

**¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE**

Wednesday, February 10, 2021

Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 2/9/2021.

1. 9:30 - 10:30 am SKYPE teleconference

Proposed development of four (4) industrial buildings on a 1.19 acre site with a total proposed building area of 21,540 sq. ft. with a potential increase to 26,340 sq. ft. of total building area with future mezzanine in each building, located at 555 Airport Road. [ADM21-00004]

**Zoning: IL
Land Use: LI
Neighborhood Area: Airport
Assessor Parcel Number(s): 146-031-16 & 146-031-17
Contact Person: Ericka Hitchcock
Email: Ericka@2hconstruction.com**

2. 10:30 - 11:30 am SKYPE teleconference

Proposed five (5) lot subdivision consisting of four (4) residential lots and one (1) common lot on a 1.76 acres site, located at the northeast corner of Ivy Road and Vista way and including 2245 Ivy Road. [ADM21-00005]

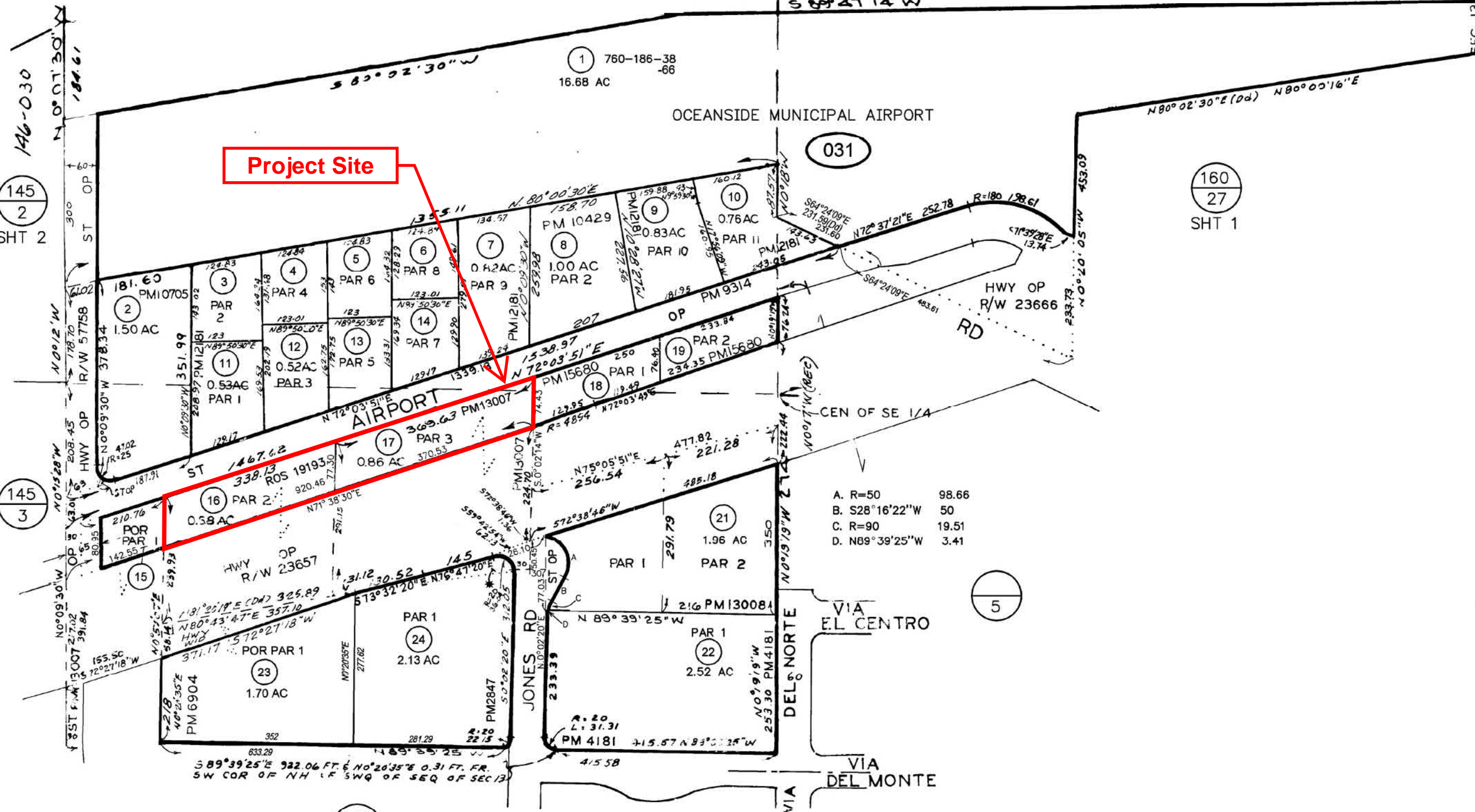
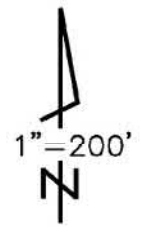
**Zoning: RS
Land Use: SFD-R
Neighborhood Area: Fire Mountain
Assessor Parcel Number(s): 165-310-43 & 165-120-63
Contact Person: Jorge Palacios
Email: jp@jpeng.com**

¹ *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.*

* S.I.D. 2
A.T. & S.F. RR. MIN. RTS. ONLY

2

160
27
SHT 2



Project Site

ESW 3-11-2010

CHANGES

BLK	OLD	NEW	YR	CUT
030	50 F 51	77-87	84	2981
	49	81 F 82	84	2982
	80-82	83-85 Hwy OP	89	1228
	6	SAME ST OP	89	4064
	83	86 F 87	90	1522
	77-79	88-90 Hwy OP	93	1361
	-47-01	91 Hwy WD	93	1579
	-47-02	Killed		
	84 F 88	SAME ST OP	93	4779
	6	SAME HWY OP	94	4785
	88	92 Hwy OP	95	1427
	92	93 F 94	97	1500
	18	SAME ST OP	97	4617
	PICKUP	95	98	1359
	94	POR 145-030-43	98	1938
	84 & 85	96	02	2073
	96	SAME & ST OP	03	4646
	95	97 & 98	08	1209
	97 & 98	POR -050-89890	08	1557
030	VARIOUS	031-01 THRU-22	09	10002
031	20	23 & 24	09	1458

- A. R=50 98.66
- B. S28°16'22"W 50
- C. R=90 19.51
- D. N89°39'25"W 3.41

145
2
SHT 2

160
27
SHT 1

145
3

5

145
3

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.



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:

Assessor's Parcel Number: Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

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

1st choice date: _____ Time preference: 9:30 am 10:30 am either

2nd choice date: _____ 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

- 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: 2/10/2021 Time: 9:30

Assigned Project Planner: _____

January 6, 2021

City of Oceanside
 Planning Department
 Longfellow Real Estate Partners, LLC
 San Diego, CA 92121

**Re: 555 Airport Road, Oceanside CA
 Developers Conference Project Letter**

The following is a brief synopsis of the proposed project at 555 Airport Road, Oceanside CA.

The project is located on two narrow, pre-graded, vacant parcels, totaling 1.19 acres. The project is bound to the North by Airport Road and the South by the existing flood channel/Hwy 76. This project proposes to construct (4) single-story buildings, totaling approximately 21,540 s.f. The buildings will be designed to accommodate a future mezzanine if required by tenants, to bring the potential Sf building total to 26,340 sf. The buildings will match character and construction type of surrounding structures and meet the requirements of the IL-Limited industrial Zone. Each building will have individually monitored Fire Sprinkler system. The uses are anticipated to be a mixture of light industrial, warehouse and support office space. All uses will comply with zoning restrictions. The overlay zone is the Oceanside Municipal Airport Land Use compatibility zone. The project is located within Zone 6-Traffic Pattern Zone and affected by the 60dbI contour. The project will comply with ALUCP regulations.

Project Data:

Site Area: 1.19 acres (53,837 s.f.)
 Current FAR: Vacant
 Proposed FAR: .40 (21,540 s.f.) or .49 w/ future mezzanine (26,340 s.f.)
 Zoning: IL-Limited Industrial
 Overlay Zone: Oceanside Municipal Airport Land Use – Zone-6.

Proposed Building Floor Area Totals:

Building A:	First Floor	5,340 s.f.
Building B:	First Floor	5,400 s.f.
Building C:	First Floor	5,400 s.f.
Building D:	First Floor	5,400 s.f.
	Total	21,540 s.f.

Note future mezzanine potential 1,200 sf per building.
 Total w/ future mezzanine 26,340 sf.

Proposed Parking:

4 Accessible (Van)

27 standard stalls

31 total stalls on site

1.44/1000 sf overall. With potential mezzanine area included 1.18/1000sf

Loading space provided 12'x35' (3)

In addition to the City of Oceanside general review of the project we do have specific project questions as noted below.

