

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, August 2nd, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed redevelopment of 2nd floor of 215 N. Coast Hwy to include a 1,157 square foot patio space and installation of new elevator

Zoning: Downtown D-1 (Commercial Retail and Office/Residential Possible)

Land Use: Downtown

Neighborhood Area: Townsite

Assessor Parcel Number: 147-087-16

Contact Person: Alec Zier

Tel.: (619) 884-9229

Email: azier@san.rr.com

2. 10:30 - 11:30 a.m. Proposed 78 lot residential subdivision on an approximately 43-acre parcel located at the western terminus of Olive Drive

Zoning: RS (Single-Family Residential)

Land Use: Medium Density Residential A

Neighborhood Area: Mira Costa

Assessor Parcel Number: 162-111-04

Contact Person: Josh Haskins

Tel.: (949) 300-8501

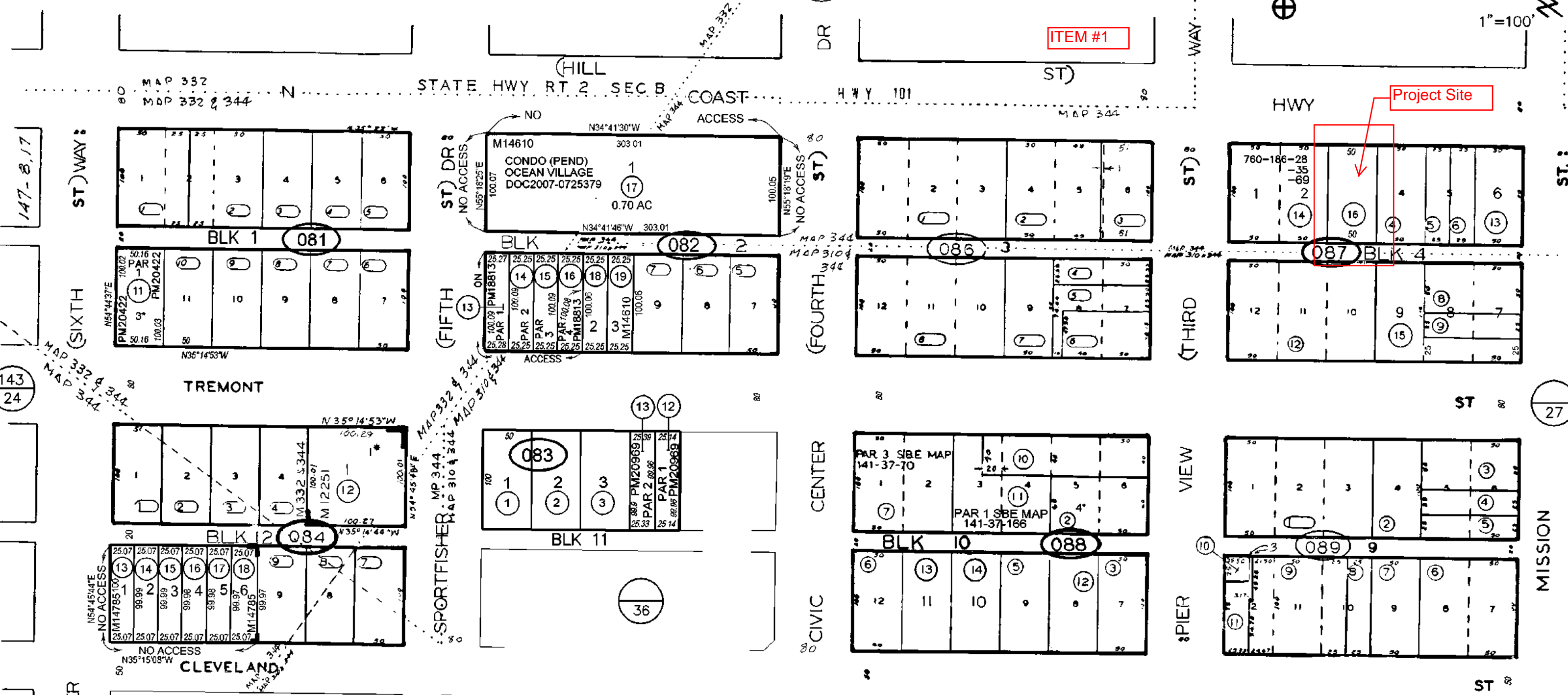
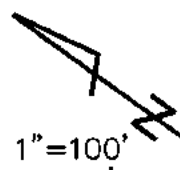
Email: josh@sagecrestllc.com

Attachments:

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

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.*

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.



147-8,17

143
24

27

SURFRIDER

WM
6-20-69

4/9/2013 CS ✓

| CHANGES | BLK | OLD | NEW | YR | CUT |
|---------|-----|----------|------------|------|------|
| | 088 | 8 | 10,11 | 72 | 7457 |
| | 088 | 4 | 12 | 73 | 6238 |
| | 088 | 9 | 13,14 | 79 | 2487 |
| | 087 | 7,8,9,13 | 79 | 4652 | |
| | 084 | 3,5,6 | 18 | 89 | 224 |
| | 084 | 12 | LONDON | 90 | 625 |
| | 082 | 1-4 | 11,12 | 92 | 1524 |
| | 087 | 1 | 3,5 | 94 | 2108 |
| | 087 | 1,5,8 | 14 | 95 | 1270 |
| | 083 | 5 | THRU PG 36 | 99 | 59 |
| | 085 | 1 | | | |
| | 082 | 9&10 | 13-16 | 02 | 1789 |
| | 087 | 10 & 11 | 15 | 03 | 1200 |
| | 087 | 2&3 | 16 | 03 | 1399 |
| | 082 | 8,11&12 | 17-19 | 04 | 72 |
| | 084 | 10&11 | 13-18 | 05 | 55 |
| | 081 | 11 | CONDO 09 | 574 | |
| | 083 | 4 | 12&13 | 13 | 1425 |

1* CONDM
SILVER SURF GARDEN
DOC 89-448028
(SEE SHT 2)

2* CTRL #5147
NSP
CLEVELAND STREET
HOUSING PROJECT

3* CONDO
TREMONT STREET DUPLEX
DOCS 08-008725 & -082971
(SEE SHT 2)

4* 760-186-68

16
SHT 2

35

MAP 14785 - SEASIDE PROPERTIES
MAP 12251 - SILVER SURF GARDENS (CONDM)
MAP 344 - A. J. MYERS ADD
MAP 332 - MYERS & MC COMBERS ADD
MAP 310 - OCEANSIDE LOCKLING REFILED
ROS 12553

Tiffany Chen

From: azier <azier@san.rr.com>
Sent: Thursday, July 20, 2017 7:46 AM
To: azier@san.rr.com

This is a letter to describe a project that is being proposed to the City of Oceanside regarding phase 3 of a three-phase project located at 215 North Coast Highway Oceanside, Ca. 92054. The third phase of this project is the Redevelopment of the second floor of the existing building, affecting 2420' square feet. The existing occupancy for the second floor is Mercantile and will be changed to an A2 occupancy, for indoor and outdoor dining. This is an extension of the restaurant located at the first floor Jalisco Cantina.

The the Redevelopment of the second floor will include 1157' square feet of Patio space and 1263' square feet of interior restaurant. The second floor will have two exits to the public right away, and also we will install an elevator from the first floor to the second floor. The existing basement of the building will only be affected with the support of the new elevator. The occupancy of the basement will remain the same, which is Mercantile.

Thanks,

Alec J. Zier
Plumblin Design

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This message contains confidential information. If you are not the intended recipient and received this message in error, any use or distribution is strictly prohibited. Please also notify us immediately by return e-mail, and delete this message from your computer system.

Thank you.

GRAPHIC SYMBOLS

- EX STUD 1 HOUR WALLS : 2x4 @ 16" O/C PER SPECIFICATIONS TO REMAIN.
- EX 2x4 STUD PARTITION TO BE REMOVED
- NEW STUD PARTITION : S.STUDS @ 16" O/C

