

**AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE**

**Wednesday, January 26, 2022**

**Reviewers- Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by end of day Tues, 1/25/2022.**

1. 9:30 - 10:30 am

Proposed +/- 126 lot subdivision on ~80-acre Moon Valley Nursery site off Oceanside Boulevard, west of Rancho Del Oro Drive.

ADM 22-00005

**Zoning: IL south of tracks, IG north  
Land Use: LI south of tracks, GI north  
Neighborhood Area: Mira Costa  
Assessor Parcel Number(s): 162-050-46  
Contact Person: Mike Flynn  
Email: [hamiltonpacific@mac.com](mailto:hamiltonpacific@mac.com)**

2. 10:30 - 11:30 am

Two proposed drive thru restaurants at the former Mimi's Site at 2177 Vista Way. The two new drive thrus combined will not exceed the square footage of current building. Possibly splitting the parcel.

ADM 22-00006

**Zoning: CS-HO  
Land Use: SC  
Neighborhood Area: Fire Mountain  
Assessor Parcel Number(s): 154-130-37  
Contact Person: Andrew Stevenson  
Email: [astevenson@ahs-a.com](mailto:astevenson@ahs-a.com)**

To be completed by City staff

Project Number: ADM 22 - 00005



# 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: 3121 Oceanside Blvd

Assessor's Parcel Number: \_\_\_\_\_ Lot Area (acres or SF): Approximately 80 acres

Existing Use: Growing grounds for Nursery use/Retail Nursery

Brief Description of Proposal:  
Property located between Oceanside Blvd and train tracks to remain as currently being used Residential Use south of the train tracks, avoiding Habitat areas

## Property Owner & Applicant Information

Owner Name: Moon Valley Nursery, a California Limited Liability Corp.

Phone Number & E-Mail Address: 518-253-3156 jdougherty@mvncorp.com

Applicant Name: Hamilton Pacific / Mike Flynn

Phone Number & E-Mail Address: 619-933-7750 Hamiltonpacific@mac.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: Lu Blake Authorized Signatory, CEO  
 Signature of Property Owner  
 (or attach a Letter of Authorization)  
Moon Valley Nursery of California, LLC

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

1<sup>st</sup> choice date: January 10, 2022 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: January 14, 2022 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 Planning/Environmental

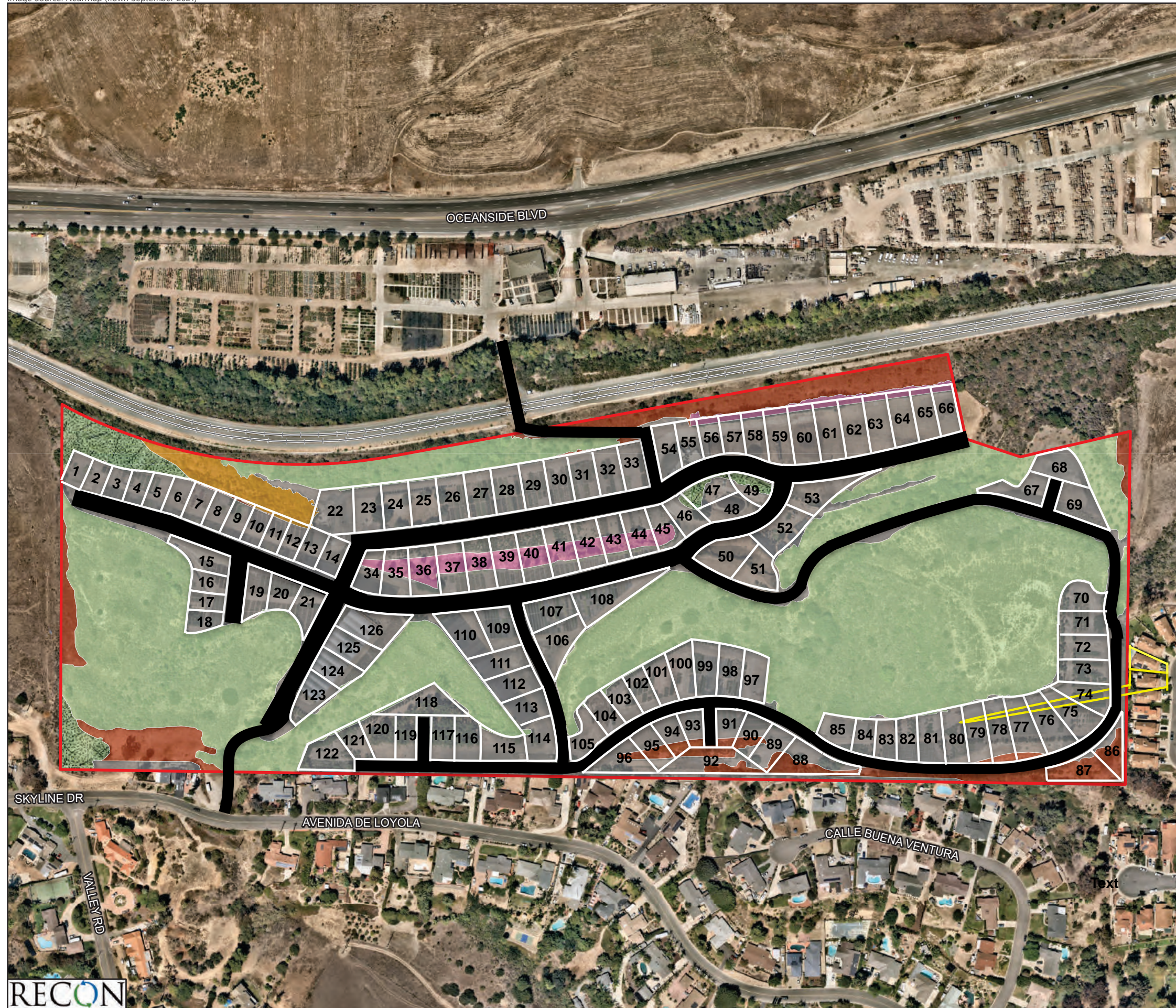
Email the following documents in PDF to Sergio Madera, [smadera@oceansideca.org](mailto:smadera@oceansideca.org)

- 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: 1-26-22 Time: 9:30

Assigned Project Planner: Shannon Vitale



- Project Boundary
- Rail Line
- Vegetation Community**
- Diegan Coastal Sage Scrub
- Diegan Coastal Sage Scrub - Disturbed
- Mule Fat Scrub
- Disturbed Land
- Ornamental Plantings
- Urban/Developed





*An Employee-Owned Company*

November 24, 2021

Mr. Mike Flynn  
Christopherhill Development, Inc.  
2002 Jimmy Durante Blvd.  
Del Mar, CA 92014

Reference: Moon Valley Nursery, Oceanside Biological Constraints Analysis (RECON Number 10035)

Dear Mr. Flynn:

A site visit was conducted on November 16, 2021, at the property located at 3231 Oceanside Boulevard in the city of Oceanside, California (Assessor's Parcel Number 1620504600; Figures 1 through 3). The purpose of the site visit was to document the existing vegetation communities and assess the site for any sensitive biological resources based on the habitats present. This information would then be used to identify any constraints sensitive biological resources identified on the site could have on the future development of the property.

## **1.0 Methods**

A search of the California Natural Diversity Data Base (CNDDDB) was conducted prior to visiting the site to identify any sensitive species occurrences documented in the vicinity of the subject property. Once on-site, the property was walked on foot to document the existing vegetation communities and the locations of any sensitive species observed at the time of the site visit. Vegetation communities were mapped in the field using a recent aerial photograph and site-specific topographical information.