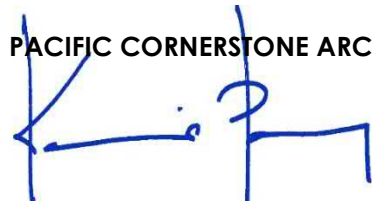
555 Airport Road - Developer Conference project questions:

- Please define the type of Flood Channel Access the project is required to provide.
- Please confirm that the 30' future easement can be abandoned. Confirm that this would be allowed, and no future easement is required.
- Please confirm that storm water mitigation can use the 10' street side setback for basins. Project assumes that no detention is required due to location next to flood channel. Project assume no hydromodifications are required as well. Please confirm.
- Assume multiple driveways are acceptable as shown. Please confirm.
- Loading and parking dimensions are acceptable. Please confirm.
- For building "openings" requirements per CBC. It is assumed that the rear lot line will be the centerline of the channel system, similar to public way (street) at front yard. Please confirm.
- Please confirm Fire Access is acceptable.
- Please confirm security fencing can be installed at the PL along the channel.
- Signage will be allowed on the HWY 76 building side. Please confirm.
- Confirm that outdoor eating facilities are not required. If required, can these be provided within 10' front yard setback.
- The project is anticipated to be converted into either a Commercial Condo or Separate legal Parcels. Please confirm process and this process (assumed TPM and PM) can be performed while project has received construction permit and is under construction.
- Please confirm any offsite requirements the project will be subject to
- Please provide listing of applicable fees, onsite and offsite, for the project.
- Please confirm approximate schedule for Grading Permit and Building Permit through the City of Oceanside.

Please feel free to contact with any questions or comments that you may have.

Regards,

PACIFIC CORNERSTONE ARCHITECTS, INC.

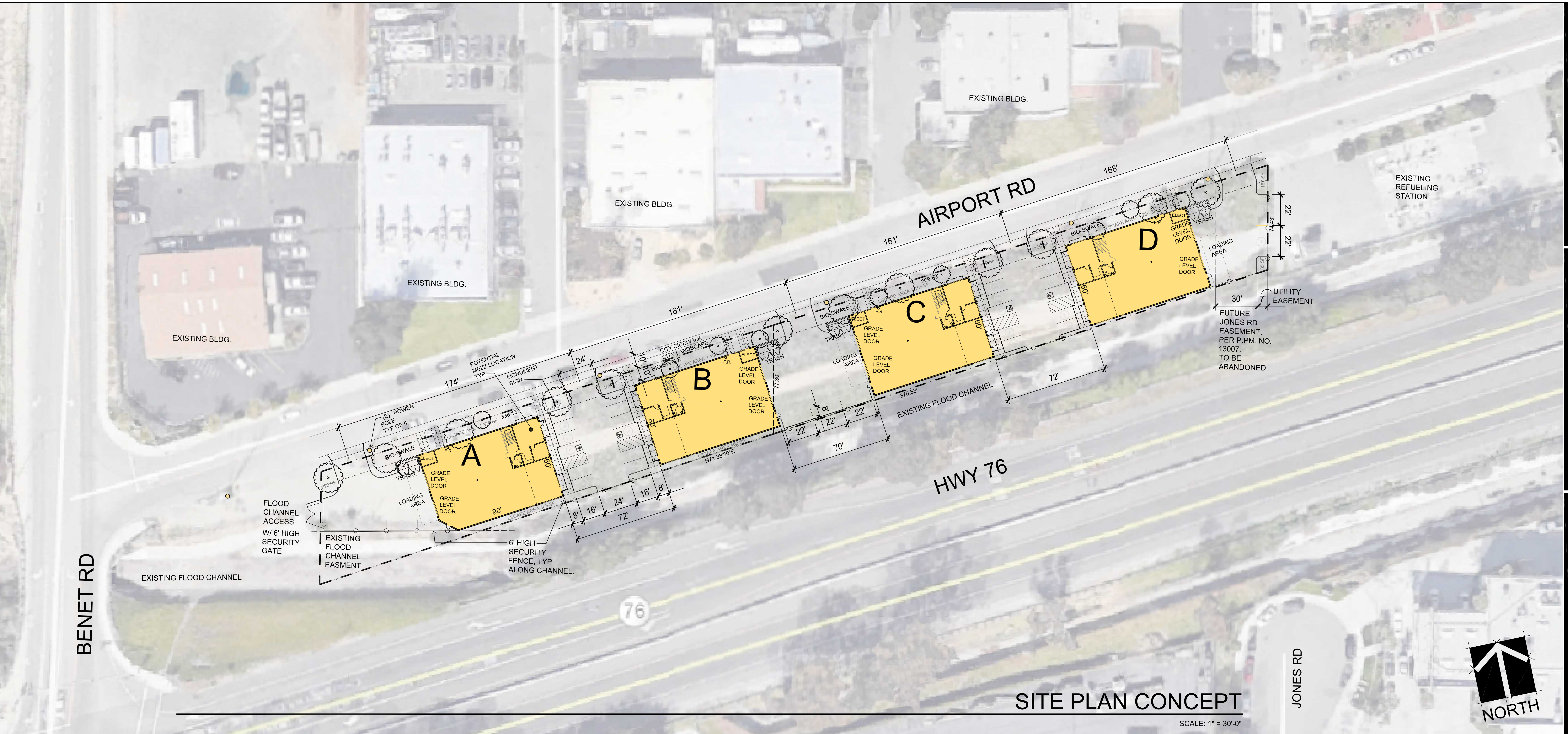


Kevin Perry AIA, LEED AP
Principal

kevin@paccornerstone.com

858-677-9880 ext 13.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF PACIFIC CORNERSTONE ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH PACIFIC CORNERSTONE ARCHITECTS, INC. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF PACIFIC CORNERSTONE ARCHITECTS, INC. PRIOR TO THE COMMENCEMENT OF ANY WORK.



SITE DATA:

PROPERTY LOCATION: 555 AIRPORT ROAD, OCEANSIDE CA
ASSESSORS PARCEL NUMBER: 146-030-90 AND 146-030-89
OVERLAY ZONES: AIRPORT LAND USE COMPATIBILITY ZONE
 PROJECT LOCATED IN ZONE 6
SITE AREA: 1.19 AC GROSS (52,011 SF)
ZONING: IL - LIMITED INDUSTRIAL
SETBACKS: FRONT YARD: 10' REQUIRED, 10' PROVIDED
 SIDE/REAR YARD: 0' REQUIRED, VARIES.
 STREET SIDE YARD: 10' REQUIRED, 10' PROVIDED
EXISTING USE: VACANT LOT
PROPOSED USE: LIGHT INDUSTRIAL/WAREHOUSE/SUPPORT OFFICE
MAX F.A.R. PER CITY ZONING : 1.0, MAX. .40-.49 PROPOSED
MAX STRUCTURE HEIGHT : 80FT MAX. 26FT PROPOSED
LANDSCAPE AREA 12% REQUIRED, 12% PROPOSED
ON-SITE PARKING: REQUIRED:
 WAREHOUSE 1/2000
 INDUSTRIAL LIMITED 1/750
PROVIDED:
 31 STALLS PROVIDED ON SITE
 4 ACCESSIBLE
 27 STANDARD STALLS (8.5X18')
 + 3 LOADING SPACE
PER BUILDING ANTICIPATED USE:
 WAREHOUSE 1/2000 @ 2,000SF - 1 STALL
 INDUSTRIAL LIMITED 1/750 @ 3,400SF - 5 STALLS

BUILDING DATA:

PROPOSED BUILDING AREAS:
 BUILDING A: 5,340 SF
 BUILDING B: 5,400 SF
 BUILDING C: 5,400 SF
 BUILDING D: 5,400 SF
 TOTAL: 21,540 SF
 NOTE: FUTURE MEZZANINE POTENTIAL OF 1,200SF PER BLDG.
 TOTAL W/ FUTURE MEZZANINE 26,340 S.F.

TYPE OF CONSTRUCTION:
TYPE V NON-RATED

**2019 C.B.C. TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)**

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	HT	A ¹	B	
PRIMARY STRUCTURAL FRAME ^f (see Section 202)	3 ^h	2 ^h	1	0	1	0	HT	1	0	
BEARING WALLS										
EXTERIOR ^{e,f}	3	2	1	0	2	2	2	1	0	
INTERIOR	3 ^h	2 ^h	1	0	1	0	1/HT	1	0	
NONBEARING WALLS AND PARTITIONS	SEE TABLE 602									
EXTERIOR										
NONBEARING WALLS AND PARTITIONS										
INTERIOR ^d	0	0	0	0	0	0	See Section 602.4.6	0	0	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (see Section 202)	2	2	1	0	1	0	HT	1	0	
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (see Section 202)	1 1/2 ^h	1 ^{h,c}	1 ^{h,c}	0 ^c	1 ^{h,c}	0	HT	1 ^{h,c}	0	

FOR SI: 1 FOOT = 304.8 mm.

