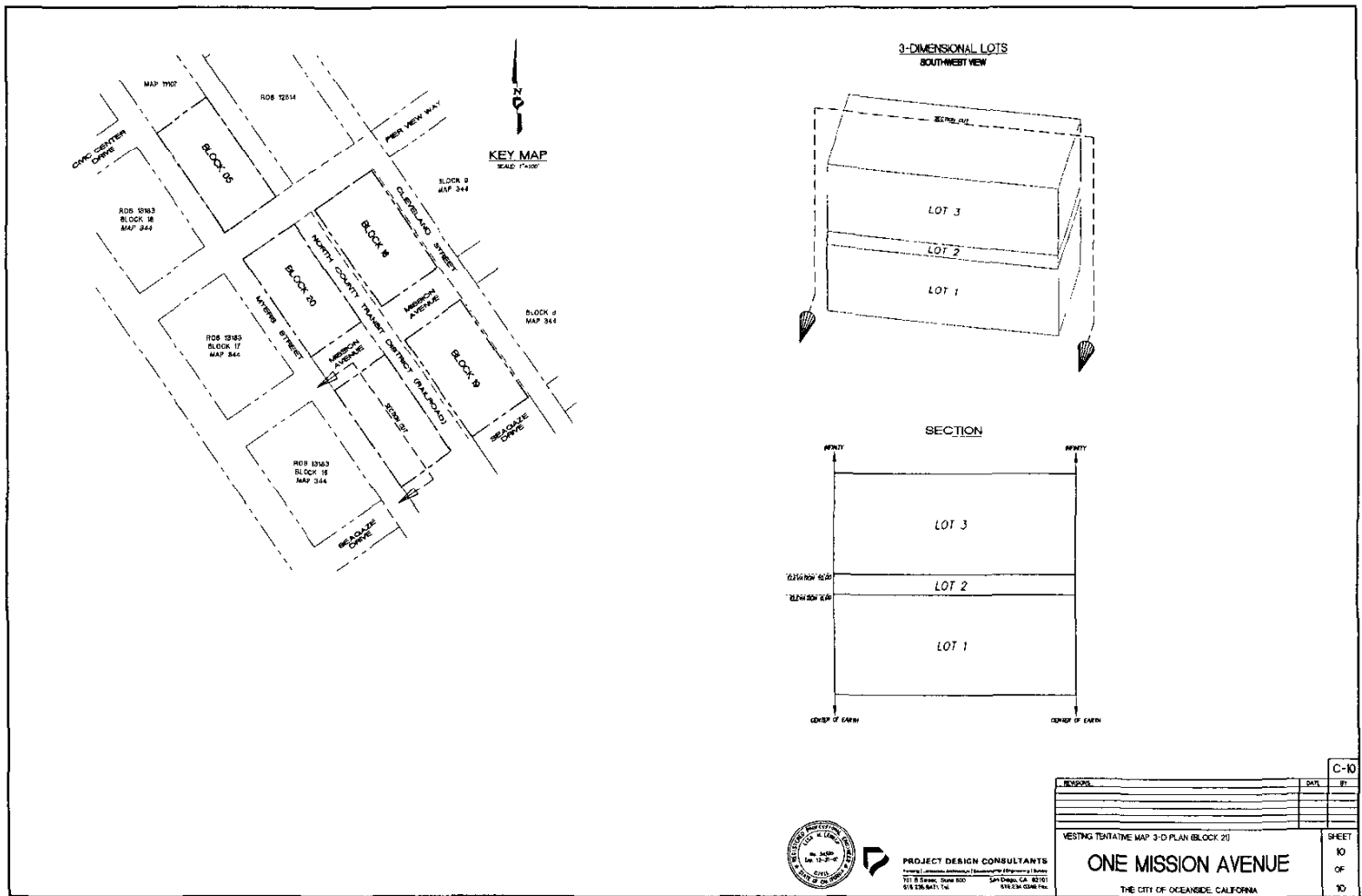


# ONE MISSION AVENUE

Oceanside, CA

**J Z**  
 PART  
 SHEET 8 OF 10  
 00590





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**PROJECT DESIGN CONSULTANTS**  
 1111 S. Street, Suite 800 San Diego, CA 92101  
 619.584.1111 Fax 619.584.0444

VESTING TITLE (THE MAP 3-D PLAN BLOCK 20)  
**ONE MISSION AVENUE**  
 THE CITY OF OCEANSIDE, CALIFORNIA

**PRELIMINARY**



# ONE MISSION AVENUE

Oceanside, CA

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 11/10/04 10:00 AM  
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# CITYMARK OCEANSIDE

## OCEANSIDE, CALIFORNIA

### INDEX

CS COVER SHEET

#### CIVIL:

- C1 TITLE NOTES
- C2 STREET SECTION SIDE DETAILS
- C3 EXISTING CONDITIONS/ SITE PLAN (ABOVE GROUND)
- C4 EXISTING CONDITIONS/ SITE PLAN (ABOVE GROUND)
- C5 EXISTING CONDITIONS/ SITE PLAN (ABOVE GROUND)
- C6 EXISTING CONDITIONS/ SITE PLAN (ABOVE GROUND)
- C7 EXISTING CONDITIONS/ SITE PLAN (ABOVE GROUND)
- C8 UTILITY/ SITE PLAN (BELOW GROUND)
- C9 UTILITY/ SITE PLAN (BELOW GROUND)
- C10 3-D PLAN (BLOCK 21)

#### LANDSCAPE:

- L1 OVERALL LANDSCAPE CONCEPT SITE PLAN
- L2 BLOCK 18 LANDSCAPE CONCEPT PLAN
- L3 BLOCK 19 LANDSCAPE CONCEPT PLAN
- L4 BLOCK 20 LANDSCAPE CONCEPT PLAN
- L5 BLOCK 21 LANDSCAPE CONCEPT PLAN
- L6 BLOCK 21 LANDSCAPE CONCEPT PLAN
- L7 BLOCK 20 & 05 PLAZA ENLARGEMENT PLAN
- L8 BLOCK 18 & 19 PLAZA ENLARGEMENT PLAN
- L9 BLOCK 21 HOTEL DROP-OFF ENLARGEMENT PLAN
- L10 SECTIONS

#### ARCHITECTURAL:

- A-01 SITE PLAN
- A-02 BLOCK 5 STREET ELEVATIONS
- A-03 BLOCK 5 FLOOR PLANS
- A-04 BLOCK 3 FLOOR PLANS
- A-05 BLOCK 18 STREET ELEVATIONS
- A-06 BLOCK 18 FLOOR PLANS
- A-07 BLOCK 18 FLOOR PLANS
- A-08 BLOCK 18 FLOOR PLANS
- A-09 BLOCK 19 STREET ELEVATIONS
- A-10 BLOCK 19 FLOOR PLANS
- A-11 BLOCK 19 FLOOR PLANS
- A-12 BLOCK 19 PERSPECTIVE
- A-13 BLOCK 19 PERSPECTIVE
- A-14 BLOCK 19 PERSPECTIVE
- A-15 BLOCK 20 STREET ELEVATIONS
- A-16 BLOCK 20 FLOOR PLANS
- A-17 BLOCK 20 FLOOR PLANS
- A-18 BLOCK 20 FLOOR PLANS
- A-19 BLOCK 21 STREET ELEVATIONS
- A-20 BLOCK 21 FLOOR PLANS
- A-21 BLOCK 21 FLOOR PLANS
- A-22 BLOCK 21 FLOOR PLANS
- A-23 BLOCK 21 PERSPECTIVE
- A-24 BLOCK 21 PERSPECTIVE
- A-25 TYPICAL UNIT PLANS

#### PROJECT DATA SUMMARY

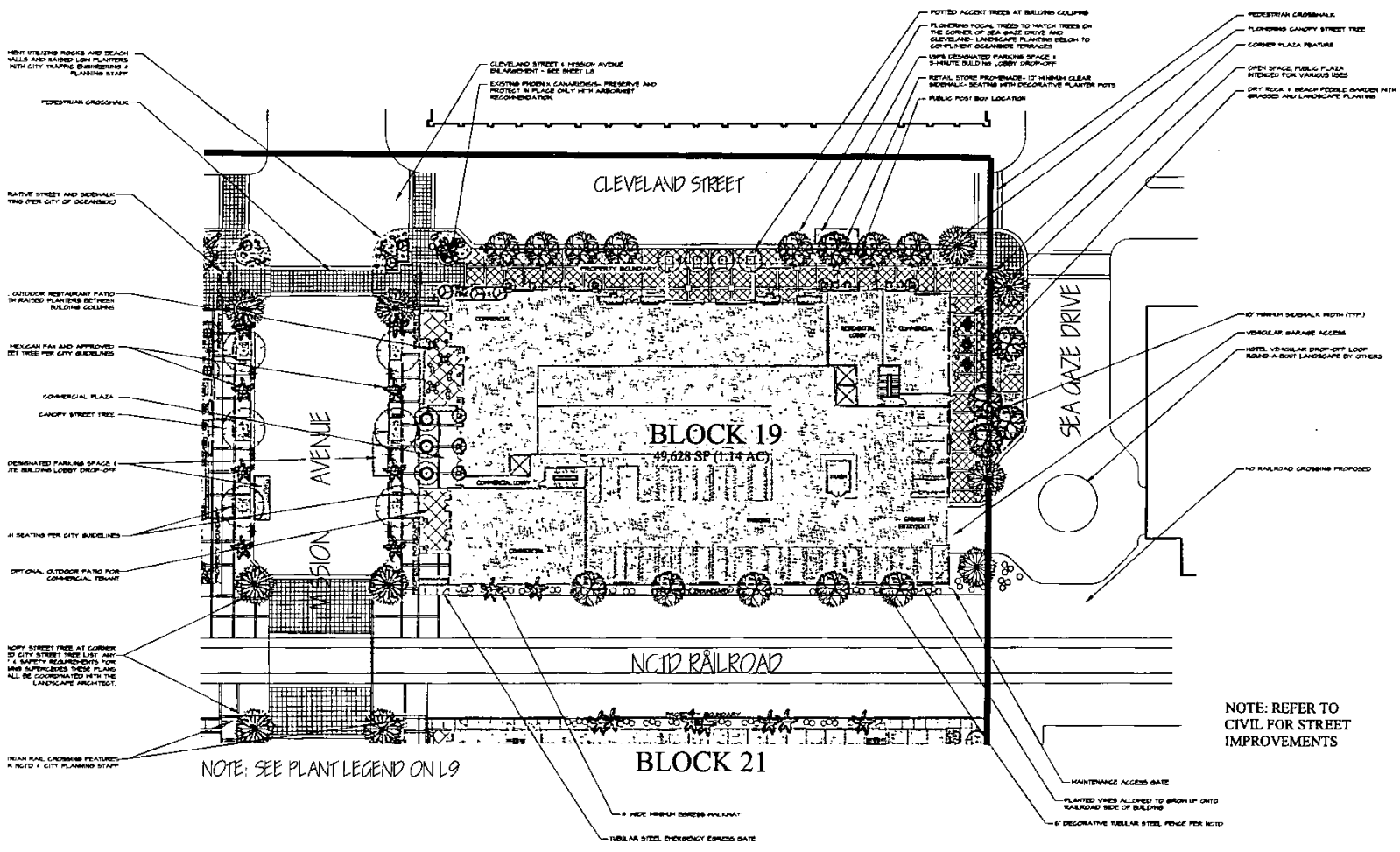
BLOCK NAME:	BLOCK SIZE (SF):	BLOCK SIZE (AC):	FAR:	MAX FAR:	DU:	DU / AC:
BLOCK 5:	45,885	1.05	1.3	<4.0	36	34.2
BLOCK 18:	49,333	1.13	1.7	<4.0	40	35.3
BLOCK 19:	49,628	1.14	3.3	<4.0	84	73.7
BLOCK 20:	44,350	1.02	1.7	<4.0	32	31.4
BLOCK 21:	14,345	1.02	2.1	<4.0	39	38.3

TOTAL COMMERCIAL SQ. FT. = 57,745 S.F.  
 TOTAL RESIDENTIAL SQ. FT. = 418,431 S.F.  
 TOTAL PARKING SPACES = 856 SPACES  
 TOTAL RESIDENTIAL UNITS = 231 UNITS  
 TOTAL HOTEL UNITS = 124 UNITS









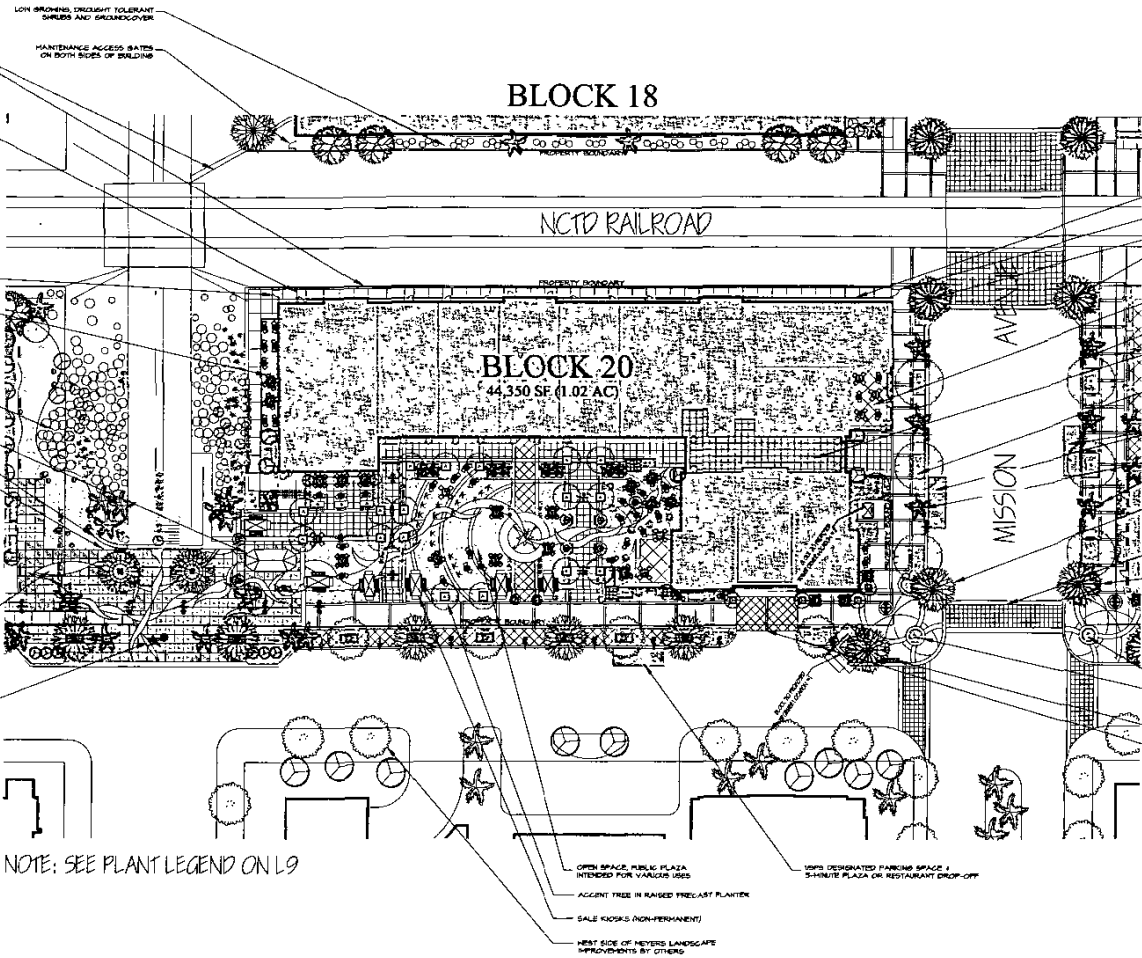
BLOCK 19 - LANDSCAPE CONCEPT PLAN  
 SCALE: 1" = 20'