Information collected in the field was used to produce a biological resource map of the property. The data layers for the map were created using ArcMap, a Geographical Information System (GIS) type software program.

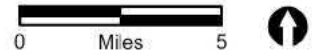
## **2.0 Survey Results**

### **2.1 California Natural Diversity Data Base Search**

A search of the CNDDDB revealed numerous sensitive plant and wildlife species in addition to several sensitive vegetation communities within or near the survey area. Of the sensitive species found during the search, six wildlife and four plant species have moderate or high potential to occur within the survey area. These are discussed in further detail below.

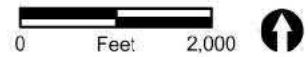
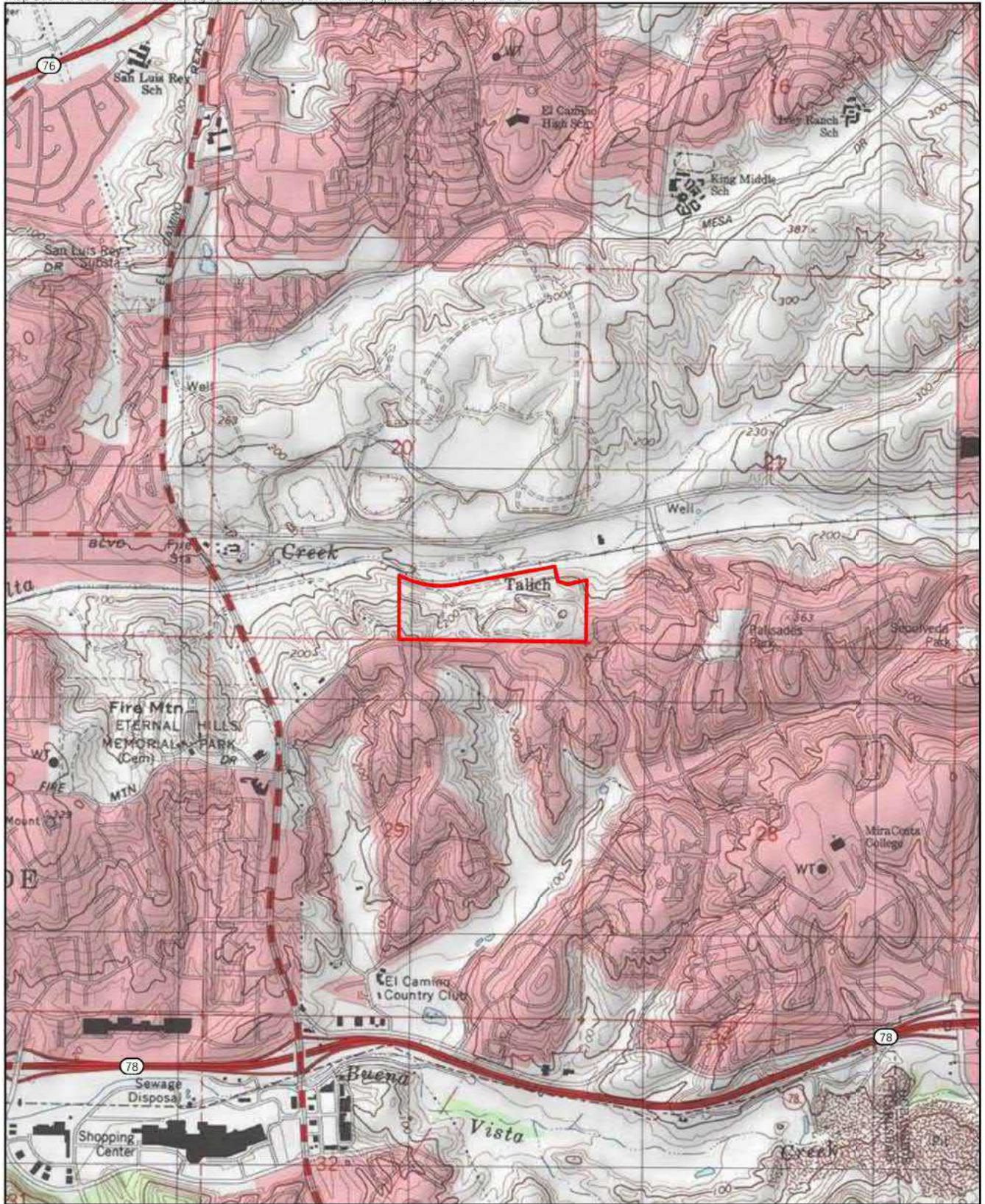
### **2.2 Vegetation Communities**

A total of six vegetation communities/land cover types were identified within the survey area: Diegan coastal sage scrub, disturbed coastal sage scrub, mule fat scrub, disturbed habitat, ornamental, and developed land (Figure 4).