FIRE SPRINKLERED:
YES

SCOPE OF WORK

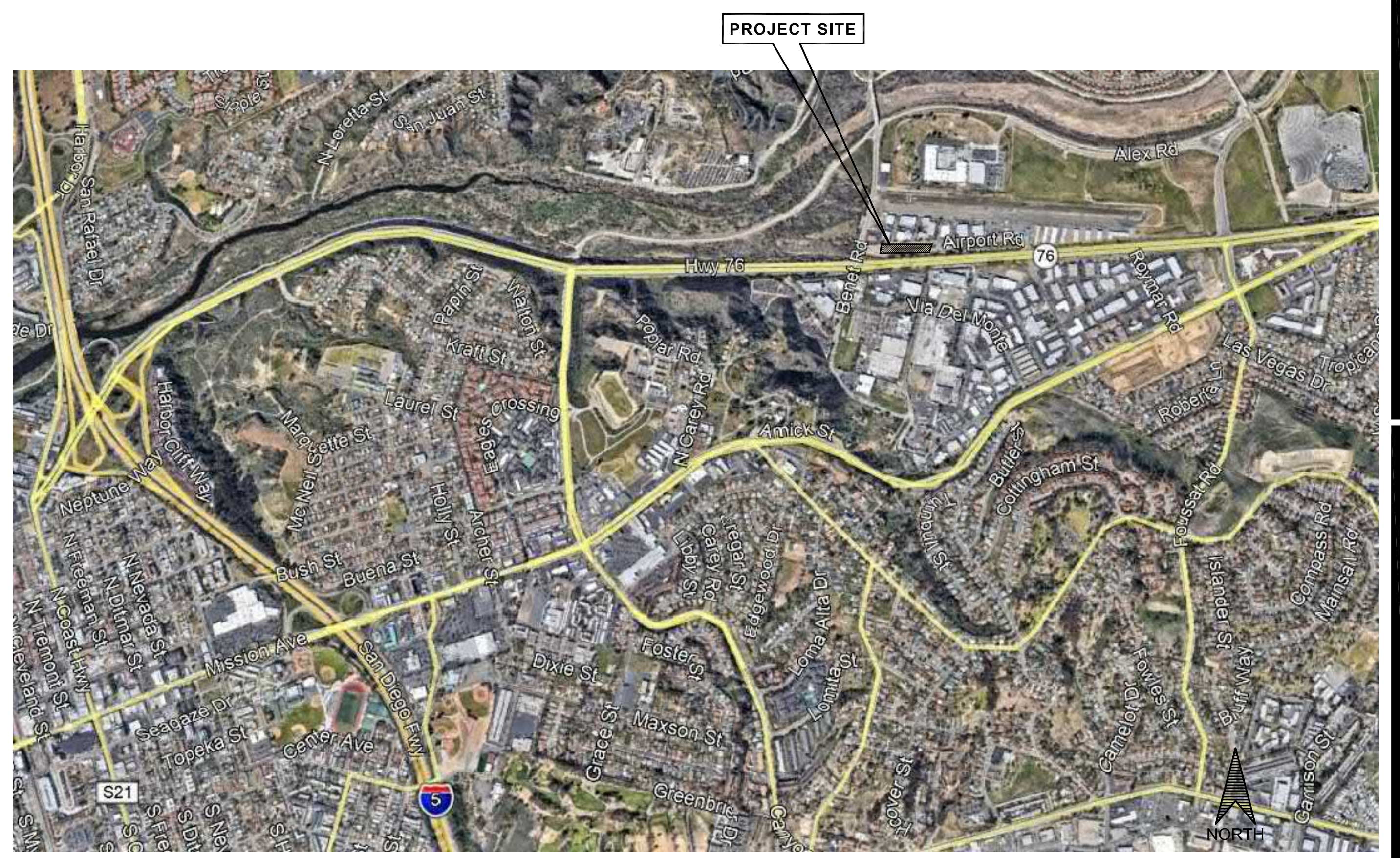
ON VACANT PARCEL CONSTRUCT 4 NEW SINGLE STORY LIGHT INDUSTRIAL BUILDINGS WITH ASSOCIATED ONSITE PARKING, LOADING, DRIVEWAYS, TRASH ENCLOSURES, ETC TO SUPPORT THE 4 NEW STRUCTURES.

FIRE DEPT. NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (UFC-901-4.4)
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH B.F.L.S. POLICY A-96-1

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL COORDINATE SITE PLAN DATA SHOWN ON THE ARCHITECTURAL AND ELECTRICAL DRAWINGS AND NOTIFY THE ARCHITECT FOR CLARIFICATION OF ANY DISCREPANCIES, PRIOR TO ANY CONSTRUCTION.
2. TO THE BEST OF OUR KNOWLEDGE ALL PROPERTY LINES, EASEMENTS AND BUILDINGS BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN.
3. YARDS USED FOR AREA INCREASES SHALL BE PERMANENTLY MAINTAINED.
4. ALL DIMENSIONS TO CURBS ARE TO FRONT FACE OF CURB.
5. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS, PROPERTY DIMENSIONS, ETC. NOTIFY THE ARCHITECT FOR CLARIFICATION OF ANY DISCREPANCIES.
6. ALL ON-SITE AND OFF-SITE SIDEWALKS SHALL COMPLY TO CURRENT T-24 AND 2001 C.B.C..

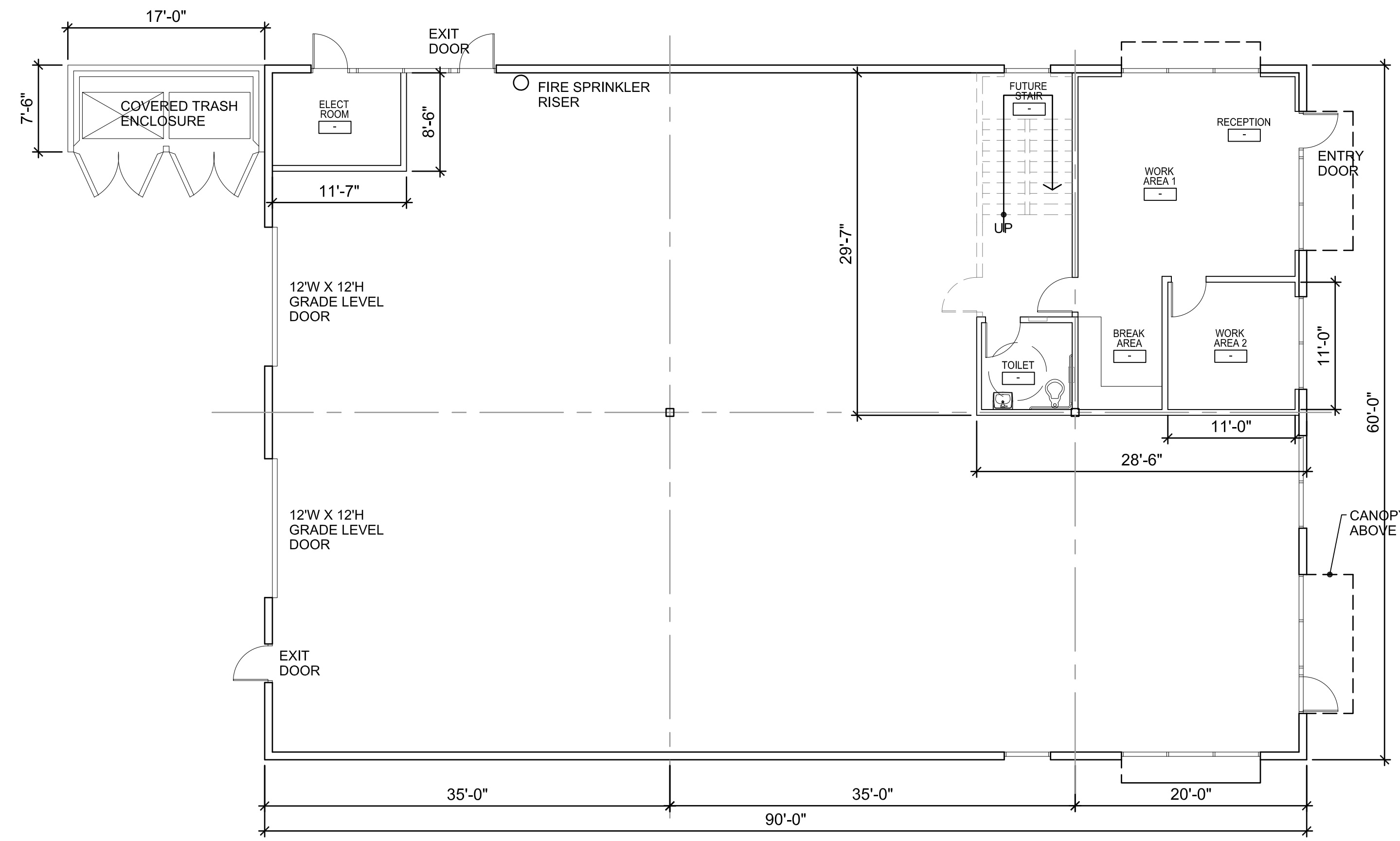


Date Issued	Remarks
12/23/20	DEVELOPERS CONFERENCE

Client / Developer:

