

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

Wednesday, May 20, 2020

**\*Please note that an in-person Developer's Conference meeting will not be held. Written comments will be provided to the applicant through email. Reviewers- please still use the usual Developer's Conference comment sheet template and upload to TRAKiT by noon on 5/20/20. Thank you!**

1. Proposed shell industrial development, a total of 479,095 SF in three concrete tilt-up buildings, on vacant Lots 19 and 20 (27.95 acres) on Ocean Ranch Blvd. [ADM20-00026]

**Zoning: SP-1-84 (Ocean Ranch)**  
**Land Use: Light Industrial**  
**Neighborhood Area: Ivey Ranch Rancho Del Oro**  
**Assessor Parcel Number: 160-571-27 & 160-571-28**  
**Contact Person: Robert Gunness**  
**Email: [rob.gunness@cbre.com](mailto:rob.gunness@cbre.com)**

2. Proposed remodel of an existing full-service car wash at 3655 Mission Avenue to become a Soapy Joe's express car wash (two access scenarios provided). [ADM20-00027]

**Zoning: CG (General Commercial)**  
**Land Use: General Commercial**  
**Neighborhood Area: Loma Alta**  
**Assessor Parcel Number: 160-291-05**  
**Contact Person: Michelle Wills**  
**Email: [michelle@southerncrosspc.com](mailto:michelle@southerncrosspc.com)**

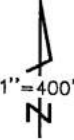
Attachments:

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

---

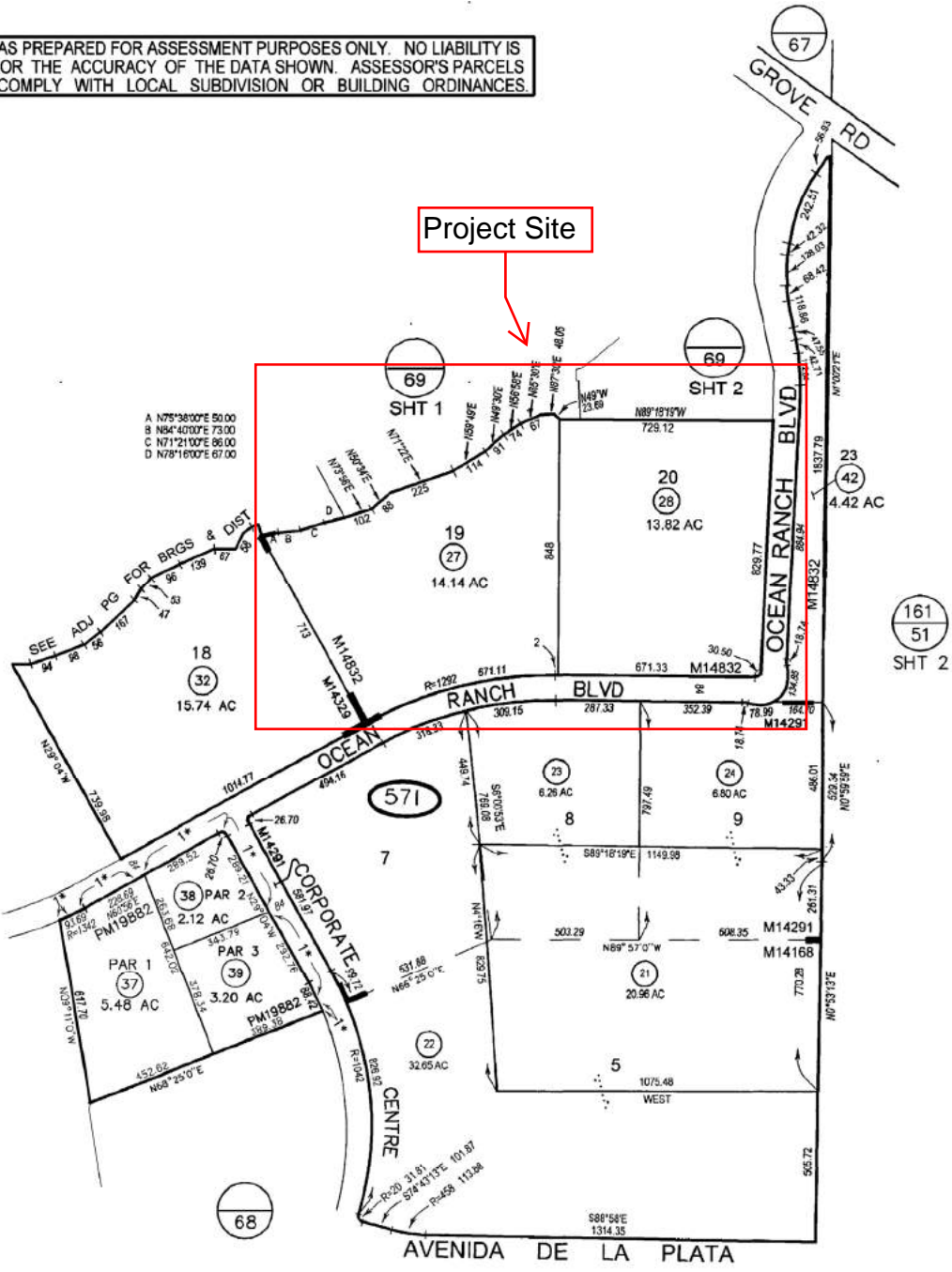
<sup>1</sup> The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference 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.

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



07

160-57, sht 1  
162-c8



A N75°38'00"E 50.00  
B N84°40'00"E 73.00  
C N71°21'00"E 86.00  
D N78°18'00"E 67.00

57  
SHT 3

161  
51  
SHT 2

11/09/2015 JGD

CHANGES				
BLK	OLD	NEW	YR	CUT
571	1-4	5-8	01	1750
	5,6&7	SAME & ST CLAS	01	4720
	5	9&10	02	1302
	7&8	11&12 & PG 68	02	18
	8&9	SAME & R/L DRNG	02	4776
	11&12	13-18	02	141
	6	19&20	02	179
	20	21-24	03	2010
	20	25&26	04	1473
	18&25	27-30	05	102
	19	31&32	05	1372
	9 & POR 162	33,34 & 162	05	1713
	33	35&36	05	1922
	17,26,31, 34,35, 836	-572-01 -10 & 162-082 -47	05	137
	10	-572-11	05	10107
	13	37-39	06	1556
	29	PG 69	07	208
	30	40&41	12	1402
	40&41	42	13	1431
	37-39	SAME & ACC'RIS	16	5573

1\* NO ACCESS

MAP 14832 - OCEAN RANCH - PHASE 2B  
MAP 14329 - OCEAN RANCH - PHASE 1A  
MAP 14291 - OCEAN RANCH - PHASE 1A  
MAP 14168 - OCEAN RANCH - PHASE 1  
ROS 18354

## **Lots 19 and 20- Ocean Ranch**

This will be Industrial Development located in the Ocean Ranch, Lots 19/20:

Lots 19/20 -27.95 acres, graded condition on Ocean Ranch Blvd.

Total of 479,095 sf in 3 buildings

Concrete tilt-up construction

Uses : manufacturing, Warehouse , Distribution, assembly, corporate offices , R &D, and all other uses in the IL Zoning.