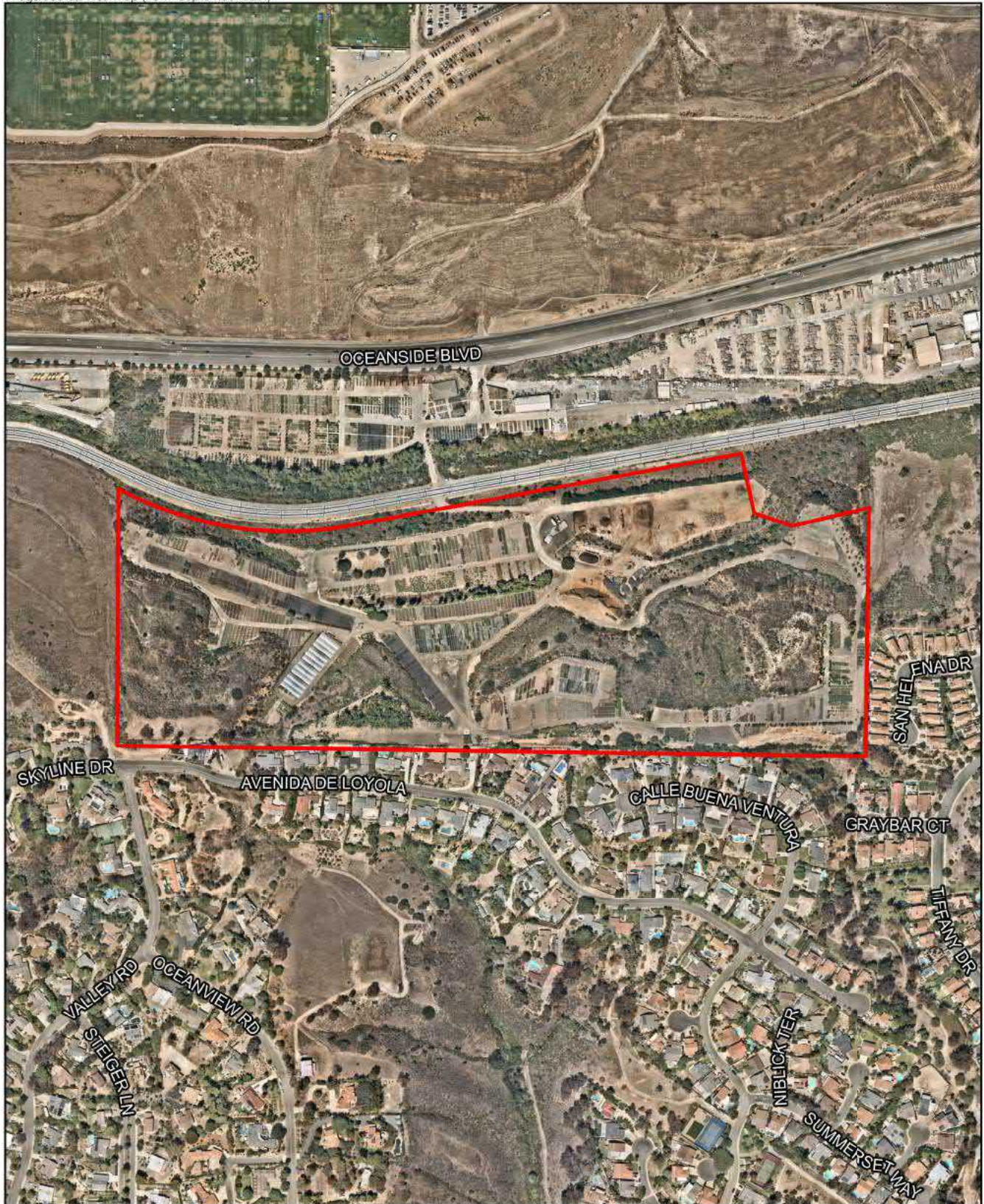
 Project Location

FIGURE 1  
Regional Location



 Project Boundary

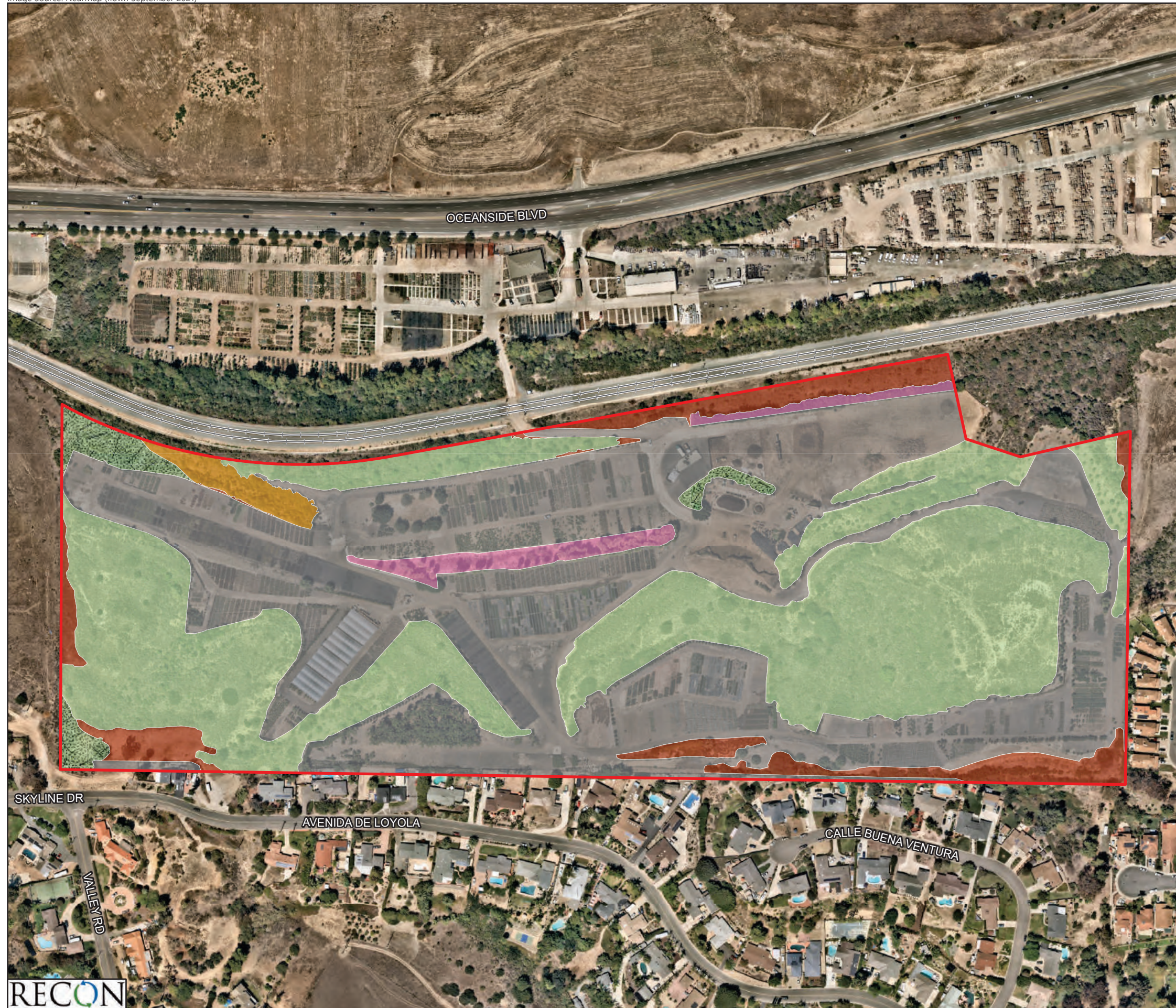
FIGURE 2  
Project Location on USGS Map



Project Boundary

Rail Line

FIGURE 3  
Project Location on Aerial Photograph



- Project Boundary
- Rail Line
- Vegetation Community**
- Diegan Coastal Sage Scrub
- Diegan Coastal Sage Scrub - Disturbed
- Mule Fat Scrub
- Disturbed Land
- Ornamental Plantings
- Urban/Developed



FIGURE 4  
Existing Biological Resources

### **Diegan Coastal Sage Scrub**

A total of 19.6 acres of Diegan coastal sage scrub occurs in stands of various sizes throughout the survey area (see Figure 4). This vegetation community represents the majority of the natural vegetation communities within the survey area and is primarily associated with Evergreen Nursery Environmental Preserve lands. This vegetation community varies in species composition throughout the survey area likely due to variations in soils, slope aspect, and human disturbance. Some areas are dominated by smaller shrub species such as California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*), while others are dominated by larger woody species such as sugarbush (*Rhus ovata*) and lemonade berry (*Rhus integrifolia*). Areas of showing signs of human disturbance tend to be dominated by coyote bush (*Baccharis pilularis*) and contain a higher amount of non-native species such as mustard (*Brassica* spp. and *Hirschfeldia* spp.) and poison hemlock (*Conium maculatum*).

### **Disturbed Diegan Coastal Sage Scrub**

A total of 1.0 acre disturbed Diegan coastal sage scrub occurs in stands of various sizes throughout the survey area (see Figure 4). The disturbed Diegan coastal sage scrub within the survey area is typically found near or adjacent to stands of Diegan coastal sage scrub. The species composition is similar to that the surrounding Diegan coastal sage scrub but with significantly less native vegetation cover and a higher concentration of non-native herbaceous species as a result of human disturbance. Non-native herbaceous cover typically includes annual species such as poison hemlock, fennel (*Foeniculum vulgare*), non-native grasses (*Bromus* spp. and *Avena* spp.), and mustard.

### **Mule Fat Scrub**

A total of 0.6 acre of mule fat scrub exists within a small drainage in the northwestern portion of the survey area (see Figure 4). This vegetation type is heavily dominated by mule fat (*Baccharis salicifolia*) with a few native and non-native species scattered throughout.

### **Ornamental Plantings**

A total of 1.1 acre of ornamental plantings occurs as two linear strips, one in the northeastern and one in the portion, of the survey area (see Figure 4). These areas are stands of mature non-native trees such as Mexican fan palm (*Washingtonia robusta*). The understory generally contains few non-native herbaceous species.