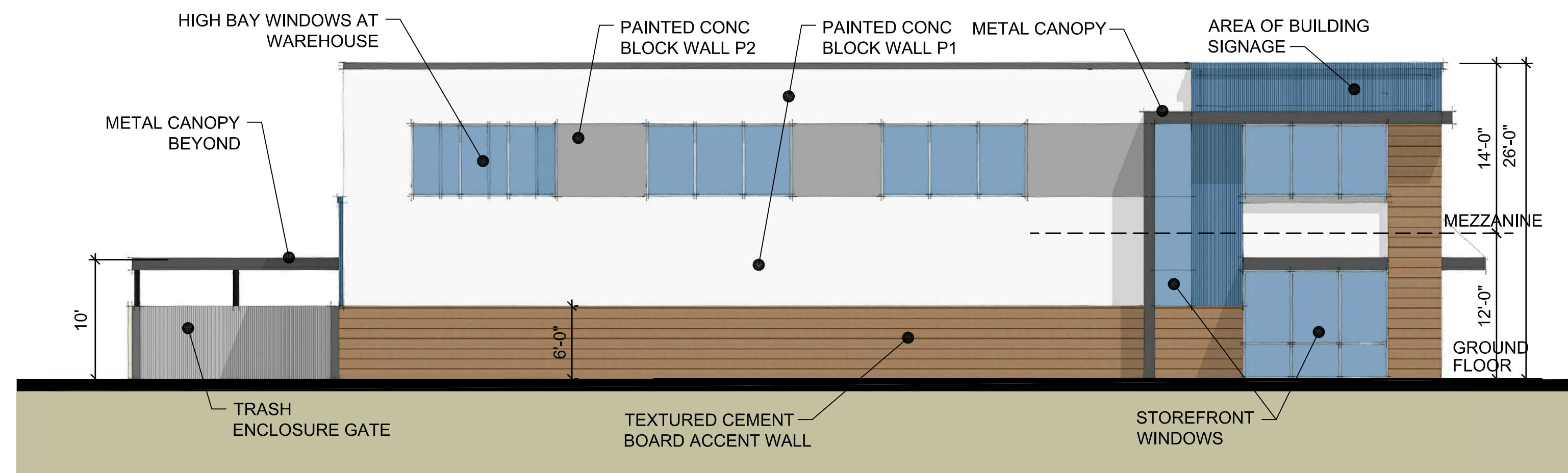
 Proposed Project:
 555 AIRPORT RD
 LIGHT INDUSTRIAL BUILDINGS
 OCEANSIDE CA

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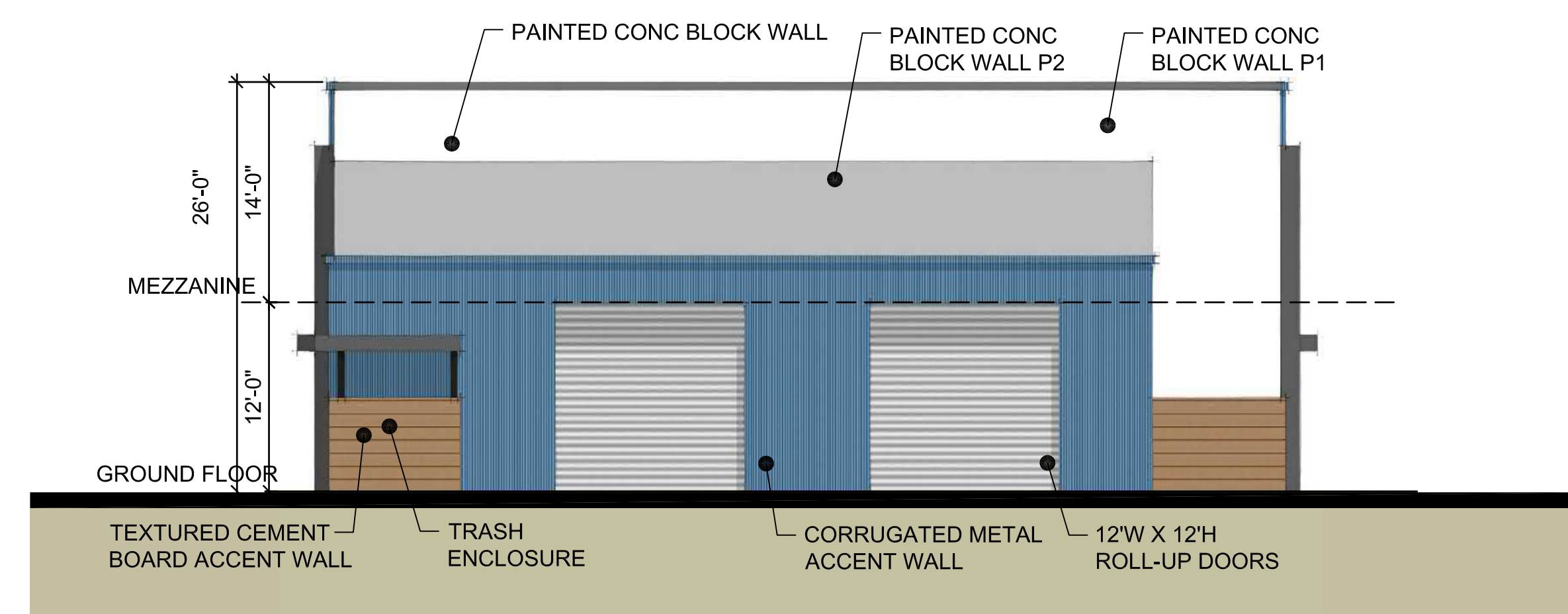
TYPICAL FLOOR PLAN CONCEPT

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



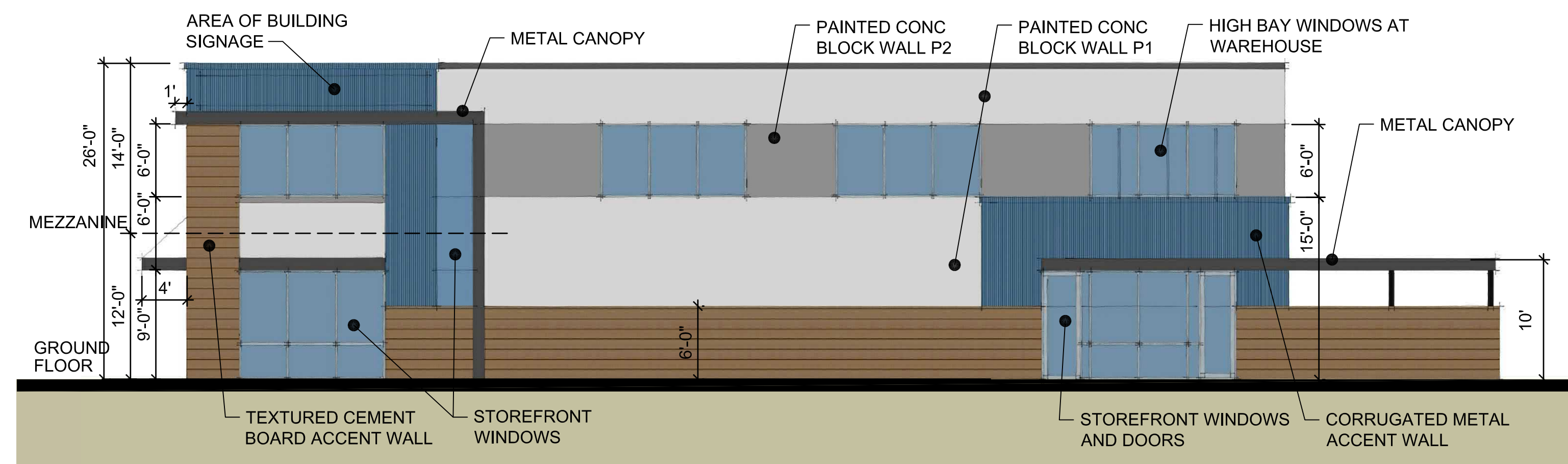
SOUTH ELEVATION (BUILDING C)

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



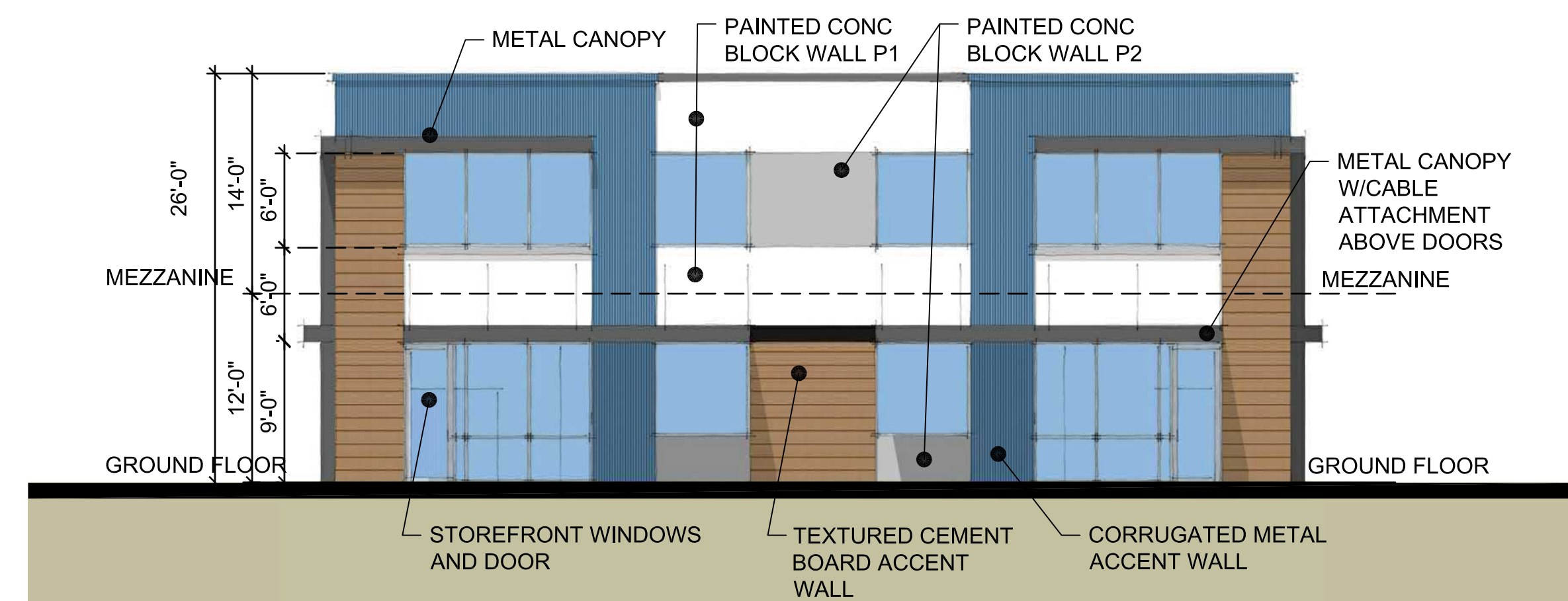
WEST ELEVATION (BUILDING C)