**ONE MISSION AVENUE**  
 Oceanside, CA







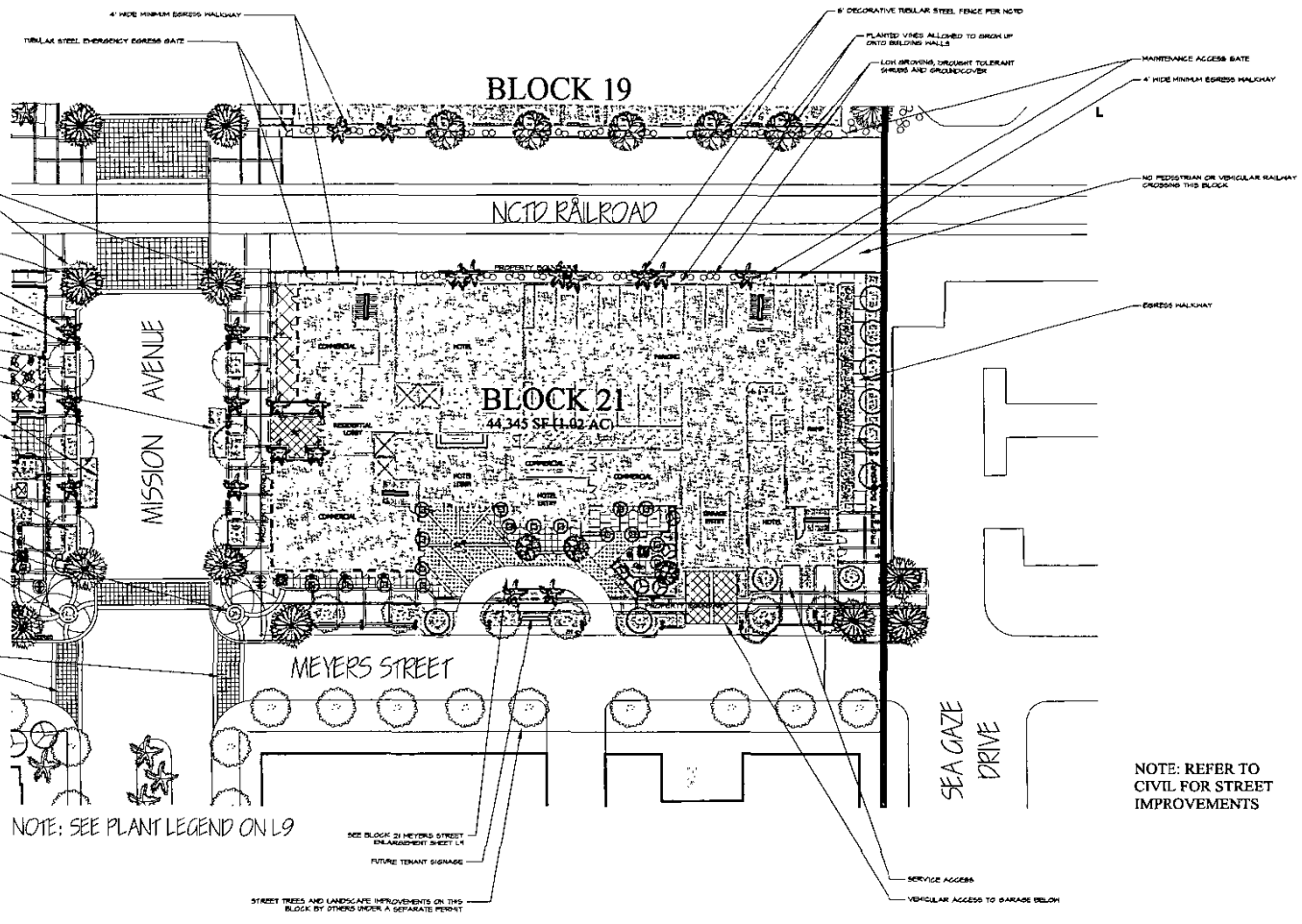
NOTE: SEE PLANT LEGEND ON L9

NOTE: REFER TO CIVIL FOR STREET IMPROVEMENTS

BLOCK 20 - LANDSCAPE CONCEPT PLAN  
 SCALE: 1" = 20'

ONE MISSION AVENUE  
 Oceanside, CA



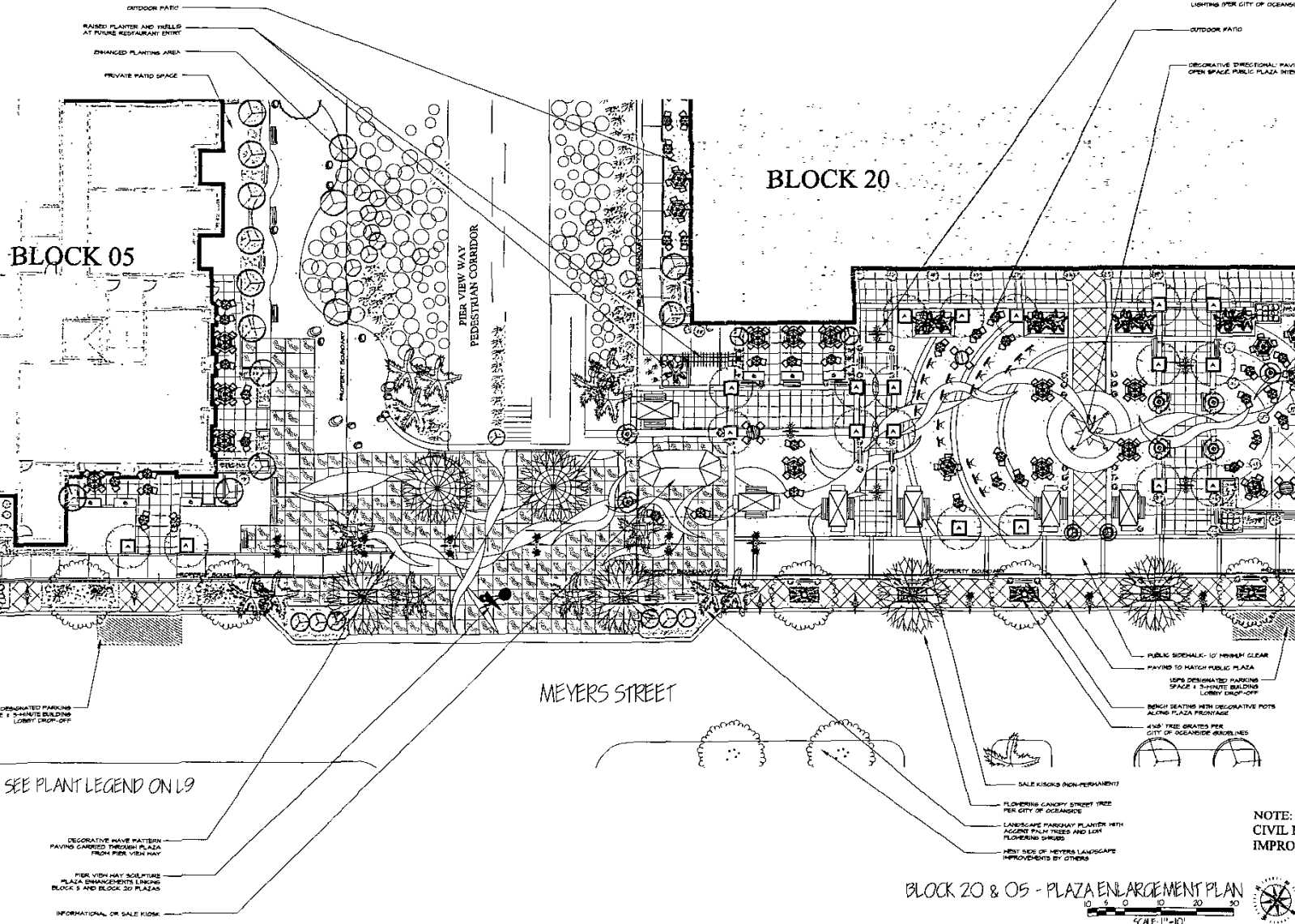


BLOCK 21 - LANDSCAPE CONCEPT PLAN  
SCALE: 1" = 20'

**ONE MISSION AVENUE**  
Oceanside, CA



**J Z**  
P A R  
ARCHITECTURE  
6150  
GMP 00-158 00



SEE PLANT LEGEND ON L9

DECORATIVE HAVY PATTERN PAVING CARRIED THROUGH PLAZA FROM PIER VIEW WAY

PIER VIEW WAY SCULPTURE PLAZA ENHANCEMENTS LINKING BLOCK 5 AND BLOCK 20 PLAZAS

INFORMATIONAL OR SALE KIOSK

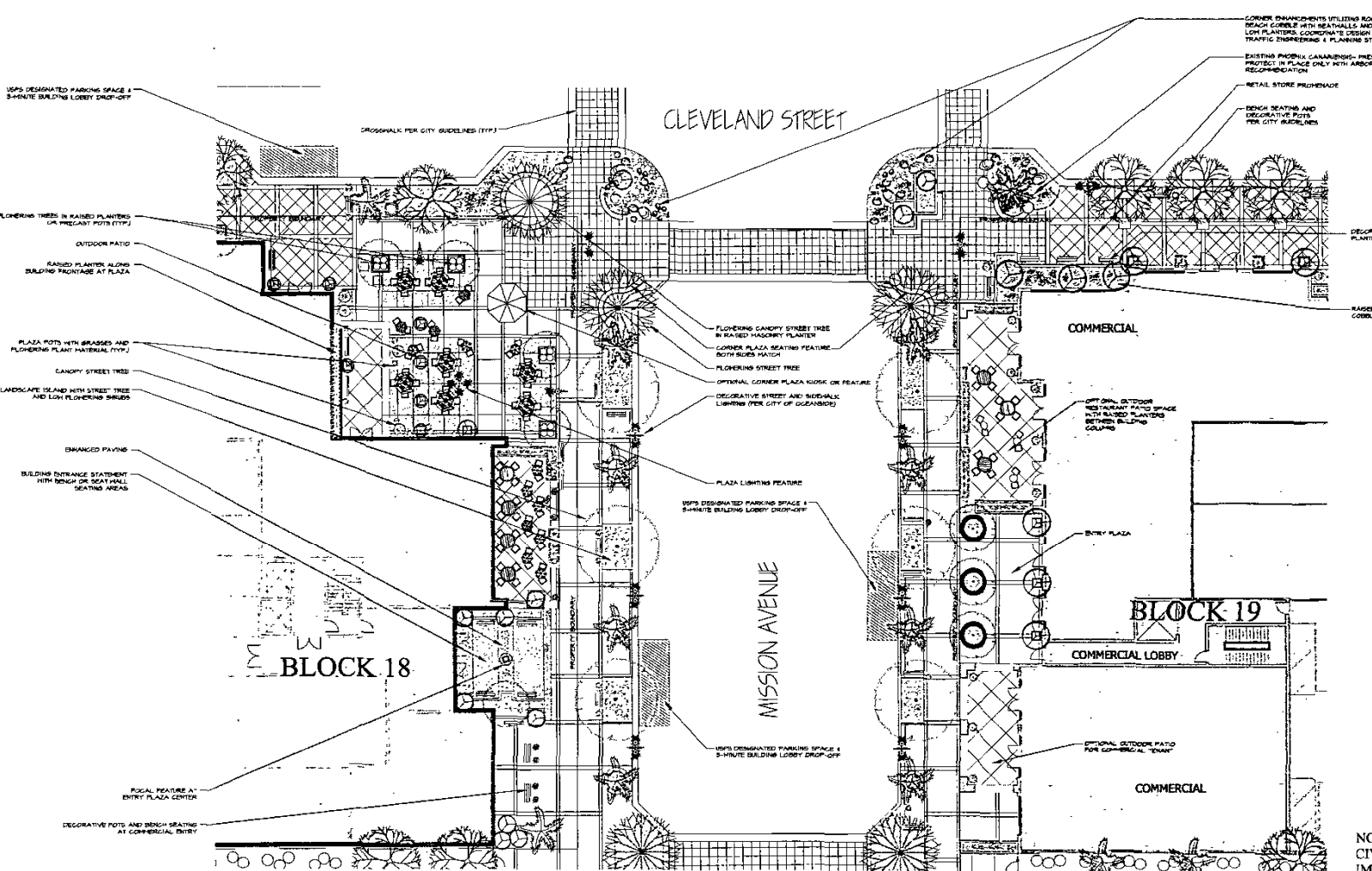
BLOCK 20 & 05 - PLAZA ENLARGEMENT PLAN

SCALE: 1/4" = 1'-0"

# ONE MISSION AVENUE

Oceanside, CA





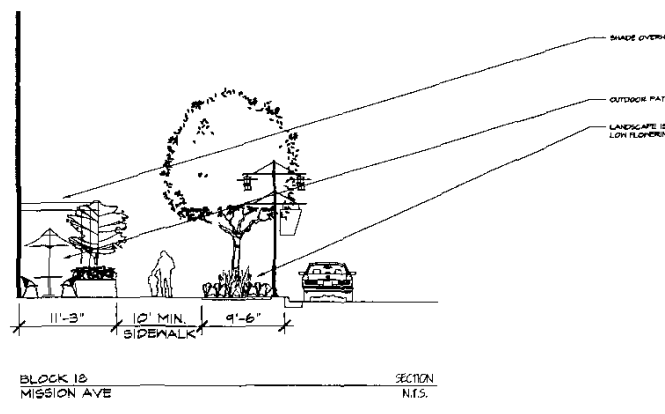
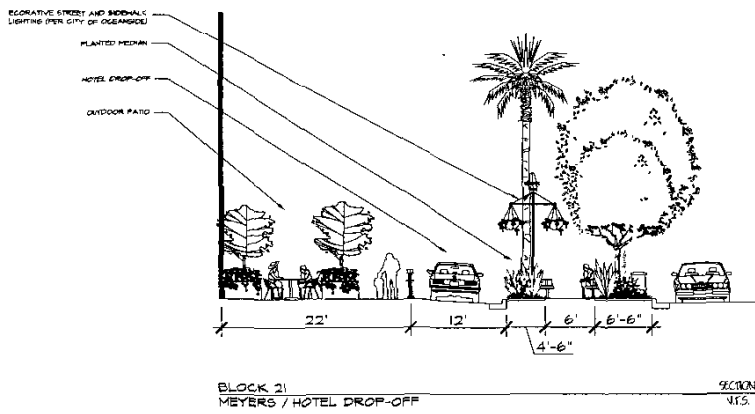
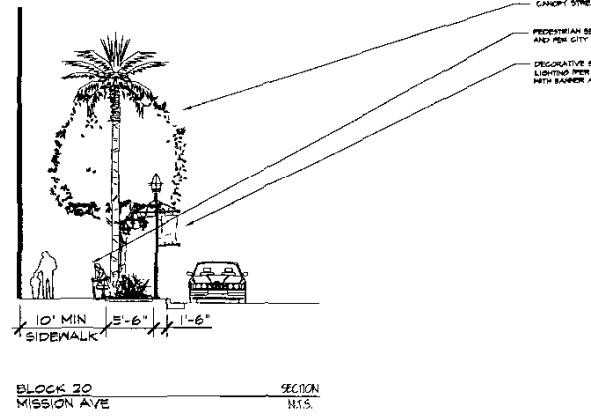
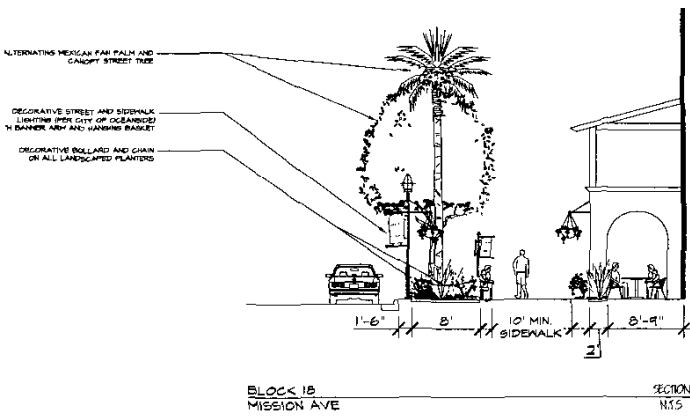
NOTE: SEE PLANT LEGEND ON L9

BLOCK 18 & 19 - PLAZA ENLARGEMENT PLAN  
 SCALE: 1"=10'  
 0 5 10 20 30

ONE MISSION AVENUE  
 Oceanside, CA



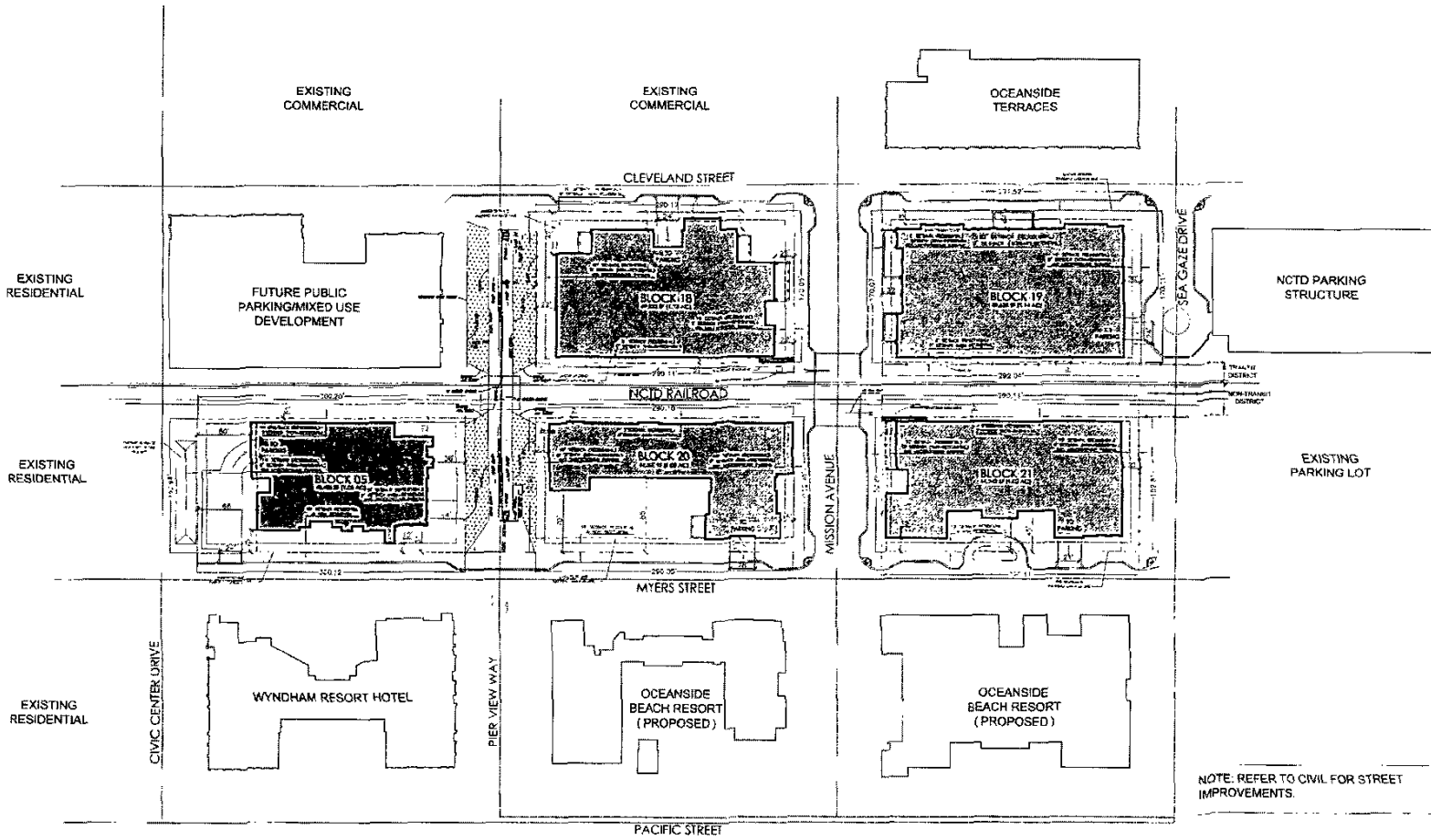




SECTIONS  
N.T.S.