36 warehouse clear

Designed for single and multi-users

Current allotment for both lots is 3,974 ADT's

# OCEAN RANCH

CORPORATE CENTRE

OCEANSIDE, CALIFORNIA



OCEANSIDE BLVD

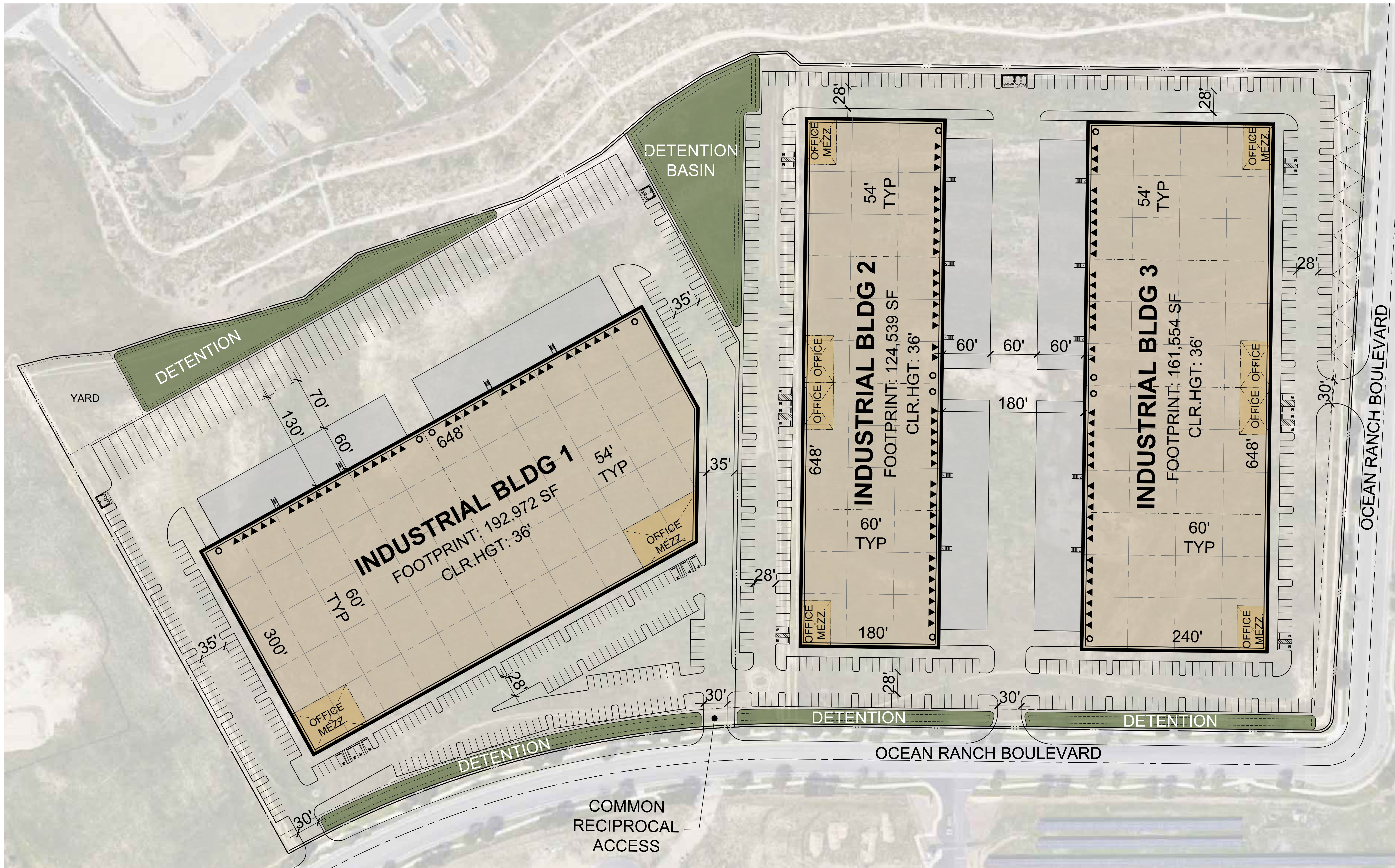
OCEAN RANCH BLVD

27.95 - ACRE

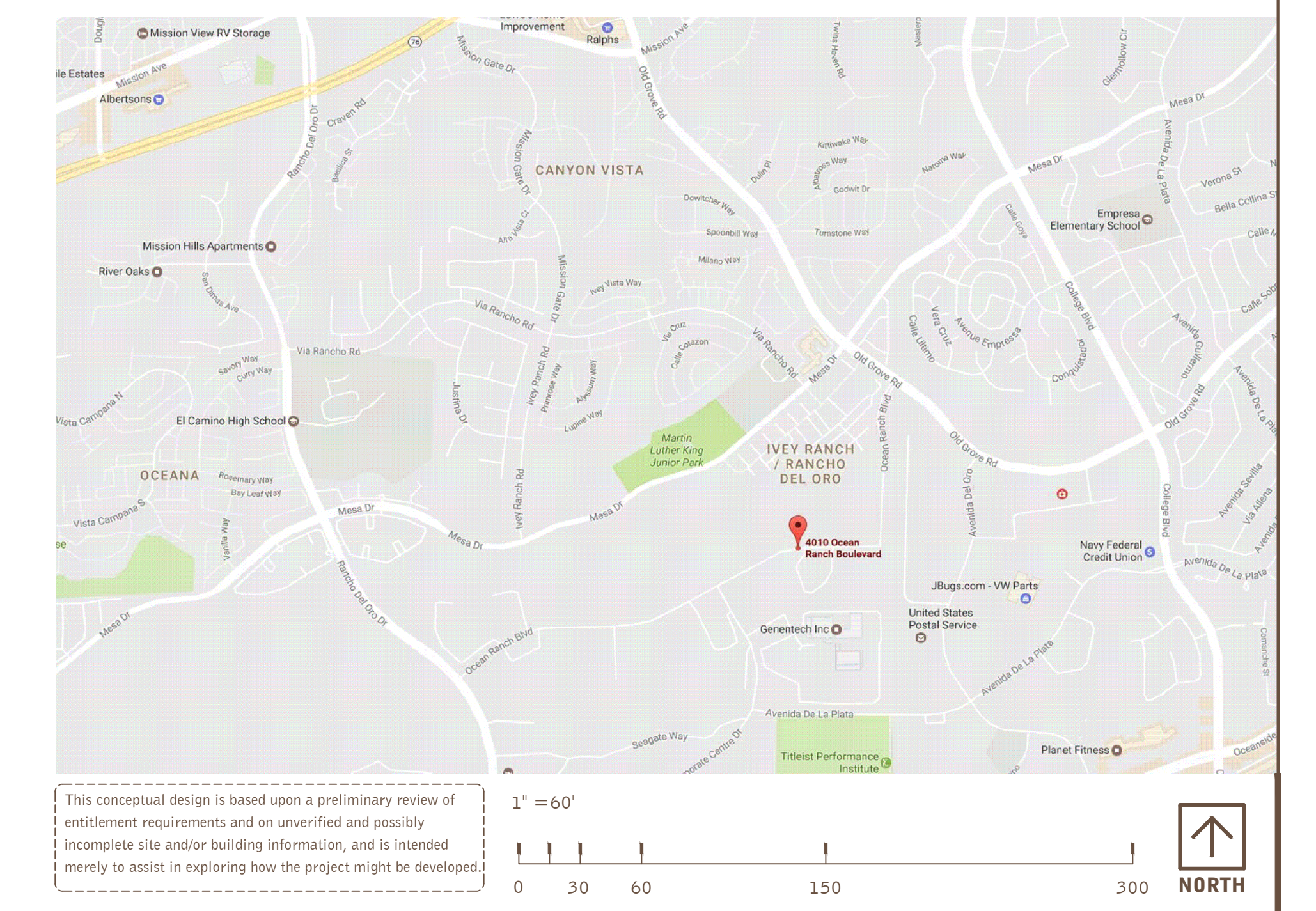
CBRE







PROJECT DATA:		DEVELOPMENT STANDARDS:	
<b>LOT 19 SITE AREA:</b>		<b>ZONING:</b> TL	
GROSS:	12.02 AC	MAX. F.A.R.:	1.00
	523,634 SF	MAX. COVERAGE:	50%
<b>DETECTION:</b>	@ 6% 31,418 SF	<b>BUILDING SETBACKS:</b>	
<b>NET:</b>	11.30 AC	FRONT:	25 FT
	492,216 SF	SIDE:	0 FT
<b>BUILDING FOOTPRINT:</b>		REAR:	0 FT
<b>BUILDING 1</b>	<b>192,972 SF</b>	<b>LANDSCAPE SETBACKS:</b>	
<b>TOTAL FOOTPRINT:</b>	<b>192,972 SF</b>	FRONT:	10 FT
<b>BUILDING USE:</b>		SIDE:	0 FT
IND. BUILDING	173,675 SF	REAR:	0 FT
OFFICE (incl. 5,000 mezz)	@ 10% 19,297 SF	<b>LANDSCAPE REQ.:</b> 12%	
<b>COVERAGE:</b>			
GROSS:	37%		
NET:	39%		
<b>PARKING REQUIRED:</b>		<b>OFF-STREET PARKING:</b>	
IND. BUILDING	1/1000 SF 174 STALLS	STANDARD:	8.5X18
OFFICE	1/400 SF 48 STALLS	COMPACT:	7.5X15
<b>TOTAL</b>	<b>222 STALLS</b>	COMPACT %:	NA
<b>PARKING PROVIDED:</b>		DRIVE AISLE:	24 FT
AUTO:	263 STALLS	FIRE LANE:	28 FT
	@1.36/1000 SF	OVERHANG:	2 FT
	<b>7 STALLS</b>	TREE WELL:	NA
	<i>REQ. ACCESSIBLE</i>		
TRAILER:	64 STALLS		
<b>LOT 20 SITE AREA:</b>		<b>REQ. PARKING RATIO BY USE:</b>	
GROSS:	15.93 AC	WAREHOUSE:	1/2000 SF
	694,069 SF	OFFICE:	1/400 SF
<b>DETECTION:</b>	@ 6% 41,644 SF	MANUFACT:	1/800 SF
<b>NET:</b>	14.98 AC	GEN. IND:	1/1000 SF
	652,425 SF	R&D:	1/500 SF
		DISTRIBUTION:	1/1500 SF
<b>BUILDING FOOTPRINT:</b>		<b>NOTES:</b>	
<b>BUILDING 2</b>	<b>124,539 SF</b>	1	
<b>BUILDING 3</b>	<b>161,554 SF</b>		
<b>TOTAL FOOTPRINT:</b>	<b>286,093 SF</b>		
<b>BUILDING USE:</b>			
IND. BUILDING	257,484 SF		
OFFICE (incl. 5,000 mezz)	@ 10% 28,609 SF		
<b>COVERAGE:</b>			
GROSS:	41%		
NET:	44%		
<b>PARKING REQUIRED:</b>			
IND. BUILDING	1/1000 SF 257 STALLS		
OFFICE	1/400 SF 72 STALLS		
<b>TOTAL</b>	<b>329 STALLS</b>		
<b>PARKING PROVIDED:</b>			
AUTO:	453 STALLS		
	@1.58/1000 SF		
	<b>9 STALLS</b>		
	<i>REQ. ACCESSIBLE</i>		
<b>TRUCK DOCKS:</b>			
<b>BUILDING 1</b>			
▲ DOCK-HIGH DOORS	34		
○ GRADE-LEVEL DOORS	4		
<b>BUILDING 2</b>			
▲ DOCK-HIGH DOORS	37		
○ GRADE-LEVEL DOORS	4		
<b>BUILDING 3</b>			
▲ DOCK-HIGH DOORS	37		
○ GRADE-LEVEL DOORS	4		



scheme: 2b

Conceptual Site Plan

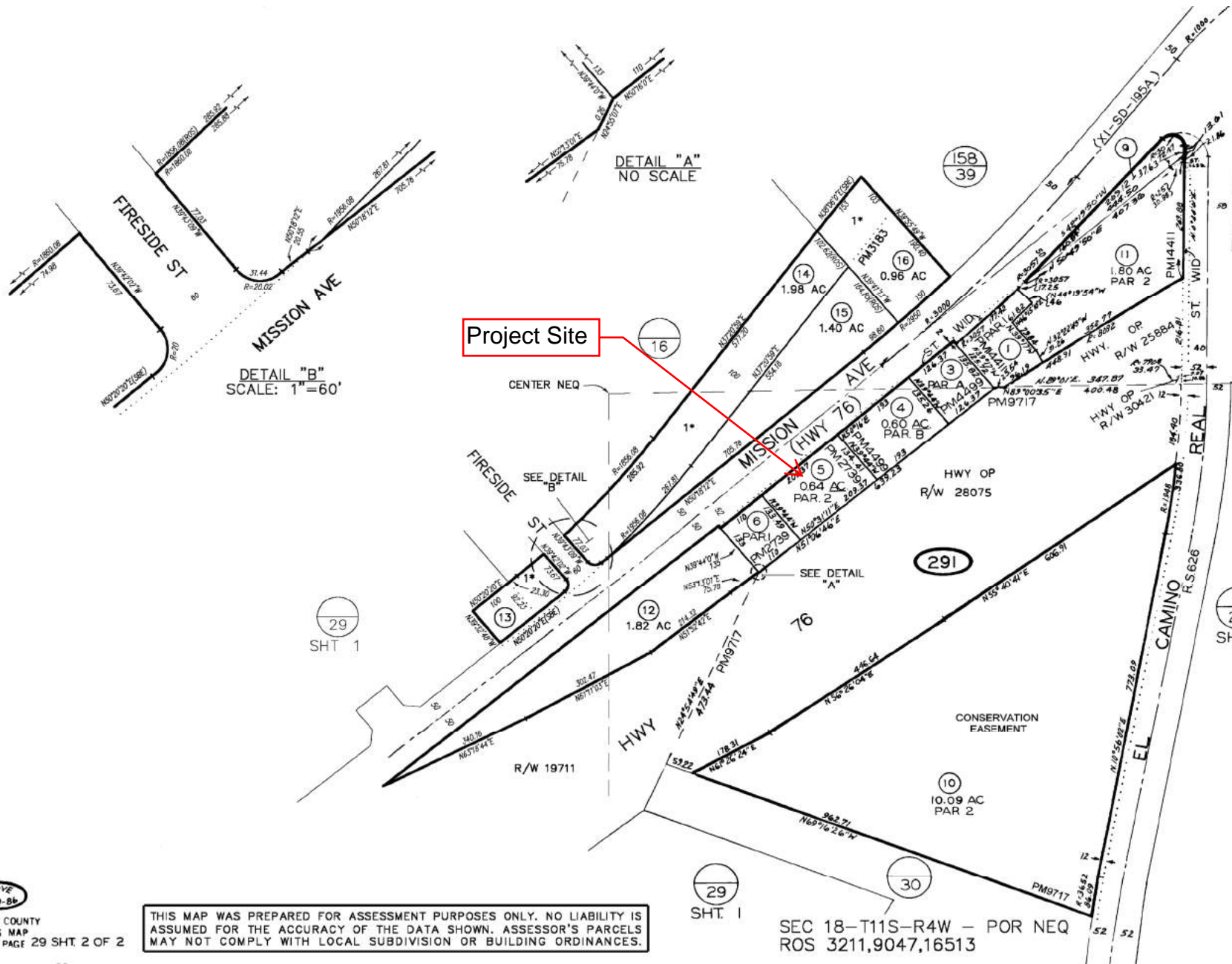
Ocean Ranch  
Ocean Ranch Boulevard, Oceanside, CA 92056

**WARE MALCOMB**

SDGL7-0036-00  
05.07.2020

SHEET  
**1**

160-29  
SHT 2 OF 2  
N  
1"=200'



Project Site

DETAIL "B"  
SCALE: 1"=60'

DETAIL "A"  
NO SCALE

08/28/14 JG

BLK	OLD	NEW	VR	CUT
291	29	1, 2, 1	ST. WID.	87 1747
291	29	3-7		87 10026
2	2	2	ST. CLSD.	87 5719
2	2	2	ST. CLSD.	88 1189
7	7	9	HWY. OP.	96 2005
8	8	11, 4	HWY. OP.	97 1264
10	10	10	SAME & CORRECT	09 5518
PICK UP	12	15		1008
291-09	11	THRU		10000
40, 41, 42, 43	16	R. S. 626		10000
291-09	13	THRU		10000
40, 41, 42, 43	15	& 16A		10000
40, 41, 42, 43	15	30, 31, 32		10000

1\* POR PAR 3 SBE  
MAP 804-37-6A

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.

SEC 18-T11S-R4W - POR NEQ  
ROS 3211,9047,16513



# Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division  
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

## General Information

Project/Property Address: 3655 Mission Avenue, Oceanside, CA 92058

Assessor's Parcel Number: 1602910500

Lot Area (acres or SF): .64 acre

Existing Use: Full-service car wash

Brief Description of Proposal:

Site and building improvements to convert full-service car wash to express car wash

## Property Owner & Applicant Information

Owner Name: Norma L Smith Living Trust, Norma Smith Trustee

Phone Number & E-Mail Address: 760-685-5230

tsmith3321@gmail.com

Applicant Name: Michelle Wills - Southern Cross Property Consultants

Phone Number & E-Mail Address: 858-245-3664

michelle@southerncrosspc.com

## **To be completed if the Applicant is not the Property Owner:**

I authorize the applicant indicated above to submit the application on my behalf: \_\_\_\_\_

Signature of Property Owner  
(or attach a Letter of Authorization)

## **Requested Meeting Date/Time (please provide 2 options)** - reference the Developer's Conference calendar for dates

1<sup>st</sup> choice date: 5/20/20      Time preference:  9:30 am     10:30 am     either

2<sup>nd</sup> choice date: 6/3/2020      Time preference:  9:30 am     10:30 am     either

## **Requested Divisions to Attend (Planning attends all meetings)**

Building    Fire    Water    Engineering    Transportation    Solid Waste    Other \_\_\_\_\_

## **Email the following documents in PDF to Tiffany Chen, [tchen@oceansideca.org](mailto:tchen@oceansideca.org)**

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

## **To be completed by City staff:**

Assigned meeting date: \_\_\_\_\_ Time: \_\_\_\_\_

Assigned Project Planner: \_\_\_\_\_

Tiffany Chen  
Planner II  
City of Oceanside Planning Division  
300 North Coast Highway  
Oceanside, CA 92054

7 May 2020

Dear Ms. Chen:

Southern Cross Property Consultants is requesting on behalf of Soapy Joe's Car Wash that their proposed project be reviewed during the Developer's Conference scheduled for 5/20/2020. The project is located at 3655 Mission Avenue, Oceanside, CA 92058 (APN 160-291-05-00) which is in the CG Zone.

The proposal is to remodel the existing site and building to convert it from the current full-service car wash to an express car wash. This will include: rerouting traffic on the site, reconfiguring the parking, adding pay-stations, adding vacuums, and cosmetically updating the building appearance (deep cleaning and paint). The proposal consists of two scenarios. The first is to leave the access to the site as is. The second, and preferred, is to add an additional driveway. This driveway will have removable bollards (controlled by car wash staff) that would allow a vehicle to exit the queue without making all other vehicles in the queue back up and negatively impact traffic on the site.