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



NORTH ELEVATION (BUILDING C)

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



EAST ELEVATION (BUILDING C)

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

Date	Issued	Remarks
01/06/20		DEVELOPERS CONFERENCE

Client / Developer:



Proposed Project:

555 AIRPORT RD
LIGHT INDUSTRIAL BUILDINGS
OCEANSIDE CA

Project No. 20-176

Sheet Title:
**FLOOR PLAN/
ELEVATIONS**

Sheet No.
A1.0

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STREET VIEW

SCALE: NTS



PARKING COURT VIEW

SCALE: NTS



LOADING AREA VIEW

SCALE: NTS



TYPICAL BUILDING FRONT VIEW

SCALE: NTS

Date	Issued	Remarks
01/06/20		DEVELOPERS CONFERENCE

Client / Developer:



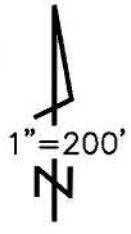
Proposed Project:

555 AIRPORT RD
LIGHT INDUSTRIAL BUILDINGS
OCEANSIDE CA

Project No. 20-176

Sheet Title:
RENDERINGS

Sheet No.
A2.0

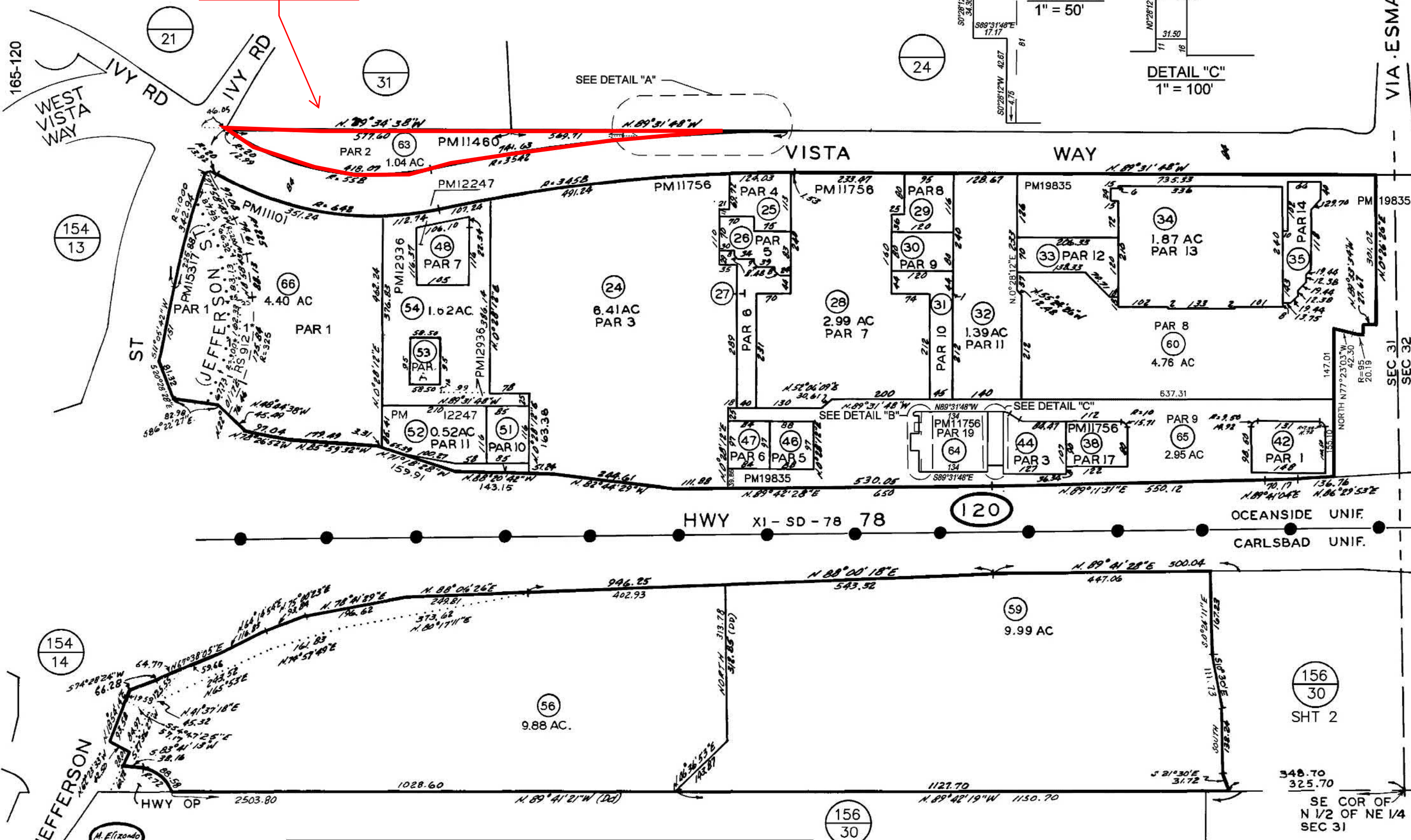


Project Site

DETAIL "A" - 1" = 100'

DETAIL "B" 1" = 50'

DETAIL "C" 1" = 100'



12/6/19 RNF

CHANGES				
BLK	OLD	NEW	YR	CUT
120	171-12	18-81	88	10058
	184-19	22-41	82	2601
	16-17	CHANGA	82	5714
	22-23-34	42-52	83	2157
	49-50	53-54	84	3261
	Pick-Up	55	84	3566
	16-55	56	86	1452
	POR-154-130-21	57	88	2255
	17	58-59	93	1110
	58	POR-156-30-32	93	1628
	36&43	60,61&POR-121-31&36	06	1392
	21	62&63	09	1723
	40&61	64&65	11	1559
	20&57	SAME & ST CLSD	12	5535
	20&57	66	20	1281

1* ST CLSD

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SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 165 PG 12 SHT 1

SEC 31 - TIIS - R4W - POR NE 1/4 ROS 8356,13786,16299



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: 2245 Ivy Road & Vista Way

Assessor's Parcel Number: 165-310-43-00, 165-120-63-00 Lot Area (acres or SF): 76,469 S.F.

Existing Use: Single Family Residential & Vacant Land

Brief Description of Proposal:

Tentative Map to subdivide property into 4 residential lots and 1 open space lot.

Property Owner & Applicant Information

Owner Name: House to Home Development & Design - John Hayes

Phone Number & E-Mail Address: 760-753-0567 john@h2hsd.com

Applicant Name: JP Engineering, Jorge Palacios, Engineer & Owner's Agent

Phone Number & E-Mail Address: (858) 569-7377 jp@jpeng.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

1st choice date: February 10 Time preference: 9:30 am 10:30 am either

2nd choice date: February 24 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

- 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: 2/10/2021 Time: 10:30

Assigned Project Planner: _____



■ CIVIL ENGINEERING
■ LAND PLANNING
■ SURVEYING

ENGINEERING

4849 Ronson Court
Suite No. 105
San Diego, CA 92111
Tel 858.569.7377
Fax 858.569.0830

Web www.jpeng.com
Email jp@jpeng.com

January 20, 2021

Development Services Department
Planning Division
City of Oceanside
300 N. Coast Hwy.
Oceanside, CA 92054

Re: 2245 Ivy Road Tentative Map
A.P.N. 165-310-43-00 and 165-120-63-00

File Code: 1080-20

Good Afternoon,

On behalf of the owner of the above referenced property, John Hayes, we are hereby submitting for preliminary review a Tentative Map to subdivide the property into four (4) residential lots, and one (1) open space lot.

The four (4) residential lots, will be developed with 2,500 to 3,500 square foot two-story homes with two-car garages, related hardscape and landscaping. The one (1) lot shown for permanent open space, if acceptable by the City, will be granted to the City of Oceanside.