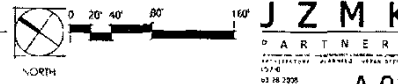
ONE MISSION AVENUE  
Oceanside, CA





SITE PLAN

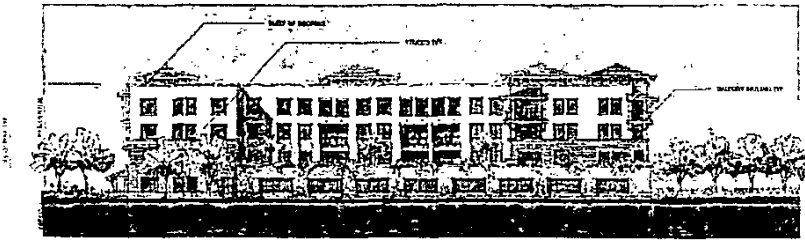
ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA



J Z M K  
PARTNER  
1576  
03 18 2008

A-01

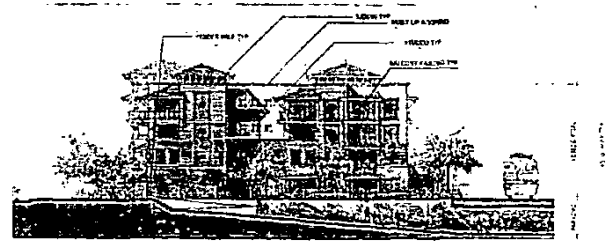




PIER VIEW WAY

CIVIC CENTER DRIVE

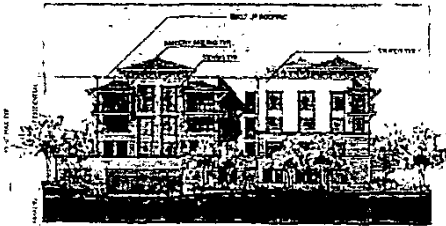
RAILROAD ELEVATION



MYERS STREET

RAILROAD

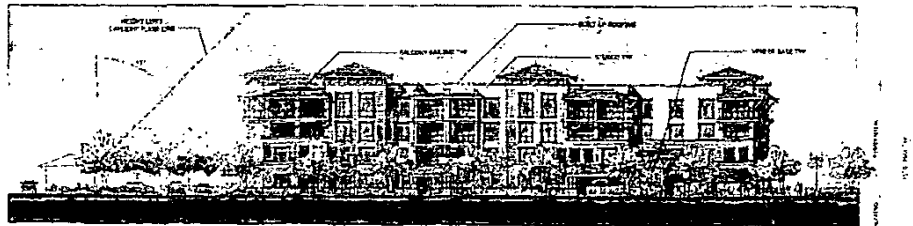
PIER VIEW WAY ELEVATION



RAILROAD

PACIFIC ST

CIVIC CENTER DRIVE ELEVATION



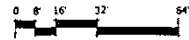
CIVIC CENTER DR.

PIER VIEW WAY

MYERS STREET ELEVATION

BLOCK 5

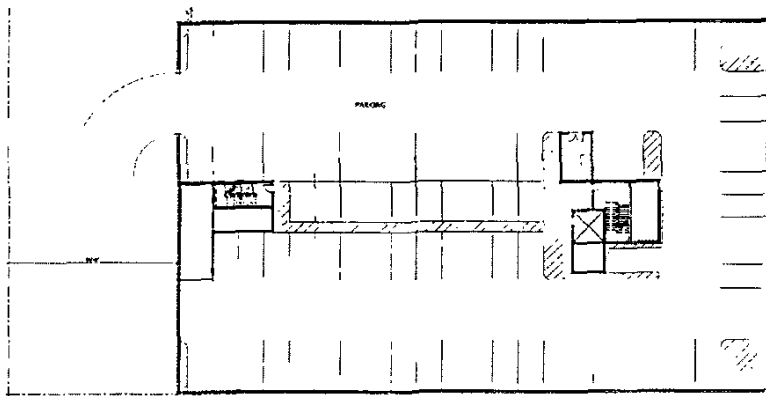
ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA



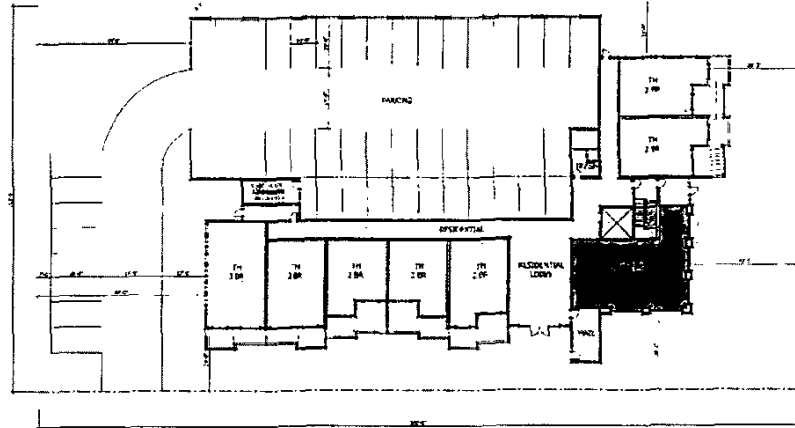
**J Z M K**  
PARTNERS  
ARCHITECTS  
1225 N. MISSION AVE.  
OCEANSIDE, CA 92054  
TEL: 760.434.1111  
WWW.JZMK.COM

A-02





BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

CITYMARK OCEANSIDE, LLC  
01-FEB-08

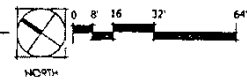
INDIVIDUAL BLOCK SUMMARY

BLOCK NAME:	GROSS BLOCK AREA (SF)	GROSS BUILDING AREA (SF)	MISC. RETAIL AREA (SF)	TOTAL COMMERCIAL AREA (SF)	1 BR UNITS	2 BR UNITS	3 BR UNITS	TOTAL RESIDENTIAL (UNITS)	AVERAGE UNIT AREA (SF)	TOTAL RESIDENTIAL UNIT AREA (SF)
BLOCK 5:	45,885	60,778	2,576	1,576	15	10	7	36	1,354	48,755

COLOR LEGEND  
 [Hatched Box] - RESIDENTIAL  
 [Solid Black Box] - COMMERCIAL  
 [Dotted Box] - HOTEL

BLOCK 5

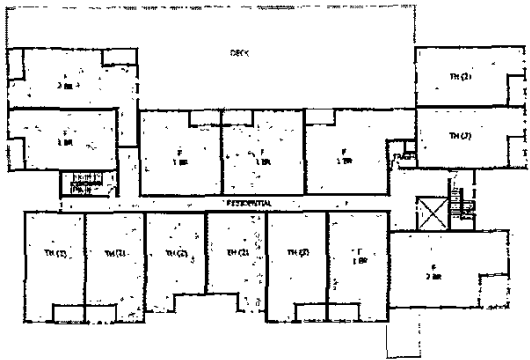
ONE MISSION AVENUE  
 OCEANSIDE, CALIFORNIA



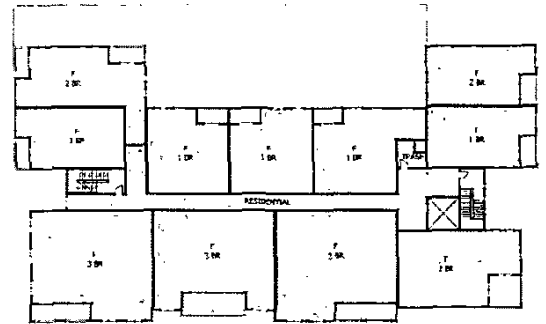
J Z M K  
 PARTNERS  
 ARCHITECTS

A-03





SECOND FLOOR PLAN



THIRD/ FOURTH FLOOR PLAN

BLOCK 5

ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA



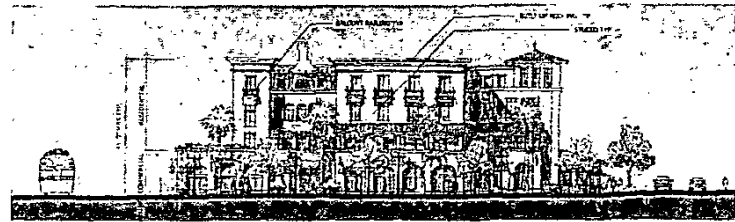
J Z M K  
PARTNERS  
13.2.1408  
A-04





PIER VIEW WAY MISSION AVE.

RAILROAD ELEVATION



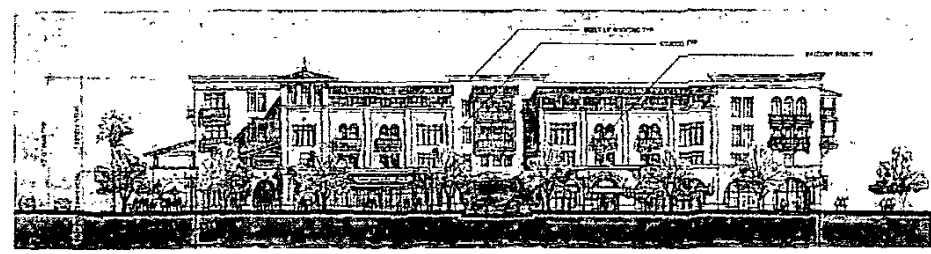
RAILROAD CLEVELAND ST.

MISSION AVENUE ELEVATION



CLEVELAND ST. RAILROAD

PIERVIEW WAY ELEVATION

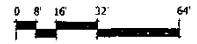


MISSION AVE. PIER VIEW WAY

CLEVELAND STREET ELEVATION

BLOCK 18

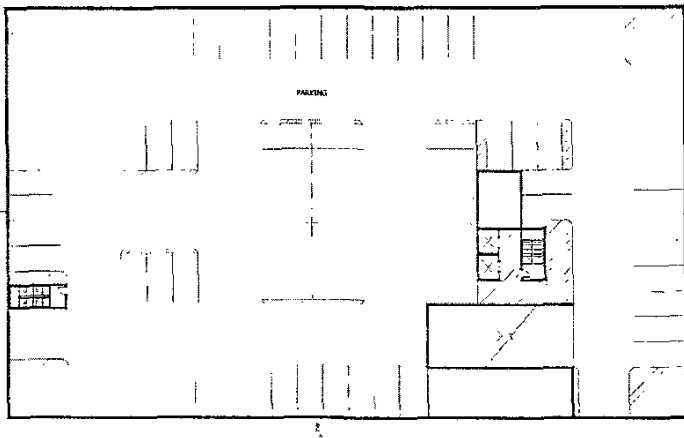
ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA



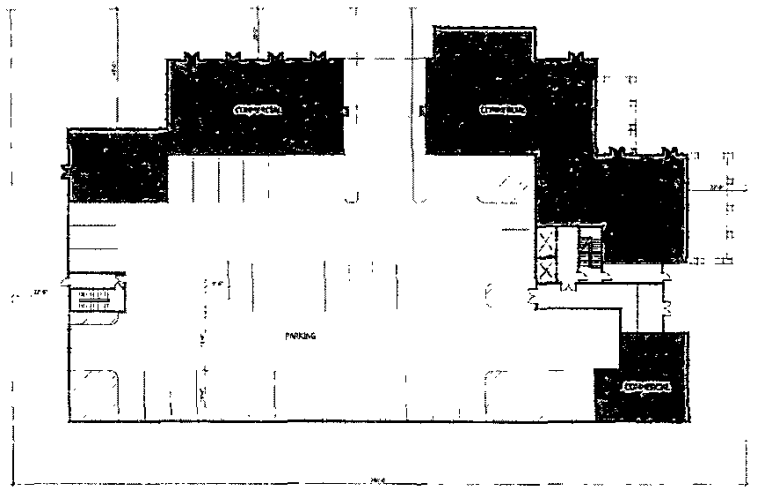
**J Z M K**  
PARTNERS  
ARCHITECTS  
1175 20th St.  
Oceanside, CA 92054  
11.25.2006

A-05





**BASEMENT FLOOR PLAN**



**FIRST FLOOR PLAN**

CITYMARK OCEANSIDE, LLC  
01-FEB-08

INDIVIDUAL BLOCK SUMMARY											
BLOCK NAME:	GROSS BLOCK AREA (SF)	GROSS BUILDING AREA (SF)	RESTAURANT/DRINKING EST. (SF)	MISC. RETAIL (SF)	TOTAL COMMERCIAL AREA (SF)	1 BR UNITS	2 BR UNITS	3 BR UNITS	TOTAL RESIDENTIAL (UNITS)	AVERAGE UNIT AREA (SF)	TOTAL RESIDENTIAL UNIT AREA (SF)
BLOCK 18:	149,333	84,561	3,479	6,968	10,447	4	29	7	40	1,648	65,912

**COLOR LEGEND**  
 [Hatched Box] - RESIDENTIAL  
 [Solid Black Box] - COMMERCIAL  
 [Dotted Box] - HOTEL

**BLOCK 18**

**ONE MISSION AVENUE**

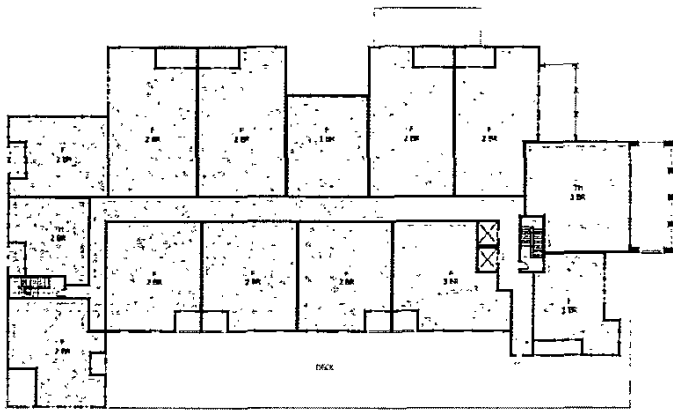
OCEANSIDE, CALIFORNIA



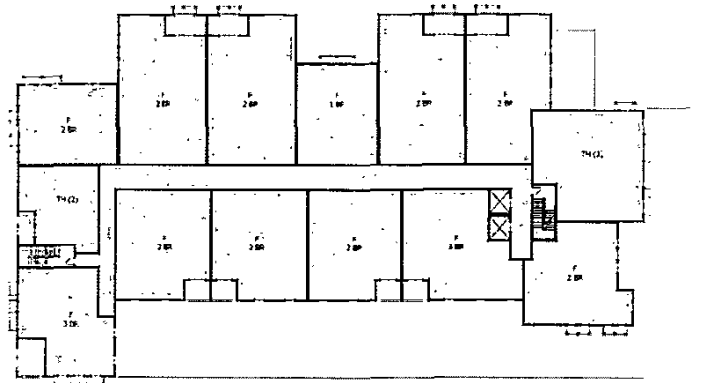
**J Z M K**  
 PARTNERS  
 REGISTERED ARCHITECTS  
 01-28-2008

**A-06**





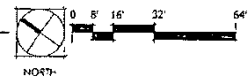
SECOND FLOOR PLAN



THIRD FLOOR PLAN

BLOCK 18

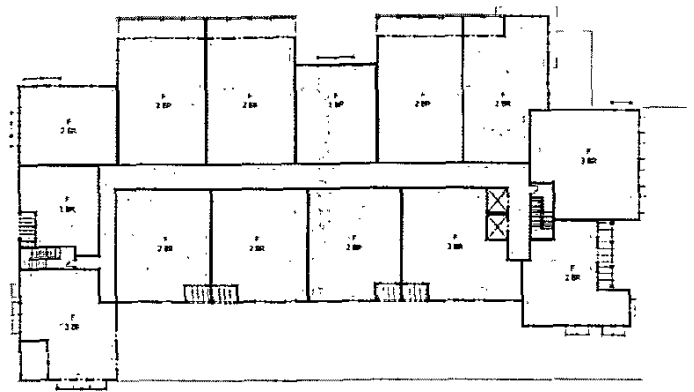
ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA



**J Z M K**  
PARTNERS  
ARCHITECTS  
1000 AVENUE OF THE STARS  
SUITE 1000  
OCEANSIDE, CA 92058

A-07

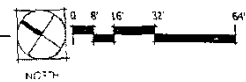
**TYMARK**



FOURTH FLOOR PLAN

BLOCK 18

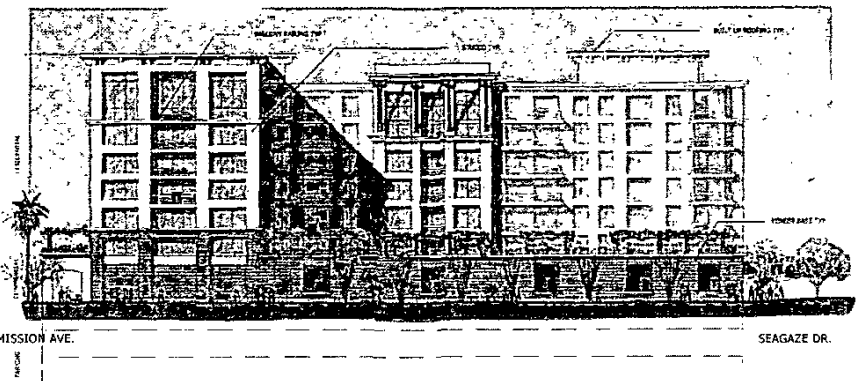
ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA



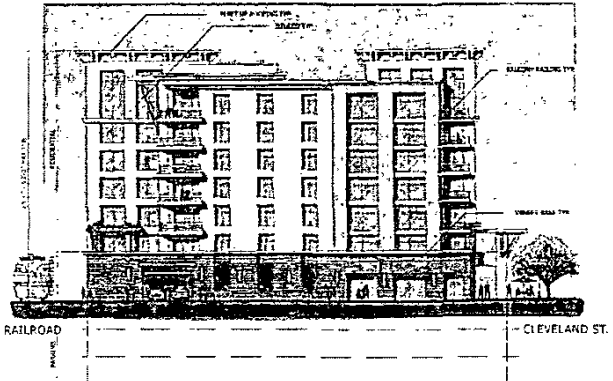
**J Z M K**  
PARTNERS  
ARCHITECTS  
1110 17th St  
OCEANSIDE, CA 92054  
760-738-7388

A-08

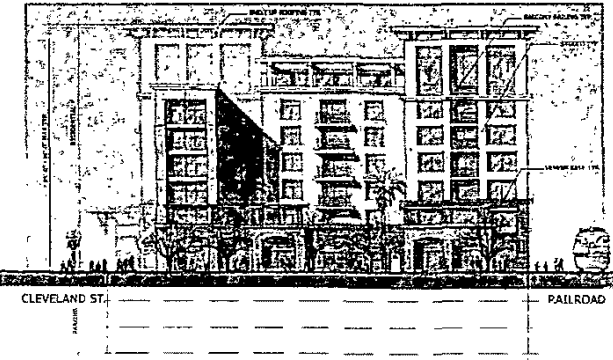




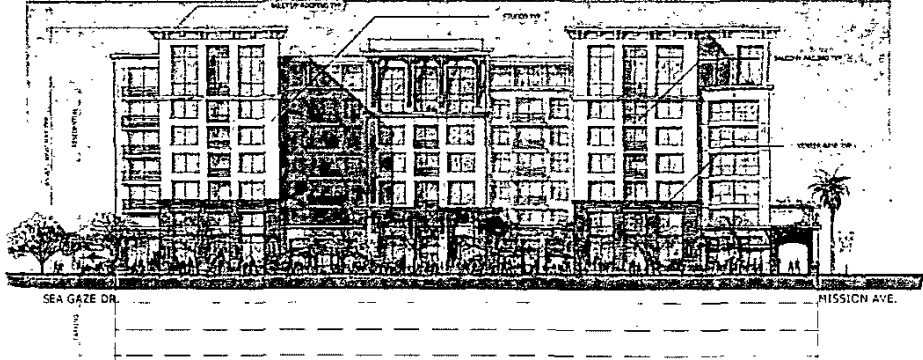
RAILROAD ELEVATION



SEAGAZE AVENUE ELEVATION



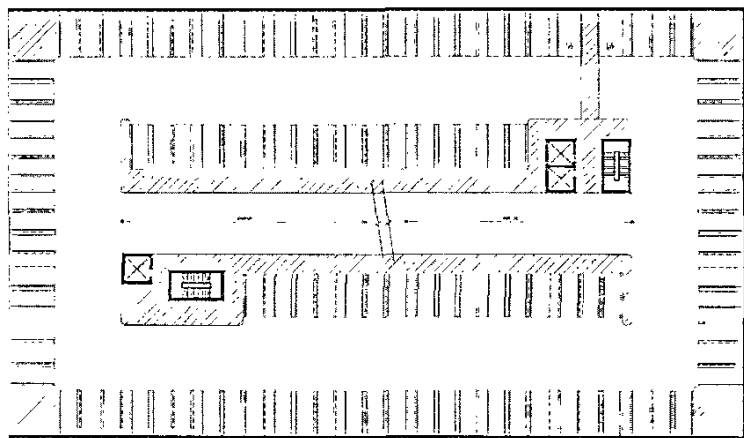
MISSION AVENUE ELEVATION



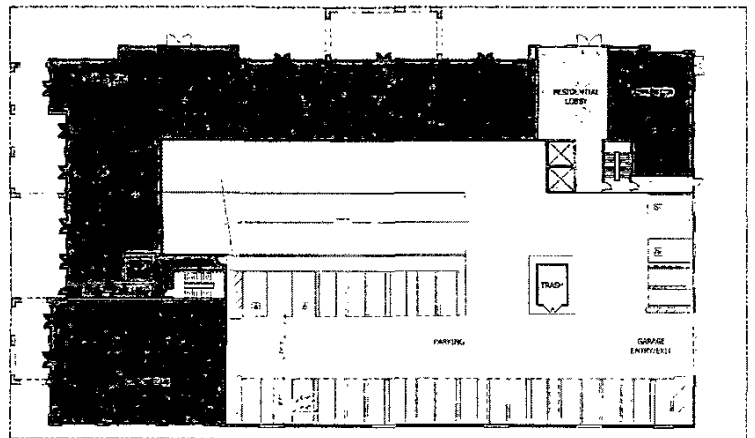
CLEVELAND ELEVATION

BLOCK 19  
ELEVATIONS  
ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA





BASEMENT LEVELS 1-3 FLOOR PLAN



FIRST FLOOR PLAN

CITYMARK OCEANSIDE, LLC  
01-FEB-08

INDIVIDUAL BLOCK SUMMARY

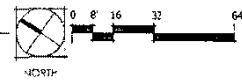
BLOCK NAME:	GROSS BLOCK AREA (SF)	GROSS BUILDING AREA (SF)	RESTAURANT, CATERING AND DINING FPG (SF)	MISC. RETAIL (SF)	TOTAL COMMERCIAL AREA (SF)	1 BR UNITS	2 BR UNITS	3 BR UNITS	TOTAL RESIDENTIAL (UNITS)	AVERAGE UNIT AREA (SF)	TOTAL RESIDENTIAL UNIT AREA (SF)
BLOCK 19:	49,628	163,361	6,378	7,821	14,199	5	51	28	84	1,512	127,046

COLOR LEGEND  

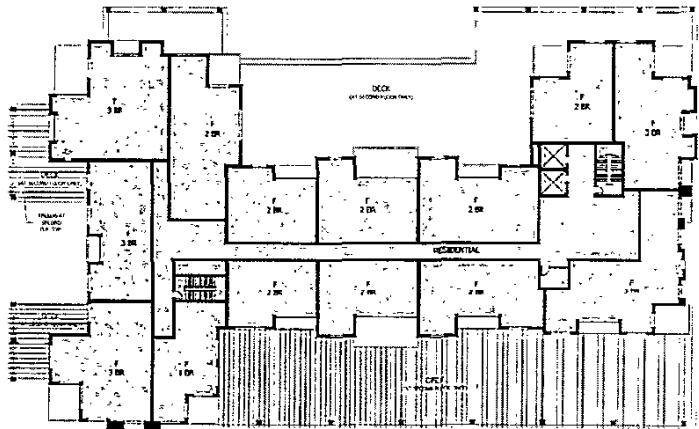
 RESIDENTIAL  
 COMMERCIAL  
 HOTEL

BLOCK 19

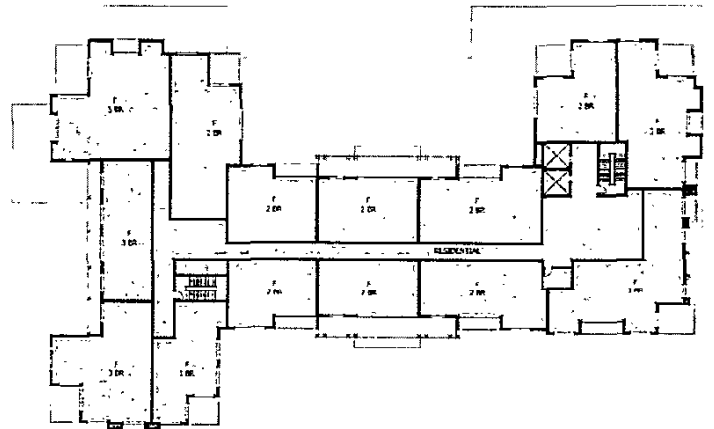
ONE MISSION AVENUE  
 OCEANSIDE, CALIFORNIA



**J Z M K**  
 PARTNERS  
 7-28-2008



SECOND-SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN

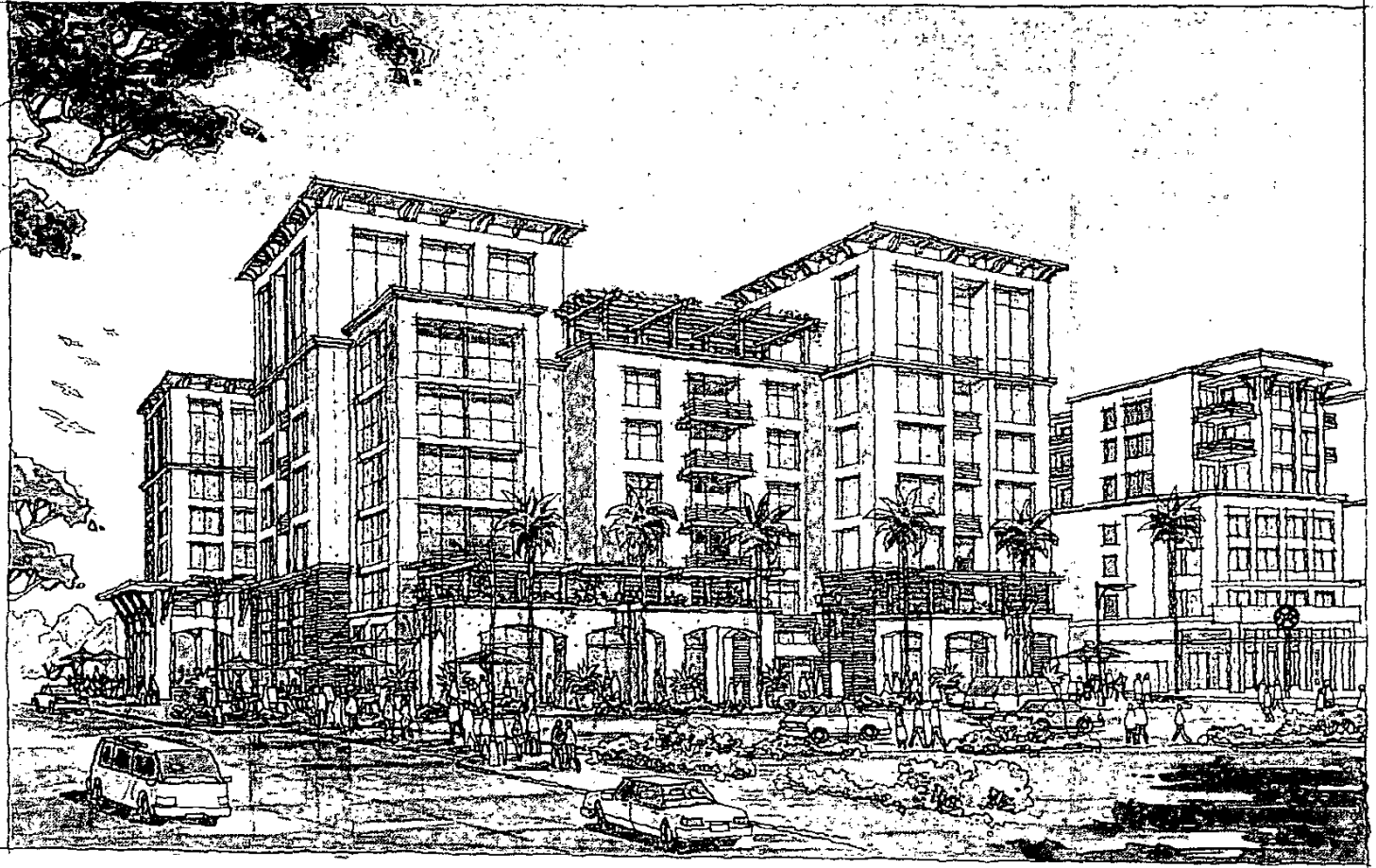
BLOCK 19

ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA



**J Z M K**  
PARTNERS  
ARCHITECTS  
1325 17TH AVENUE, SUITE 200  
OCEANSIDE, CA 92054  
760.434.1111



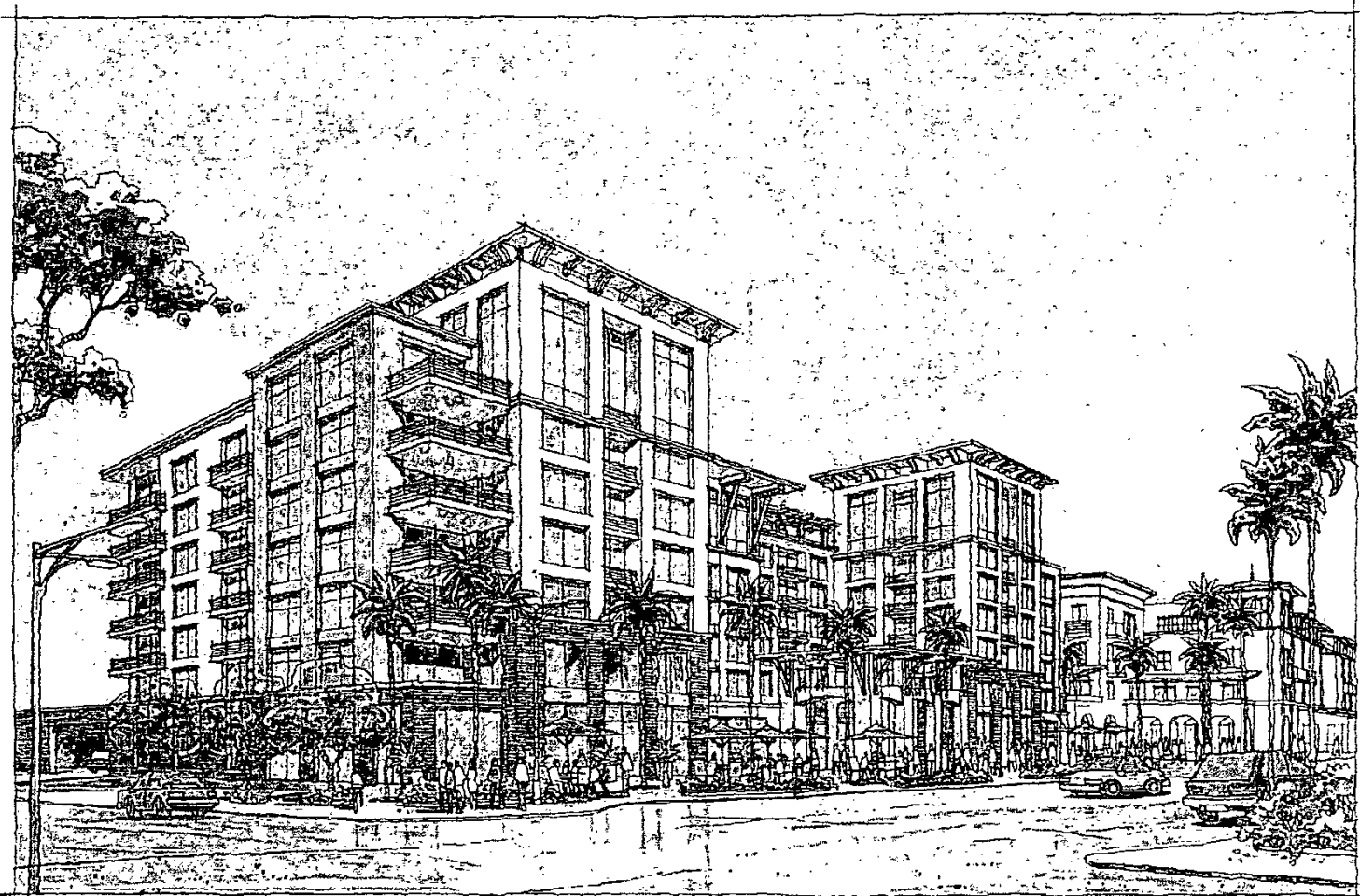


BLOCK 19  
 MISSION AVENUE & CLEVELAND STREET ELEVATION  
**ONE MISSION AVENUE**  
 OCEANSIDE, CALIFORNIA

KEY MAP

**J Z M K**  
 PARTNERS  
COMMERCIAL ARCHITECTURE INTERIOR DESIGN  
1000 AVENUE OF THE STARS SUITE 1000  
IRVINE, CALIFORNIA 92618  
949-251-1000