The proposed development will not adversely impact the applicable land use plan since there is already an existing car wash on the site and it is located in the CG Zone. Per the City of Oceanside General Plan, the CG Zone land use is designated for retail shops, restaurants, and services to meet the "immediate" needs of the community.

The proposed development will not adversely affect the health safety and welfare of the community or general public. It is located on Mission Blvd which is a major arterial route in Oceanside, which meets the policy of the land use for the CG Zone. In addition, since this site is also located along the State Route 76 Corridor, the proposed development provides a visitor-serving use, also outline in the General Plan.

Included with this letter are the Developer's Conference Request Form and conceptual plans that illustrate the proposed changes.

Please do not hesitate to contact us with any questions you may have.

Sincerely,



Matthew C. Boomhower, Esq., AIA  
Southern Cross Property Consultants

# TENANT IMPROVEMENT LETTER OF AUTHORIZATION

May 1, 2020

To Whom It May Concern:

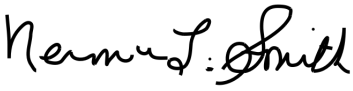
I authorize SJ Mission Ave Inc., a California corporation ("Tenant") to act and sign on my behalf to obtain applicable permits and approvals for building and other improvements at the following address:

3655 Mission Ave.  
Oceanside, CA

APN No. 160-291-05-00

I certify that I am the owner/Landlord of the property.

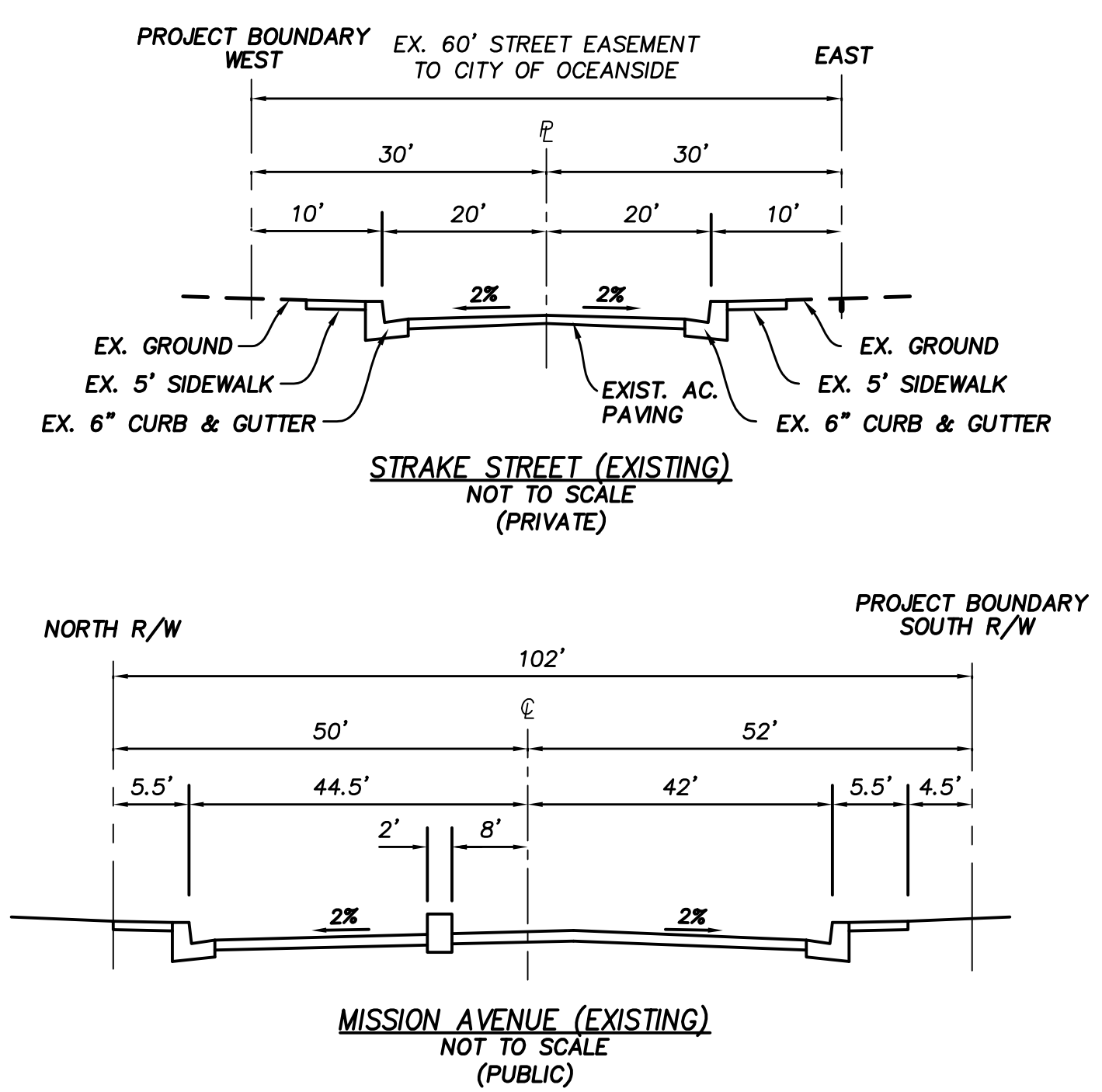
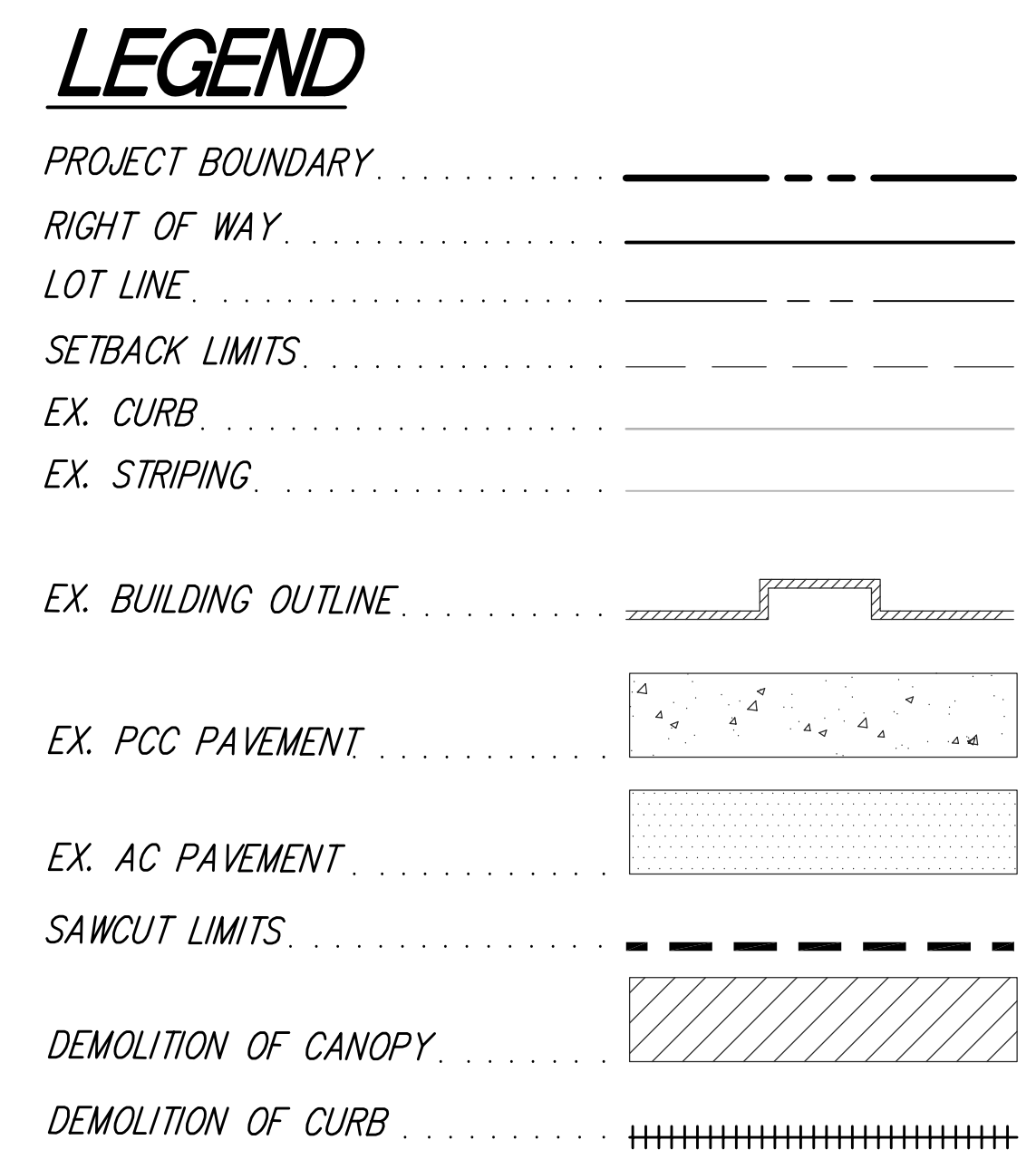
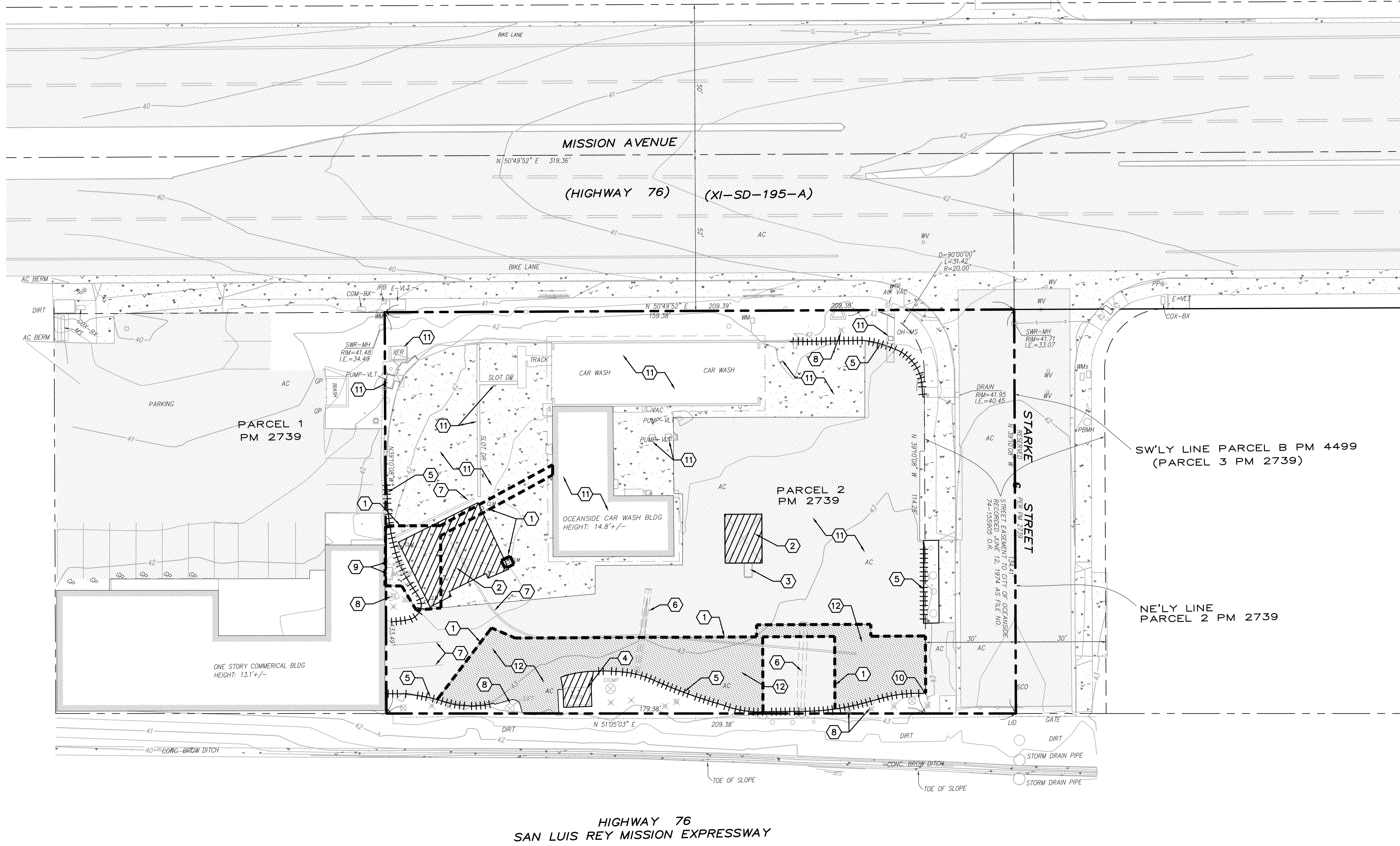
**The Norma L. Smith Living Trust, dated November 28, 2014**

By:   
Norma Smith, Trustee

**5/6/20**



FILE NAME: D:\OneDrive\Wajars Engineering\Projects\300\359 Soapy Joe's 3655 Mission Ave Oceanside\CADD\PLT\2020-05-04\C-1 - No Driveway.dwg LAYOUT NAME: Layout1 PLOTTED: Tuesday, May 05, 2020 - 4:23pm USER: bgnaj



**ASSESSOR'S PARCEL NO.:**  
160-291-05

**SITE ADDRESS:**  
3655 MISSION AVE  
OCEANSIDE, CA 92058

**FEMA FLOOD MAP:**  
ZONE A99

**ZONE:**  
CG (GENERAL COMMERCIAL)

**CUP NOTE:**  
THIS PROJECT HAS BEEN CONSTRUCTED IN CONFORMANCE TO CITY OF OCEANSIDE CONDITIONAL USE PERMIT NO.: C-46-86.