The four (4) residential lots which vary from 10,620 Square feet to 10,770 Square feet, which will be accessed with a new 16' wide driveway within a 20-foot private road easement.

The four (4) residential lots will be served with 20-1" water services and 1" water meter from the existing 8" ACP water in Ivy Road. The existing 1" water service with an existing 5/8" water meter, will be replaced with a new 1" water meter, that will serve lot 2.

The four (4) residential lots will be served with a private 6" PVC sewer lateral within the private 16' wide driveway. The private 6" PVC sewer lateral will allow connections to the proposed homes with a 4" PVC sewer lateral for each lot.

The private 16 foot wide driveway and private 6" PVC sewer lateral will be maintained by a "passive" HOA and agreement between each future lot owner.

We are hereby attaching a copy of the Tentative Map and Preliminary Grading Plans for your review and comments.

As a part of this submittal, we have the following questions:

Building Division

1. What is the maximum building height allowed for the RS-Zoning? Is it 36 feet?
2. What is the maximum allowed coverage for the 10,000 square foot lots?
3. What is the maximum allowed floor area ratio for the 10,000 square foot lots?
4. The Building footprints are conceptual and show a 20'x20' two-car garage. Is the 20'x20' two-car garage allowed for the RS-Zoning?
5. During the Tentative Map processing review and approval by the Building Division and Planning Division, could we submit Architectural Design Guidelines instead of Building Floor Plans and elevations?

Engineering

5. Does the proposed private 16-foot wide driveway serving the four (4) residential lots need approval by the Traffic Division?
6. Do the street improvements along Ivy Road with curb, gutter, concrete sidewalk and widening of the AC pavement comply with the Engineering Division?
7. For the Tentative Map processing and approval, do we need a Preliminary Soils Report and Drainage Report or can we submit them as a part of the Final Construction Plans?
8. Do we need to submit the Storm Water Quality Management Plan (SWQMP) with the submittal of the Tentative Map or can we submit it after we get our first comments of our Tentative Map.
9. The proposed Tentative Map will have four (4) residential lots and one (1) open space lot. Can we file the Tentative Map as a Parcel Map or does it have to be a Final Map?

Fire Department

10. Can the proposed homes be sprinkled with a 1" water service and 1" water meter or do we have to propose separate fire services?
11. Will the existing fire hydrant at the northeast curb return of Ivy Road and Vista Way be sufficient to serve the proposed four (4) residential lots? The existing fire hydrant is 250 feet to the end of the proposed private 16 foot driveway.
12. Does the Fire Department have any comments to our proposed private 16 foot driveway shown in our Tentative Map Plans?

Water Utilities

13. Is the existing water service that is presently serving the existing home at 2245 Ivy Road a 1" water service? If it is, we are planning to replace the 5/8" water meter with a new 1" water meter to serve the proposed lot 2. Is this ok?
14. Lots 1, 3 and 4 will be served with new 1" water services and 1" water meters from the existing 8" ACP water in Ivy Road. The water meters will be located behind the proposed concrete sidewalk as shown in the Tentative Map Plans.
15. For sewer service, we are proposing a private 6" PVC sewer lateral with a manhole connection at the existing 8" VC sewer in Ivy Road. The private 6" PVC sewer lateral will allow connections to the proposed homes with a 4" PVC sewer lateral for each lot. Are there any comments about this proposal?

Water Utilities - Solid Waste

16. Each proposed lot will have a residential trash bin. For trash pick up, will the new homeowners have to roll the trash bins to Ivy Road or will the trash truck access the private 16 foot driveway for pick up?

Traffic

17. For approval of the Tentative Map, do we need to submit a Sight Distance Study for the proposed private 16-foot driveway?
18. Do we need a copy of the Project Information Form (PIF) for submittal with the Tentative Map?

Planning

19. The property base zone is RS, which allows for 6,000 square foot lots. Based on the dimensions and setbacks shown in our attached Tentative Map, do we comply with all of the zoning regulations or do we need to ask for approval of deviations?
20. Do we need to submit conceptual floor plans and elevations for the proposed homes or can we submit Architectural Design Guidelines for review and approval of Tentative Map?
21. Is there a Community Planning Group that will need to approve our Tentative Map?
22. For the Environmental Review, which Technical Reports, if any, will we need to submit for review and approval? Can we obtain an exemption for Environmental Review for our Tentative Map?
23. Do we need to submit a Landscape Concept Plan for approval of our Tentative Map?
24. What are the deposit/fees and applications that we need to submit with our Tentative Map Plans?
25. What is the typical schedule and time line for approval of a Tentative Map for four (4) residential lots and one (1) open space lot?

Based on the proposed and attached Tentative Map, please let us know of any comments/questions the City may have.

Your help and reply is appreciated.

Sincerely,
JP ENGINEERING, INC.



Jorge H. Palacios, RCE
Principal Engineer

Enclosures

cc: Mr. John Hayes

TENTATIVE MAP NO. _____ AND PRELIMINARY GRADING PLAN FOR IVY ROAD DEVELOPMENT

GENERAL NOTES

1. DEVELOPMENT DESCRIPTION:

THE DEVELOPMENT CONTAINS 1.764 ACRES AND WILL CONSIST OF FOUR (4) SINGLE FAMILY LOTS AND ONE (1) OPEN SPACE EST. APPROVAL OF THE TENTATIVE MAP IS HEREBY BEING REQUESTED.

THE DEVELOPMENT CONSISTS AS FOLLOWS:

DESCRIPTION	AREA(ACRES)	AREA(S.F.)	PERCENT
LOT 1	0.244	10,630	13.9
LOT 2	0.245	10,679	14.0
LOT 3	0.244	10,620	13.9
LOT 4	0.247	10,770	14.1
LOT 5	0.761	33,147	43.3
IVY ROAD DEDICATION	0.014	623	0.8
TOTAL:	1.755	76,469	100.00

NUMBER OF PROPOSED LOTS = 5

2. ZONING AND DEVELOPMENT REGULATIONS:

THE SITE IS PRESENTLY UNDER BASE ZONE RS. THE MINIMUM LOT SIZE FOR THIS ZONE IS 6,000 SQUARE FEET.

- a. BASIC ZONE: RS, RESIDENTIAL
- b. PERMITTED LAND USE: RESIDENTIAL
- c. DEVELOPMENT REGULATIONS (PER ZONING ORDINANCE)

MINIMUM LOT AREA: 6,000 SQUARE FEET

MINIMUM LOT DIMENSIONS:

- MINIMUM

- * FRONT : 20 FEET
- * SIDE YARD: 7.5 FEET
- * CORNER SIDE: 10 FEET
- * REAR YARD: 15 FEET

FLOOR AREA RATIO:

LOT COVERAGE: PERCENT

MAXIMUM STRUCTURE HEIGHT: 36 FEET

3. PERMITS REQUESTED:

- a. TENTATIVE MAP APPROVAL

4. UTILITIES UNDERGROUND:

ALL ELECTRICAL, COMMUNICATION, CABLE TV, ETC. SERVICE LINE WITHIN THE EXTERIOR LINES OF THE PROPERTY SHALL BE UNDERGROUND (CITY CODE SE. 6.30)

5. DEVELOPMENT NOTES:

- a. NO BUS STOPS, EXISTING OR PROPOSED, ARE LOCATED IN THE VICINITY OF THE DEVELOPMENT.
- b. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FIRE DEPARTMENT.

6. SEWER AND WATER SERVICES:

SEWER AND WATER SERVICES ARE PROVIDED BY THE CITY OF OCEANSIDE. ON-SITE SEWER SERVICE WILL BE PRIVATE AND WATER SERVICE WILL BE PUBLIC AND SHALL CONFORM TO THE CITY OF OCEANSIDE STANDARDS AND UNIFORM PLUMBING CODE.

7. DRAINAGE SYSTEM:

WATER WILL BE DISPOSED OF BY A PRIVATE STORM DRAIN AND SURFACE FLOW DRAINING TO IVY ROAD AND VISTA WAY CONCRETE GUTTERS. THE DRAINAGE SYSTEM SHOWN IS CONCEPTUAL. THE FINAL DRAINAGE DESIGN SHALL CONFORM TO THE CITY OF OCEANSIDE STANDARDS.

8. SERVICES:

THE GAS AND ELECTRIC POWER IS PROVIDED BY SAN DIEGO GAS AND ELECTRIC COMPANY. THE TELEPHONE SERVICE IS PROVIDED BY AT & T. SCHOOL SERVICE IS PROVIDED BY OCEANSIDE UNIFIED SCHOOL DISTRICT. FIRE SERVICE IS PROVIDED BY THE CITY OF OCEANSIDE FIRE DEPARTMENT.

9. GRADING AND LANDSCAPING:

THE TENTATIVE MAP SHOWS THE PROPOSED PRELIMINARY GRADING AND IS SUBJECT TO REVISIONS DURING FINAL DESIGN. CUT OF APPROXIMATELY 0 CUBIC YARDS AND FILL OF APPROXIMATELY 6,900 CUBIC YARDS OF MATERIAL WILL BE REQUIRED ON SITE. CUT AND FILL QUANTITIES ARE SUBJECT TO CHANGE DURING FINAL DESIGN. THE MAXIMUM SLOPE GRADIENT WILL BE 2:1. ALL SLOPES SHALL BE ROUNDED IN ACCORDANCE WITH CITY DESIGN STANDARDS. ALL CUT AND FILL BANKS WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED, IN ACCORDANCE WITH CITY STANDARDS.