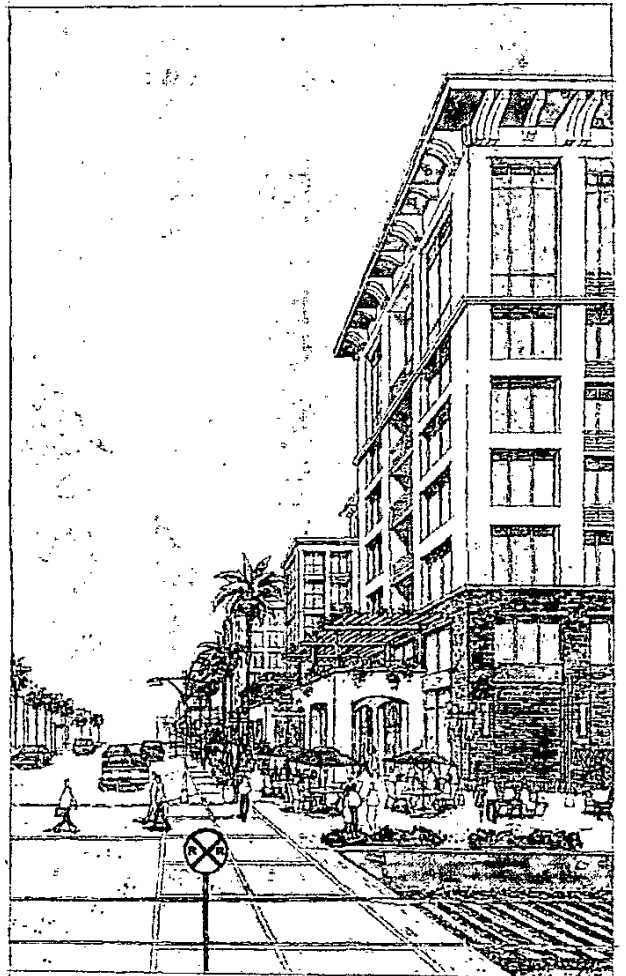




KEY MAP

BLOCK 19  
CLEVELAND STREET & SEAGAZE DRIVE ELEVATION  
**ONE MISSION AVENUE**  
OCEANSIDE, CALIFORNIA

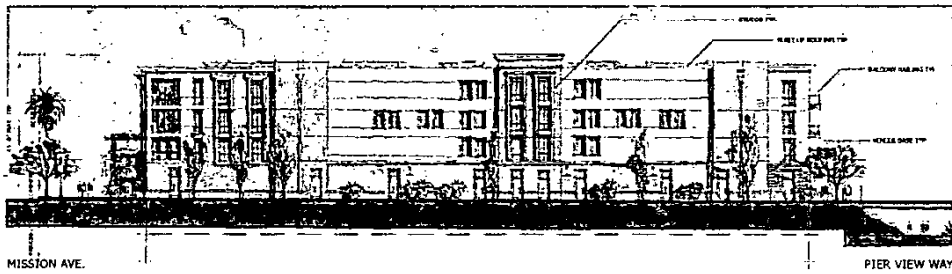




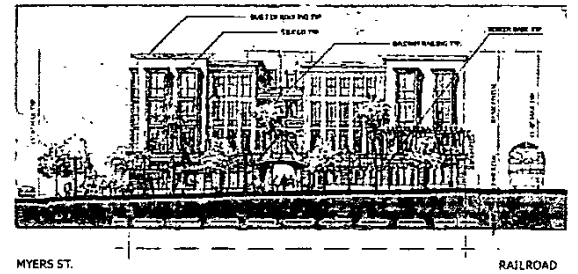
BLOCK 19  
 MISSION AVENUE & NCTD RAILROAD ELEVATION  
**ONE MISSION AVENUE**  
 OCEANSIDE, CALIFORNIA



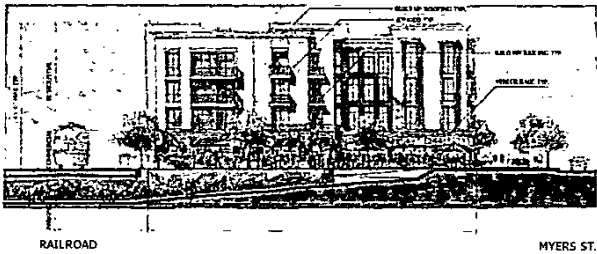
KEY MAP  
  
**J Z M K**  
 PARTNERS  
ARCHITECTS PLANNERS ENGINEERS INTERIORS  
 6200 15th St. Suite 200  
 San Diego, CA 92161  
 619.594.8800  
**A-14**



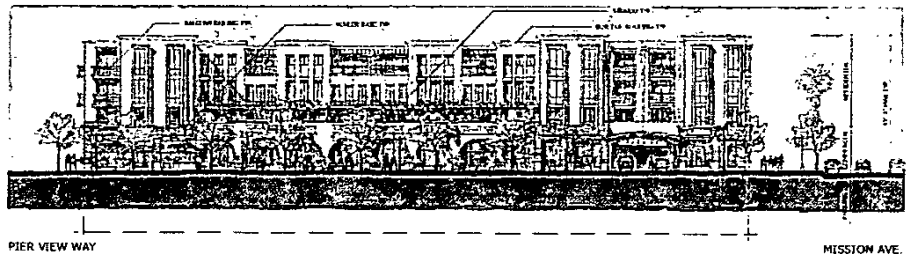
RAILROAD ELEVATION



MISSION AVENUE ELEVATION



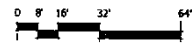
PIERVIEW WAY ELEVATION



MYERS STREET ELEVATION

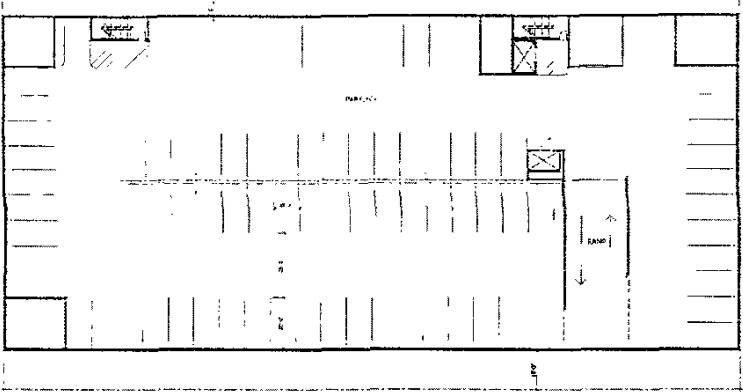
BLOCK 20

ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA

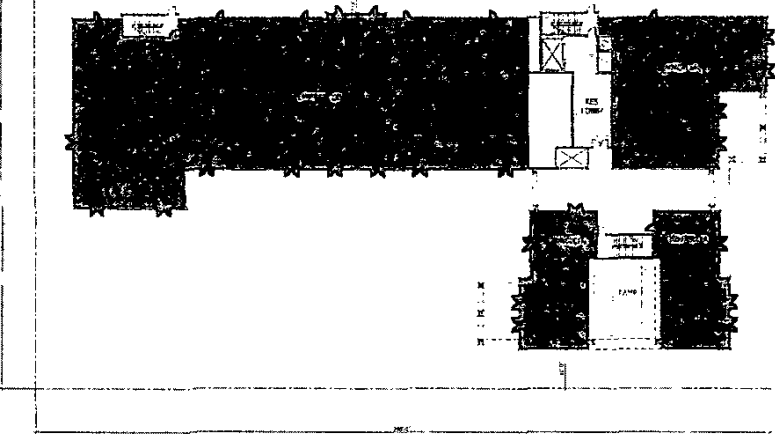


**J Z M K**  
PARTNERS  
ARCHITECTS  
1000 WEST 10TH AVENUE  
SUITE 200  
DENVER, CO 80202  
303.733.7000





BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

CITYMARK OCEANSIDE, LLC  
01-FEB-07

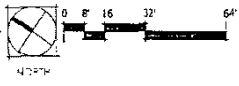
INDIVIDUAL BLOCK SUMMARY

BLOCK NAME:	GROSS BLOCK AREA (SF)	GROSS BUILDING AREA (SF)	RESTAURANT: (SITING AND SEATING) (SF)	MISC. RETAIL (SF)	TOTAL COMMERCIAL AREA (SF)	1 BR UNITS	2 BR UNITS	3 BR UNITS	TOTAL RESIDENTIAL (UNITS)	AVERAGE UNIT AREA (SF)	TOTAL RESIDENTIAL UNIT AREA (SF)
BLOCK 20:	44,350	75,190	8,109	9,633	17,742	4	18	10	32	1,498	47,920

COLOR LEGEND  
 - RESIDENTIAL  
 - COMMERCIAL  
 - HOTEL

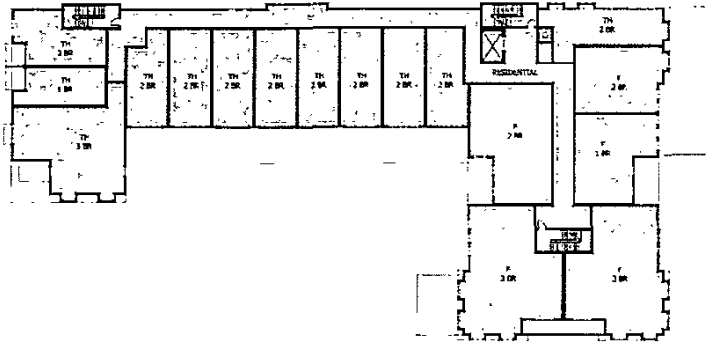
BLOCK 20

ONE MISSION AVENUE  
 OCEANSIDE, CALIFORNIA

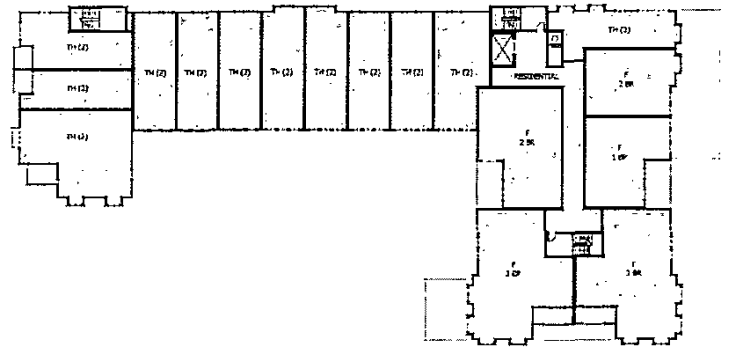


J Z M K  
 PARTNERS  
 13 28 106





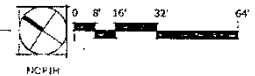
SECOND FLOOR PLAN



THIRD FLOOR PLAN

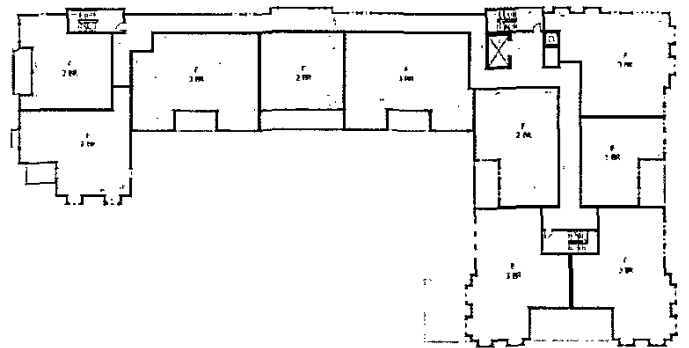
BLOCK 20

ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA



**J Z M K**  
PARTNERS  
ARCHITECTS  
1000 AVENUE OF THE STARS  
SUITE 1000  
FARMINGTON HILLS, MI 48334  
TEL: 248.850.0000

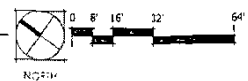




FOURTH FLOOR PLAN

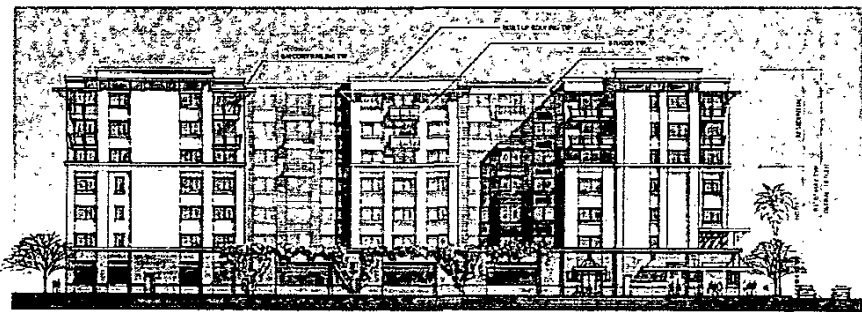
BLOCK 20

ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA



**J Z M K**  
PARTNERS  
ARCHITECTS  
1138 7-68





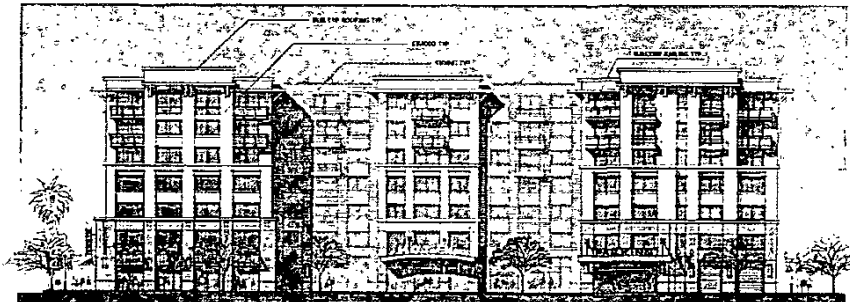
SEA GAZE DR. MISSION AVE.  
RAILROAD ELEVATION



MYERS ST. SEAGAZE ELEVATION



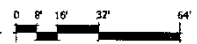
RAILROAD MYERS ST.  
MISSION AVENUE ELEVATION



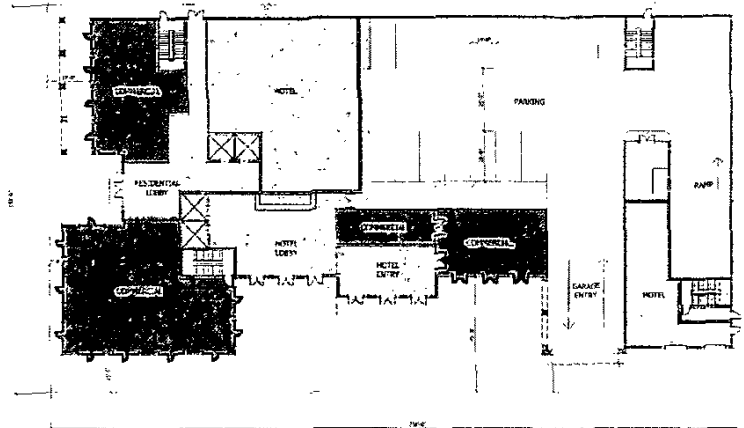
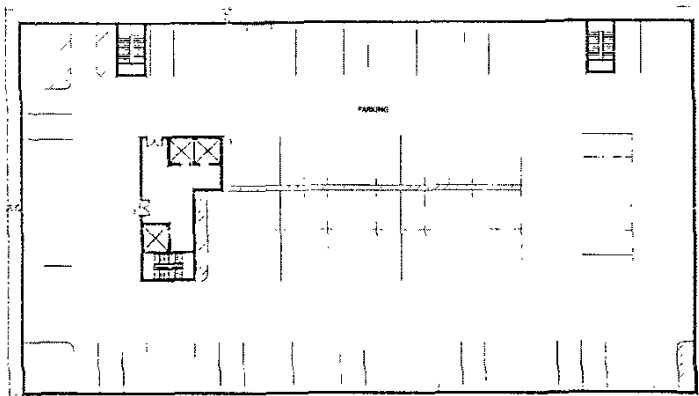
MISSION AVE. SEAGAZE  
MYERS STREET ELEVATION

BLOCK 21

ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA



A-19



BASEMENT LEVELS 1-3 FLOOR PLAN

FIRST FLOOR PLAN

CITYMARK OCEANSIDE, LLC  
01-FEB-08

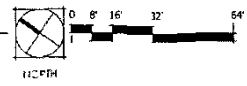
INDIVIDUAL BLOCK SUMMARY

BLOCK NAME:	GROSS BLOCK AREA (SF)	GROSS BUILDING AREA (SF)	RESTAURANT: SERVING AND CATERING EST. (SQ)	MISC. RETAIL (SF)	TOTAL COMMERCIAL AREA (SF)	2 BR. UNITS	3 BR. UNITS	TOTAL RESIDENTIAL (UNITS)	AVERAGE UNIT AREA (SF)	TOTAL RESIDENTIAL UNIT AREA (SF)	HOTEL (UNITS)
BLOCK 21 W/ HOTEL:	44,345	173,559	3,171	10,011	13,182	27	12	39	1,600	62,414	124

**COLOR LEGEND**  
 - - - - - RESIDENTIAL  
 [Hatched Box] - COMMERCIAL  
 [Dotted Box] - HOTEL

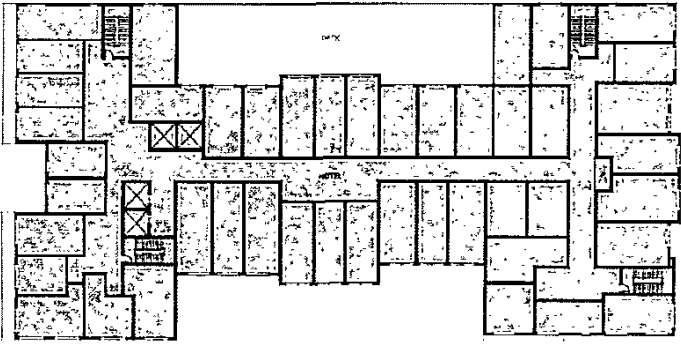
BLOCK 21

ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA

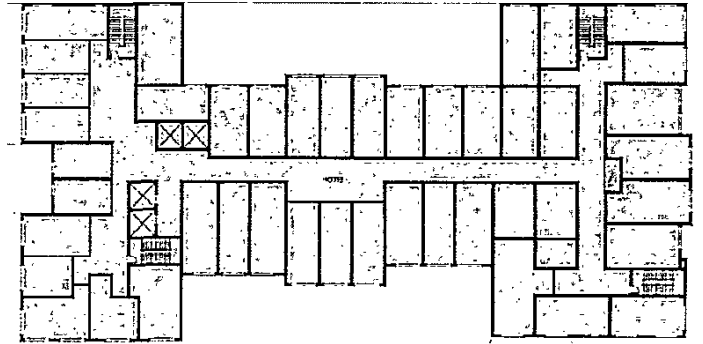


**J Z M K**  
PARTNERS  
REGISTERED ARCHITECTS AND ENGINEERS  
 100 CALLE DEL MAR, SUITE 200, OCEANSIDE, CALIFORNIA 92054  
 PHONE: 760.434.1100 FAX: 760.434.1101  
 WWW.JZMK.COM