**LEGAL DESCRIPTION:**  
PARCEL 2 OF PARCEL MAP 2739, CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 11, 1974.

**EXISTING FLOOR AREA AND USE:**  
TOTAL FLOOR AREA: 2,910SF  
- MINI C-STORE, CARWASH TUNNEL, LOBBY, EQUIPMENT ROOM & STORAGE

**PERVIOUS/IMPERVIOUS QUANTITIES:**  
**EXISTING CONDITION:**  
- IMPERVIOUS AREA: 24,986SF (0.57AC)  
- PERVIOUS AREA: 3,060SF (0.07AC)  
- TOTAL AREA: 28,046SF (0.64AC)

**PROPOSED CONDITION:**  
- IMPERVIOUS AREA: 25,601SF (0.59AC) (NET 615SF INCREASE)  
- PERVIOUS AREA: 2,445SF (0.06AC) (NET 615SF DECREASE)  
- TOTAL REMOVED AND REPLACED IMPERVIOUS AREA: 4,490SF (0.10AC)

**UTILITIES NOTE:**  
EXISTING WATER & SEWER LATERALS: ALL EXISTING WATER AND SEWER LATERAL ARE TO BE PROTECTED IN PLACE.

**PROPOSED WATER & SEWER LATERALS:**  
THERE ARE NO PROPOSED WATER AND/OR SEWER LATERALS AS PART OF THE SCOPE OF THIS PROJECT.

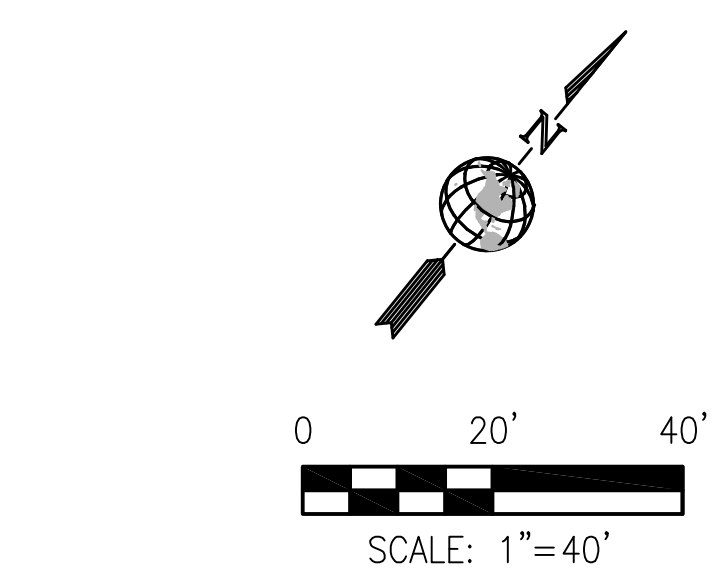
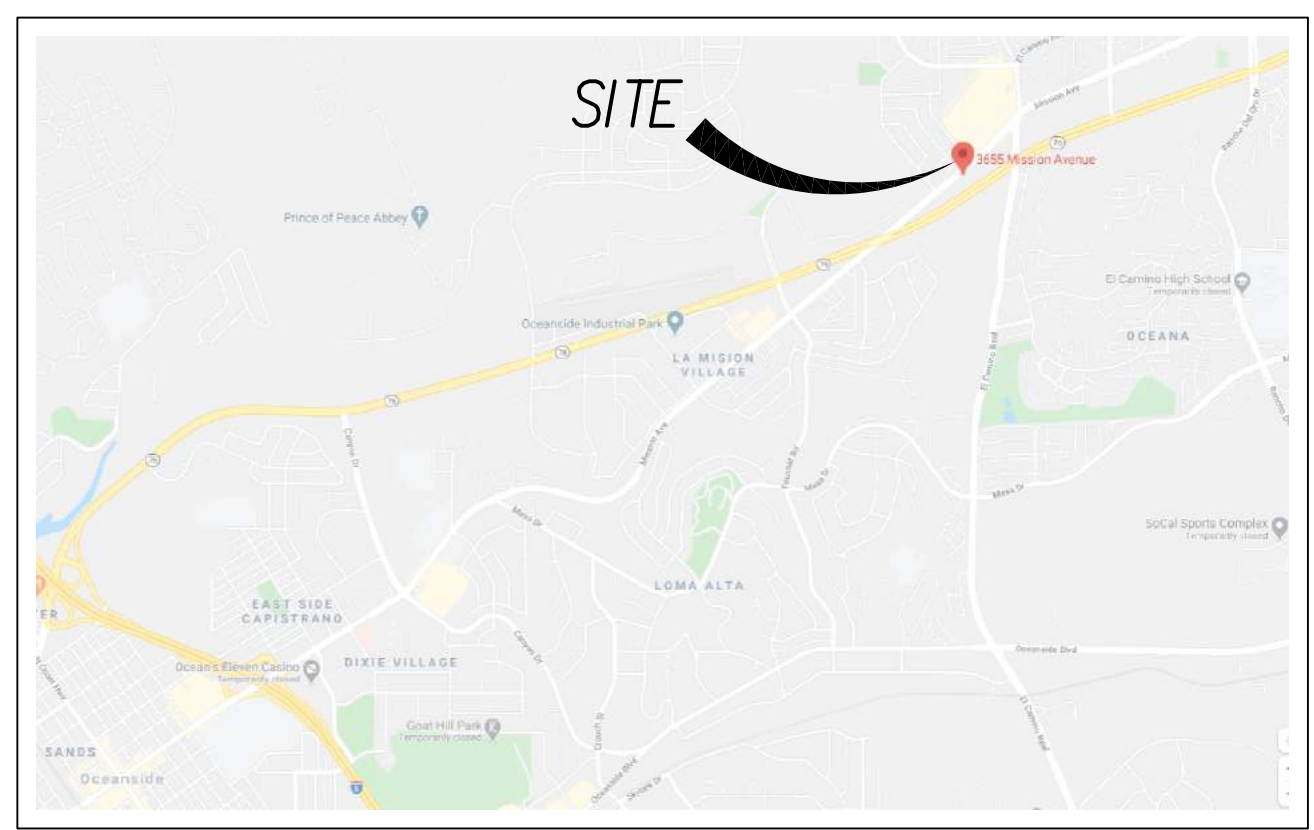
IT IS NOT ANTICIPATED THAT ANY WATER AND/OR SEWER LATERALS AND/OR MAINS TO BE ABANDONED/KILLED/ROUTED AS PART OF THE SCOPE OF THIS PROJECT.

**PARKING COUNT:**  
EXISTING CONDITION:  
- NONE ASSIGNED/STRIPED

**PROPOSED CONDITION:**  
- 17 STALLS  
- 1 ACCESSIBLE STALL  
- 18 TOTAL STALLS

LEGEND KEYNOTES	
1	SAWCUT PAVEMENT LIMITS
2	DEMOLISH EXISTING CANOPY STRUCTURE AND OVERHANG
3	DEMOLISH EXISTING BENCH
4	DEMOLISH EXISTING TRASH ENCLOSURE, GATE AND WALLS
5	DEMOLISH EXISTING CURB
6	DEMOLISH EXISTING SPEED BUMPS
7	REMOVE EXISTING STRIPING
8	REMOVE EXISTING TREES
9	REMOVE EXISTING MOTOR AND VACUUM TANK
10	DEMOLISH GUARD POST
11	PROTECT IN PLACE
12	DEMOLISH EXISTING AC PAVEMENT

VICINITY MAP:



**NAJARS ENGINEERING, INC.**  
772 JAMACHA ROAD#157 EL CAJON, CALIFORNIA 92019  
PHONE (619) 971-7514 Email bgnajar@gmail.com

REV	DESCRIPTION	DATE



11465 WOODSIDE AVE  
SANTEE, CA 92071

**SOAPY JOE'S OCEANSIDE**  
3655 MISSION AVE  
OCEANSIDE, CA 92058

**EXISTING SITE CONDITIONS**

DESIGNER: BGN  
DRAWN BY: BGN  
CHECKED BY: BGN

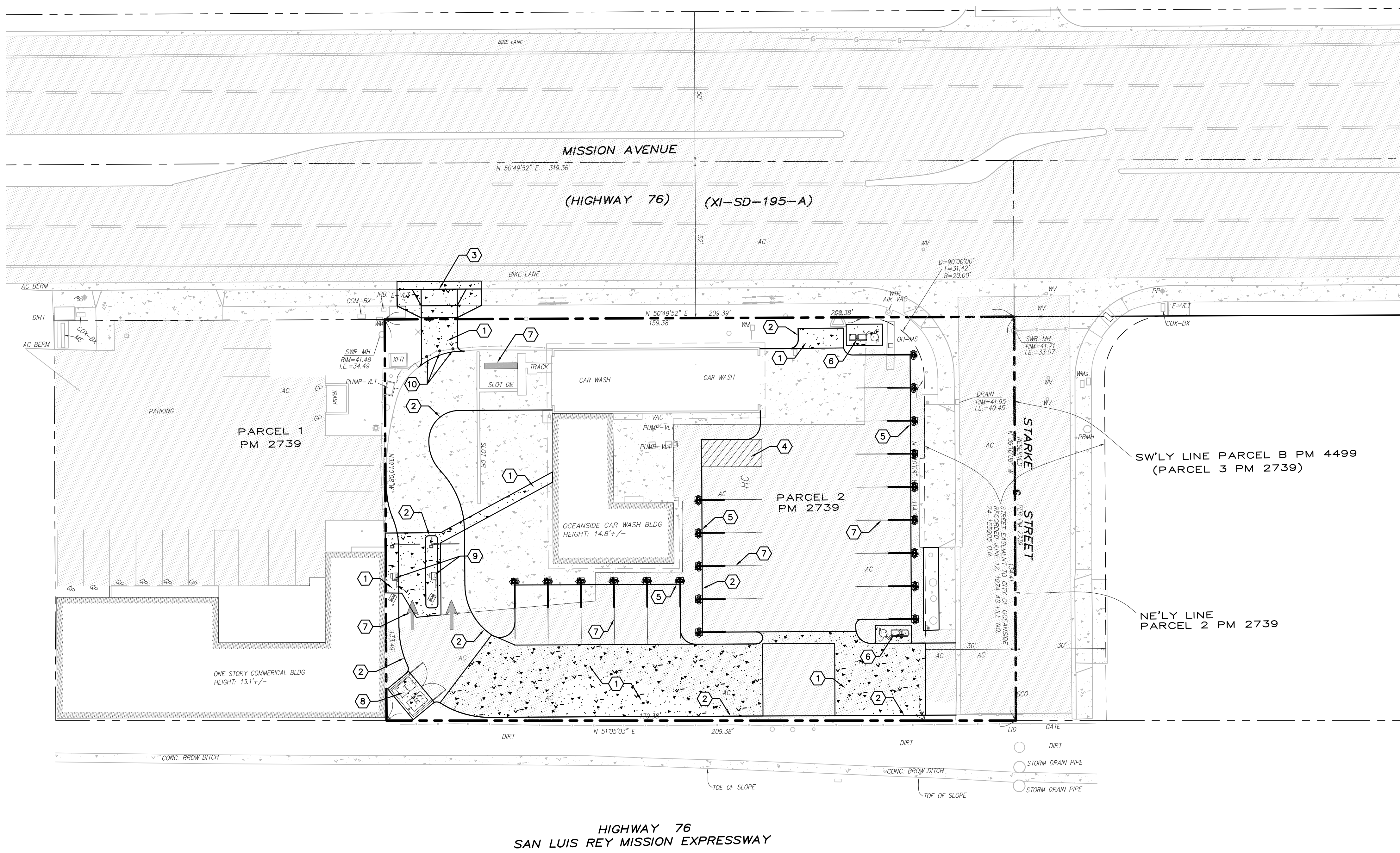
DATE: 05/06/2020

JOB NO. 285

SHEET 1 OF 2

**C-1**

FILE NAME: D:\OneDrive\Wajars Engineering\Projects\300\359 Soapy Joe's 3655 Mission Ave Oceanside\CADD\PLT\2020-05-04\C-2.dwg LAYOUT NAME: Layout1 PLOTTED: Tuesday, May 05, 2020 - 4:26pm USER: bgnj



**ASSESSOR'S PARCEL NO.:**  
160-291-05

**SITE ADDRESS:**  
3655 MISSION AVE  
OCEANSIDE, CA 92058

**FEMA FLOOD MAP:**  
ZONE A99

**ZONE:**  
CG (GENERAL COMMERCIAL)

**CUP NOTE:**  
THIS PROJECT HAS BEEN CONSTRUCTED IN CONFORMANCE TO CITY OF OCEANSIDE CONDITIONAL USE PERMIT NO.: C-46-86.