### **Disturbed Habitat**

A total of 3.3 acres of disturbed habitat occurs as narrow stands along the margins of the survey area (see Figure 4). The species composition varies between many of the disturbed habitat areas, with all patches primarily dominated by non-native herbaceous plant species such as poison hemlock, fennel, mustard, or non-native grasses.

### **Urban/Developed**

A total of 27.6 acres of urban/developed land occurs throughout the survey area and consists primarily of the nursery and its associated roads. However, the southern edge of the survey area contains portions of residential properties (see Figure 4).

## **2.3 Sensitive Biological Resources**

While no sensitive wildlife species were observed, six were determined to have moderate to high potential to occur within the survey area: coastal California gnatcatcher (*Polioptila californica*), least Bell's vireo (*Vireo bellii pusillus*),

northern harrier (*Circus hudsonius*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), Dulzura pocket mouse (*Chaetodipus californicus femoralis*), and pallid bat (*Antrozous pallidus*). No sensitive plant species were observed; however, thread-leaved brodiaea (*Brodiaea filifolia*) has moderate potential to occur. Three sensitive vegetation communities, mule fat scrub, Diegan coastal sage scrub, and disturbed Diegan coastal sage scrub, occur within the survey area (see Figure 4).

## 2.4 Sensitive Wildlife Species

Coastal California gnatcatcher is federally listed as threatened, a California Department of Fish and Wildlife (CDFW) species of special concern, and a Multiple Habitat Conservation Program (MHCP) covered species. In addition, the majority of the project area falls within coastal California gnatcatcher Critical Habitat (Figure 5). While this species was not detected during the biological survey, it has been known to occur within the project area within Diegan coastal sage scrub (CDFW 2021a-c). There is a high potential for this species to utilize the Diegan coastal sage scrub habitat within the survey area.

Least Bell's vireo is federally and state listed as endangered and a MHCP covered species. This species has been known to occur directly adjacent to the survey area within riparian habitat (CDFW 2021a-c). There is moderate potential for this species to utilize the mule fat scrub within the survey area.

The northern harrier is a CDFW species of special concern (nesting) and a MHCP-covered species. This species has been known to occur within two miles of the survey area (CDFW 2021b). There is moderate potential for this species to utilize the Diegan coastal sage scrub and portions of the disturbed habitat within the survey area.

The San Diego black-tailed jackrabbit is a CDFW species of special concern and an MHCP covered species. This species has been known to occur within two miles of the survey area (CDFW 2021b). There is moderate potential for this species to utilize the Diegan coastal sage scrub and disturbed Diegan coastal sage scrub within the survey area.

The northwestern San Diego pocket mouse is a California species of special concern and is an MHCP covered species. This species is known to occur within two miles of the survey area in Diegan coastal sage scrub habitat (CDFW 2021b). There is a moderate potential for this species to utilize the Diegan coastal sage scrub habitat within the survey area.

The Dulzura pocket mouse is a subspecies of the California pocket mouse. It is a CDFW species of special concern. This species is known to occur within two miles of the survey area in Diegan coastal sage scrub habitat (CDFW 2021b). There is a moderate potential for this species to utilize the Diegan coastal sage scrub habitat within the survey area.

## 2.5 Sensitive Plant Species

Thread-leaved brodiaea was listed by California as endangered in 1982, by the U.S. as a threatened species in 1998, is a narrow endemic species under the proposed MHCP, and is a California Native Plant Society List 1B.1 species. In addition, a portion of the survey area falls within thread-leaved brodiaea critical habitat (see Figure 5). This species is known to occur within two miles of the survey area in mixed grassland habitat (CDFW 2021d). There is moderate potential for this species to occur within the Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, and portions of the disturbed habitat found within the survey area.



-  Project Boundary
-  Rail Line
-  Coastal California Gnatcatcher (*Poliptila californica californica*)  
USFWS Critical Habitat
-  Thread-leaved Brodiaea (*Brodiaea filifolia*)  
USFWS Critical Habitat



FIGURE 5  
Project in Relation to Critical Habitats

## 2.6 Sensitive Vegetation Communities

Mule fat scrub falls within Habitat Group A of the draft Oceanside Subarea Habitat Conservation Plan and occurs as a small stand within the northwestern portion of the survey area. Diegan coastal sage scrub and disturbed Diegan coastal sage scrub fall within Habitat Group C of the draft Subarea plan and occurs throughout the survey area. The Diegan coastal sage scrub within the survey area is also associated with the Evergreen Nursery Environmental Preserve. Impacts to these sensitive vegetation communities would be considered significant and require mitigation.

## 2.7 Jurisdictional Resources

While a full jurisdictional delineation was not conducted, mule fat scrub within the survey area is considered riparian habitat and any impacts would require permits from resource agencies. A complete wetland delineation would be required to identify any additional areas that may be considered waters of the U.S. and waters of the state under the regulatory authority of the U.S. Army Corps of Engineers (USACE), or under the jurisdiction of the Regional Water Quality Control Board (RWQCB), and CDFW.

## 3.0 Biological Resource Constraints

Future land uses of the property could be constrained by the sensitive biological resource present on the site. Impacts to sensitive biological resources require mitigation to compensate for the loss of the resources. Sensitive biological resources on the property that require mitigation for impacts include habitat, plant, and wildlife species.

Sensitive riparian habitat within the survey area includes the mule fat scrub found in the northwestern portion of the survey area. Impacts to this habitat will require special permits from the resource agencies, including a 404 permit from the USACE, a 401 State Waters Quality Certification from the RWQCB, and a 1602 Streambed Alteration Agreement from the CDFW. Permits can take a year or more to be issued, which must be considered in the land use planning, schedule, and budget for any project.

Impacts to sensitive plant species when unavoidable require mitigation that may involve the salvage and translocation of the species to appropriate habitat elsewhere either on-site or off-site. Focused surveys conducted during the appropriate blooming period (March through June) are necessary to determine whether thread-leaved brodiaea is present within the survey area, due to the presence of suitable habitat and federally designated critical habitat. Should thread-leaved brodiaea be present, consultation with the U.S. Fish and Wildlife Service (USFWS) and CDFW would be required to authorize impacts to a listed endangered species, requiring the preparation of a conservation plan that addresses how the impact will be mitigated. Agency consultation of this type can take a significant amount of time to resolve and should be factored into the project schedule and budget.

Impacts to sensitive wildlife species typically coincide with the impacts to the habitat used by the species. For example, impacts to coastal sage scrub habitat on the site will likely result in impacts to the coastal California gnatcatcher. Consultation with the USFWS and CDFW is required to address impacts to coastal California gnatcatcher as the City of Oceanside has not adopted a Subarea Plan associated with the approved Multiple Habitat Conservation Program. Thus, a 4d Interim Take permit under the Natural Communities Conservation Planning process guidelines for coastal California gnatcatcher will need to be secured, which is contingent on suitable coastal sage scrub habitat credits being available within the city of Oceanside or adjacent county of San Diego. In some cases, a habitat conservation plan may be required to be prepared. Again, agency consultation of this type can take a significant amount of time to resolve and should be factored into the project schedule and budget.

Impacts to active bird nests, especially raptor nests, are generally prohibited under California Fish and Game Code 3502 and must be taken into consideration for project planning and schedule purposes, particularly during construction. Pre-construction surveys are usually required to document the presence or absence of any active bird nests. Discovery of an active bird nest will require the nest and general vicinity to be avoided during vegetation removal, grading, and other construction activities until the young birds have fledged.