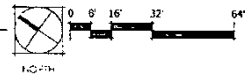
SECOND FLOOR PLAN



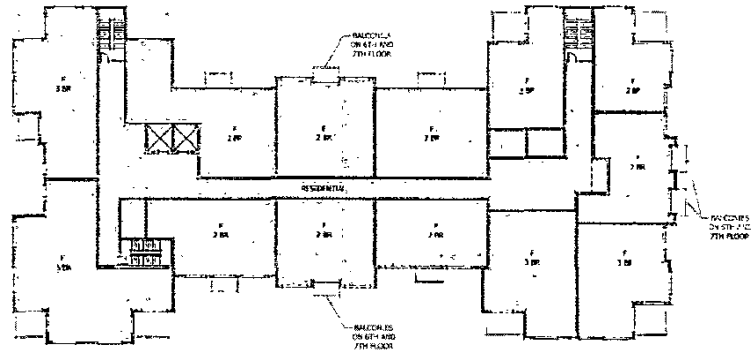
THIRD-FOURTH FLOOR PLAN

BLOCK 21

ONE MISSION AVENUE  
OCEANSIDE, CALIFORNIA



**J Z M K**  
PARTNERS  
ARCHITECTS  
1128 10th



FIFTH-SEVENTH FLOOR PLAN

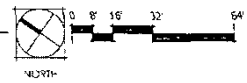
**COLOR LEGEND**

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BLOCK 21

ONE MISSION AVENUE

OCEANSIDE, CALIFORNIA



**J Z M K**  
 PARTNERS  
 ARCHITECTS  
 1000  
 02/28/2008

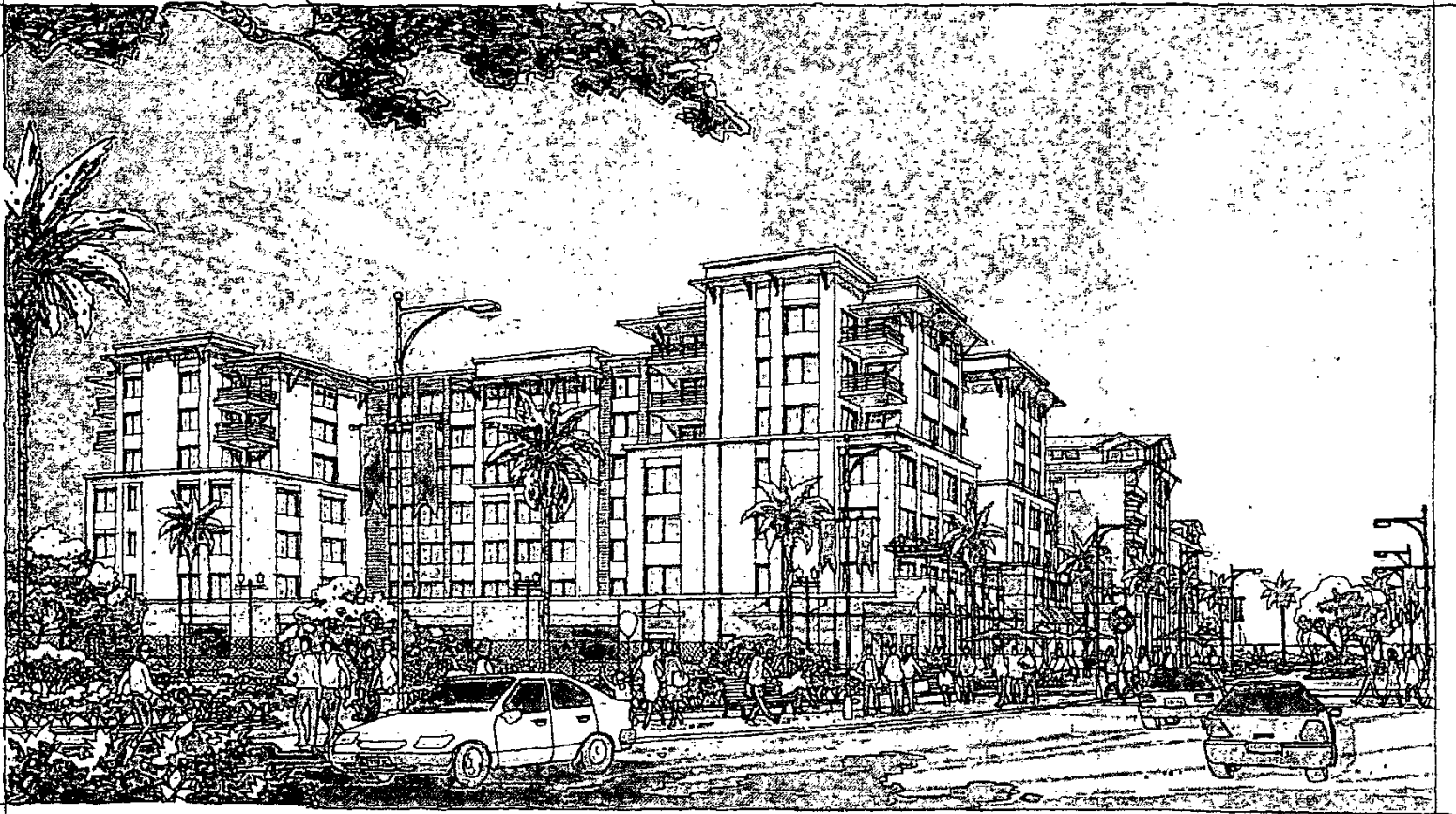




KEY MAP

BLOCK 21  
MISSION AVENUE & MYERS STREET ELEVATION  
**ONE MISSION AVENUE**  
OCEANSIDE, CALIFORNIA



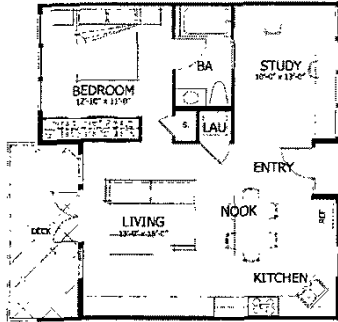


BLOCK 21  
MISSION AVENUE & NCTD RAILROAD ELEVATION  
**ONE MISSION AVENUE**  
OCEANSIDE, CALIFORNIA

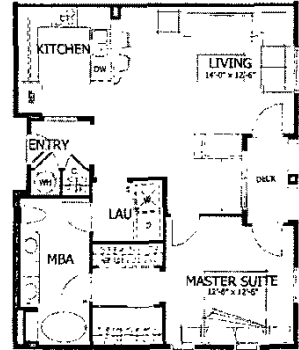


KEY MAP

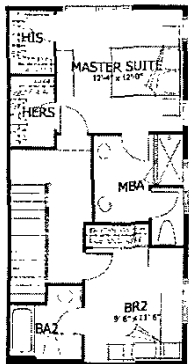
**J Z M K**  
PARTNERS  
ARCHITECTS  
10200  
A-24



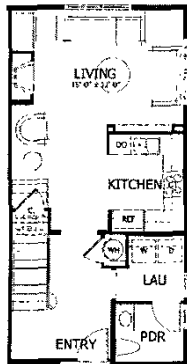
**TYPICAL CORNER FLAT**  
1-2 BR  
AVERAGE UNIT AREA: 1310 SF - 1450 SF



**TYPICAL FLAT**  
1-2 BR  
AVERAGE UNIT AREA: 1310 SF - 1450 SF

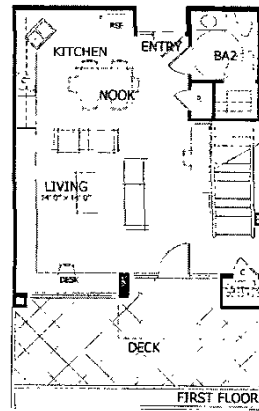


DOWNSTAIRS

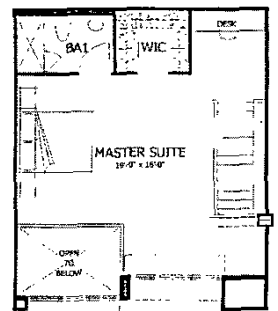


UPSTAIRS

**TYPICAL CORNER TOWNHOME**  
2-3 BR  
AVERAGE UNIT AREA: 1450 SF - 1545 SF



FIRST FLOOR



SECOND FLOOR

**TYPICAL TOWNHOME**  
1-3 BR  
AVERAGE UNIT AREA: 1400 SF - 1545 SF

TYPICAL UNIT PLANS  
**ONE MISSION AVENUE**  
OCEANSIDE, CALIFORNIA

**J Z M K**  
PARTNERS  
06/00  
03/20/2018



1 PLANNING COMMISSION  
2 RESOLUTION NO. 98- P05

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

---

8 APPLICATION NO: D-15-97, C-28-97, P-9-97  
9 APPLICANT: Extended Stay America Inc.  
10 LOCATION: Northeast corner of Snead Drive and Vista Way Boulevard

---

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

13 WHEREAS, there was filed with this Commission a verified petition on the  
14 forms prescribed by the Commission requesting a Development Plan, Conditional  
15 Use Permit and Parcel Map under the provisions of Article 11, 41 and 43 of the  
16 Zoning Ordinance of the City of Oceanside to permit the following:

17 a 101 room hotel;

18 on certain real property legally described as shown on EXHIBIT "A" attached hereto  
19 and incorporated herein by reference thereto.

20 WHEREAS, the Planning Commission, after giving the required notice, did on  
21 the 26<sup>th</sup> day of January, 1998 conduct a duly advertised public hearing as prescribed  
22 by law to consider said application.

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

25 For the Development Plan:

- 26 1. The site plan and design of the project is consistent with the purposes of the Zoning Ordinance.
2. The project conforms to the General Plan of the City.
3. The project can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

1  
2 For the Conditional Use Permit:

- 3 1. The site is zoned CS-HO. The hotel is an allowed uses within the CS-HO  
4 zone with approval of a Conditional Use Permit. These uses are in accord  
5 with the objectives of the Zoning Ordinance.  
6  
7 2. The location and operation of the hotel is consistent with the General Plan.  
8 Specific conditions of approval and project site design provide measures to  
9 ensure compatibility and consistency with the General Plan.  
10  
11 3. The hotel as proposed and conditioned, is consistent with the use regulations  
12 and development standards of the Zoning Ordinance.

13 For the Parcel Map:

- 14 1. The proposed subdivision map is consistent with the General Plan of the City.

15 WHEREAS, the Planning Commission finds a Negative Declaration has been  
16 prepared stating that if the conditions of approval are implemented, there will not  
17 be a significant adverse impact upon the environment.

18 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does  
19 hereby APPROVE DEVELOPMENT PLAN (D-15-97), CONDITIONAL USE PERMIT (C-  
20 28-97) and PARCEL MAP (P-9-97) subject to the following recommendations and  
21 conditions:

22 Building:

- 23 1. Applicable Building Codes and Ordinances shall be based on date of submittal  
24 for Building Department plan check.  
25  
26 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. Site development, parking, access into buildings and building interiors shall  
comply with Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential  
buildings - D.S.A).  
4. Plans prepared for Building Permit review must show that they have been  
prepared by a licensed design professional (Architect or Engineer). The design  
professional's name, address, phone number, State license number and  
expiration date shall be printed in the title block of plans.

1 5. All electrical, communication, CATV, etc. service lines within the exterior lines  
2 of the property shall be underground (City Code Sec. 6.30).

3 6. All outdoor lighting shall conform to Oceanside City Code, Chapter 39 - Light  
4 Pollution Ordinance.

5 Fire:

6 7. Fire hydrants shall be 2½" x 2½" x 4".

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

9 9. All-weather access roads shall be installed and made serviceable prior to and  
10 during time of construction. Sec 10.301C & D Uniform Fire Code.

11 10. All streets less than 32 feet wide are to be posted "NO PARKING FIRE LANE"  
12 per City Vehicle Code Section 22500.1.

13 11. All security gates to have "Knox-Box" system override and have strobe  
14 override and have strobe activation capability.

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

17 13. Fire extinguishers are required and shall be included on the plans submitted for  
18 plan check.

19 14. Show all existing fire hydrants within 400 feet of the project on the plan  
20 submitted for plan check.

21 15. All buildings are to be sprinklered and monitored by an approved Central  
22 Station prior to building final.

23 16. Fire alarm system plans shall be submitted for approval prior to installation.

24 17. All open areas shall be landscaped with approved fire retardant/anti-erosion  
25 type plants with an approved permanent irrigation system and maintenance  
26 program.

1 Engineering:

2 18. Vehicular access rights to Vista Way shall be relinquished to the City from  
3 all abutting lots except at the proposed driveway location as shown on the  
4 development plan. The proposed driveway access shall be widened to  
5 include two exit lanes. The final design of the driveway shall be reviewed  
and approved by the City Engineer.

6 19. All right-of-way alignments and widths shall be dedicated and improved as  
7 required by the City Engineer.

8 20. Prior to approval of the final/parcel map or any increment, all improvement  
9 requirements, within such increment or outside of it if required by the City  
10 Engineer, shall be covered by a subdivision agreement and secured with  
11 sufficient improvement securities or bonds guaranteeing performance and  
12 payment for labor and materials, setting of monuments, and warranty against  
defective materials and workmanship.

13 21. The project shall be recorded and developed as one. The City Engineer shall  
14 require the dedication and construction of necessary utilities, streets and other  
15 improvements outside the area of any particular final map, if such is needed  
16 for circulation, parking, access or for the welfare or safety of future occupants  
of the development. The boundaries of any multiple final map increment shall  
be subject to the approval of the City Engineer.

17 22. Where proposed off-site improvements, including but not limited to slopes,  
18 public utility facilities, and drainage facilities, are to be constructed, the  
19 applicant shall, at his own expense, obtain all necessary easements or other  
20 interests in real property and shall dedicate the same to the City as required.  
21 The applicant shall provide documentary proof satisfactory to the City that  
22 such easements or other interest in real property have been obtained prior to  
the approval of the final map. Additionally, the City, may at its sole  
23 discretion, require that the applicant 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 applicant, as applicable.

24 23. Pursuant to the State Map Act, improvements shall be required at the time of  
25 development. A covenant, reviewed and approved by the City Attorney,  
26

1 shall be recorded attesting to these improvement conditions and a certificate  
2 setting forth the recordation shall be placed on the map.

3 24. Open space areas and downsloped areas visible from a collector-level or above  
4 roadway, shall either be maintained by the property owner, a homeowners'  
5 association or other method that will insure installation and maintenance of  
6 landscaping in perpetuity. These areas shall be indicated on the final map and  
7 either reserved for an association or other means, as applicable. If these  
8 areas are association-maintained, then the maintenance responsibilities shall  
9 be set forth in the recorded CC&R's. In either case, 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.

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

13 (a) Removal of dirt, debris and other construction material deposited on  
14 any public street no later than the end of each working day.

15 (b) All building and construction operations, activities and deliveries shall  
16 be restricted to Monday through Friday, from 7:00 A.M. to 6:00 P.M.,  
17 unless otherwise extended by the City.

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

20 Violation of any condition, restriction or prohibition set forth in this resolution  
21 shall subject the development plan to further review by the Planning  
22 Commission. This review may include revocation of the development plan,  
23 imposition of additional conditions and any other remedial action authorized by  
law.

24 26. All traffic signal contributions, highway thoroughfare fees, park fees,  
25 reimbursements, and other applicable charges, fees and deposits shall be paid  
26 prior to the issuing of any building permits, in accordance with City

1 Ordinances and policies. The subdivider or developer shall also be required to  
2 join into, contribute, or participate in any improvement, lighting, or other  
3 special district affecting or affected by this project. Approval of the tentative  
4 map (project) shall constitute the developer's approval of such payments, and  
5 his agreement to pay for any other similar assessments or charges in effect  
6 when any increment is submitted for final map or building permit approval,  
7 and to join, contribute, and/or participate in such districts.

8 27. The developer shall pay traffic signal fees as required by the City's Traffic  
9 Signal Fee Ordinance.

10 28. The developer shall pay thoroughfare fees as required by the City's  
11 Thoroughfare Fee Ordinance.

12 29. The developer shall pay drainage fees as required by the City's Drainage Fee  
13 Ordinance.

14 30. Design and construction of all improvements shall be in accordance with  
15 standard plans, specifications of the City of Oceanside and subject to  
16 approval by the City Engineer.

17 31. The exact alignment, width and design of all median islands, turning lanes,  
18 travel lanes, driveways, striping, and all other traffic control devices and  
19 measures, including turnouts, bike lanes, and width/length transitions, shall be  
20 approved by the City Engineer at the time of final design.

21 32. Pavement sections for all streets, alleys, driveways and parking areas shall be  
22 based upon approved soil tests and traffic indices. The pavement design is  
23 to be prepared by the subdivider's soil engineer and must be approved by the  
24 City Engineer, prior to paving.

25 33. Sight distance requirements at all street intersections shall conform to the  
26 intersection sight distance criteria as provided by the California Department of  
Transportation Highway Design Manual.

A traffic control plan shall be submitted to and approved by the City Engineer  
prior to the start of work within open City rights-of-way.

- 1 35. Any broken pavement, concrete curb, gutter or sidewalk or any damaged  
2 during construction of the project, shall be repaired or replaced as directed by  
3 the City Engineer.
- 4 36. The entire project shall be served with a complete water system adequate  
5 enough for fire protection (including hydrants), domestic supply and  
6 landscaping. The main lines shall be City-owned and appropriate easements  
7 shall be provided. The sewer system to serve the tract shall be designed and  
8 constructed to City standards. All other utilities to serve the project, including  
9 electrical, telephone, and cable T.V., shall be constructed underground.
- 10 37. All connections to existing City water mains are to be made with new  
11 materials. New materials include the replacement and/or upgrade of all  
12 existing fittings with new tees or new crosses, as applicable, and the  
13 installation of a new valve on each branch.
- 14 38. The developer shall comply with all the provisions of the City's cable  
15 television ordinances including those relating to notification as required by the  
16 City Engineer.
- 17 39. The developer shall install 2 inch P.V.C. conduit, together with 1/4 inch pull-  
18 rope and pull-boxes at 200 feet intervals for future signal interconnect cable  
19 on all arterial-level or above, streets.
- 20 40. On-site grading design and construction shall be in accordance with the City's  
21 current Grading Ordinance.
- 22 41. Grading and drainage facilities shall be designed to adequately accommodate  
23 the local storm water runoff and shall be in accordance with the City's  
24 Engineers Manual and as directed by the City Engineer.
- 25 42. The applicant shall obtain any necessary permits and clearances from the U.  
26 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.