**LEGAL DESCRIPTION:**  
PARCEL 2 OF PARCEL MAP 2739, CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 11, 1974.

**EXISTING FLOOR AREA AND USE:**  
TOTAL FLOOR AREA: 2,910SF  
- MINI C-STORE, CARWASH TUNNEL, LOBBY, EQUIPMENT ROOM & STORAGE

**PERVIOUS/IMPERVIOUS QUANTITIES:**  
**EXISTING CONDITION:**  
- IMPERVIOUS AREA: 24,986SF (0.57AC)  
- PERVIOUS AREA: 3,060SF (0.07AC)  
- TOTAL AREA: 28,046SF (0.64AC)

**PROPOSED CONDITION:**  
- IMPERVIOUS AREA: 26,063SF (0.60AC) (NET 1,077SF INCREASE)  
- PERVIOUS AREA: 1,983SF (0.05AC) (NET 1,077SF DECREASE)  
- TOTAL REMOVED AND REPLACED IMPERVIOUS AREA: 4,717SF (0.11AC)

**UTILITIES NOTE:**  
**EXISTING WATER & SEWER LATERALS:**  
ALL EXISTING WATER AND SEWER LATERAL ARE TO BE PROTECTED IN PLACE.

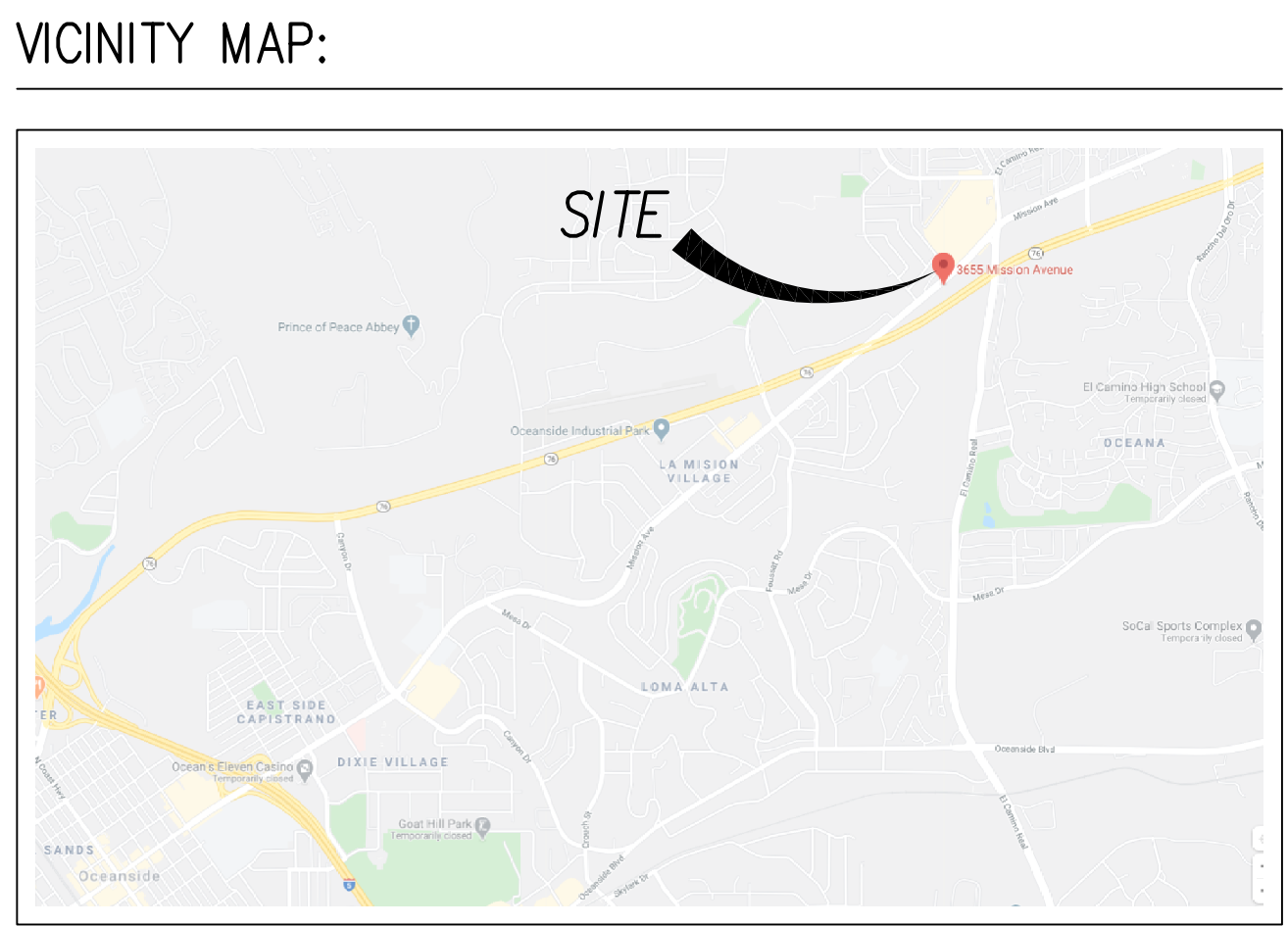
**PROPOSED WATER & SEWER LATERALS:**  
THERE ARE NO PROPOSED WATER AND/OR SEWER LATERALS AS PART OF THE SCOPE OF THIS PROJECT.

**IT IS NOT ANTICIPATED THAT ANY WATER AND/OR SEWER LATERALS AND/OR MAINS TO BE ABANDONED/KILLED/REROUTED AS PART OF THE SCOPE OF THIS PROJECT.**

**PARKING COUNT:**  
**EXISTING CONDITION:**  
- NONE ASSIGNED/STRIPED

**PROPOSED CONDITION:**  
- 17 STALLS  
- 1 ACCESSIBLE STALL  
- 18 TOTAL STALLS

LEGEND KEYNOTES	
1	PCC PAVEMENT TO MATCH EXISTING PCC SECTION
2	6" PCC CURB PER SDRSD G-01
3	COMMERCIAL DRIVEWAY W=12' PER SDRSD G-14A
4	ACCESSIBLE PARKING STRIPING PER SDRSD M-27A
5	VACUUM ARCH
6	CENTRAL VACUUM MOTORS
7	STRIPING ARROW/LINES
8	TRASH ENCLOSURE
9	DRB SYSTEMS PAY STATION
10	REMOVABLE BOLLARDS



**LEGEND**

PROJECT BOUNDARY	-----
RIGHT OF WAY	=====
LOT LINE	-----
SETBACK LIMITS	-----
EX. CURB	-----
EX. STRIPING	-----
EX. BUILDING OUTLINE	-----
EX. PCC PAVEMENT	-----
EX. AC PAVEMENT	-----
PR. CURB	-----
PR. STRIPE	-----
PR. PCC PAVEMENT	-----
PR. VACUUM ARCH	-----
PR. CENTRAL VACUUM	-----
PR. TRASH ENCLOSURE	-----

REV	DESCRIPTION	DATE

**SOAPY JOE'S**

11465 WOODSIDE AVE  
SANTEE, CA 92071

**SOAPY JOE'S OCEANSIDE**

3655 MISSION AVE  
OCEANSIDE, CA 92058

**PROPOSED SITE CONDITIONS**

DESIGNER: BGN  
DRAWN BY: BGN  
CHECKED BY: BGN

DATE: 05/06/2020

JOB NO. 285

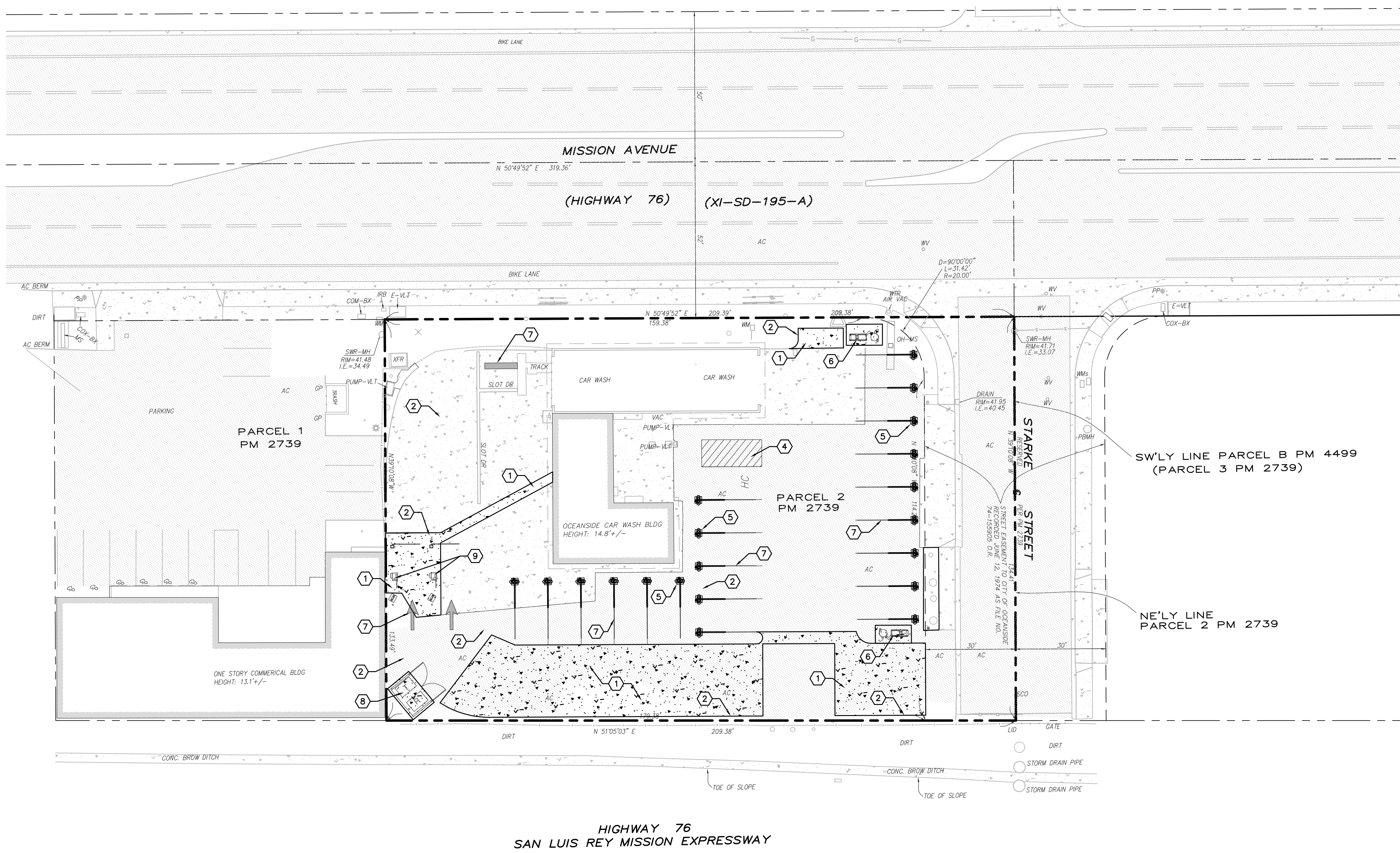
SHEET 2 OF 2

NAJARS ENGINEERING, INC.

772 JAMACHA ROAD#157 EL CAJON, CALIFORNIA 92019  
PHONE (619) 971-7514 Email bgnjajar@gmail.com

**C-2**

FILE NAME: D:\OneDrive\Wejers Engineering\Projects\300\359 Soapy Joe's 3655 Mission Ave Oceanside\CADD\PLT\2020-05-04\C-2 - No Driveway.dwg LAYOUT NAME: Layout1 PLOTTED: Tuesday, May 05, 2020 - 4:24pm USER: bgnaj



### LEGEND

PROJECT BOUNDARY ..... [Symbol]

RIGHT OF WAY ..... [Symbol]

LOT LINE ..... [Symbol]

SETBACK LIMITS ..... [Symbol]

EX. CURB ..... [Symbol]

EX. STRIPING ..... [Symbol]

EX. BUILDING OUTLINE ..... [Symbol]

EX. PCC PAVEMENT ..... [Symbol]

EX. AC PAVEMENT ..... [Symbol]

PR. CURB ..... [Symbol]

PR. STRIPE ..... [Symbol]

PR. PCC PAVEMENT ..... [Symbol]

PR. VACUUM ARCH ..... [Symbol]

PR. CENTRAL VACUUM ..... [Symbol]

PR. TRASH ENCLOSURE ..... [Symbol]

REV	DESCRIPTION	DATE

11465 WOODSIDE AVE  
SANTEE, CA 92071

**SOAPY JOE'S OCEANSIDE**

3655 MISSION AVE  
OCEANSIDE, CA 92058

**PROPOSED SITE CONDITIONS**

**ASSESSOR'S PARCEL NO.:**  
160-291-05

**SITE ADDRESS:**  
3655 MISSION AVE  
OCEANSIDE, CA 92058

**FEMA FLOOD MAP:**  
ZONE A99

**ZONE:**  
CG (GENERAL COMMERCIAL)

**CUP NOTE:**  
THIS PROJECT HAS BEEN CONSTRUCTED  
IN CONFORMANCE TO CITY OF OCEANSIDE  
CONDITIONAL USE PERMIT NO.: C-46-86.

**LEGAL DESCRIPTION:**  
PARCEL 2 OF PARCEL MAP 2739, CITY  
OF OCEANSIDE, COUNTY OF SAN DIEGO,  
STATE OF CALIFORNIA, FILED IN THE  
OFFICE OF THE COUNTY RECORDER OF  
SAN DIEGO COUNTY, JUNE 11, 1974.