There is the potential that other sensitive plant or wildlife species could be found on the site. Focused surveys for sensitive plants during the spring season and for the least Bell's vireo are needed. Documentation of presence or absence of these potential sensitive species can have effects on the schedule and budget for any land use planning for the property.

### **3.1 City of Oceanside Multiple Habitat Conservation Plan**

The project lies within the boundary of the MHCP, a comprehensive multi-jurisdictional planning program designed to develop, manage, and monitor an ecosystem preserve in northwestern San Diego County. It is one of several large, multi-jurisdictional habitat planning efforts (i.e., "subregional" plans) in San Diego County and serves as a multiple species Habitat Conservation Plan (HCP) pursuant to Section 10(a)(1)(B) of the Endangered Species Act, as well as a Natural Community Conservation Plan (NCCP) under the State of California's Natural Community Conservation Planning Act of 1991. The MHCP subregion comprises seven incorporated cities in northwestern San Diego County, including Oceanside, within which the project is located (AMEC Earth & Environmental, Inc. et al. 2003). Each jurisdiction will implement their portion of the MHCP plan through a "subarea" plan; the Draft Oceanside Subarea HCP/NCCP is currently out for public review.

As part of the draft Subarea Plan, an environmental preserve was established in 2001 through an HCP and a conservation easement was granted over a 29.7-acre portion of the survey area parcel. This Evergreen Nursery Environmental Preserve area includes the areas of coastal sage scrub, mule fat scrub, and portions of disturbed habitat on the subject parcel, and additional areas of riparian woodland, riparian scrub, and freshwater marsh along Loma Alta Creek. Development would not be allowed to occur in the areas preserved under this conservation easement.

### **3.2 Wildlife Movement Corridors/Habitat Connectivity**

As the survey area exists within the Wildlife Corridor Planning Zone, impacts to native vegetation outside of the conservation easement mentioned above must be mitigated by conservation, restoration, and/or enhancement of habitats, with a focus on maintaining and increasing net gnatcatcher breeding habitat. Mitigation for impacts to these habitats must be placed within the zone and south of State Route 76 (until all possible mitigation opportunities are exhausted in this area).

### **3.3 Waters of the U.S and Waters of the State**

#### **U.S. Army Corps of Engineers**

Impacts to waters of the U.S. would require a permit from the USACE under Section 404 of the Clean Water Act. The type of permit required is dependent on the level of impact (i.e., impacts less than 0.5 acre can be processed under one of the nationwide general permits while impacts equal to or greater than 0.5 acre require an Individual permit). Permit applications must provide information on how the project has avoided and minimized impacts to waters of the U.S. and the method of compensatory mitigation.

**Regional Water Quality Control Board**

Impacts to waters of the state would require a 401 state water quality certification from the RWQCB as required under the Clean Water Act. The 401 certification is a requirement to obtain a 404 permit from the USACE. As with the 404 permit process, the 401 application must provide information on how the project has avoided and minimized impacts to waters of the state and the method of compensatory mitigation. For impacts to waters of the state an alternatives analysis is required, and this analysis becomes more stringent as impacts increase.

**California Department of Fish and Wildlife**

Impacts to waters of the state, including associated riparian areas, would require a Streambed Alteration Agreement from CDFW under Section 1600 of the Fish and Game Code. A description of measures employed to avoid and minimize impacts is required as part of the application process, as well as the method of mitigation.

**Wetland Buffers**

A buffer setback would be required by the City of Oceanside and each of the above-mentioned resource agencies from any wetland, water of the U.S., and water of the state avoided. In particular, the survey area is adjacent to Loma Alta Creek which would require that buffers be provided between the edge of the creek habitat and any future development. The width of this setback is determined by the function and values of the resource, in conjunction with other site-specific characteristics (i.e., topographic relief, adjacent land uses). Buffer widths can range from a minimum of 50 feet to 100 feet, depending on the resources and are measured from the edge of the limit of the aquatic resource being avoided. Wetland buffers must be taken into consideration when planning the future development area on the parcel.

**4.0 Mitigation**

The general biological resources survey of the property identified sensitive habitats, plants, and wildlife on the site. These sensitive biological resources will affect the cost and timing of future land use projects on the site through constraints regarding impacts, mitigation, and agency consultation and permitting requirements.

Mitigation for impacts to sensitive vegetation communities is required by the City of Oceanside per the draft Subarea plan. The mitigation ratios shown in Table 1 are for those vegetation communities/land cover types that may be impacted as a result of the proposed project.

Table 1 Mitigation for Vegetation Communities/Land Cover Types within the Project Survey Area		
Vegetation Community/Land Cover Type	Habitat Group	Mitigation Ratio
Diegan Coastal Sage Scrub	C	3:1
Disturbed Diegan Coastal Sage Scrub	C	3:1
Mule Fat Scrub	A	3:1
Disturbed Habitat	F	n/a*
Ornamental Vegetation	F	n/a*
Urban/Developed Lands	F	n/a*
n/a = Not applicable		
*While no mitigation is required, impacts may be subject to a Habitat Development Fee		

Mr. Mike Flynn  
Page 12  
November 24, 2021

Impacts to waters of the U.S. and waters of the state require compensatory mitigation to meet a no-net-loss policy. Mitigation ratios are typically 3:1 for impacts to riparian habitat.

Mitigation options for impacts to waters of the U.S., or waters of the state can be achieved through one of the following options: (1) purchase of mitigation bank credits; (2) contribution to an in-lieu fee program; or (3) creation of aquatic resources at a suitable location either on-site or off-site. The creation of aquatic resource mitigation option typically involves a minimum five-year maintenance and monitoring period, and a long-term management plan.

If you have any questions regarding this constraints analysis, contact me at (619) 308-9333; or at [afromer@reconenvironmental.com](mailto:afromer@reconenvironmental.com).

Sincerely,



Alexander Fromer  
Biologist

#### References Cited

California Department of Fish and Wildlife (CDFW)