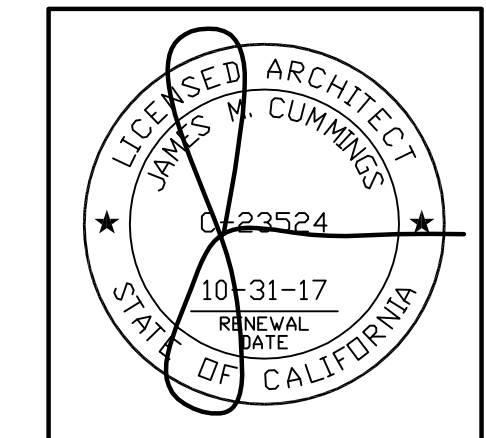
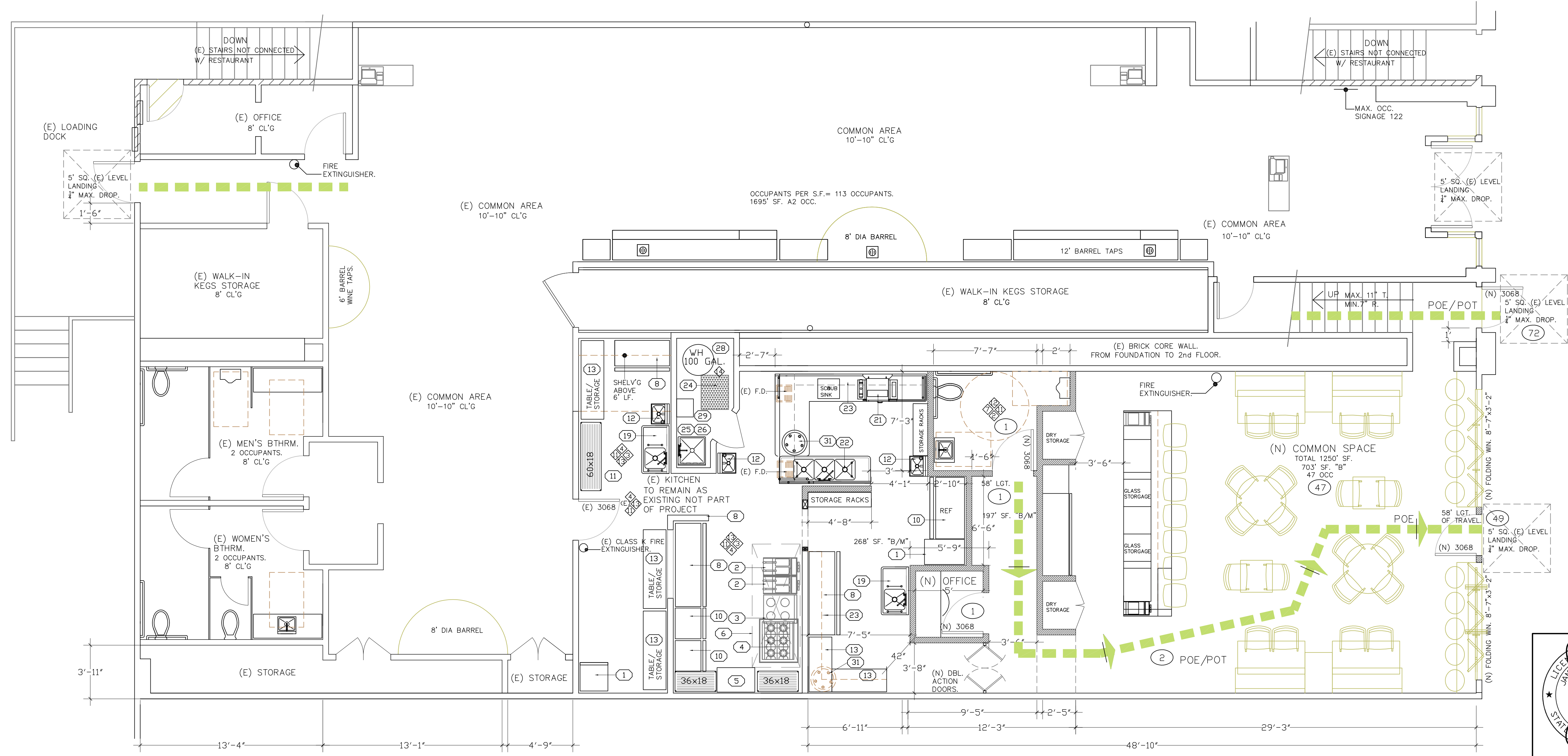
"WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.5."

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 DESIGN - PLANNING - INTERIOR
 CELL 619.864.0229 EMAIL AZEER@SANURR.COM PLUS0202@GMAIL.COM

JALISCO CANTINA 2nd FLOOR
 215 COAST HWY NORTH OCEANSIDE, CA. 92054



EXISTING MIDDLE FLOOR PLAN
 SCALE: 1/4"=1'-0"

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| REVISIONS: | Δ | Δ | |
| DRAWN BY: | AZ | CHECKED BY: | |
| PROJECT NUMBER: | 35-16 | DATE: | 8-15-16 |
| DRAWING NUMBER: | AI.0 | ORG. SUBMITTAL DATE: | 8-15-16 |

GRAPHIC SYMBOLS

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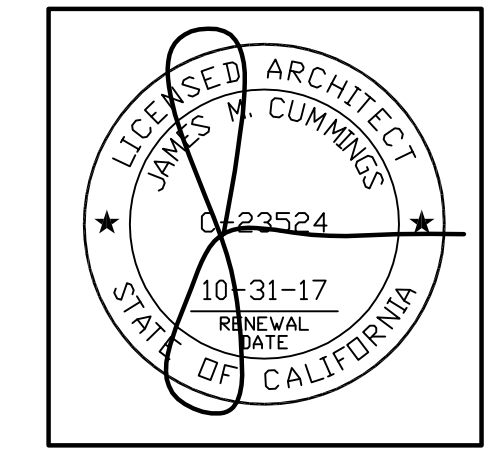
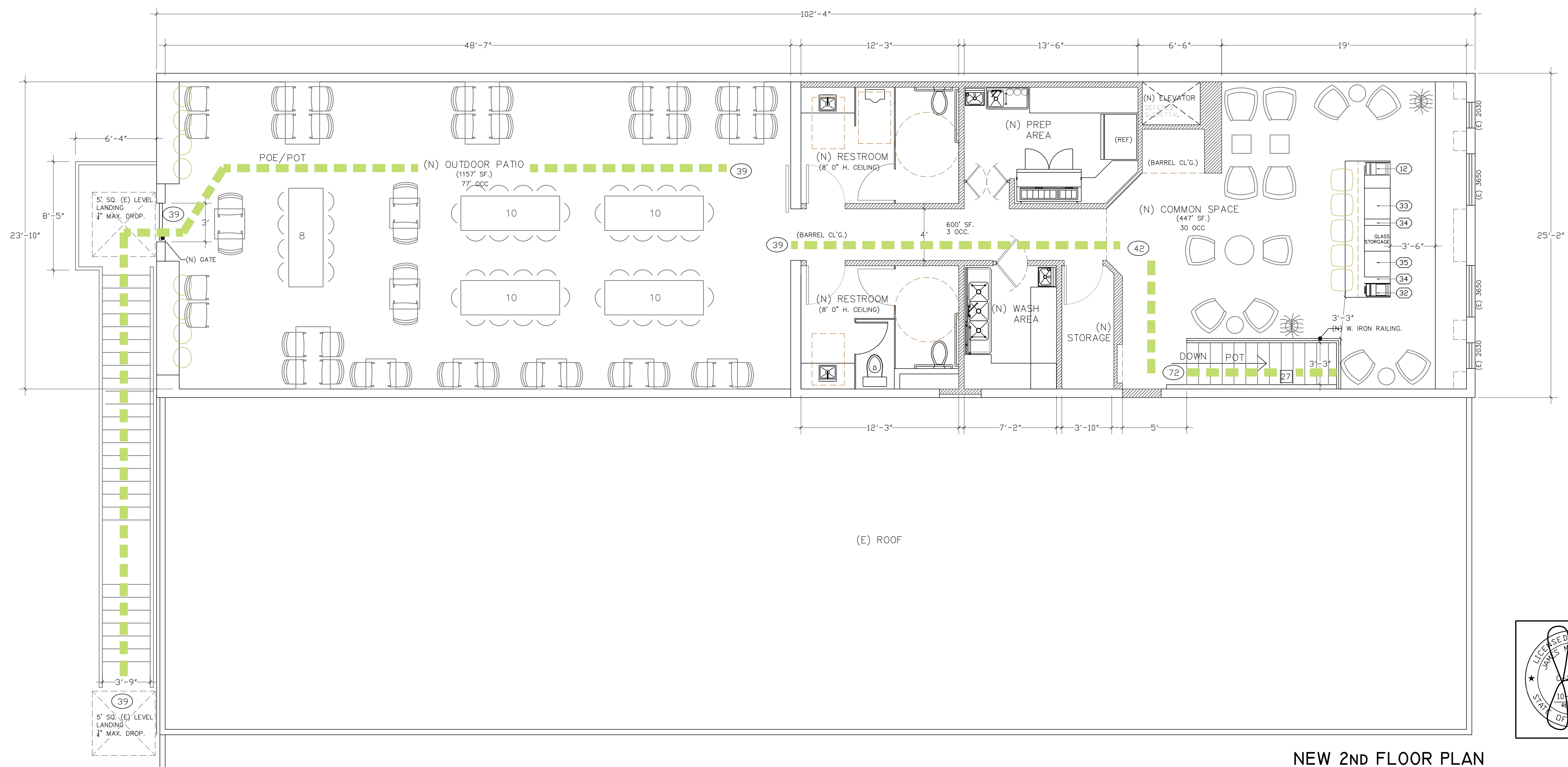
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CELL 619.864.0229 EMAIL AZ@PLD.COM
PLUS02@GMAIL.COM

JALISCO CANTINA 2nd FLOOR
215 COAST HWY NORTH OCEANSIDE, CA. 92054



NEW 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

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| DRAWN BY: | AZ | CHECKED BY: | AZ |
| PROJECT NUMBER: | 35-16 | DATE: | 8-15-16 |
| DRAWING NUMBER: | A2.0 | ORG. SUBMITTAL DATE: | 8-15-16 |

CALIFORNIA GREEN NOTES

"NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION /INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES."

"NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES."

"EIGHTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
1) VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2) PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
3) CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4) MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 11, FEBRUARY 2010."

"PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. A LETTER FROM THE INSTALLER AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND DOCUMENTING ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR." (CGBC 4.504.5)

"BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT."

"THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEST, LOCATION AND RESULTS ISSUED BY THE FRAMER SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR." (CGBC 4.505.3)

"EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 AND 60 %."

"DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION." (CGBC 4.410.1)

ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS." (CGBC 4.504.2.1)

"PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS." (CGBC 4.504.2.2)

"AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS." (CGBC 4.504.2.3)

"CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR." (CGBC 4.504.3)

"AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHERBASED."

"JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY."

"A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGBC SEC. 4.408.1 AND CITY ORDINANCE."

"BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL."

"A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED."

1) DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

2) OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWINGS:
A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEM WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
D. LANDSCAPE IRRIGATION SYSTEMS.
E. WATER RE-USE SYSTEMS.

3) INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.

4) PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.

5) EDUCATION MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS.

6) INFORMATION ABOUT WATER-CONSERVATION LANDSCAPING AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

7) INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.

8) INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO CAULKING, PAINTING GRADING AROUND THE BUILDING ETC.

9) INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

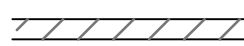
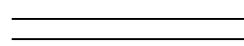

10) A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

"A COPY OF A COMPLETE OPERATION AND MAINTENANCE MANUAL AS OUTLINED IN THE NOTE ABOVE WILL BE DELIVERED TO THE BUILDING OWNER PRIOR TO FINAL INSPECTION."

"AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECEIVED TO THE BUILDING OWNER."

"A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE."

GRAPHIC SYMBOLS

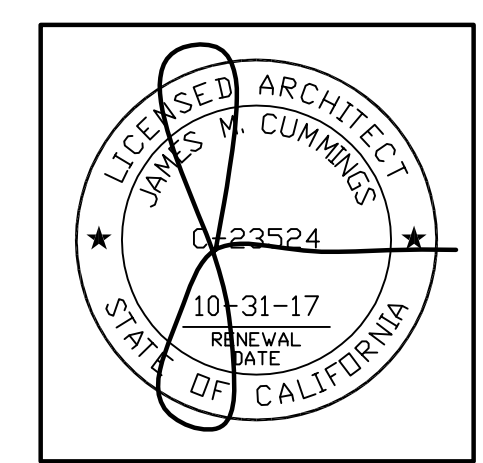
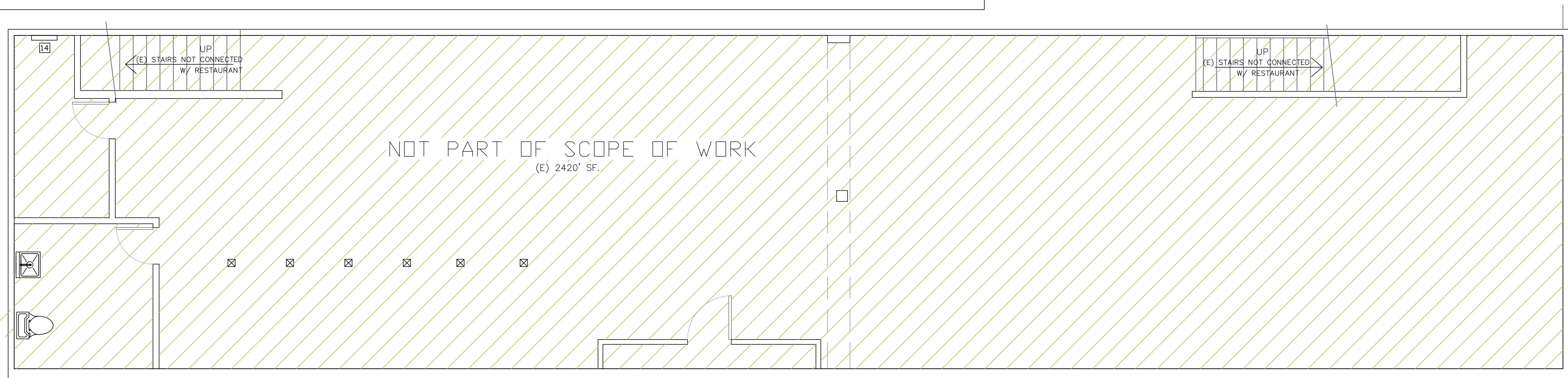
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 PLD022@GMAIL.COM

JALISCO CANTINA 2nd FLOOR
 215 COAST HWY NORTH OCEANSIDE, CA. 92054



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| REVISIONS: | △ | △ | △ |
| DRAWN BY: | AZ | CHECKED BY: | AZ |
| PROJECT NUMBER: | 35-16 | DATE: | 8-15-16 |
| DRAWING NUMBER: | A3.0 | ORG. SUBMITTAL: | 8-15-16 |

EXISTING LOWER FLOOR PLAN (REF ONLY)

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

| GRAPHIC SYMBOLS | |
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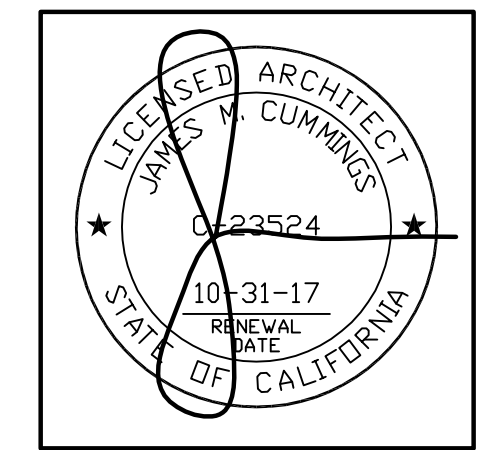
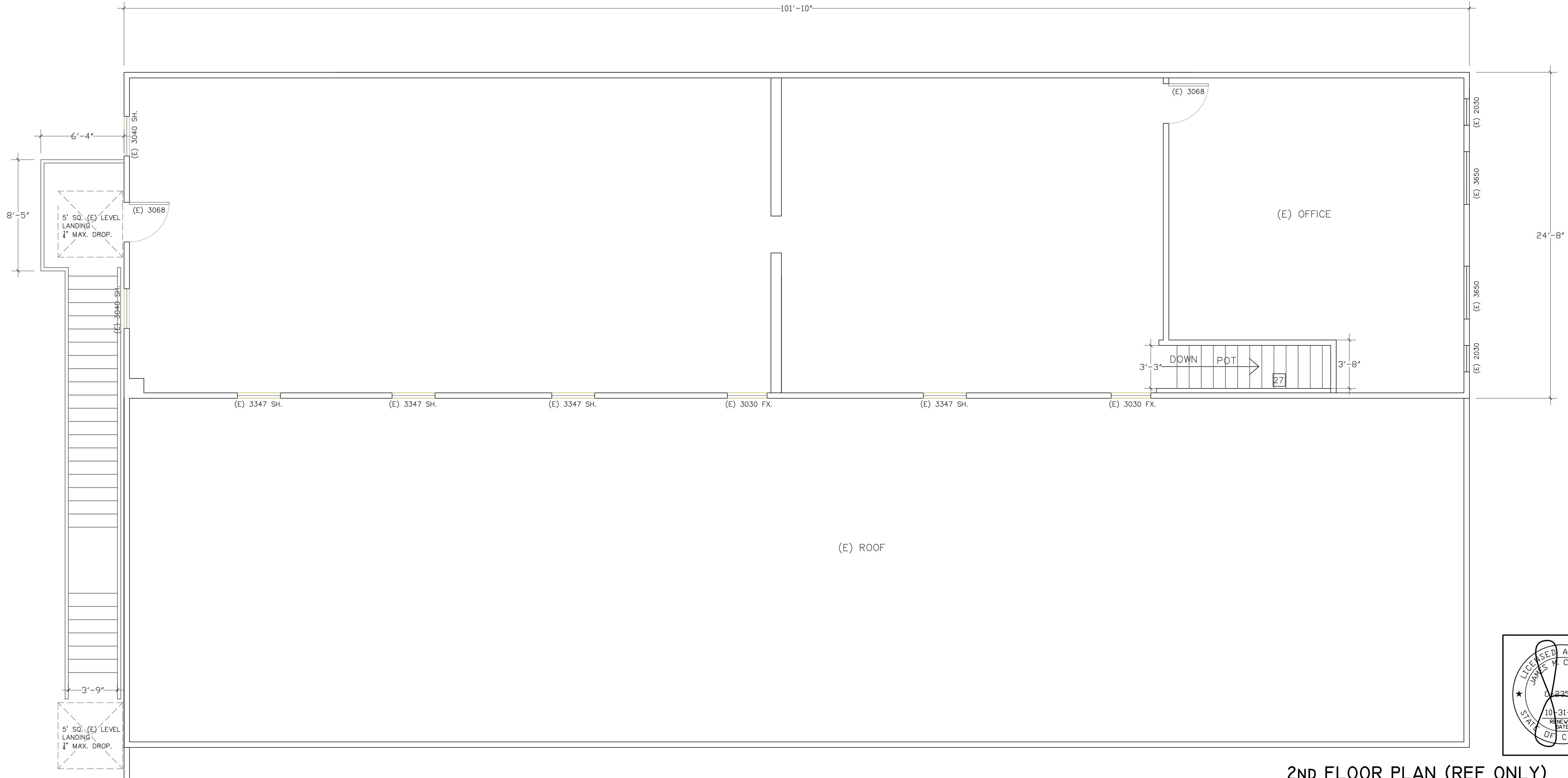
WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.5.