**EXISTING FLOOR AREA AND USE:**  
TOTAL FLOOR AREA: 2,910SF  
- MINI C-STORE, CARWASH TUNNEL, LOBBY,  
EQUIPMENT ROOM & STORAGE

**PERVIOUS/IMPERVIOUS QUANTITIES:**  
**EXISTING CONDITION:**

- IMPERVIOUS AREA: 24,986SF (0.57AC)
- PERVIOUS AREA: 3,060SF (0.07AC)
- TOTAL AREA: 28,046SF (0.64AC)

**PROPOSED CONDITION:**

- IMPERVIOUS AREA: 25,601SF (0.59AC)  
(NET 615SF INCREASE)
- PERVIOUS AREA: 2,445SF (0.06AC)  
(NET 615SF DECREASE)
- TOTAL REMOVED AND REPLACED  
IMPERVIOUS AREA: 4,490SF (0.10AC)

**UTILITIES NOTE:**  
**EXISTING WATER & SEWER LATERALS:**  
ALL EXISTING WATER AND SEWER LATERAL  
ARE TO BE PROTECTED IN PLACE.

**PROPOSED WATER & SEWER LATERALS:**  
THERE ARE NO PROPOSED WATER  
AND/OR SEWER LATERALS AS PART OF  
THE SCOPE OF THIS PROJECT.

**IT IS NOT ANTICIPATED THAT ANY WATER  
AND/OR SEWER LATERALS AND/OR MAINS  
TO BE ABANDONED/KILLED/ROUTED AS  
PART OF THE SCOPE OF THIS PROJECT.**

**PARKING COUNT:**  
**EXISTING CONDITION:**

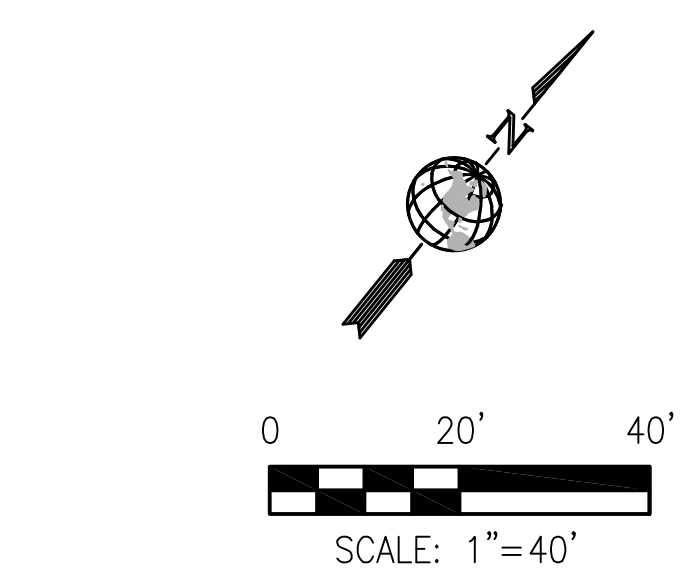
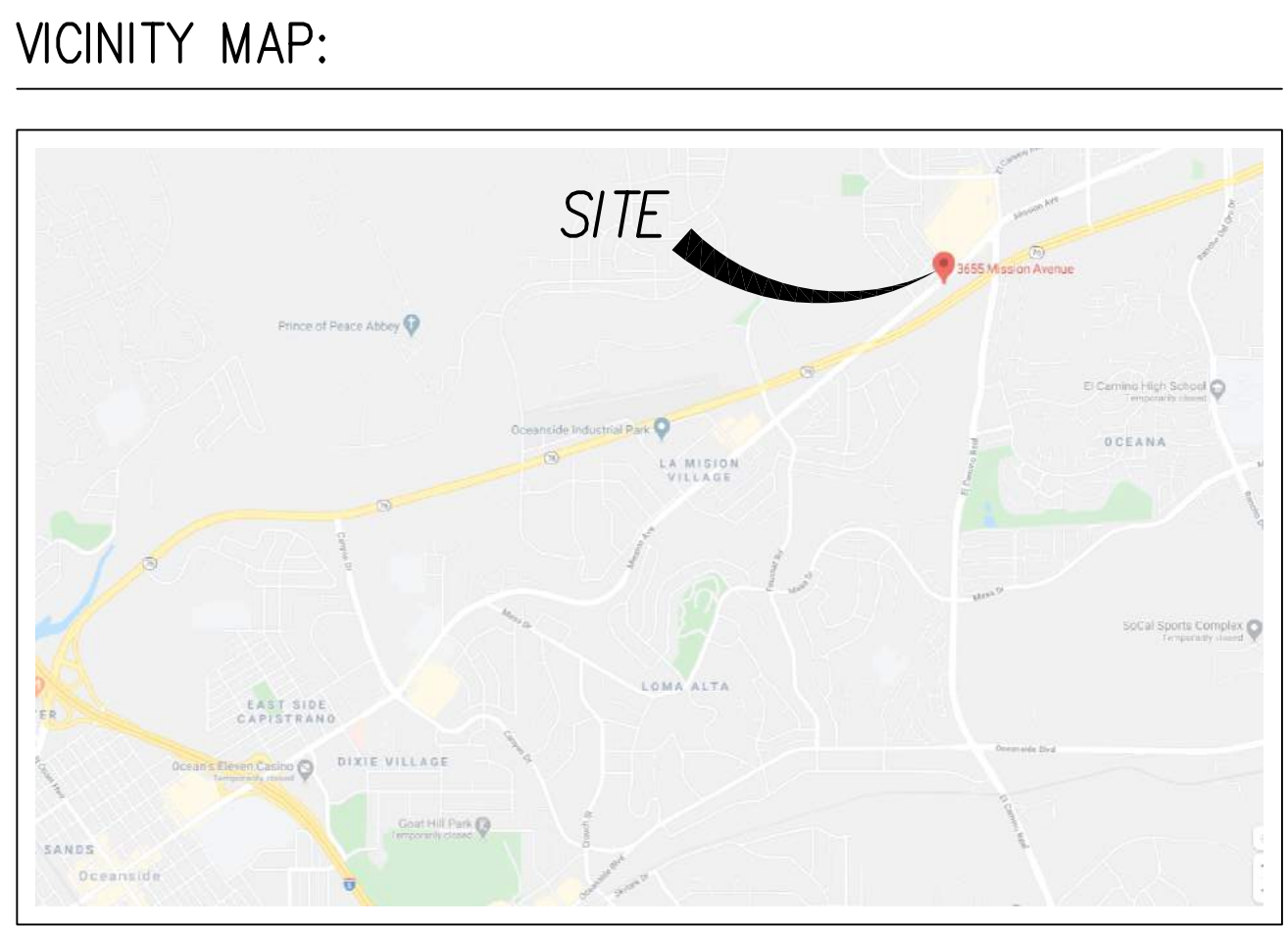
- NONE ASSIGNED/STRIPED

**PROPOSED CONDITION:**

- 17 STALLS
- 1 ACCESSIBLE STALL
- 18 TOTAL STALLS

### LEGEND KEYNOTES

1	PCC PAVEMENT TO MATCH EXISTING PCC SECTION
2	6" PCC CURB PER SDRSD G-01
3	NOT USED
4	ACCESSIBLE PARKING STRIPING PER SDRSD M-27A
5	VACUUM ARCH
6	CENTRAL VACUUM MOTORS
7	STRIPING ARROW/LINES
8	TRASH ENCLOSURE
9	DRB SYSTEMS PAY STATION
10	NOT USED



**NAJARS ENGINEERING, INC.**  
772 JAMACHA ROAD#157 EL CAJON, CALIFORNIA 92019  
PHONE (619) 971-7514 Email bgnajar@gmail.com

DESIGNER: BGN  
DRAWN BY: BGN  
CHECKED BY: BGN

DATE:  
05/06/2020

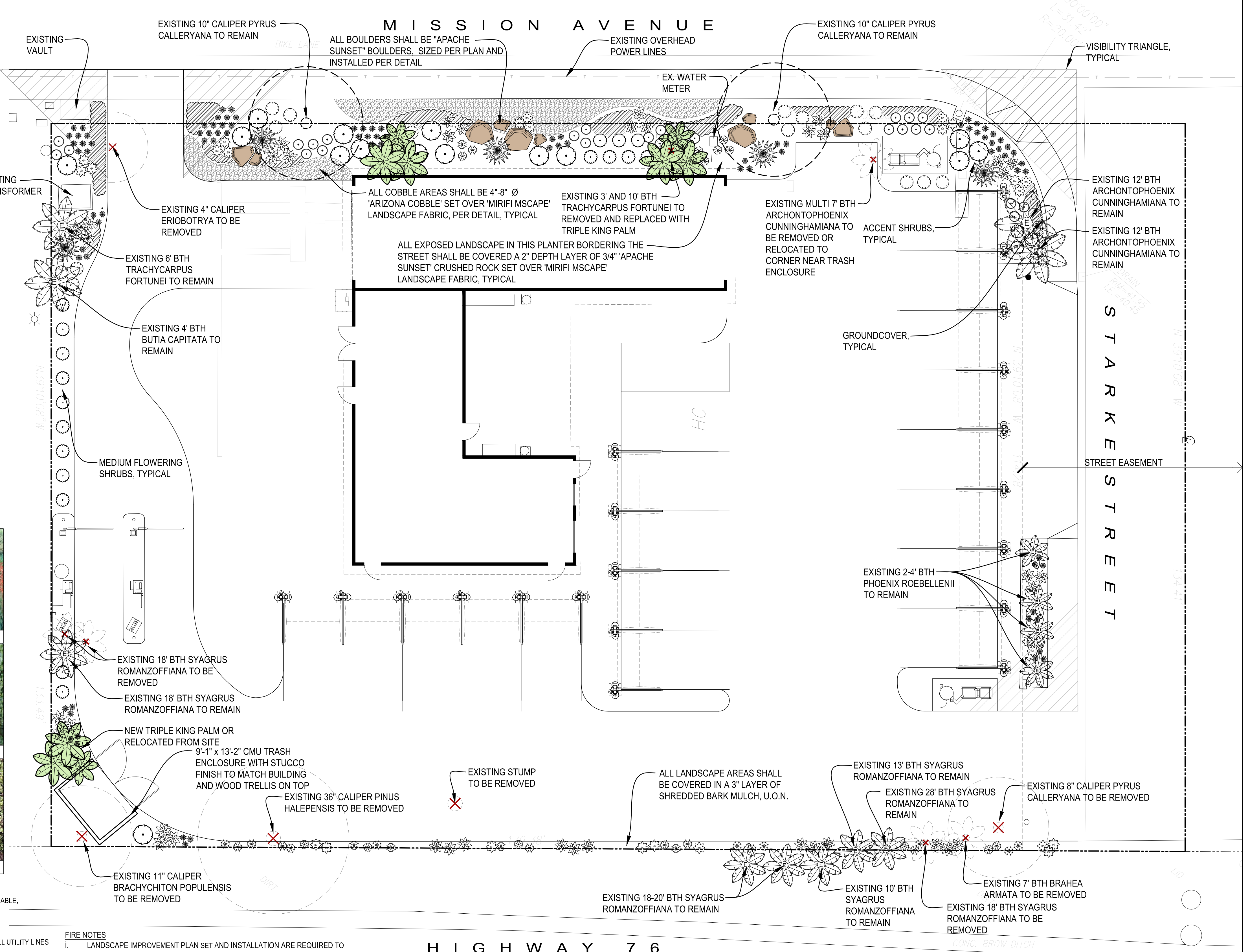
JOB NO.  
285

SHEET 2 OF 2

# C-2

**PLANT LIST**

ABBR	SIZE	SCIENTIFIC NAME	COMMON NAME
<b>TREES</b>			
ARC. CUN.	24" BOX	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
<b>MEDIUM FLOWERING SHRUBS</b>			
CAL. L.J.	5 GAL.	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH
LAN. N.G.	5 GAL.	LANTANA 'NEW GOLD'	GOLDEN SPREADING LANTANA
LIM. PER.	1 GAL.	LIMONILUM PEREZII	SEA LAVENDER
WES. G.B.	5 GAL.	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY
<b>ACCENT SHRUBS</b>			
AGA. A.R.	5 GAL.	AGAVE ATTENUATA 'RAY OF LIGHT'	RAY OF LIGHT FOXTAIL AGAVE
AGA. ATT.	5 GAL.	AGAVE ATTENUATA	FOXTAIL AGAVE
AGA. B.F.	5 GAL.	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE
AGA. B.G.	5 GAL.	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE
AGA. DES.	5 GAL.	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE
ALO. B.E.	1 GAL.	ALOE 'BLUE ELF'	BLUE ELF ALOE
ALO. CAM.	5 GAL.	ALOE CAMERONII	RED ALOE
ALO. MOO.	1 GAL.	ALOE 'MOONGLOW'	MOONGLOW ALOE
ALO. RUD.	5 GAL.	ALOE RUDIKOPPE	LITTLE GEM ALOE
ALO. STR.	1 GAL.	ALOE STRIATA	CORAL ALOE
BUL. FRU.	1 GAL.	BULBINE FRUTESCENS	STALKED BULBINE
CRA. OVA.	5 GAL.	CRASSULA OVATA 'UNDULATA'	RIPPLE JADE
DIE. BIC.	1 GAL.	DIETES BICOLOR	BICOLOR AFRICAN IRIS
EUP. TIR.	5 GAL.	EUPHORBIA TIRUCALLI 'STICKS ON FIRE'	RED PENCIL TREE
FUR. F.M.	5 GAL.	FURCRAEA FOETIDA 'MEDIOPICTA'	FURCRAEA
HES. PAR.	5 GAL.	HESPERALOE PARVIFLORA	RED YUCCA
POR. AFR.	5 GAL.	PORTULACARIA AFRA 'VARIEGATA'	RAINBOW BUSH
<b>GROUNDCOVERS</b>			
SEN. MAN.	FLATS 8" O.C.	SENECIO MANDRALISCAE	BLUE CHALK STICKS



ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE ( PRIVATE ) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT -OF -WAY ( PUBLIC ) . 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 .