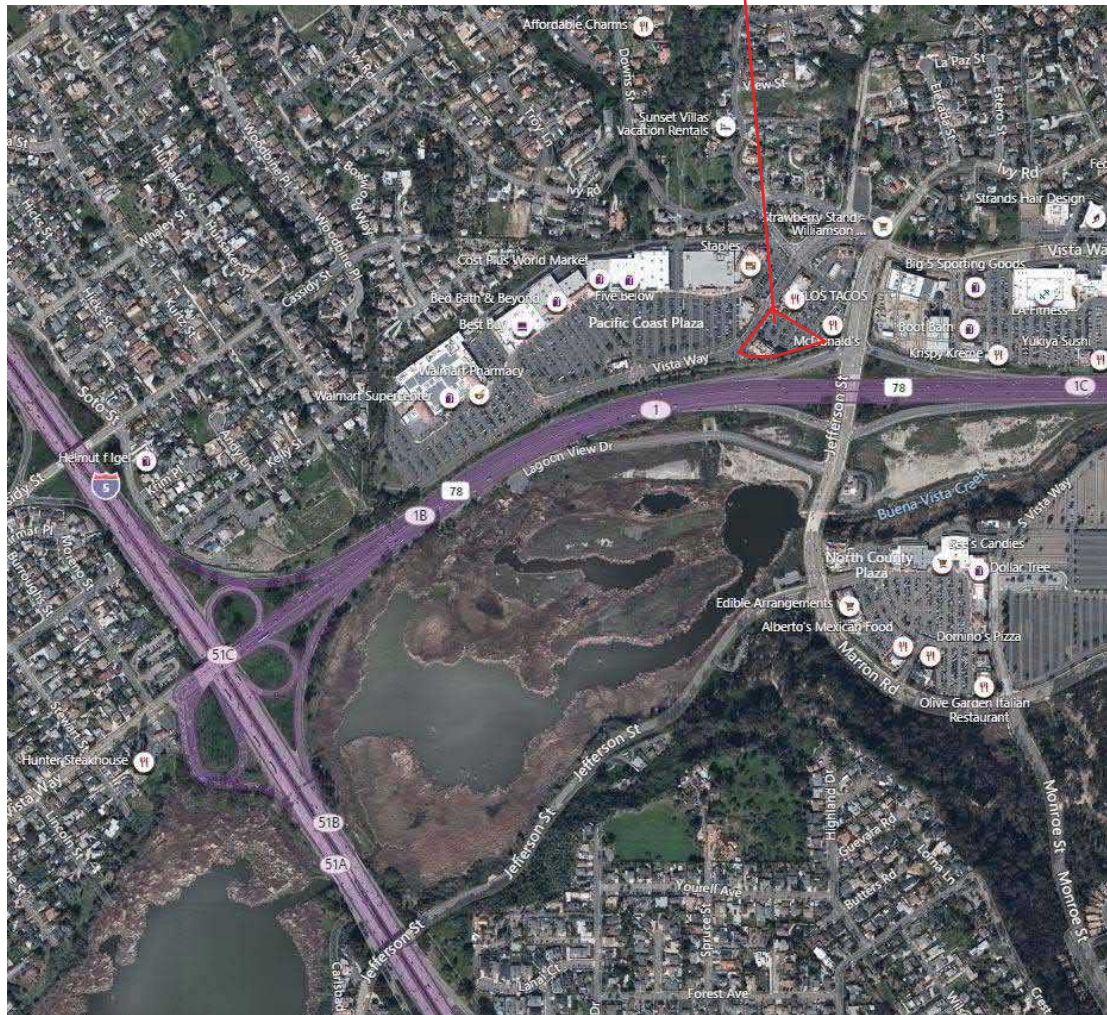
- 2021a Natural Diversity Data Base. Nongame-Heritage Program, California Department of Fish and Wildlife, Sacramento. Accessed March. RareFind Version 5.2.14.
- 2021b Special Animals List. Periodic Publication. 67 pp. Natural Diversity Database. November.
- 2021c State & Federally Listed Endangered & Threatened Animals of California. Natural Diversity Database. November.
- 2021d State and Federally Listed Endangered, Threatened, and Rare Plants of California. Natural Diversity Database. November.

# Andrew Hull Stevenson Architects

January 29, 2022

Developer Conference  
Project Site:  
2177 Vista Way  
Oceanside, CA 92054

Site





# 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: 2177 Vista Way, Oceanside CA 92054

Assessor's Parcel Number: 154-130-37-00 Lot Area (acres or SF): 1.7 Acres

Existing Use: Former Mimi's Restaurant building and parking lot

Brief Description of Proposal:

Demolition of existing building, build 2 fast food buildings with drive-thru's.

## Property Owner & Applicant Information

Owner Name: Mahalah PCP Pad D, LLC

Phone Number & E-Mail Address: 415-601-7723 ben.white@sestantecapital.com

Applicant Name: Andrew Stevenson

Phone Number & E-Mail Address: (858) 220-7224 astevenson@ahs-a.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)

1<sup>st</sup> choice date: 1/26/22 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: 2/9/22 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 PDF documents to [PlanningStaff@oceansideca.org](mailto:PlanningStaff@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: 1-26-22 Time: 10:30

Assigned Project Planner: Delaney Carmen

January 29, 2022

Developer Conference

Project Site:  
2177 Vista Way  
Oceanside, CA 92054

Project Description

Currently located on this 1.7 acre property is a vacant 7,483 sf former Mimi's restaurant building, parking and associated site work. The proposed project involves the demolition of the existing building and site work, and the construction of two fast food facilities with drive-through lanes and updated site work. As final tenant selections for the new buildings have not been determined, their square footages may be increased or decreased to meet tenant requirements. However, the total square footage of the two new buildings will not exceed that of the existing building. Our request would be that the approved square footage for the total proposed project would match that of the existing. Of course, this would depend on providing sufficient parking.

Although the landscaping and patio spaces have yet to be designed, the proposed project will meet all current site requirements such as setbacks, landscaping and lighting and ADA. The proposed buildings will be compatible with the existing shopping center buildings in building forms, materials, and colors.

There is a distinct possibility that the Owner will want to pursue splitting the existing single parcel property into two separate parcels. We would like to discuss this option more in our Developer Conference.