DEMOLITION NOTES:

- ALL PIPES, DUCTS, AND CONDUITS SHALL BE SUPPORTED AND BRACED PER THE SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS" THE SUPERSTRUT SEISMIC RESTRAINT SYSTEM FOR PIPES AND CONDUITS.
- ANCHORAGE OF EQUIPMENT WEIGHING LESS THAN 400 POUNDS AND SUPPORTED DIRECTLY ON THE FLOOR OR ROOF STRUCTURE NEED NOT BE DETAILED ON THE PLANS. (TITLE 24, PART 2 CALIFORNIA CODE OF REGULATIONS, SECTION 2312 (G1). HOWEVER, SUCH EQUIPMENT MUST BE ANCHORED AND THE ANCHORAGE SHALL BE APPROVED BY THE ARCHITECT OF RECORD BUILDING DEPT. COMPLIANCE OFFICER.
- DRAWINGS HAVE BEEN DETAILED IN COMPLIANCE WITH U.L. LISTING REQUIREMENTS AND I.C.B.O. REPORTS FOR THE MATERIALS SPECIFIED. SHOULD AN ALTERNATE OR SUBSTITUTED MATERIAL IS ACCEPTED AS AN EQUAL BY THE CONTRACTOR, HE WILL ASSUME THE RESPONSIBILITY FOR WHATEVER CONSTRUCTION MODIFICATION AND OR ADDITIONAL COSTS ARE REQUIRED BY REASON OF THIS ACCEPTANCE.
- MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE WORK PRIOR TO INSTALLATION OF MECHANICAL OR ELECTRICAL REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND SIZING OF OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS INDICATED BY THESE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING, AND FINISHING NECESSARY TO RESTORE THE ORIGINAL CONDITION OF THE BUILDING TO ALL EXISTING PORTIONS OF THE BUILDING AFFECTED BY HIS WORK, TO THE SATISFACTION OF THE ARCHITECT AND OWNER.
- ALL PENETRATIONS THROUGH FIRE RESISTIVE AREA SEPARATION AND CORRIDOR ASSEMBLIES INCLUDING CONDUITS AND PIPING SHALL BE TIGHTLY AND SOLIDLY SEALED WITH APPROVED U.L. LISTED FIRE STOP SEALANT SYSTEM. WHERE PLUMBING PENETRATES AN AREA SEPARATION WALL SURFACE, THE SECTION PASSING THROUGH THE WALL SURFACE AND THE FIXTURE CONNECTIONS THERETO SHALL BE WITH METAL JACKETS.
- ALL PENETRATIONS INTO SOUND RATED PARTITIONS, INSULATED PARTITIONS OR CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT. ELECTRICAL DEVICES SHALL BE SEALED, LINED, INSULATED, OR OTHERWISE TREATED TO MAINTAIN INTEGRITY OF THE ACOUSTICAL ASSEMBLY.
- THE CONTRACTOR SHALL LOCATE BACKING PLATES BEHIND ALL WALL MOUNTED EQUIPMENT, CASEWORK, AND ACCESSORIES TO ENSURE POSITIVE ATTACHMENT TO STRUCTURE.
- INTERIOR FINISHES SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 42, OF THE UNIFORM BUILDING CODE.
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. PANIC HARDWARE AT EXITS SHALL BE PROVIDED AS REQUIRED BY THE CODE.

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND IDENTIFY ALL MECHANICAL, PLUMBING, ELECTRICAL, AND ALL OTHER EXISTING SYSTEMS AND MAKE NECESSARY PROVISIONS TO MAINTAIN THE INTEGRITY OF SAID SERVICES PRIOR TO THE COMMENCEMENT OF DEMOLITION.
- THE CONTRACTOR SHALL REFER TO PLUMBING, MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR INFORMATION PARTICULAR TO THE REMOVAL OF EXISTING SYSTEMS.
- SHOULD A CONDITION ARISE WHICH IS IN CONFLICT WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES IN THE AREAS ADJACENT TO THE DEMOLITION AND CONSTRUCTION WORK AND SHALL BE RESPONSIBLE FOR THE PATCHING, REPAIR, AND/OR REFINISHING OF ANY DAMAGE CAUSED BY THE WORK UNDER THIS CONTRACT.
- PATCH AND REPAIR PORTIONS OF EXISTING FIREPROOFING DAMAGED DURING CONSTRUCTION. THICKNESS AND TYPE SHALL MATCH EXISTING.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM WASTE AND DEBRIS CAUSED BY HIS OPERATIONS. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND DEBRIS AT AN APPROVED DISPOSAL SITE.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE BARRICADES AND PROTECTIVE DEVICES SEPARATING CONSTRUCTION AREAS. TEMPORARY PASSAGES SHALL BE PROVIDED AS REQUIRED. THE CORRIDORS AND OTHER FACILITY AREAS SHALL BE SEPARATED FROM THE CONSTRUCTION ZONE BY A NON-COMBUSTIBLE BARRIER FASTENED SECURELY TOP AND BOTTOM AND AT EACH END. PRIOR TO DELIVERY OF MATERIALS TO CONSTRUCTION ZONE AND REMOVAL OF WASTE FROM SITE, THE CONTRACTOR SHALL CHECK WITH THE RESIDENT OWNERS REP FOR AN ACCEPTABLE ACCESS ROUTE AND TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR, HIS SUBCONTRACTORS, OR ANY OF THEIR EMPLOYEES USE THE BUILDING AREA OUTSIDE THE CONSTRUCTION ZONE WITHOUT PRIOR CLEARANCE FROM THE OWNERS REP.
- IN ALL PEDESTRIAN CORRIDORS, TRASH SHALL BE REMOVED DAILY. BUILDING MATERIALS SHALL NOT BE STORED IN THE CORRIDORS AT ANY TIME.
- CONTRACTOR SHALL TAKE MEASURES TO ACCOMPLISH THE WORK WITH THE MINIMUM OF INTERRUPTION TO NORMAL BUILDING PROCEDURES. NOTIFY THE AREA MANAGER 72 HOURS IN ADVANCE OF NECESSARY HVAC, ELECTRICAL, OR PLUMBING SHUT-OFFS. NOISE AND DUST SHALL BE KEPT TO A PRACTICAL MINIMUM.



2ND FLOOR PLAN (REF ONLY)

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

JALISCO CANTINA 2nd FLOOR
 215 COAST HWY NORTH OCEANSIDE, CA. 92054

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| PROJECT NUMBER: | 35-16 | DATE: | 8-15-16 |
| DRAWING NUMBER: | EX.0 | ORG. SUBMITTAL: | 8-15-16 |

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 PLUMBLINE DESIGN
 DESIGN - PLANNING - INTERIOR
 CELL 619.864.0229 EMAIL AZ@PLD.COM
 PLDSD202@GMAIL.COM



July 17, 2017

Planning Division
City of Oceanside
300 N Coast Highway
Oceanside, CA 92054

Subject: Application for 78 Residential Units on a 43.53 acre site in Oceanside (APN: 162-111-04-00)

To Whom It May Concern:

Sagecrest, LLC is submitting documents for a Developer's Conference for the proposed "Oceanside Vista" project for its review of the development of 78 detached residential units. The 43.53 gross acre project site is located at the southwest quadrant of Oceanside Boulevard and College Boulevard with access from the west end of Olive Drive.

The proposed luxury single-family 4 and 5 bedroom homes range from 2,311 sf to 2,680 sf and feature Spanish architecture. We are excited to propose this high-quality for-sale residential project in the beautiful City of Oceanside.

Submittal Package

Listed below is a summary of the items included in the submittal package for the Developer's Conference. These items were originally prepared over 10 years ago, but the project didn't proceed past the preliminary design stage. Prior to proceeding with this plan, we would appreciate feedback from the City on any issues that may be prohibitive to a successful project.

1. Site Plan
2. Grading Plan
3. Elevations
4. Floor Plans
5. Bio-Vegetation Map

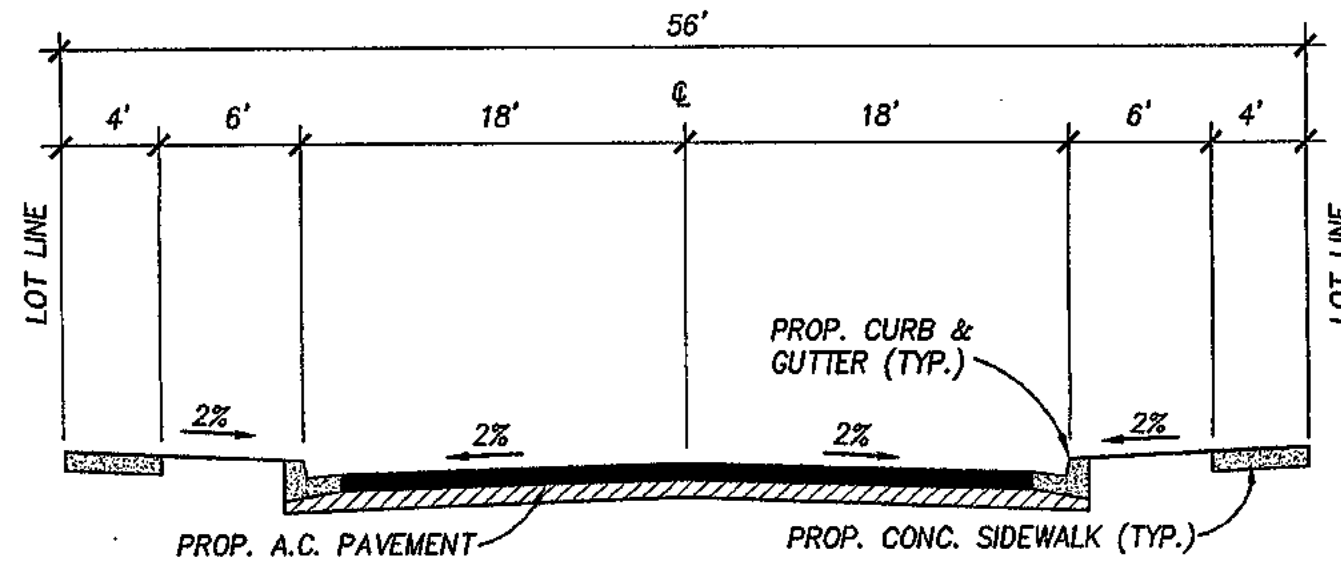
Should you have any questions regarding this request, please feel free to contact me at (949) 300-8501 or josh@sagecrestllc.com.