10. AERIAL:

CONTOURS SHOWN WERE DERIVED FROM AN AERIAL TOPOGRAPHY AND FIELD SURVEY DATED MARCH 18, 2020.

11. OWNERS:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THIS PROPERTY AND CONSENT TO THE PREPARATION OF THIS MAP.

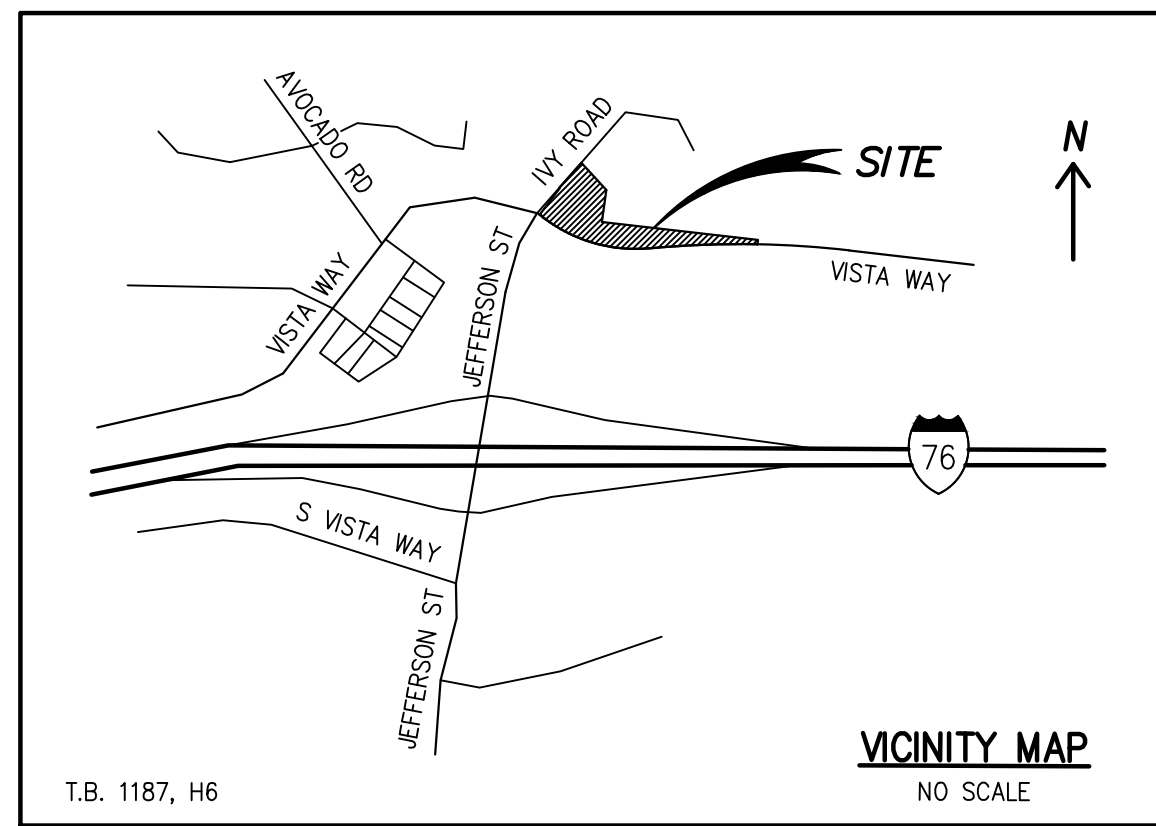
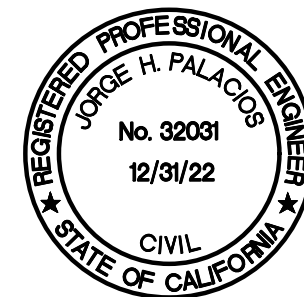
HOUSE TO HOUSE DEVELOPMENT AND DESIGN
374 ENCINITAS BLVD, SUITE B
ENCINITAS, CA 92024
TELEPHONE: (760) 753-0567

BY: MR. JOHN HAYES, OWNER DATE: _____

12. ENGINEER OF WORK:

J.P. ENGINEERING, INC.
4849 RONSON COURT, SUITE 105
SAN DIEGO, CA 92111
TELEPHONE: (619) 569-7377

BY: Jorge H. Palacios, R.C.E. 32031 DATE: 01-20-21



INDEX SHEET NUMBER

TITLE SHEET, STREET TYPICAL SECTIONS AND NOTES	SHEET NO.
PRELIMINARY GRADING PLAN	C-1
EXISTING TOPOGRAPHY AND BOUNDARY	C-2
	C-3

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35. THE CCS83 COORDINATES ARE ESTABLISHED FROM G.P.S. STATION "1012" AND G.P.S. STATION "1021" PER R.O.S. MAP NO. 21787. THE BEARING FROM G.P.S. STATION "1012" AND G.P.S. STATION "1021" IS N34°50'29"E.

QUOTES BEARINGS FROM REFERENCE MAPS AND DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT G.P.S. STATION "1012" IS 0.99996181.
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.
ELEVATION AT G.P.S. STATION "1012" IS 28.75' NGVD 88.

EASEMENTS

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF OCEANSIDE
PURPOSE: SANITARY SEWER
RECORDING DATE: AUGUST 5, 1966
RECORDING NO.: 127636 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP:

PURPOSE: UTILITY PURPOSES
AFFECTS: AN 8 FOOT STRIP OF LAND AS SHOWN ON PARCEL MAP NO. 11460
RECORDING NO.: PARCEL MAP NO. 9754

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE PACIFIC TELEPHONE & TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: APRIL 29, 1980
RECORDING NO.: 80-144195 OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

GRADING DATA

- TOTAL AMOUNT OF SITE TO BE GRADED: 0.65 ACRES
- PERCENT OF TOTAL SITE GRADED: 37%
- AMOUNT OF CUT: 1,050 CUBIC YARDS
- AMOUNT OF FILL: 950 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPE(S): 6.5 FEET 2:1 SLOPE RATIO
- MAXIMUM HEIGHT OF CUT SLOPE(S): 3.0 FEET 2:1 SLOPE RATIO
- AMOUNT OF EXPORT SOIL: 100 CUBIC YARDS
- RETAINING/CRIB WALLS: HOW MANY : NONE FEET
MAXIMUM LENGTH : N/A FEET
MAXIMUM HEIGHT : N/A FEET

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF LOT 1 IN BLOCK "E" OF NORTH CARLSBAD ANNEX, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1888, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 1, 1926, LYING SOUTHWESTERLY AND WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID 1, DISTANT THEREON NORTH 89°30'45" WEST, 206.94 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 21°16'35" WEST, 395.99 FEET TO A POINT IN THE SOUTHERLY LINE OF IVY ROAD (FORMERLY PALM ROAD); SAID POINT BEING ON THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 304.12 FEET, A RADIAL LINE TO SAID POINT BEARING NORTH 12°23' WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 222.35 FEET TO THE SOUTHWESTERLY TERMINUS OF SAID CURVE; THENCE TANGENT TO SAID CURVE, SOUTH 35°43'31" WEST, 79.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE OF IVY ROAD (FORMERLY PALM ROAD) SOUTH 48°17'30" EAST, 136.16 FEET; THENCE SOUTH 1°42' WEST, 119.97 FEET TO A POINT IN THE SAID SOUTH LINE OF SAID LOT 1.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, NORTH 35°38'25" EAST, 131.94 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 53°01'02" EAST, 2.67 FEET; THENCE SOUTH 31°00'44" WEST, 123.36 TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°35'06" WEST, 15.45 FEET TO THE POINT OF BEGINNING.