- 1 43. Prior to any grading of any part of the project, a comprehensive soils and  
2 geologic investigation shall be conducted of the soils, slopes, and formations  
3 in the project. All necessary measures shall be taken and implemented to  
4 assure slope stability, erosion control, and soil integrity. No grading shall  
5 occur until a detailed grading plan, to be prepared in accordance with the  
6 Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.
- 7 44. The applicant shall implement adequate erosion control measures for the site  
8 at the completion of each phase of grading. This shall include, at a minimum,  
9 either jute matting, an organic soil binder with non-irrigated hydroseed mix or  
10 final landscaping with irrigation on all disturbed areas, as directed by the City  
11 Engineer.
- 12 45. This project shall provide year-round erosion control. Prior to the issuance of  
13 grading permit, an erosion control plan, designed for all proposed stages of  
14 construction, shall be reviewed, secured by the applicant with cash securities  
15 and approved by the City Engineer.
- 16 46. A Precise Grading and Private Improvement Plan shall be prepared, reviewed,  
17 secured and approved prior to the issuance of any building permits. The plan  
18 shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,  
19 gutters, medians, striping, signage, footprints of all structures, walls,  
20 drainage devices and utility services.
- 21 47. Parking lot striping shall be shown on all Precise Grading and Private  
22 Improvement Plans.
- 23 48. Landscaping plans, including plans for the construction of walls, fences or  
24 other structures at or near intersections, must conform to intersection sight  
25 distance requirements. Landscape and irrigation plans for disturbed areas  
26 must 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  
building permits. Project fences, sound or privacy walls and monument entry  
walls/signs shall be designed, reviewed and constructed by the landscape  
plans and shown for location only on grading plans. Plantable, segmental  
walls shall be designed, reviewed and constructed by the grading plans and  
landscaped/irrigated through project landscape plans. All plans must be

1 approved by the City Engineer and a pre-construction meeting held, prior to  
2 the start of any improvements.

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

6 50. Development shall be in accordance with City Stormwater Management and  
7 Discharge Regulations.

8 51. All storm drain systems shall be designed and installed to the satisfaction of  
9 the City Engineer. All public storm drains shall be shown on City standard  
10 plan and profile sheets. All storm drain easements shall be dedicated where  
11 required. The applicant shall be responsible for obtaining any off-site  
12 easements for storm drainage facilities.

13 52. All drainage picked up in an underground system shall remain underground  
14 until it is discharged into an approved channel, or as otherwise approved by  
15 the City Engineer.

16 53. The drainage design on the project development plan is conceptual only. The  
17 final design shall be based upon a hydrologic/hydraulic study to be approved  
18 by the City Engineer during final engineering plan review.

19 54. The developer shall be responsible for the vacation of the existing 15' wide  
20 City storm drain easement along Vista Way, which contains an 18 reinforced  
21 concrete pipe and storm drain inlets, and shall assume full maintenance  
22 responsibilities for this storm drain line up to the point where it ties into the  
23 City's storm drain system to the West of the project.

24 Environmental:

25 55. Material and waste Best Management Practices (BMPs) during site grading  
26 and construction shall be strictly enforced.

56. A water quality management plan shall be prepared that addresses potential  
water pollutant issues for the proposed project site and related areas. The  
report shall be prepared and approved prior to the issuance of grading permits.

- 1 57. Permanent structural BMPs, such as infiltration trenches, fossil filters, and/or  
2 oil water separators shall be installed and maintained at all storm drain inlets  
3 on the site;
- 4 58. Non-structural post-construction BMPs such as a public education program  
5 (providing signage at all drainage inlets prohibiting dumping of any kind).
- 6 59. Prior to the issuance of an occupancy permit, the applicant shall modify the  
7 second northbound through lane to operate as a shared through and right-turn  
8 lane. The existing right-turn overlap phase shall be eliminated, and the on-  
9 ramp shall be striped to accommodate two lanes.
- 10 60. All recommendations for site preparation in the geotechnical engineering  
11 investigation (Krazan & Associates 1997) shall be shown on grading and  
12 building plans, as appropriate and implemented prior to issuance of an  
13 occupancy permit.
- 14 61. Prior to the issuance of any grading permits, a detailed erosion control plan  
15 shall be approved by the City Engineer in accordance with the City of  
16 Oceanside Grading Ordinance.

17 Planning:

- 18 62. This Development Plan and Conditional Use Permit approves only the  
19 following: a 101-room hotel. Any substantial modification in the design or  
20 layout shall require a revision to the Development Plan and Conditional Use  
21 Permit or a new Development Plan and Conditional Use Permit.
- 22 63. This Parcel Map approves only the following: a two-lot parcel map. Any  
23 substantial modification in the design or layout shall require a revision to the  
24 Parcel Map or a new Parcel Map.
- 25 64. The Conditional Use Permit is subject to review by the Planning Commission  
26 from the date of commencement of operations to determine the project's  
compatibility with surrounding land uses. The Commission may add new  
conditions and/or delete and/or modify existing conditions as it deems  
necessary to protect the general health, safety and welfare of residents in the  
area or surrounding land uses.
65. If at any time the hotel operates in such a manner so as to create or  
contribute to a policing problem within the center, such uses shall be subject  
to all such sanctions and remedies provided by applicable law. Such  
sanctions could include the addition of new conditions and/or delete and/or  
modify existing conditions or other measures as deemed necessary to protect

1 the general health, safety and welfare of residents in the area or surrounding  
2 land uses.

3 66. The Conditional Use Permit shall be called for review by the Planning  
4 Commission if complaints are filed and verified as valid by the Code  
5 Enforcement Office concerning the violation of any of the approved conditions  
6 or assumptions made by the application.

7 67. This Development Plan, Conditional Use Permit and Parcel Map shall expire on  
8 January 26, 2000 unless a Time Extension is granted or the project is  
9 implemented as required by the Zoning Ordinance.

10 68. Elevations, siding materials, colors, roofing materials and floor plans shall be  
11 substantially the same as those approved by the Planning Commission. In  
12 addition, the elevations shall be enhanced to create and define the scale and  
13 design of the architectural theme. The roofing materials shall also be  
14 enhanced. The final design shall be approved by the Planning Director. These  
15 shall be shown on plans submitted to the Building Department and Planning  
16 Department. In addition all project signage is subject to the approval of the  
17 Planning Director.

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

23 70. All retaining and other freestanding walls, fences, and enclosures shall be  
24 constructed as shown on the landscape plan. These items shall be approved  
25 by the Planning Department prior to the issuance of building permits.

26 71. All landscaping, fences, walls, etc. on the site, in medians in the public right-  
of-way and in any adjoining public parkways shall be permanently maintained  
by the owner, his assigns or any successors in interest in the property. The  
maintenance program shall include normal care and irrigation of the  
landscaping; repair and replacement of plant materials; irrigation systems as  
necessary; and general cleanup of the landscaped and open areas, parking lots  
and walkways, walls, fences, etc. Failure to maintain landscaping and the  
site in general may result in the setting of a public hearing to revoke the  
approval. This condition shall be recorded with the covenant required by this  
Resolution.

72. Park fees shall be paid as required by City policy at the time building permits  
are issued.

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

4 74. A public facilities fee shall be paid as required by City policy at the time  
5 building permits are issued.

6 75. Landscape plans, meeting the criteria of the City's Landscape Guidelines and  
7 Water Conservation Ordinance No. 91-15, including the maintenance of such  
8 landscaping, shall be reviewed and approved by the City Engineer and  
9 Planning Director prior to the issuance of building permits. Landscaping shall  
10 not be installed until bonds have been posted, fees paid, and plans signed for  
11 final approval. The following special landscaping requirements shall be met:

12 (a) The developer shall be responsible for landscaping all embankments 3  
13 feet and over in height. All embankments 5 feet in height and over  
14 (and for all slopes along major streets) shall be landscaped and  
15 irrigated.

16 (b) Arterial street trees in parkways shall be planted at a minimum of 30  
17 feet on center, each side of street, as a solitary planting. Approved  
18 root barriers shall be incorporated.

19 (c) To mitigate the loss of landmark and/or mature existing trees on site  
20 the determination of replacement shall be based on tree number, type,  
21 and caliper (caliper measured 2 1/2 feet from the base of the tree at  
22 existing grade). The total number of tree caliper lost shall be equal to  
23 the total number of caliper replaced. Replacement trees shall be a  
24 minimum of 15-gallon container stock. A field survey shall be  
25 performed under the supervision of the City Landscaping Section to  
26 evaluate the existing tree population and the replacement requirements.  
The existing trees to remain or proposed for removal shall be identified  
on the Preliminary Grading Plan, Precise Grading Plan and Landscape  
Plan. The existing tree type, location, and caliper shall be shown on  
the above plans. Replacement trees shall be identified and shown on  
the Landscape Plan and shall be subject to review and approval by the  
City Engineer and Planning Director.

(d) Wherever feasible, Crimson Lake Bougainvillea (or equivalent as  
determined by the Planning Director), the official City Flower, shall be  
used on this site.

(e) Additional landscaping shall be placed within the slope adjacent to the  
El Camino Country Club Golf Course on the northern boundary of the  
project. This additional landscaping shall include specimen trees that

1 form vertical mass. This additional landscaping shall be shown on the  
2 landscape plan and is subject to the review and approval of the  
3 Planning Director.

4 76. The applicant shall be responsible for trash abatement on the site, and shall  
5 keep the site free of litter, trash and other nuisances.

6 77. A trash enclosure (or trash enclosures) must be provided as required by  
7 Chapter 13 of the City Code and shall also include additional space for  
8 storage and collection of recyclable materials per City standards. The  
9 enclosure (or enclosures) must be built in a flat, accessible location as  
10 determined by the City Engineer. The enclosure (or enclosures) shall meet  
11 City standards including being constructed of concrete block, reinforced with  
12 Rebar and filled with cement. A concrete slab must be poured with a berm on  
13 the inside of the enclosure to prevent the bin(s) from striking the block walls.  
14 The slab must extend out of the enclosure for the bin(s) to roll out onto.  
15 Steel posts must be set in front of the enclosure with solid metal gates. All  
16 driveways and service access areas must be designed to sustain the weight of  
17 a 50,000 pound service vehicle. Trash enclosures and driveways and service  
18 access areas shall be shown on both the improvement and landscape plans  
19 submitted to the City Engineer. The specifications shall be reviewed and  
20 approved by the City Engineer. The City's waste disposal contractor is  
21 required to access private property to service the trash enclosures, a service  
22 agreement must be signed by the property owner and shall remain in effect  
23 for the life of the project. All trash enclosures shall be designed to provide  
24 user access without the use and opening of the service doors for the bins.  
25 This design shall be shown on the landscape plans and shall be approved by  
26 the Planning Director.

78. Trash enclosures shall have design features such as materials and trim similar  
to that of the rest of the project.

79. A covenant or other recordable document approved by the City Attorney shall  
be prepared by the applicant (developer), and recorded prior to the approval of  
the final map (or prior to issuance of building permits where no final map is  
required). The covenant shall provide that the property is subject to this  
Resolution, and shall generally list the conditions of approval.

80. 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.

81. Failure to meet any conditions of approval for this development shall  
constitute a violation of the Conditional Use Permit and Development Plan.

1 82. The project is subject to an approved Management Plan. The management  
2 plan, at a minimum, shall address on-site management, hours-of-operation,  
3 security and maintenance of the project site. The Management Plan is subject  
4 to the review and approval of the Planning Director and the Police Chief, and  
5 shall be recorded as CC & R's against the property.

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

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

16 85. This project is subject to the provisions of City Code Section 20.25.6  
17 pertaining to the removal of graffiti. Graffiti shall be removed by the owner or  
18 operator within 24 hours of occurrence.

19 Water Utilities:

20 86. The developer shall be responsible for developing all water and sewer facilities  
21 necessary to serve this property. Any relocation of water or sewer lines are  
22 the responsibility of the developer.

23 87. The developer shall construct a reclamation water system that will serve this  
24 proposed project in accordance with City Ordinance No. 91-15.

25 88. A separate water meter for irrigation purposes is required to be installed.

26 89. 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 back-  
flow of sewage by installing an approved type backwater valve, per Section  
409 of the Uniform Plumbing Code.

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1 Community Services Department:

2 90. The City shall not be responsible for the maintenance of any medians,  
3 landscaping, slopes, open spaces or common grounds for this project.

4 PASSED AND ADOPTED Resolution No. 98-P05 on January 26, 1998 by  
5 the following vote, to wit:

6 AYES: Schaffer, Frazier, Bockman, Price and Barrante

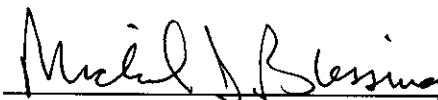
7 NAYS: None

8 ABSENT: Caballero

9 ABSTAIN: None

10   
11 \_\_\_\_\_  
12 Robert L. Schaffer, Chairman  
Oceanside Planning Commission

13 ATTEST:

14   
15 \_\_\_\_\_  
16 Michael J. Blessing, Secretary

17 I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning Commission,  
18 hereby certify that this is a true and correct copy of Resolution No. 98-P05.

19 Dated: January 26, 1998

ORDER NO. 1149130-2

## LEGAL DESCRIPTION

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

THAT PORTION OF LOT 2 AND OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 39 OF EL CAMINO VILLA, ACCORDING TO MAP THEREOF NO. 7482, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, NOVEMBER 10, 1972, FROM WHICH THE SOUTHEASTERLY CORNER OF SAID LOT 39 BEARS NORTH 8°57'51" EAST 50.00 FEET; THENCE FROM SAID POINT OF BEGINNING SOUTH 8°57'51" WEST 213.74 FEET, MORE OR LESS, ALONG SAID SOUTHERLY PROLONGATION TO THE SOUTHEASTERLY CORNER OF RECORD OF SURVEY MAP NO. 5588 AS FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER; THENCE NORTH 87°56'55" WEST 12.53 FEET, MORE OR LESS, ALONG THE SOUTHERLY LINE OF SAID RECORD OF SURVEY TO THE INTERSECTION THEREOF WITH THE NORTHERLY LINE OF THE LAND GRANTED TO THE STATE OF CALIFORNIA FOR FRONTAGE ROAD PURPOSES DESCRIBED IN PARCEL 1 OF THE DOCUMENT RECORDED FEBRUARY 9, 1965 AS FILE NO. 23281 OF OFFICIAL RECORDS; THENCE NORTH 70°15'47" WEST 336.06 FEET, MORE OR LESS, (SOUTH 70°19'56" EAST PER DEED TO STATE) ALONG SAID NORTHERLY LINE TO AN ANGLE POINT THEREIN; THENCE NORTH 77°30'46" WEST 313.81 FEET, MORE OR LESS, (SOUTH 77°34'55" EAST PER DEED TO STATE) ALONG SAID NORTHERLY LINE TO THE INTERSECTION THEREOF WITH THE NORTHERLY LINE OF THE PARCEL DESCRIBED BY DOCUMENT NO. 84-457058 OF OFFICIAL RECORDS, BEING A POINT ON THE ARC OF A 2,166 FOOT RADIUS CURVE TO THE LEFT FROM WHICH A CALCULATED RADIAL BEARS SOUTH 17°43'08" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE IDENTICAL TO THE NORTHERLY LINE OF SAID PARCEL CONSUMING A CENTRAL ANGLE OF 8°15'01" A DISTANCE OF 311.89 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 18°30'41" WEST 46.37 FEET (SOUTH 18°29'32" EAST 46.40 FEET PER SAID DEED); THENCE CONTINUING ALONG SAID LINE NORTH 85°25'06" WEST 107.98 FEET (SOUTH 85°27'14" EAST PER SAID DEED) TO A POINT THEREON; THENCE LEAVING SAID NORTHERLY LINE NORTH 9°29'55" EAST 153.02 FEET; THENCE NORTH 81°41'30" EAST 82.33 FEET TO AN ANGLE POINT IN THE SOUTHERLY EDGE OF THE 5 FOOT EASEMENT GRANTED TO SAN DIEGO PIPELINE COMPANY BY DOCUMENT NO. 85-225832 AND AMENDED BY DOCUMENT NO. 86-166911, BOTH OF OFFICIAL RECORDS; THENCE LEAVING THE SOUTHERLY EDGE OF SAID EASEMENT SOUTH 79°06'24" EAST 221.10 FEET; THENCE SOUTH 73°19'14" EAST 418.67 FEET, THENCE SOUTH 75°22'32" EAST 351.55 FEET TO THE POINT OF BEGINNING.

ORDER NO. 1149130-2

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF OCEANSIDE BY DEED RECORDED ON FEBRUARY 18, 1992 AS FILE NO. 1992-0085310 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF OCEANSIDE BY DEED RECORDED ON MAY 5, 1992 AS FILE NO. 1992-0269680 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.



CITY OF OCEANSIDE  
PLANNING DEPARTMENT

## NEGATIVE DECLARATION

TO  OFFICE OF PLANNING AND RESEARCH  
1400 TENTH STREET, ROOM 121  
SACRAMENTO, CA 95814

RECORDER/COUNTY CLERK  
COUNTY OF SAN DIEGO  
P.O. BOX 1750  
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:  
**EXTENDED STAY AMERICA HOTEL (D-15-97, C-28-97, P-9-97)**

PROJECT LOCATION:  
Northwest corner of Snead Drive and Vista Way.