Sincerely,

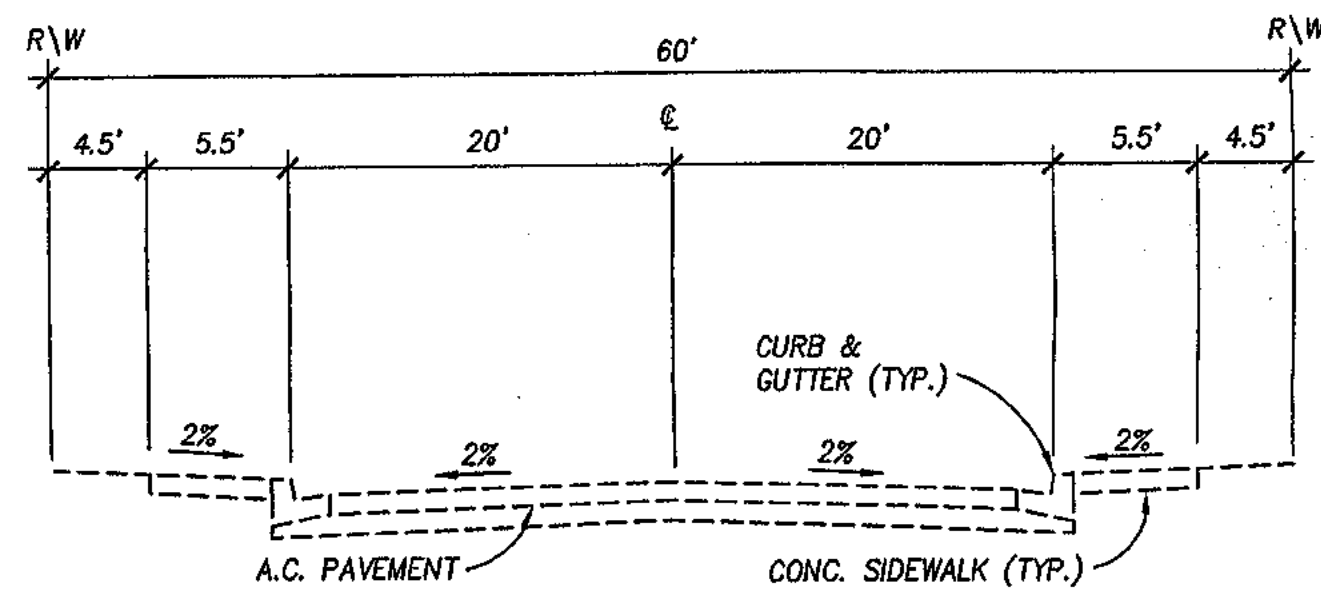
Josh Haskins
Sagecrest, LLC

TENTATIVE MAP / SITE PLAN PLANNED DEVELOPMENT / PRELIMINARY GRADING PLAN OCEANSIDE VISTA

City of Oceanside, California



OLIVE DRIVE PRIVATE
NOT TO SCALE



OLIVE DRIVE EXISTING
NOT TO SCALE

ARCHITECTURAL BUILDING/MIX SUMMARY

| PLAN NO. | PLAN TYPE | PLAN SQ. FT. | 1ST. FLOOR COVERAGE | NO. OF UNITS | PERCENT OF UNITS |
|----------|-----------|--------------|---------------------|--------------|------------------|
| 1 | 4BR/2.5BA | 2,320 SF | 1,537 SF | 16 | 21% |
| 2 | 4BR/2.5BA | 2,449 SF | 1,528 SF | 23 | 29% |
| 3 | 4BR/3BA | 2,686 SF | 1,571 SF | 39 | 50% |
| TOTAL | | | | 78 | 100% |

PROJECT AREA SUMMARY

| DESCRIPTION | AREA S.F. | AREA AC. | PERCENT |
|-------------------------------|------------------|--------------|---------------|
| LANDSCAPING PVT (LOTS 1-78) ① | 239,889 | 5.50 | 12.7% |
| LANDSCAPING (LOT B) ② ③ | 1,432,036 | 32.88 | 75.7% |
| LANDSCAPING - REC AREA 1 | 40,890 | 0.25 | 0.6% |
| LANDSCAPING - REC AREA 2 | 8,712 | 0.20 | 0.5% |
| STREETS (LOT A) | 78,408 | 1.80 | 4.1% |
| BUILDING COVERAGE ④ | 121,473 | 2.79 | 6.4% |
| TOTAL SITE AREA | 1,890,940 | 43.41 | 100.0% |

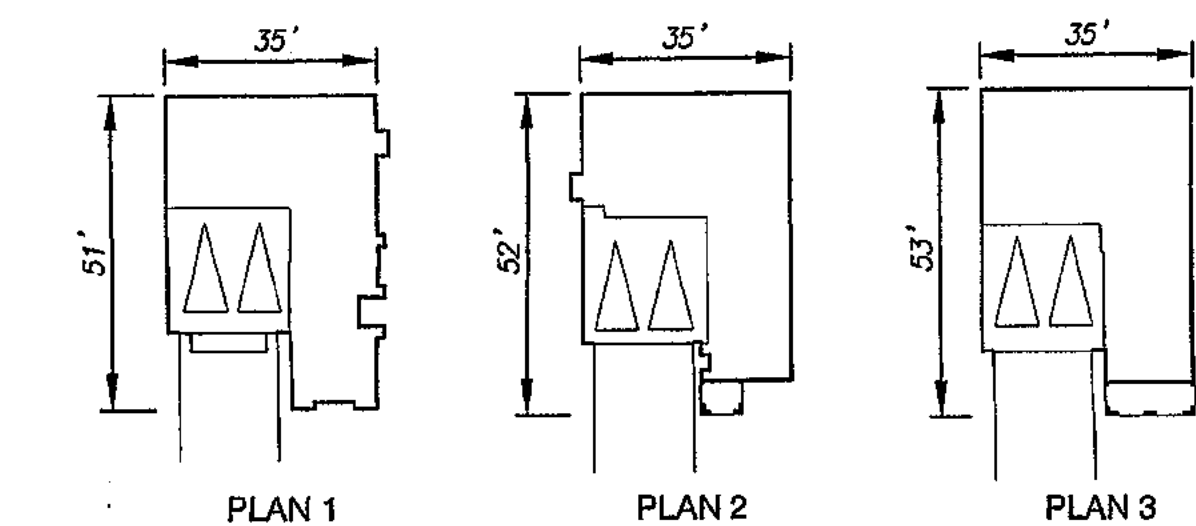
① AREA EXCLUDES BUILDING COVERAGE
② AREA EXCLUDES REC AREA 1 & 2
③ LANDSCAPING/MANUFACTURED SLOPE AREA = 519,486 SF / 11.93 AC
④ AREA INCLUDES 468 SF ACCESSORY POOL BUILDING LOCATED IN REC AREA 1