ALL STREET TREES SHALL COMPLY WITH THE CITY OF OCEANSIDE APPROVED STREET TREES AND STANDARD DETAIL 211 A

ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE ( PRIVATE ) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT -OF -WAY ( PUBLIC ) . 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 .

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL , AESTHETIC , AND MAINTENANCE CONSIDERATIONS . ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS , FERTILIZERS , AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE . GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN , EVAPOTRANSPIRATION AND RUN - OFF . ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER , LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH . THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS . ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES .

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN . LOW PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN - OFF . IRRIGATION SYSTEMS SHALL USE HIGH QUALITY , AUTOMATIC CONTROL VALVES , CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT . ALL COMPONENTS SHALL BE OF NON - CORROSIIVE MATERIAL . ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER ' S RECOMMENDED DESIGN PARAMETERS . ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE .

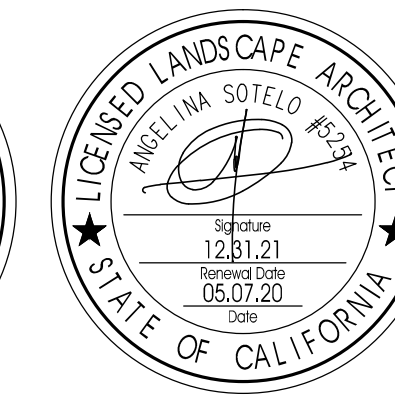
- STREET TREES AND OTHER TREES SHALL BE SPACED:
- 8 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE, AND PULLBOXES.
  - 5 FEET FROM MAILBOXES
  - 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
  - 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES
- (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
  - 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
  - 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
  - 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
  - STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
  - LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
  - MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
  - SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENT

- FIRE NOTES**
- LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
  - ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUS.
  - ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONESTOREY BUILDING IS 28-FEET WIDE.
  - ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES

- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
- LANDSCAPE ARCHITECT SHALL VERIFY UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.



2643 fourth avenue ph. 619.544.1977  
San Diego, CA 92103 www.sotelo.com



**H I G H W A Y 7 6**

**LANDSCAPE CONCEPT PLAN**

SCALE 1"=10'-0"

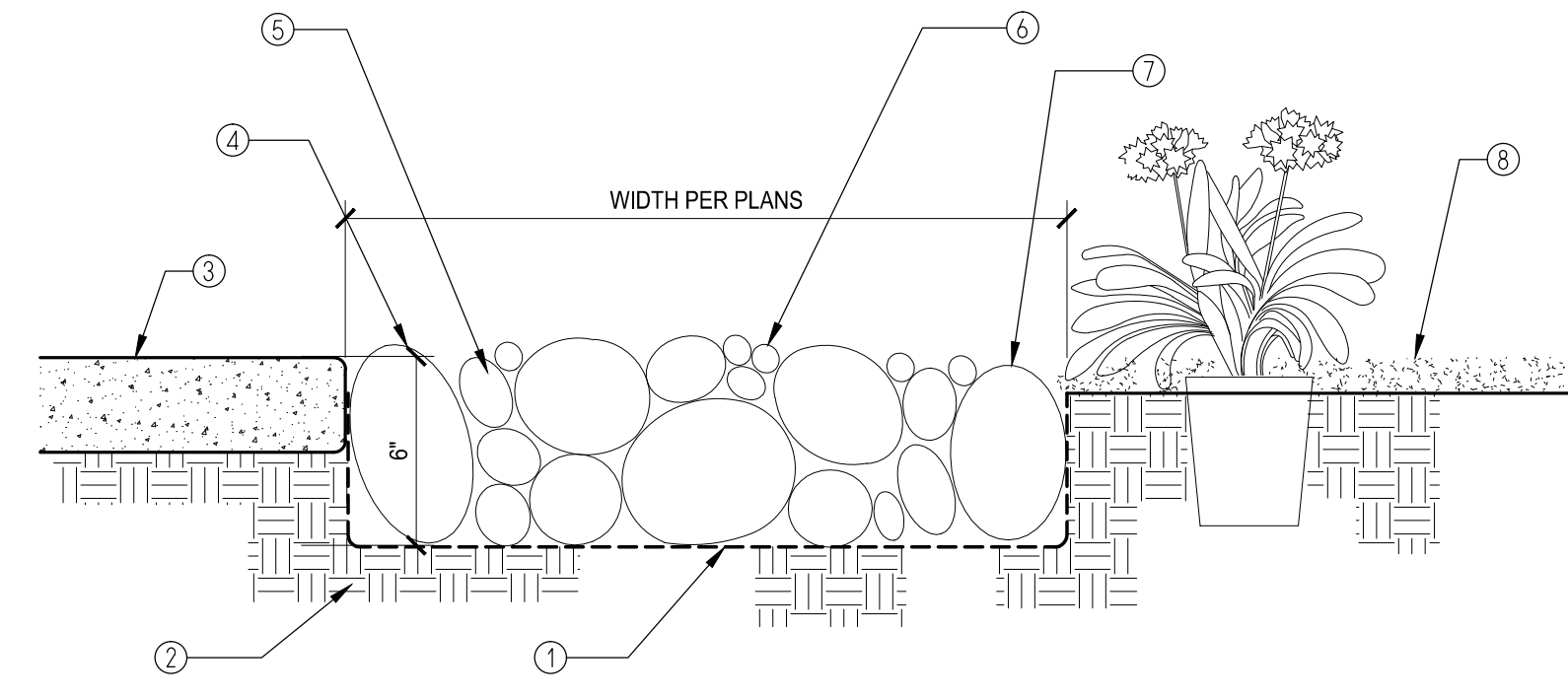
APPROVED CHANGES			SHEET 1 OF 2	CITY OF OCEANSIDE ENGINEERING DIVISION	
Description	Approved by	Date		LANDSCAPE ARCHITECTURAL PLANS FOR: X-XX-XX	
			3655 MISSION AVE OCEANSIDE, CALIFORNIA 92058		
			LANDSCAPE ARCHITECT OF WORK: ANGELINA SOTELO		
			Checked by: [Signature] Approval date: [Date]		

### PLANTING NOTES

A SOIL TEST SHALL BE MADE BY LANDSCAPE CONTRACTOR PRIOR TO THE BEGINNING OF WORK AND THE RECOMMENDATIONS MUST BE USED FOR INSTALLATION.  
 AN IRRIGATION AUDIT REPORT MAY BE REQUIRED BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY.  
 IF A CERTIFICATE OF COMPLETION IS REQUIRED BY THE CITY, PLEASE NOTIFY LANDSCAPE ARCHITECT 48 HOURS BEFORE INSPECTION.

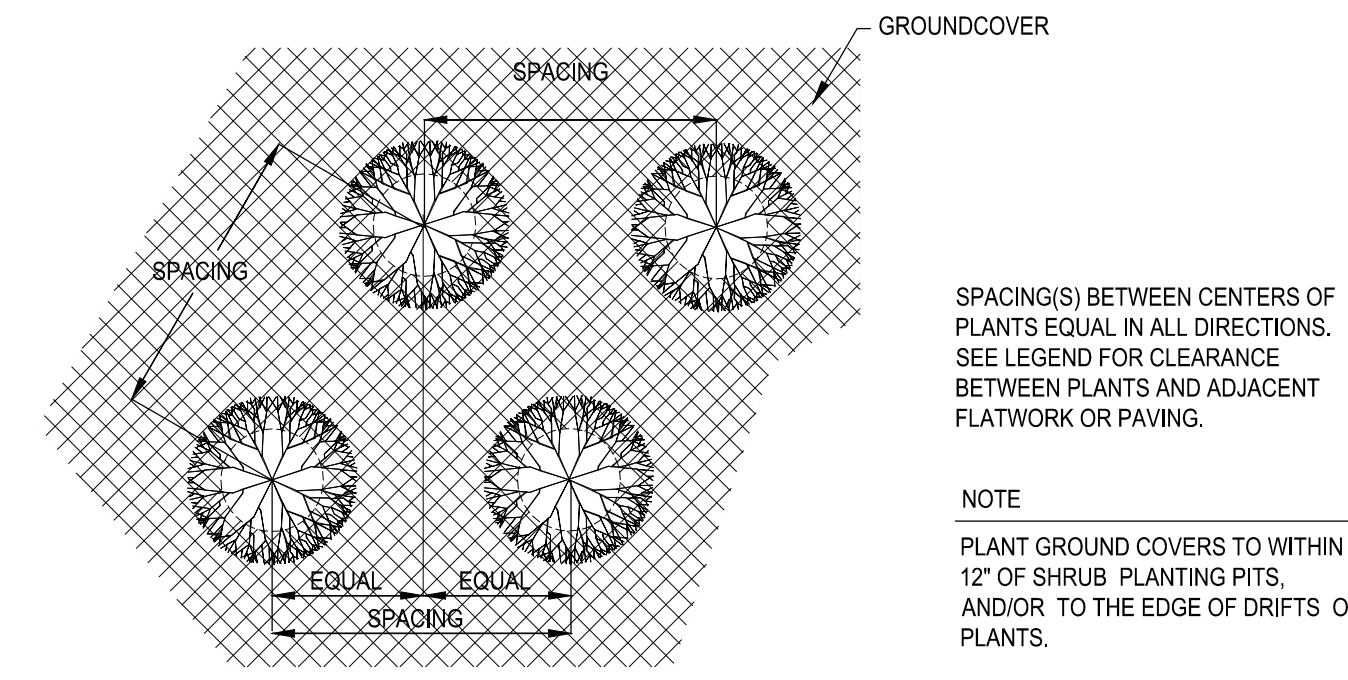
THE CONTRACTOR SHALL ENSURE THAT ALL PLANTS RECEIVE **SUPERTHRIVE** VITAMIN SOLUTION AT TIME OF INSTALLATION

- LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE WITHIN PLUS OR MINUS .10 FEET OF FINISH GRADE.
- THE PLANTING PLANS ARE DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO BE ADVISED THAT CERTAIN CULTIVARS OR SPECIES OF PLANTS FOR THIS PROJECT MAY ONLY BE AVAILABLE THROUGH RETAIL SOURCES (IE: PATENED MONROVIA SELECTIONS). CONTRACTOR IS FURTHER ADVISED THAT ALL PLANT MATERIAL FOR THIS PROJECT SHALL BE "PREMIUM" NURSERY STOCK.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER THE PLANTING.
- THE LANDSCAPE CONTRACTOR WILL COORDINATE HIS WORK WITH THE OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
- PLANT QUANTITIES AND AREAS SHOWN ON LEGENDS ARE FOR CONTRACTORS' CONVENIENCE IN ESTIMATING ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS TO COVER ALL AREAS AS SHOWN ON PLANS.
- SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM FOR 5 FEET MINIMUM, WHERE APPLICABLE.
- LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS, AND VINES PRIOR TO PLANTING.
- SHRUB PITS 5 GALLONS AND SMALLER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1-1/2 TIMES CONTAINER DEPTH.
- TREE AND SHRUB PITS 15 GALLONS AND LARGER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1" LESS THAN CONTAINER DEPTH.
- TREE STAKING SHALL BE DONE ONLY IF ESSENTIAL AND REQUIRED BY THE LANDSCAPE ARCHITECT. TREES THAT CANNOT STAND WITHOUT THE NURSERY STAKE SHALL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING AND GUYING MATERIALS SHALL BE REMOVED AT THE END OF THE 1-YEAR TREE GUARANTEE PERIOD.
- DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.
- CONTRACTOR SHALL USE THE FOLLOWING AMENDMENT SCHEDULE FOR BIDDING PURPOSES ONLY. A SOIL TEST SHALL BE MADE BY LANDSCAPE ARCHITECT, AND RECOMMENDED AMENDMENTS SHALL BE USED FOR ACTUAL INSTALLATION.
  - 100 LBS. OF GYPSUM PER 1000 SQ. FT.
  - 70 LBS. OF TRIC (6-2-4 W/ 5% SULFUR) PER 1000 SQ. FT.
  - 6 LBS. OF IRON SULFATE PER 1000 SQ. FT.
  - 25 LBS. OF SOIL SULFUR PER 1000 SQ. FT.
  - 5 CUBIC YARDS OF NITROLIZED ORGANIC AMENDMENT PER 1000 SQ. FT. (SEE NOTE 16)
- AMENDED SOIL SHALL BE ROTOTILLED TO A DEPTH OF 8".
- NO IRON SULFATE SHALL COME IN CONTACT WITH ANY MASONRY SURFACE.
- NITROLIZED ORGANIC AMENDMENT SHALL BE HUMIC COMPOST FROM AGRI-SERVICE, LOAMEX™, OR APPROVED EQUAL.
- A. PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS SHALL CONSIST OF 1/3 NITROLIZED ORGANIC AMENDMENT AND 2/3 EXISTING SOIL, PLUS 2-1/2 LBS. OF SOIL SULFUR, 2 LBS. IRON SULFATE PER CU. YD., 4 LBS. GYPSUM, AND 8 LBS. OF TRIC (6-2-4 W/ 5% SULFUR) PER CUBIC YARD.
- B. ALL PLANTED AREAS SHALL BE WATERED IN THOROUGHLY WITH SARVON™, PER MANUFACTURERS SPECIFICATIONS IN ADVANCE OF PLANTING.
- C. ALL PLANTS SHALL BE WATERED THOROUGHLY WITH SUPERTHRIVE™ WITHIN 1 HOUR OF PLANTING.
- ALL PLANTS 1-GALLON SIZE OR LARGER SHALL RECEIVE AGRIFORM 21-GRAM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES:
  - ONE PER 1-GALLON; TWO PER 5-GALLON; FIVE PER 15-GALLON; 12 PER 24" BOXED TREES; 18 PER 36" BOXED TREES (SEE L.A. FOR RATES FOR LARGER STOCK). PLACE TABLETS AT HALF THE DEPTH OF THE PLANTING PIT AND 1" FROM ROOTBALL (BOXED TREES SHALL BE IN 2 LAYERS GOING UP ALONG SIDES OF THE ROOTBALL).
  - ALL PLANTS INSTALLED FROM PLATS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-5 TABLET EACH, AND ALL 4" POTS SHALL RECEIVE TWO 5-GRAM TABLETS EACH, MIXED WITH A HANDFUL OF PREPARED BACKFILL PER NOTE 17.
- BOUGAINVILLEAS SHALL BE PLANTED WITH INTACT ROOTBALLS. NO BROKEN ROOTBALLS WILL BE ACCEPTED.
- ALL PLANTS EXCEPT BOUGAINVILLEAS PLANTED FROM CONTAINERS SHALL HAVE THEIR ROOTBALLS SCORED WITH A SHARP TOOL TO A DEPTH OF 1" IN THREE LONGITUDINAL INCISIONS AT LOCATIONS SPACED AROUND THE ROOTBALL, BEFORE PLACING PLANT IN PLANTING HOLE.
- ALL TYING MATERIALS AND MARKING TAPES SHALL BE REMOVED AT THE TIME OF PLANTING.
- STAKES SHALL BE REMOVED FROM VINES AND VINES SHALL BE PROVIDED WITH AN APPROVED MEANS OF SUPPORT.
- ALL SHRUB PLANTING AREAS SHALL BE COVERED WITH A 2" DEEP LAYER OF CRUSHED ROCK, OR APPROVED EQUAL. ALL BARK TO BE NITROLIZED WITH 5% NITROGEN. WHEN GRAVEL OR COBBLE GROUNDCOVER IS USED, A LANDSCAPE FILTER FABRIC MUST BE INSTALLED, WITH AN OVERLAP OF 12" MIN. BETWEEN ROLLS AND FASTENED WITH STAPLES FLUSH TO THE FABRIC TO PREVENT MOVEMENT.
- IF THE SOIL TEST PREVIOUSLY MENTIONED SHOWS THAT PERMEABILITY RATES ARE LESS THAN .5" PER HOUR, LANDSCAPE ARCHITECT MAY REQUIRE A TREE DRAIN SYSTEM.
- A LANDSCAPE MAINTENANCE PERIOD OF 90 DAYS SHALL BE CONSIDERED PART OF THIS CONTRACT. REFER TO THE PROJECT SPECIFICATIONS FOR DETAILS.



- MIRAFI MISCALPE LANDSCAPE FABRIC
  - 90% COMPACTED SOIL
  - ADJACENT PAVING, PER PLAN
  - PLACE LARGER ROCKS AT STREAM EDGES
  - 4"-8" Ø ARIZONA COBBLE
  - NO LANDSCAPE FABRIC SHALL BE VISIBLE, ADD A LAYER OF 1" Ø COBBLE TO FILL IN WHERE REQUIRED
  - PLACE LARGER ROCKS AT STREAM EDGES
  - DG OR CRUSHED ROCK PER PLAN
- INSTALL LANDSCAPE FABRIC WHERE CRUSHED ROCK IS USED AS GROUNDCOVER INSTEAD OF MULCH

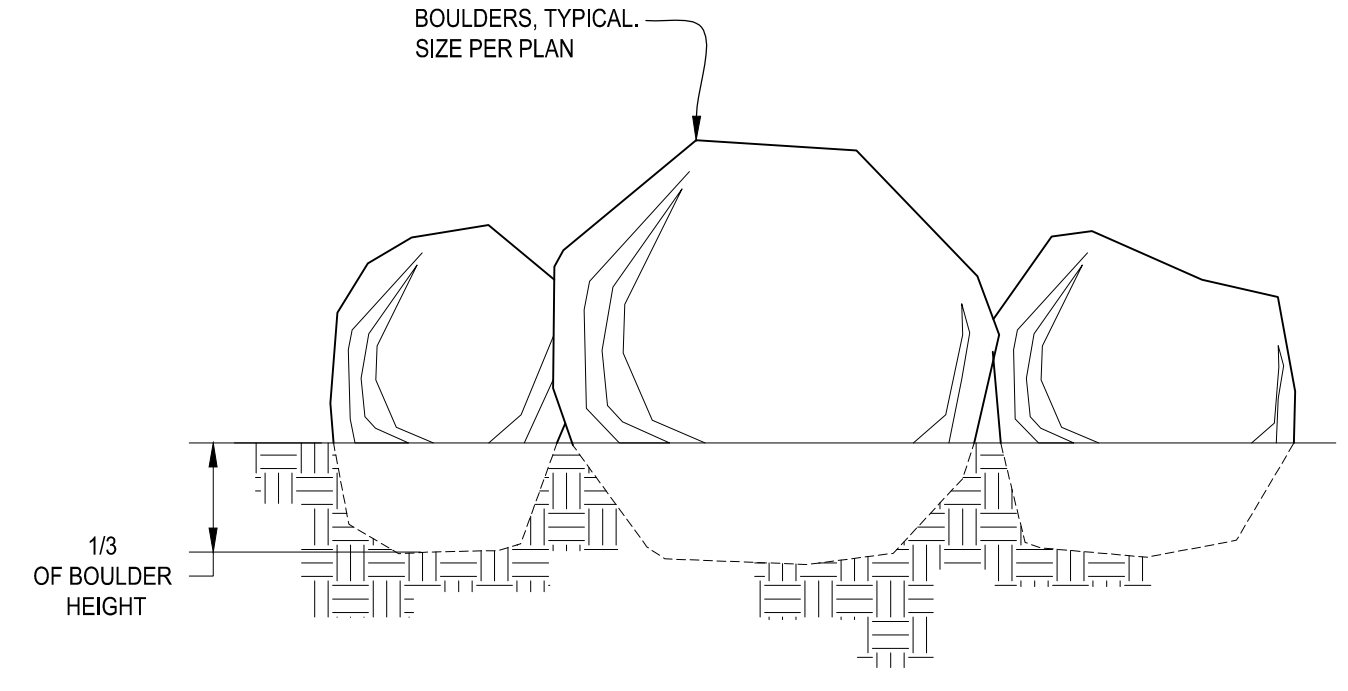
**COBBLE STREAM**  
NOT SCALED



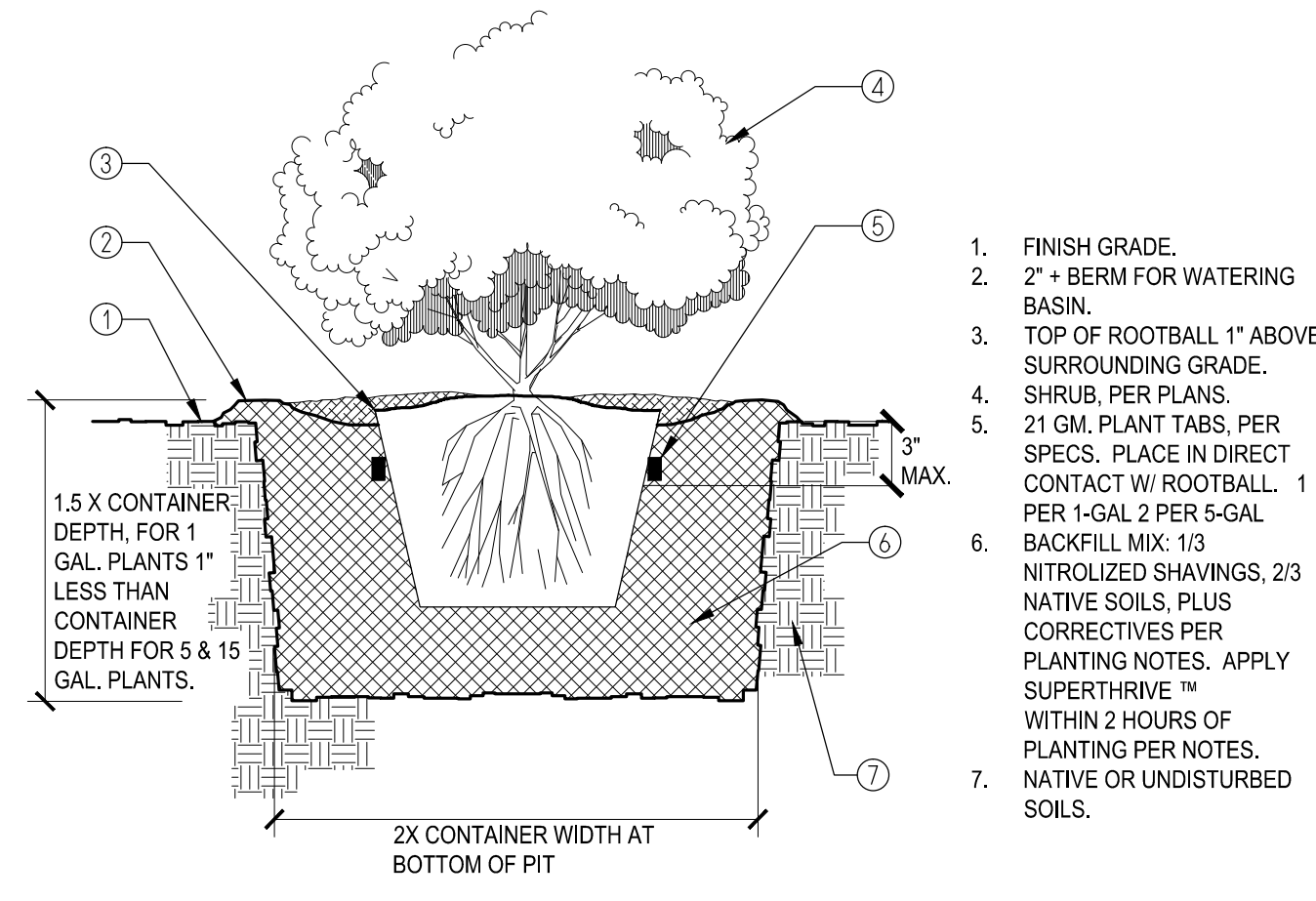
SPACING(S) BETWEEN CENTERS OF PLANTS EQUAL IN ALL DIRECTIONS. SEE LEGEND FOR CLEARANCE BETWEEN PLANTS AND ADJACENT FLATWORK OR PAVING.

NOTE  
 PLANT GROUND COVERS TO WITHIN 12" OF SHRUB PLANTING PITS, AND/OR TO THE EDGE OF DRIFTS OF PLANTS.

**TRIANGULAR SPACING GROUNDCOVERS & SHRUBS**  
NOT TO SCALE



**BOULDERS**  
NOT TO SCALE



- FINISH GRADE.
- 2" BERM FOR WATERING BASIN.
- TOP OF ROOTBALL 1" ABOVE SURROUNDING GRADE.
- SHRUB, PER PLANS.
- 21 GM. PLANT TABS, PER SPECS. PLACE IN DIRECT CONTACT W/ ROOTBALL. 1 PER 1-GAL 2 PER 5-GAL.
- BACKFILL MIX: 1/3 NITROLIZED SHAVINGS, 2/3 NATIVE SOILS, PLUS CORRECTIVES PER PLANTING NOTES. APPLY SUPERTHRIVE™ WITHIN 2 HOURS OF PLANTING PER NOTES.
- NATIVE OR UNDISTURBED SOILS.

**SHRUB PLANTING**  
NOT TO SCALE



APPROVED CHANGES		
Description	Approved by	Date

SHEET <b>2</b>	CITY OF OCEANSIDE ENGINEERING DIVISION	OF <b>2</b>
LANDSCAPE ARCHITECTURAL PLANS FOR: X-XX-XX		
<b>3655 MISSION AVE</b>		
OCEANSIDE, CALIFORNIA 92058		
LANDSCAPE ARCHITECT OF WORK <b>ANGELINA SOTELO</b>	Checked by	Approval date
NAME OF LA R.L.A.# 5254		

**sotelo**  
LANDSCAPE ARCHITECTS  
2643 fourth avenue san diego, CA 92103 ph. 619.544.1977 www.asotelo.com