## Summary

Site Area 1.7 Acres

Building Area 4,600 sf

### Building Summary

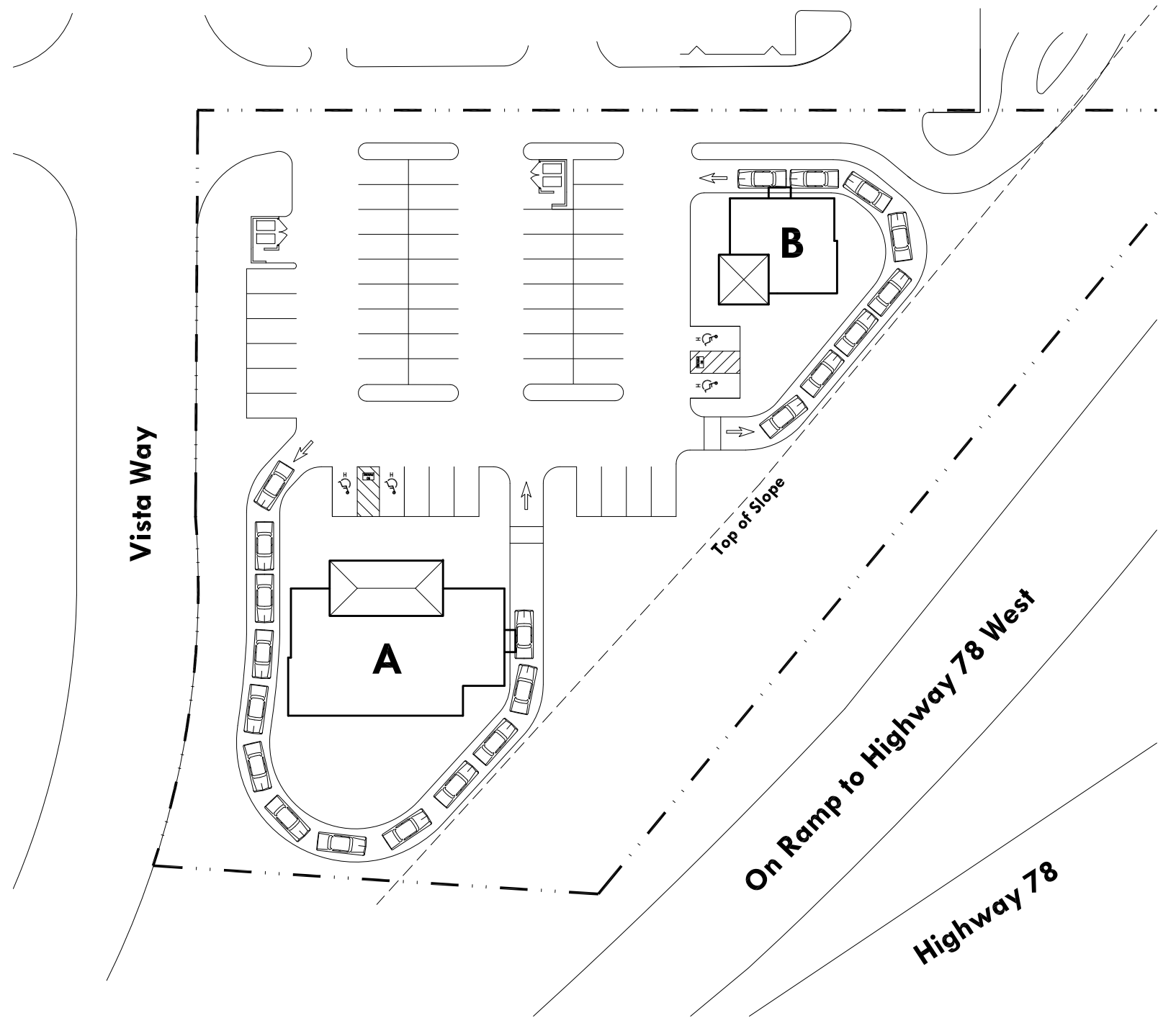
A) Fast Food 3,500 sf

B) Fast Food 1,300 sf

### Parking Summary

Parking Provided 51 Stalls  
(10.6/1,000)

### Subject Property



## Conceptual Site Plan

January 29, 2022

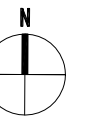
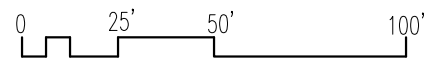
**Andrew Hull Stevenson Architects**

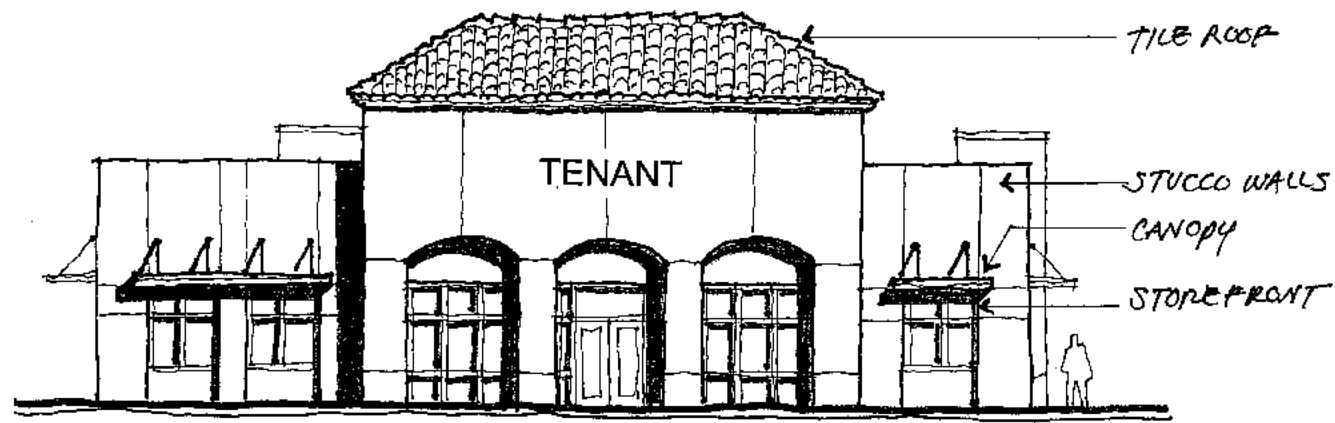
5465 Morehouse Drive Suite 260  
San Diego, California 92121  
T 858.220.7224 F 858.546.3009