PARKING SUMMARY

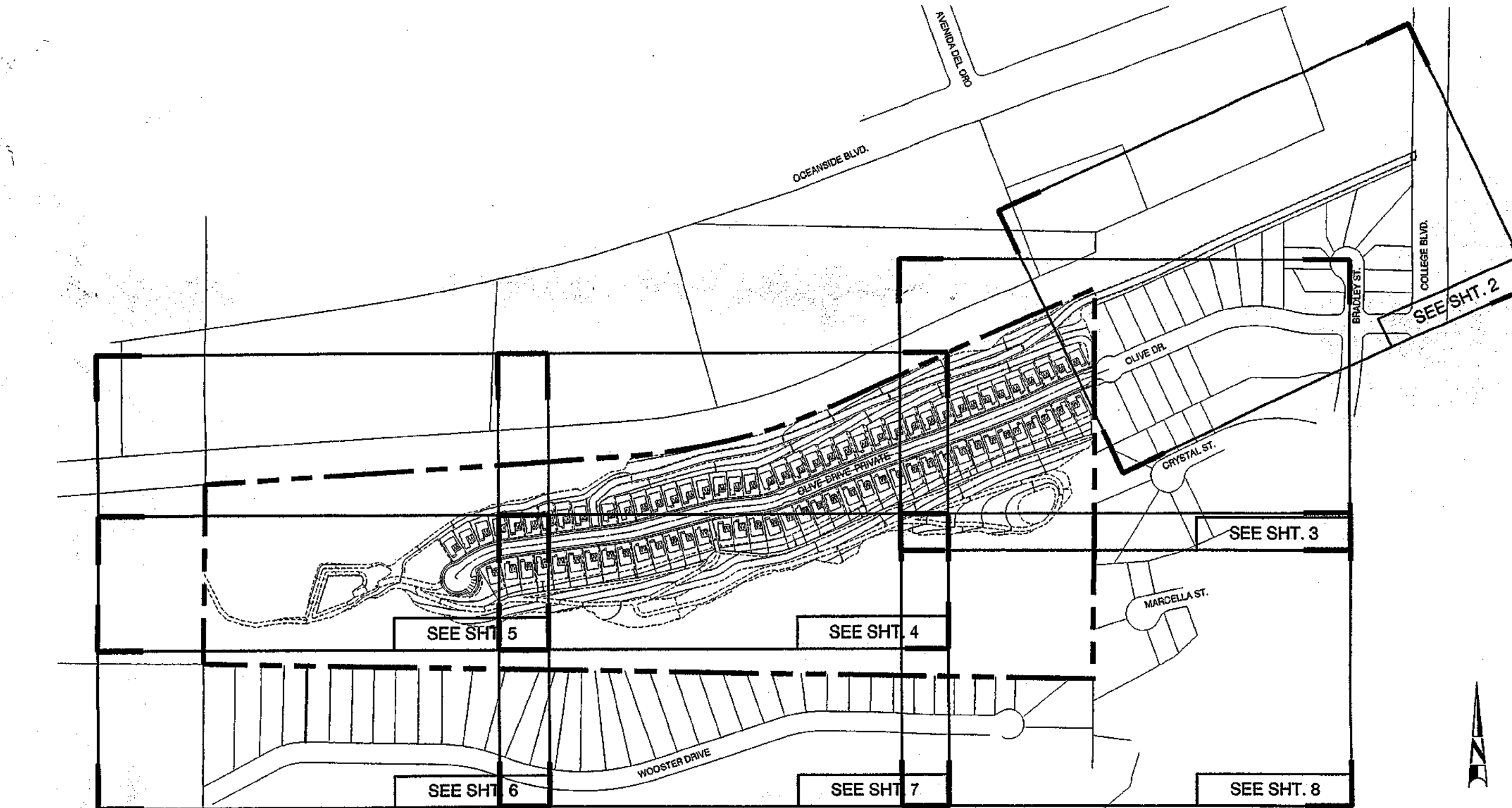
| REQUIRED | | PROVIDED | |
|--------------|---|--------------|------------|
| RESIDENT | 2 SPACES PER UNIT 78 x 2 = 156 | GARAGE | 156 |
| GUEST | 1 SPACE PLUS 20% TOTAL UNITS (78 x 0.2) + 1 = 16.6 | OFF-STREET | 5 |
| TOTAL | 173 | PARALLEL | 74 |
| | | TOTAL | 235 |

COMMON USABLE OPEN SPACE SUMMARY

| REQUIRED | | PROVIDED | |
|----------|--------------------------|--------------|---------------|
| TOTAL | 300 SF PER DWELLING UNIT | REC AREA 1 | 10,890 |
| REQUIRED | 300 x 78 = 23,400 | REC AREA 2 | 8,712 |
| COMMON | 23,400 x 50% = 11,700 | TOTAL | 19,602 |



TYPICAL PLAN TYPES
NOT TO SCALE

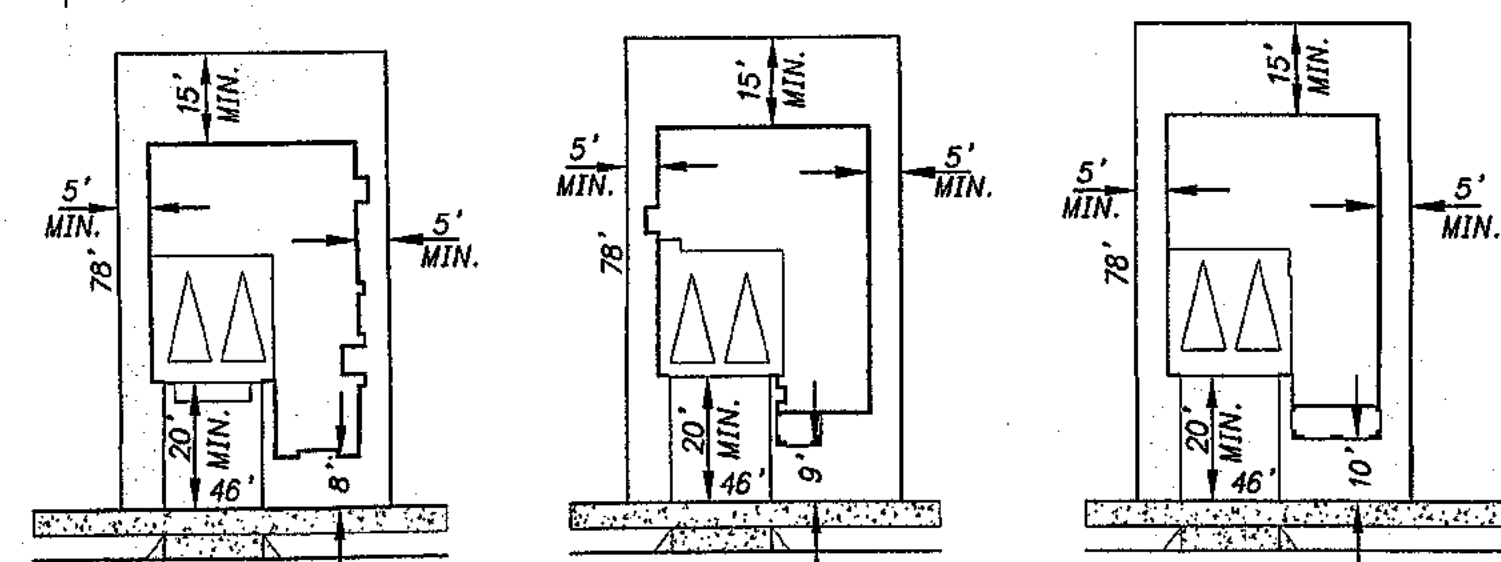


KEY MAP
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY: - - - - -
- EXISTING TOPO CONTOUR: ~~~~~
- LOT NUMBER: 7
- PLAN TYPE: [Symbol]
- FINISH FLOOR: FF 260.5
- PAD ELEVATION: PAD 260.0
- SLOPE (2:1 MAX): [Symbol]
- PERCENT OF GRADE: 2%
- STREET ELEVATION: 739.3
- SEWER MAIN (8"*)
- SEWER FORCE MAIN (8"*)
- WATER MAIN (8"*)
- FIRE WATER MAIN (8"*)
- FIRE HYDRANT
- STREET LIGHT
- STORM DRAIN
- RETAINING WALL
- EASEMENT LINE

* UNLESS SHOWN OTHERWISE



TYPICAL SETBACK DETAIL
NOT TO SCALE

OWNER

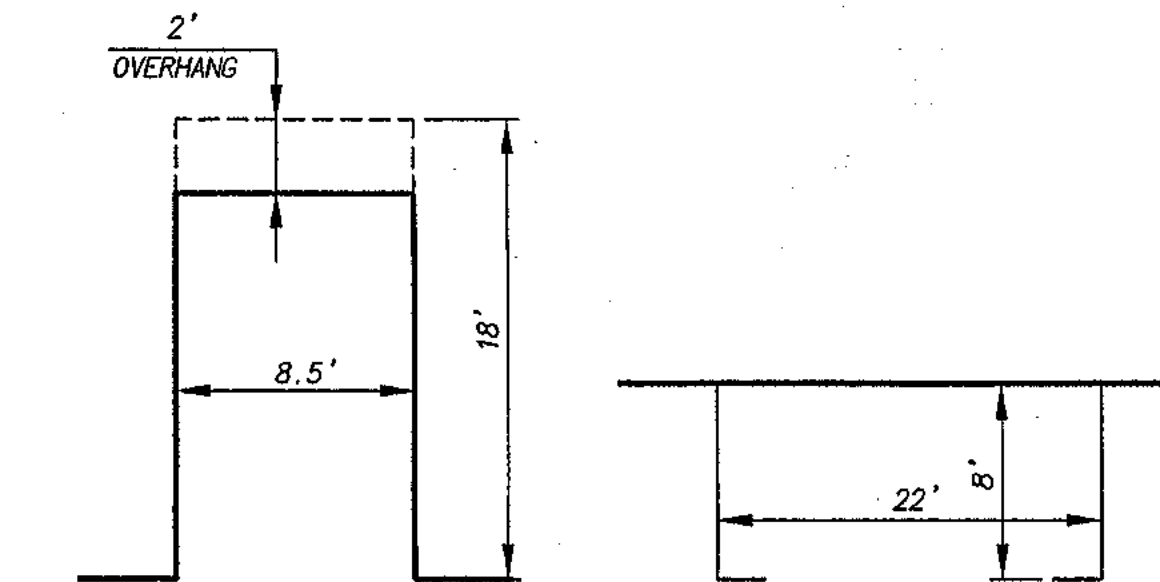
SIERRA PACIFIC MORTGAGE TRUST DATED JULY 16, 1993
RONALD R. LAKE, TRUSTEE
C/O CITY HOME
1764 SAN DIEGO AVENUE, SUITE 200
SAN DIEGO, CA 92110
(619) 441-1181
DATE: 7-8-04
GREG SMITH FOR RONALD R. LAKE