PROJECT DESCRIPTION:

The proposed project is a 101-room, three story hotel on a 2.75-acre lot.

**FINDING:** Pursuant to the provisions of Ordinance No. 88-31, pertaining to procedures and guidelines to implement the California Environmental Quality Act (Public Resources Code Section 21000 et. al.), the proposed project has been reviewed by the Environmental Review Committee established by ordinance to be responsible for evaluating the information. The Environmental Review Committee, after study of the facts and findings, has on December 15, 1997 determined that the project will not have a significant effect on the environment.

THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECT UPON THE ENVIRONMENT.

THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECTS UPON THE ENVIRONMENT PER COMPLIANCE WITH THE FOLLOWING CONDITIONS:

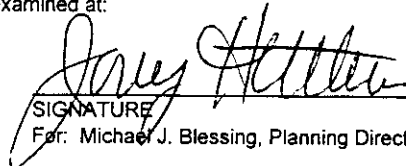
**See attached Initial Study**

Initial Study prepared by:  
Jerry Hittleman, Senior Planner

Contact Person:  
Gerald Gilbert, Senior Planner

The Initial Study is available for public review and may be examined at:

City of Oceanside  
Planning Department  
300 N. Coast Highway  
Oceanside, CA 92054

  
\_\_\_\_\_  
SIGNATURE  
For: Michael J. Blessing, Planning Director

December 17, 1997  
\_\_\_\_\_  
DATE

CITY HALL, 300 N. COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 966-4770, FAX (760) 966-4164

CITY OF OCEANSIDE

INITIAL STUDY CHECKLIST

1. Project Title: **EXTENDED STAY AMERICA HOTEL (D-15-97, C-28-97, P-9-97)**

2. Lead Agency Name and Address:

City of Oceanside  
Planning Department  
300 North Coast Highway  
Oceanside, California 92054

3. Contact Person and Phone Number:

Jerry Hittleman  
(760) 966-4770  
(760) 966-4164 - fax

4. Project Location:

Northwest corner of Snead Drive and Vista Way.

5. Project Sponsor's Name and Address:

Extended Stay America, Inc.  
2525 Cherry Avenue, #320  
Signal Hill, California 90806

6. General Plan Designation:

Commercial Special (CS)

7. Zoning:

Community Special – Highway Oriented (CSHO)

8. Description of Project:

The proposed project is a three-story, 101 room Hotel with kitchenettes provided in each room. The building size will be approximately 44,145 square feet. A total of 120 parking spaces will be provided on the south, east and west sides of the 2.75-acre site. A maximum 25-foot-high manufactured slope will be constructed on the south and east sides of the development that will slope down to the hotel pad. Access to the site will be from Vista Way.

9. Surrounding Land Uses and Setting:

The site is located at the northwest corner of Vista Way and Snead Drive. The 2.75-acre site is presently vacant. Vista Way and State Route 78 are located to the south of the site; a golf course is located to the north; a residential development is located to the east; and land to the west is currently vacant. A water line is located along the southern edge of the property. The site is covered with weeds and non-native grassland. The site slopes down from Vista Way to the golf course to the north.

10. Other agencies whose approval is required:

None

**Environmental Factors Potentially Affected:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                        |                                     |                                    |                                     |                        |
|------------------------|-------------------------------------|------------------------------------|-------------------------------------|------------------------|
| Land Use and Planning  | <input type="checkbox"/>            | Transportation/Circulation         | <input checked="" type="checkbox"/> | Public Services        |
| Population and Housing | <input type="checkbox"/>            | Biological Resources               | <input type="checkbox"/>            | Utilities/Service Sys. |
| Geological Problems    | <input checked="" type="checkbox"/> | Energy and Mineral Resources       | <input type="checkbox"/>            | Aesthetics             |
| Water                  | <input checked="" type="checkbox"/> | Hazards                            | <input type="checkbox"/>            | Cultural Resources     |
| Air Quality            | <input type="checkbox"/>            | Noise                              | <input type="checkbox"/>            | Recreation             |
|                        |                                     | Mandatory Findings of Significance | <input type="checkbox"/>            |                        |

**Determination:**


On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

I find that the propose project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.   
 I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that EIR, including revisions or mitigation measures that are imposed upon the proposed project.

  
 \_\_\_\_\_  
 Signature  
 Jerry Hittleman  
 \_\_\_\_\_  
 Printed Name

December 19, 1997  
 \_\_\_\_\_  
 Date of Draft

January 21, 1998  
 \_\_\_\_\_  
 Date of Final

**Evaluation of Environmental Impacts:**

This checklist is designed to identify the potential for significant environmental impacts which could be associated with the proposed project. All "Yes" and "Yes, Unless Mitigated" responses are discussed for the corresponding issue. "No" responses are explained where it is based on project-specific factors.

		YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
<b>I.</b>	<b>LAND USE AND PLANNING</b>				
	Would the proposal:				
a)	Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with general plan environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>II.</b>	<b>POPULATION AND HOUSING</b>				
	Would the proposal:				
a)	Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>III.</b>	<b>GEOLOGIC PROBLEMS</b>				
	Would the proposal result in or expose people to potential impacts involving:				
a)	Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Unique geologic or physical features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**IV. WATER**

Would the proposal result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
<b>V.</b>	<b>AIR QUALITY</b>				
	Would the proposal:				
	a) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Alter air movement, moisture, or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VI.</b>	<b>TRANSPORTATION/CIRCULATION.</b>				
	Would the project result in:				
	a) Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VII.</b>	<b>BIOLOGICAL RESOURCES.</b>				
	Would the proposal result in impacts to:				
	a) Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
d)	Wetland habitat (e.g., marsh, riparian, and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VIII.</b>	<b>ENERGY AND MINERAL RESOURCES.</b> Would the proposal:				
a)	Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>IX.</b>	<b>HAZARDS.</b> Would the proposal involve:				
a)	A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Possible interference with an emergency response or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>X.</b>	<b>NOISE.</b> Would the proposal result in:				
a)	Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of people to severe noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XI.</b>	<b>PUBLIC SERVICES.</b> Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:				
a)	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		YES	YES, UNLESS MITIGATED	NO	NOT APPLICABLE
b)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XII.</b>	<b>UTILITIES AND SERVICE SYSTEMS.</b> Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:				
a)	Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Local or regional water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XIII.</b>	<b>AESTHETICS.</b> Would the proposal:				
a)	Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Create light or glare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XIV.</b>	<b>CULTURAL RESOURCES.</b> Would the proposal:				
a)	Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Affect historical resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

YES, UNLESS MITIGATED      NO      NOT APPLICABLE

**XV. RECREATION.** Would the proposal:

- a) Increase the demand for neighborhood or regional parks or other recreational facilities?
- b) Affect existing recreational opportunities?

**XVI. MANDATORY FINDINGS OF SIGNIFICANCE.**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?
- c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

## **XVII. EARLIER ANALYSES.**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). The following is a discussion of earlier analyses:

None.

## **XVIII. MITIGATION MEASURES**

### **Geology:**

Implementation of the following mitigation measures will reduce potential geology impacts to below a level of significance:

- All recommendations for site preparation in the geotechnical engineering investigation (Krazan & Associates 1997) shall be shown on grading and building plans, as appropriate and implemented prior to issuance of an occupancy permit.
- Prior to issuance of any grading permits, a detailed erosion control plan shall be approved by the City Engineer in accordance with the City of Oceanside Grading Ordinance.

### **Water:**

If unchecked, further development of the site would result in potentially significant direct and cumulative water quality impacts associated with pre- and post-development surface runoff from the site (e.g., erosion, sedimentation, siltation and urban runoff). Implementation of the following mitigation measures by future residential uses would reduce potential direct and cumulative water quality impacts to below a level of significance:

To protect water quality in the project vicinity, the following mitigation measures shall be implemented:

- Material and waste Best Management Practices (BMPs) during site grading and construction shall be strictly enforced;
- A water quality management plan shall be prepared that addresses potential water pollutant issues for the proposed project site and related areas. The report shall be prepared and approved prior to the issuance of grading permits;
- Permanent structural BMPs, such as infiltration trenches, fossil filters, and/or oil water separators shall be installed and maintained at all storm drain inlets on the site;
- Non-structural post-construction BMPS such as a public education program (providing signage at all drainage inlets prohibiting dumping of any kind).

### **Transportation/Circulation:**

The following mitigation measure shall be implemented to allow the intersection of El Camino Real and the SR-78 eastbound ramp to operate at an acceptable level of service:

- Prior to the issuance of an occupancy permit, the applicant shall modify the second northbound through lane to operate as a shared through and right turn lane. The existing right turn overlap phase shall be eliminated, and the on-ramp shall be striped to accommodate two lanes.

Noise:

Construction Noise Impacts.

- The City of Oceanside's Noise Ordinance allows construction activities between the hours of 7 AM to 7 PM, Monday through Saturday. Because construction noise may still be intrusive in the evening or on holidays, the ordinance also prohibits "any disturbing, excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."
- All grading and construction activities shall be limited to the hours of 7 AM to 7 PM, Monday through Saturday, and should utilize the latest technology for quiet equipment. All on-site construction staging areas shall be as far as possible from the residences to the east.

**XIX. REFERENCES USED IN COMPLETING THIS INITIAL STUDY**

Krazan & Associates

Geotechnical Engineering Investigation – Proposed Extended Stay America, Vista Way, Oceanside, California. 1997.

Oceanside, City of

Land Use Element (of the General Plan). 1989.

Noise Element (of the General Plan). 1974

Noise Ordinance.

Zoning Ordinance. 1995

Robert Kahn – John Kain & Associates

Extended Stay America Oceanside, Traffic Impact Analysis. 1997.

EXPLANATION OF THE  
ENVIRONMENTAL CHECKLIST  
FOR THE  
EXTENDED STAY AMERICA HOTEL PROJECT  
(D-15-97, C-28-97, P-9-97)

I. LAND USE AND PLANNING - Questions a, b, c, d, and e:

The proposed project site is currently vacant and has been disturbed by past grading. Vista Way and State Route 78 are located to the south of the site; a golf course is located to the north; a residential development is located to the east; and land to the west is currently vacant. A water line is located along the southern edge of the property. The proposed hotel is compatible with surrounding uses and frontage on two major roadways. The use is consistent with the commercial designation for this property in the General Plan and Zoning Ordinance.

III. GEOLOGIC PROBLEMS - Questions a, b, c, d, e, f, g, h, and i:

Krazan & Associates (1997) performed a Geotechnical Engineering Investigation on the site. The results of the investigation and recommended mitigation measures are summarized below and are attached to this initial study.

The site is located in the Peninsular Range Province. There are no active fault traces in the project vicinity. Based on the investigation, subsurface conditions encountered appear typical of those found in the geologic region of the site. Approximately 1 to 11 feet of fill material was encountered throughout the site and within the building area. Groundwater was encountered at depths ranging from 1 to 17 feet below the original topography of the site. The water table appears to be unconfined. The report concludes that the site is suitable if the identified subsurface conditions are addressed properly. If site preparation measures recommended in the report are implemented, potential geologic impacts would be avoided.

Grading and development of the site may result in erosion and sediment impacts to the surrounding area, including Buena Vista Creek. The project applicant will be required to provide erosion control in compliance with the City's Erosion Control Ordinance.

**Mitigation**

Implementation of the following mitigation measures will reduce potential geology impacts to below a level of significance:

- All recommendations for site preparation in the geotechnical engineering investigation (Krazan & Associates 1997) shall be shown on grading and building plans, as appropriate and implemented prior to issuance of an occupancy permit.
- Prior to issuance of any grading permits, a detailed erosion control plan shall be approved by the City Engineer in accordance with the City of Oceanside Grading Ordinance.

IV. WATER - Questions a, b, c, d, e, f, g, h, i:

The project slopes from south to north, toward the existing golf course. The site contains no natural drainage courses. The site would drain toward existing storm drain improvements in Vista Way. A drainage inlet may be placed onsite during final design. Construction and urban runoff pollutants have the potential to degrade water quality in Buena Vista Creek and Lagoon. Implementation of water quality control measures discussed below would reduce potential water quality impacts to below a level of significance.

**Mitigation**

If unchecked, further development of the site would result in potentially significant direct and cumulative water quality impacts

associated with pre- and post-development surface runoff from the site (e.g., erosion, sedimentation, siltation and urban runoff). Implementation of the following mitigation measures by future residential uses would reduce potential direct and cumulative water quality impacts to below a level of significance:

- To protect water quality in the project vicinity, the following measures shall be implemented:
  - Material and waste Best Management Practices (BMPs) during site grading and construction shall be strictly enforced;
  - A water quality management plan shall be prepared that addresses potential water pollutant issues for the proposed project site and related areas. The report shall be prepared and approved prior to the issuance of grading permits;
  - Permanent structural BMPs, such as infiltration trenches, fossil filters, and/or oil water separators shall be installed and maintained at all storm drain inlets on the site;
  - Non-structural post-construction BMPS such as public education program (providing signage at all drainage inlets prohibiting dumping of any kind).

V. AIR QUALITY - Questions a, b, c, and d:

Project related vehicular traffic is in accordance with the land use designation for the site in the General Plan. The proposed project would not result in a use that would be more intense than contemplated in regional air quality strategies. Implementation of the project would not result in significant air quality impacts to the area.

VI. TRANSPORTATION/CIRCULATION - Questions a, b, c, e, f, and g:

Robert Kain – John Kahn & Associates, Inc. (1997), prepared a traffic impact analysis. The findings of the report are summarized below and attached to this report.

Daily roadway segment analysis showed that Vista Way is currently carrying daily traffic at an acceptable level – Level of Service (LOS) B or C when compared to its capacity. Peak hour operations at surrounding intersections were also shown to be operating at an acceptable LOS.

Projected traffic for the proposed project and other developments in the area when the project is in operation (1998) were evaluated. All roadway segments were forecast to operate at an acceptable level of service. Most intersections in the project vicinity were forecast to operate at an acceptable LOS with the exception of the intersection of El Camino Real and the SR-78 eastbound ramp. This intersection will operate at an unacceptable LOS F in the future. Implementation of the mitigation measure outlined below will bring the intersection to an acceptable LOS B.

**Mitigation**

The following mitigation measure shall be implemented to allow the intersection of El Camino Real and the SR-78 eastbound ramp to operate at an acceptable level of service:

- Prior to the issuance of building permits the applicant shall modify the second northbound through lane to operate as a shared through and right turn lane. The existing right turn overlap phase shall be eliminated, and the on-ramp shall be striped to accommodate two lanes.

VII. BIOLOGICAL RESOURCES - Questions a, b, c, d, and e:

The site is disturbed and contains no native plant habitats. No biological resource impacts have been identified.

VIII. ENERGY AND MINERAL RESOURCES - Questions a, b, and c:

The proposed project would not conflict with adopted energy conservation plans, use non-renewable resources in a wasteful manner, or result in the loss of a known mineral resource that would be of future value to the region.

IX. HAZARDS - Questions a, b, c, d, and e:

No hazardous uses or materials are proposed at the project site. No hazardous waste site is located in the project vicinity per review of San Diego County Environmental Assessment listing dated July 5, 1996.

X. NOISE - Questions a and b:

Noise is generally defined as unwanted sound. Units of sound pressure are measured in decibels (dB). Because community noise receptors are more sensitive to unwanted noise during evening and night-time hours, an artificial dB increment is added to noise levels during these hours in a 24-hour descriptor called the Community Noise Equivalent Level (CNEL). The City of Oceanside's Noise Ordinance contains noise limits for several land use types by zone. The project site and properties to the north, east and west are zoned Community Commercial. According to the noise ordinance, the noise level limits along those project boundaries are 65 dBA for the day and evening hours and 60 dBA for the nighttime

The City Engineering Manual governs construction noise in the City of Oceanside. Construction is limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. However, commercial construction is allowed by special permit on Saturday. The Noise Element of the Oceanside General Plan identifies the maximum noise level for individual pieces of construction equipment at 85 dBA at 100 feet. Construction noise could adversely effect the daycare center for short periods of time due to its proximity to the site. The operator of the daycare center should be notified of the construction schedule and activities.

**Mitigation**

Implementation of the following mitigation measures will reduce potential noise impacts to below a level of significance:

- The City of Oceanside's Noise Ordinance allows construction activities between the hours of 7 AM to 7 PM, Monday through Saturday. Because construction noise may still be intrusive in the evening or on holidays, the ordinance also prohibits "any disturbing, excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."
- All grading and construction activities shall be limited to the hours of 7 AM to 7 PM, Monday through Saturday, and should utilize the latest technology for quiet equipment. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from the daycare center and apartment complex.

XI. PUBLIC SERVICES - Questions a, b, d, and e:

The proposed project would not require significant levels of additional public services as it is generally in conformance with the general plan and zoning ordinance, and would not be adding a significant amount of residents to the area. Therefore, no adverse impacts would occur in relation to fire protection, schools, parks, or other governmental services.

XII. UTILITIES AND SERVICE SYSTEMS - Questions e, f, and g:

The proposed project would not substantially effect power and natural gas supplies or systems, communication systems, water or sewer systems, or solid waste disposal systems.

XIII. AESTHETICS - Questions a, b, and c:

The proposed project would not result in the obstruction of any scenic vista or view open to the public. The proposed residential development would be compatible with existing commercial development along Vista Way. Extensive landscaping is indicated along Vista Way and throughout the proposed project site. No adverse aesthetic impacts would result from construction of the proposed project.

XIV. CULTURAL RESOURCES - Questions a, b, c, d, and e:

The site has been disturbed by past fill and grading activities for associated with surrounding development and widening of Vista Way. There is no potential for cultural resources on the project site.

V. RECREATION - Questions a and b:

The proposed project would not impact the quality or quantity of existing recreational activities in the area. No encroachment is shown into the golf course to the north.