A.P.N.: 165-310-43-00

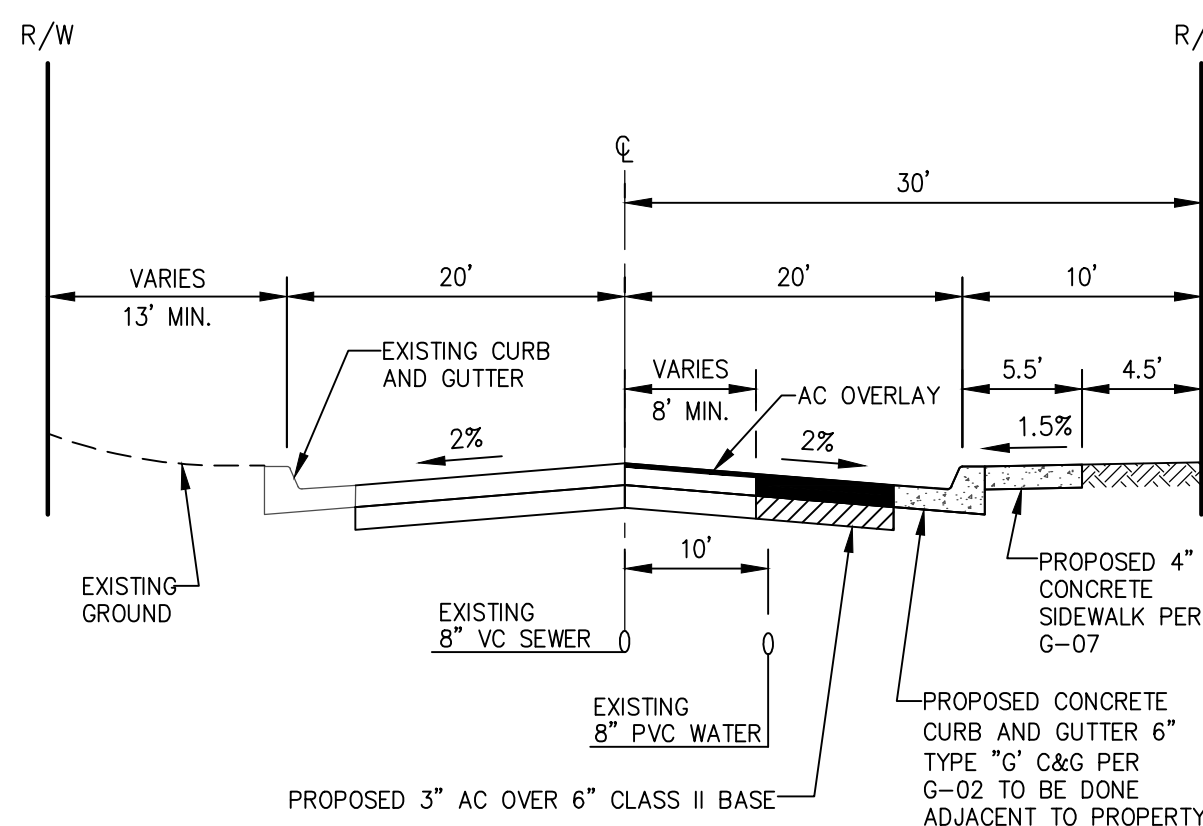
PARCEL B:

PARCEL 2 OF PARCEL MAP NO. 11460, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 7, 1981.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

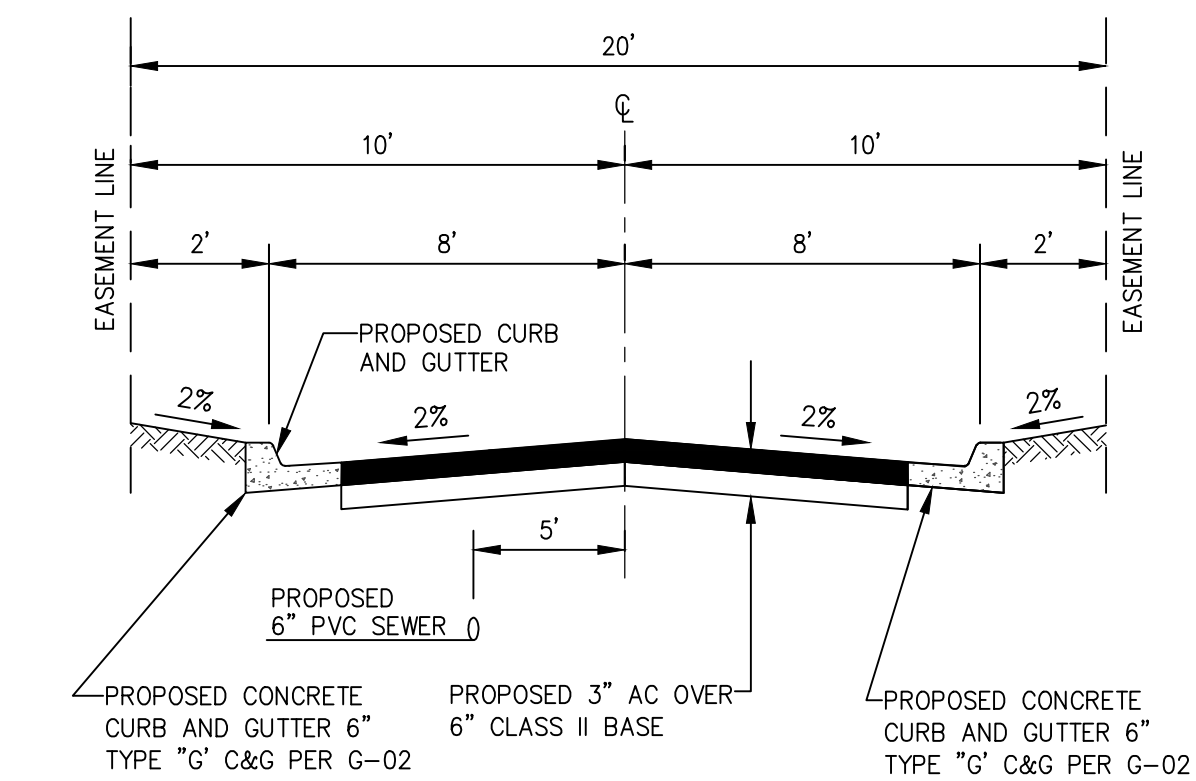
BEGINNING AT THE SOUTHERLY CORNER OF LOT 2 BLOCK "E" OF MAP NO. 1888 AS SHOWN ON RECORD OF SURVEY MAP NO. 8578; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 SOUTH 89°31'48" EAST, 229.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID LOT 2 SOUTH 89°31'48" EAST, 140.88 FEET; THENCE SOUTH 17°20'00" WEST, 5.99 FEET TO A POINT LYING ON THE ARC OF A 3542 FOOT RADIUS CURVE CONCAVE SOUTHERLY THE CENTER OF WHICH BEARS NORTH 2°47'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°5'45" A DISTANCE OF 139.87 FEET; THENCE NORTH 1°32'08" EAST, 16.44 FEET TO THE TRUE POINT OF BEGINNING.

A.P.N.: 165-120-63-00



EXISTING IVY ROAD STREET

NO SCALE



TYPICAL SECTION - DRIVEWAY "A"

NO SCALE

WORK TO BE DONE

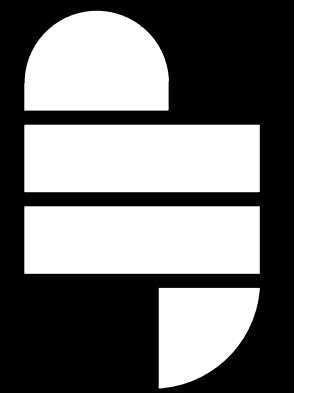
THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE 2018 SAN DIEGO REGIONAL STANDARD DRAWINGS AND STANDARD DRAWINGS OF THE CITY OF OCEANSIDE.

LEGEND

PROPOSED IMPROVEMENTS	STANDARD DWGS.	SYMBOL
PROPERTY LINE / BOUNDARY		
RIGHT OF WAY LINE		
CENTER LINE		
EASEMENT LINE		
ADJACENT PROPERTY LINE		
PROPOSED SLOPE (2:1 MAX.)		
PROPOSED LOT LINE		
PROPOSED LOT NUMBER		LOT 1
PROPOSED CONTOUR LINE ELEVATION		
PROPOSED DAYLIGHT LINE		
PROPOSED PAD ELEVATION		PAD 86.00
PROPOSED GARAGE FINISHED FLOOR ELEVATION		G.F.E. 86.17
PROPOSED BUILDING FINISHED FLOOR ELEVATION		F.F.E. 86.67
PROPOSED SPOT ELEVATION		85.80
PROPOSED TOP OF CURB ELEVATION		TC 86.04
PROPOSED 6" CONC. CURB & GUTTER TYPE "G"	G-02	
PROPOSED CONCRETE SIDEWALK	G-07	
PROPOSED AC TRENCH RESURFACING TYPE A	G-24A	
PROPOSED AC PAVEMENT AND BASE		
PROPOSED AC OVERLAY		
PROPOSED CONCRETE DRIVEWAY	G-14A	
PROPOSED 1" COPPER WATER SERVICE		
PROPOSED 6" & 4" PVC SEWER LATERAL WITH CLEANOUT	SC-01, SS-01	
INDICATES FRONT SETBACK		F.Y.S.B.
INDICATES SIDE SETBACK		S.Y.S.B.
INDICATES REAR SETBACK		R.Y.S.B.

BENCH MARK	
DESCRIPTION:	3" BRASS DISC MARKED "CLSB-128 LS 6215"
LOCATION:	LOCATED AT THE NORTHWESTERLY CORNER OF BRIDGE DECK OVER RIVER ON JEFFERSON STREET (+/-) 250' SOUTHERLY OF LAGOON VIEW DRIVE
RECORD FROM:	CITY OF CARLSBAD
ELEVATION:	28.75' DATUM: NGVD88

SHEET	C-1	Project No. 1080-20
DESIGNER: JHP	DRAWN: SP	CHECKED: JHP
DATE: 01-20-21	PROJECT NAME: 2245 IVY ROAD OCEANSIDE, CA 92054	DATE: 01-20-21
CIVIL ENGINEERING • LAND PLANNING • SURVEYING • 4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92111 • (858)569-7377 FAX (858)569-0830		



* FOR EXISTING IMPROVEMENTS LEGEND SEE SHEET C-3