APPLICANT / REPRESENTATIVE

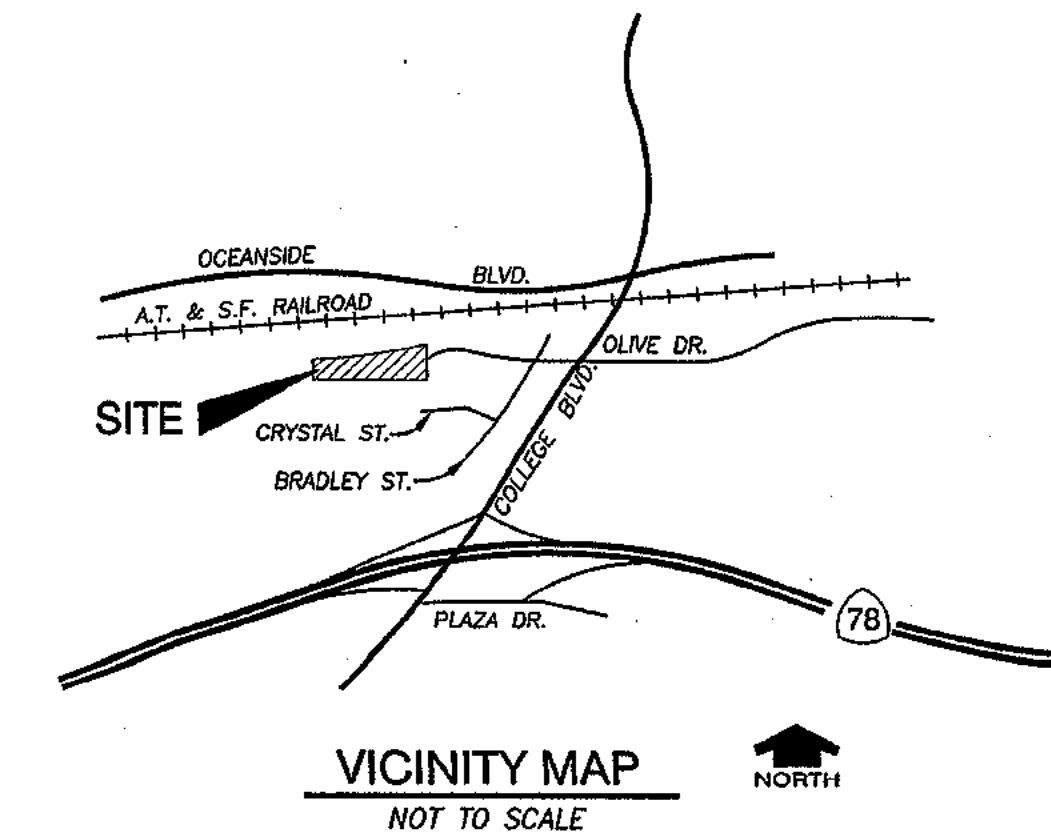
CITY HOME
1764 SAN DIEGO AVENUE, SUITE 200
SAN DIEGO, CA 92110
(619) 441-1181
DATE: 7-8-04
GREG SMITH

ENGINEER

LUNDSTROM & ASSOCIATES
1764 SAN DIEGO AVENUE, SUITE 200
SAN DIEGO, CA 92110
(619) 641-5900
DATE: 7-8-04
JEFFREY R. LUNDSTROM
R.C.E. 21245
EXPIRES ON 9/30/05



TYPICAL PARKING DIMENSIONS
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- TOTAL PROJECT AREA: 43.41 AC / 1,890,940 SF
- EXISTING ZONING: RS - SINGLE FAMILY RESIDENTIAL
- PROPOSED ZONING: RS - SINGLE FAMILY RESIDENTIAL
- EXISTING GENERAL PLAN DESIGNATION: MDAR
- PROPOSED GENERAL PLAN DESIGNATION: MDAR
- TOTAL NUMBER OF LOTS: 80
- RESIDENTIAL 78 (LOTS 1-78)
- STREET 1 (LOT "A")
- OPEN SPACE 1 (LOT "B")
- MINIMUM LOT SIZE: 3,528 SF
- MAXIMUM LOT SIZE: 6,187 SF
- MEDIAN LOT SIZE: 4,423 SF
- TOTAL NUMBER OF DWELLING UNITS: 78
- GROSS DENSITY: 1.8 DU/AC
- SOURCE OF TOPOGRAPHY: SAN-LO AERIAL SURVEYS FLOWN 12/17/03, 2 FOOT CONTOUR INTERVAL
- MAXIMUM SLOPE GRADIENT: 2:1
- PERCENT OF REQUIRED LANDSCAPING: UNKNOWN
- PROPOSED LANDSCAPING: 90%
- OFF-STREET PARKING REQUIRED: 173
- OFF-STREET PARKING PROPOSED: 235
- GROSS FLOOR AREA OF EXISTING BUILDING: N/A
- GROSS FLOOR AREA OF PROPOSED BUILDING: 4.56 AC / 198,669 SF
- PROPOSED BUILDING COVERAGE: 2.79 AC / 121,473 SF
- COMMON OPEN SPACE: 19,602 SF, PROVIDED
- USABLE OPEN SPACE: 73,422 SF, PROVIDED
- PERCENT OF PROJECT IN STREETS: 4%
- PERCENT OF PROJECT IN PAVEMENT: 4%
- ASSESSOR PARCEL NUMBER: 162-111-04
- PRESENT LAND USE: VACANT LAND
- UTILITIES SHALL BE UNGROUNDED AND EASEMENTS PROVIDED AS NECESSARY
- GRADING AND MODEL UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP RECORDATION.
- UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
- OFF SITE PERMISSION TO GRADE AND CONSTRUCT WILL BE OBTAINED DURING FINAL ENGINEERING.
- LEG-1 ACCESS: THIS PROPERTY IS LOCATED AT THE WESTERN TERMINUS OF OLIVE DRIVE, APPROXIMATELY 60 FEET IN WIDTH.
- BENCH MARK: FOUND CITY OF OCEANSIDE BRASS DISC STAMPED "C.O.S. B.M. E 48" IN TOP OF CURB SOUTHEASTERLY RETURN OF COLLEGE BLVD. AND OLIVE DRIVE. 1984 ADJUSTED ELEVATION = 257.521 FEET, DATUM NGVD 29.
- ON SITE SEWER, WATER AND STORM DRAIN ARE PRIVATE UTILITIES, H.O.A. MAINTAINED.

GRADING QUANTITIES

RAW CUT: 158,600 C.Y. RAW FILL: 158,600 C.Y.
TOTAL GRADED AREA: 22.0 AC.
CUBIC YARDS PER ACRE: 7,209 C.Y.

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, LYING SOUTHERLY AND SOUTHEASTERLY OF THE SOUTHERLY AND SOUTHEASTERLY LINES OF THAT CERTAIN 100.00 FOOT RIGHT OF WAY AS DESCRIBED IN DEED TO THE CALIFORNIA CENTRAL RAILWAY, RECORDED SEPTEMBER 22, 1887, IN BOOK 97, PAGE 241 OF DEEDS.

PUBLIC UTILITIES/DISTRICTS

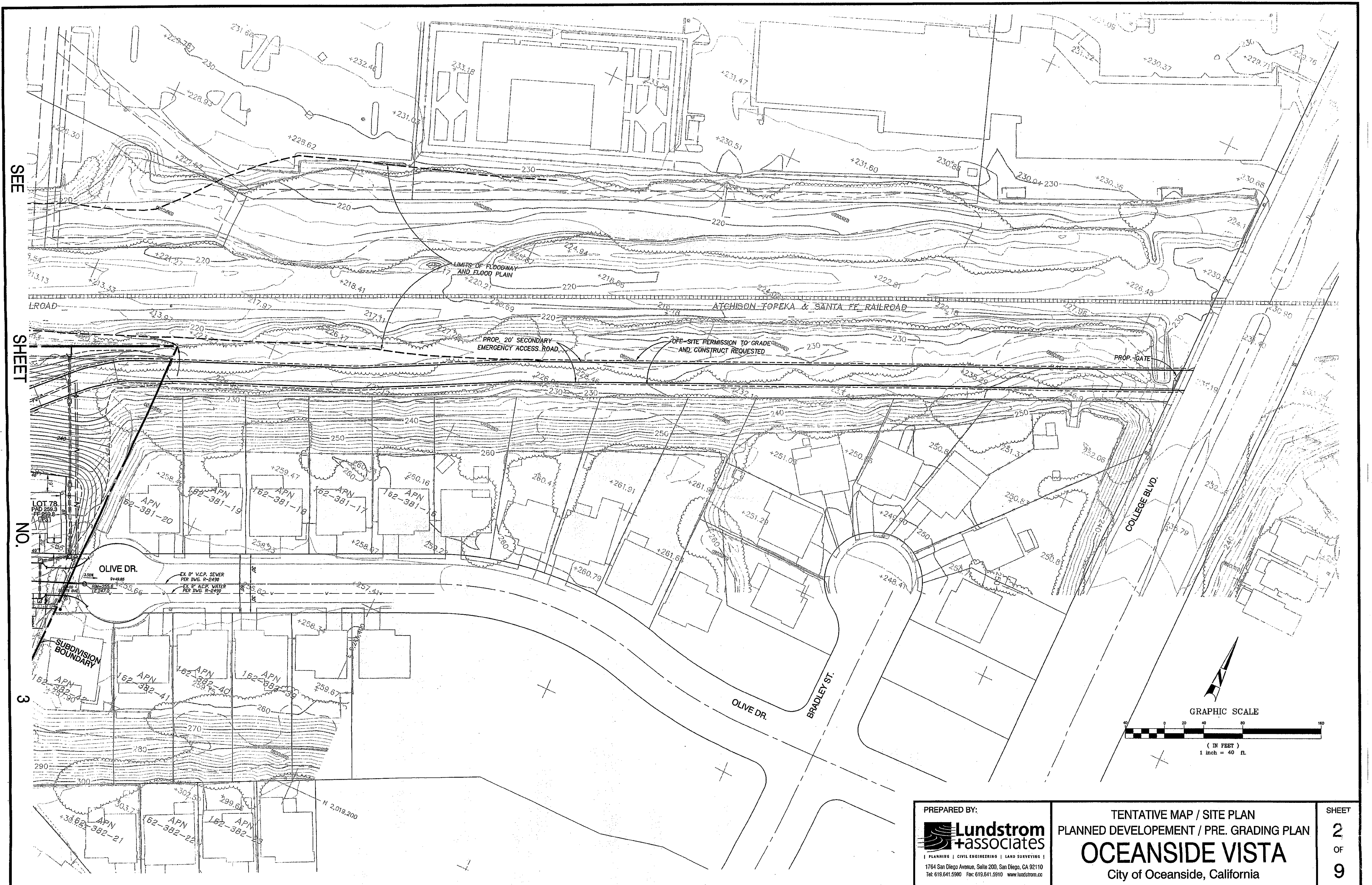
| | |
|------------------|-----------------------------------|
| SEWER | CITY OF OCEANSIDE |
| WATER | CITY OF OCEANSIDE |
| GAS AND ELECTRIC | SAN DIEGO GAS & ELECTRIC |
| TELEPHONE | PACIFIC BELL/SBC |
| FIRE | OCEANSIDE FIRE DEPARTMENT |
| SCHOOL | OCEANSIDE UNIFIED SCHOOL DISTRICT |
| CABLE | COX COMMUNICATIONS |