**Pacific Coast Plaza**  
Oceanside, California

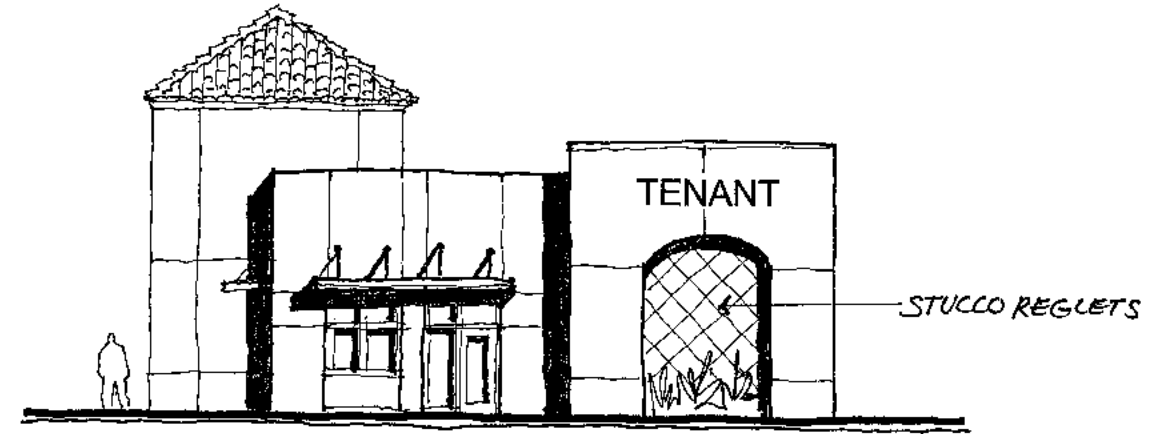


**Mahalah Holdings, LLC**

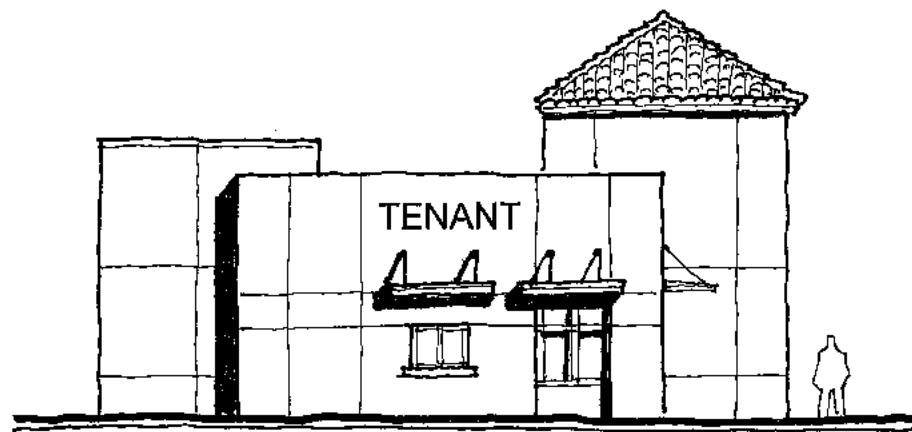




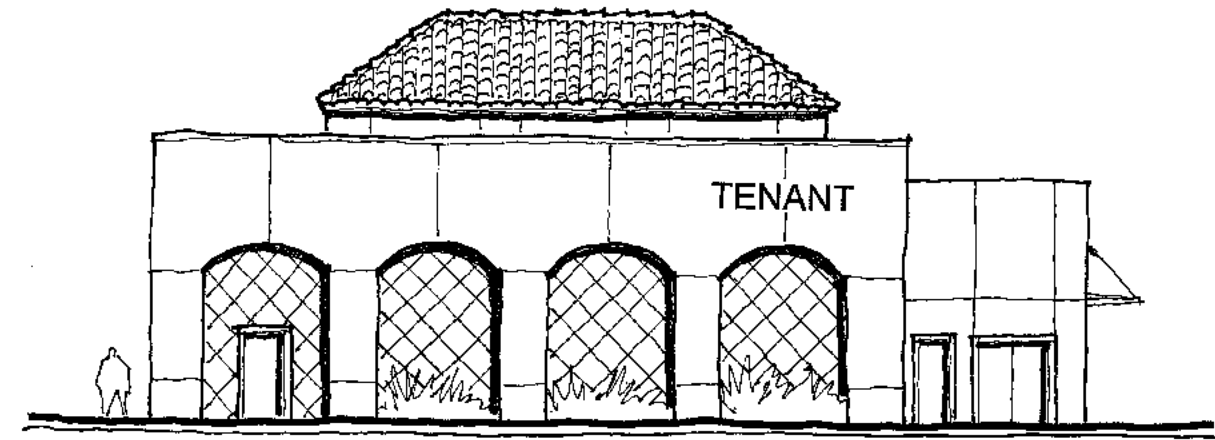
NORTH



WEST

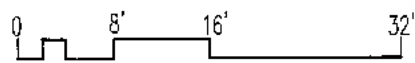


EAST



SOUTH

Jan 11, 2022 - 11:15am  
L:\My Folder\Office\Private\Projects\Pacific Plaza - Oceanside\2022 1-11 PDF Elevations.dwg



## Conceptual Elevations - Pad "A"

January 29, 2022

**Andrew Hull Stevenson Architects**

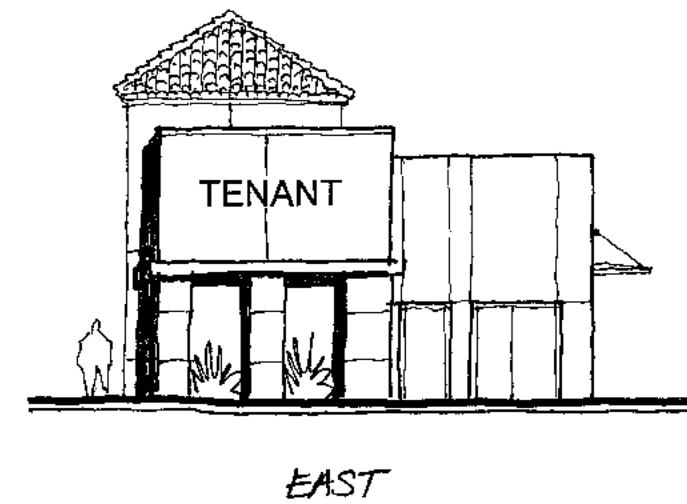
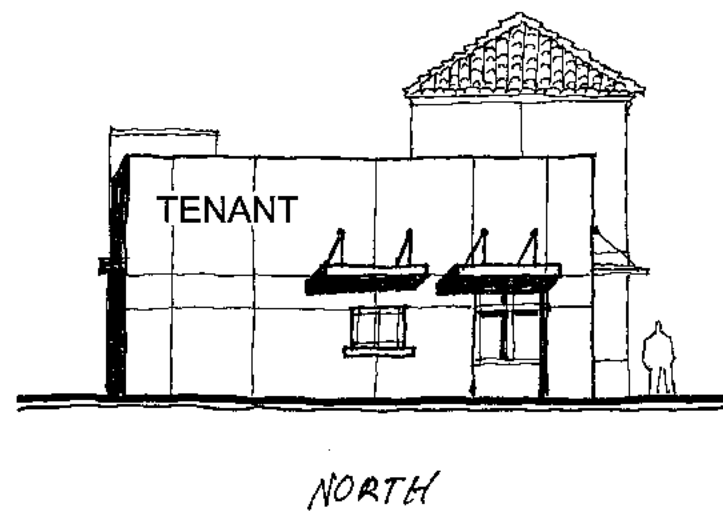
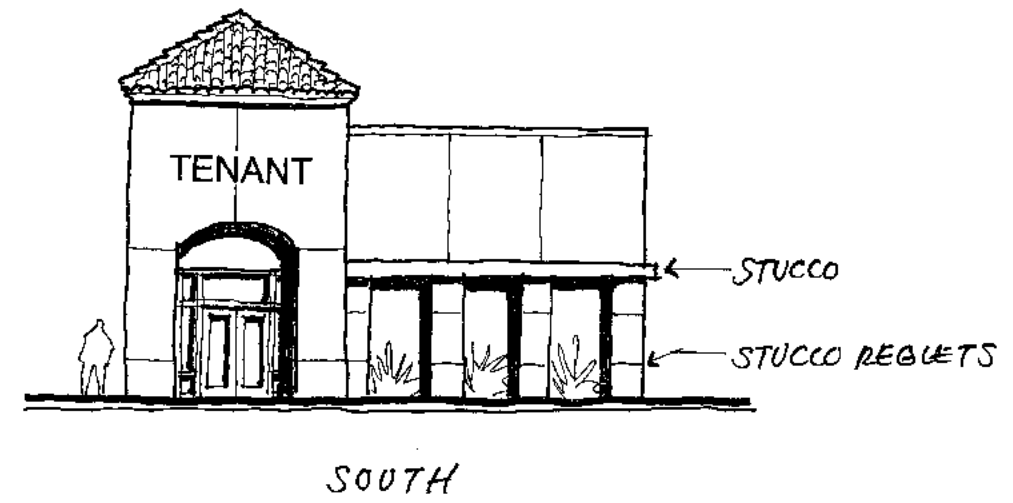
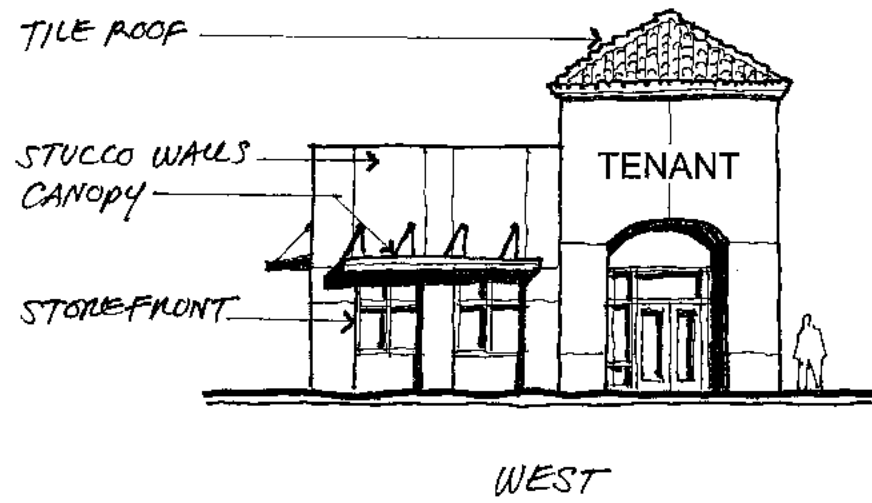
5465 Morehouse Drive Suite 260  
San Diego, California 92121  
T 858.220.7224 F 858.546.3009

**Pacific Coast Plaza**

Oceanside, California

**FLOCKE &  
AVOYER**  
Commercial Real Estate

Mahalah Holdings, LLC



Conceptual Elevations - Pad "B"

January 29, 2022

Jan 11, 2022 - 11:15am  
L:\Vid\ Folder\Office\Private\Projects\Pacific Plaza - Oceanside\2022 1-11 PDF Elevations.dwg

Andrew Hull Stevenson Architects

5465 Morehouse Drive Suite 260  
San Diego, California 92121  
T 858.220.7224 F 858.546.3009

Pacific Coast Plaza

Oceanside, California

**FLOCKE &  
AVOYER**  
Commercial Real Estate

Mahalah Holdings, LLC