| PREPARED BY: | NO. | REVISIONS | DATE | BY |
|--|-----|-----------|----------|-----|
| Lundstrom + associates 1764 San Diego Avenue, Suite 200, San Diego, CA 92110 Tel: 619.641.5900 Fax: 619.641.5910 www.lundstrom.com | 1 | SUBMITTAL | 07/08/04 | L&A |
| | 2 | | | |
| | 3 | | | |
| | 4 | | | |
| | 5 | | | |
| | 6 | | | |
| | 7 | | | |

TENTATIVE MAP / SITE PLAN
PLANNED DEVELOPMENT / PRE. GRADING PLAN
OCEANSIDE VISTA
City of Oceanside, California

SHEET
1
OF
9

TENTATIVE MAP - OCEANSIDE VISTA



SEE SHEET NO. 3

PREPARED BY:

 | PLANNING | CIVIL ENGINEERING | LAND SURVEYING |
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TENTATIVE MAP / SITE PLAN
 PLANNED DEVELOPMENT / PRE. GRADING PLAN
OCEANSIDE VISTA
 City of Oceanside, California

SHEET
2
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NO. 3
 SHEET
 SEE

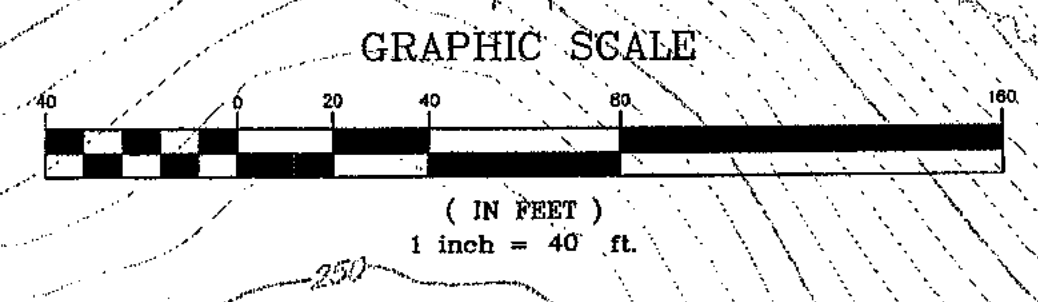
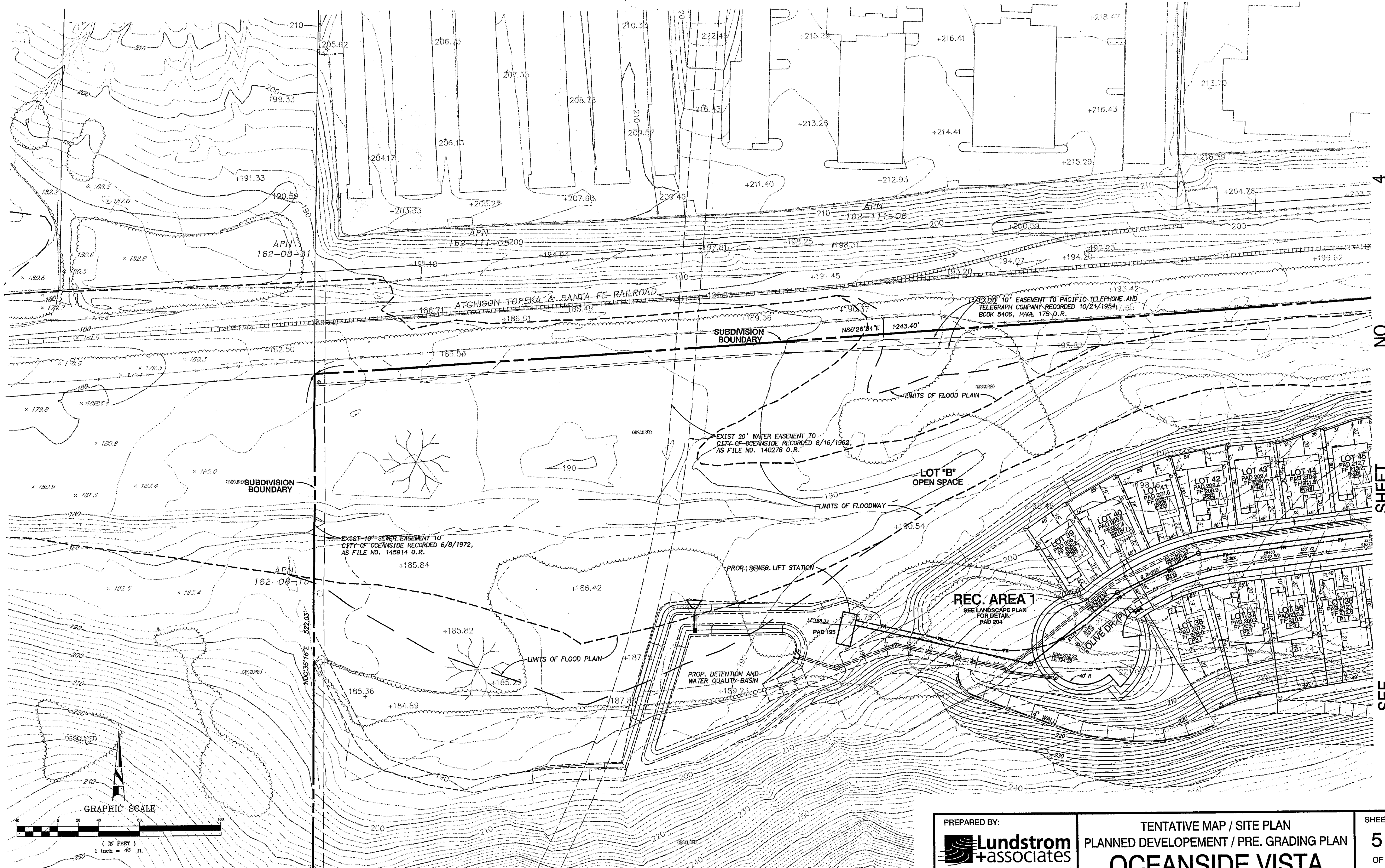
SEE SHEET NO. 7

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TENTATIVE MAP / SITE PLAN
 PLANNED DEVELOPEMENT / PRE. GRADING PLAN
OCEANSIDE VISTA
 City of Oceanside, California

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SEE SHEET NO. 6

NO. SHEET SEE

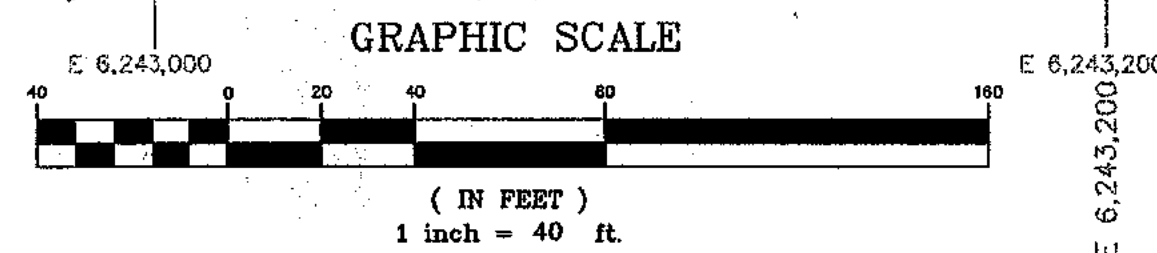
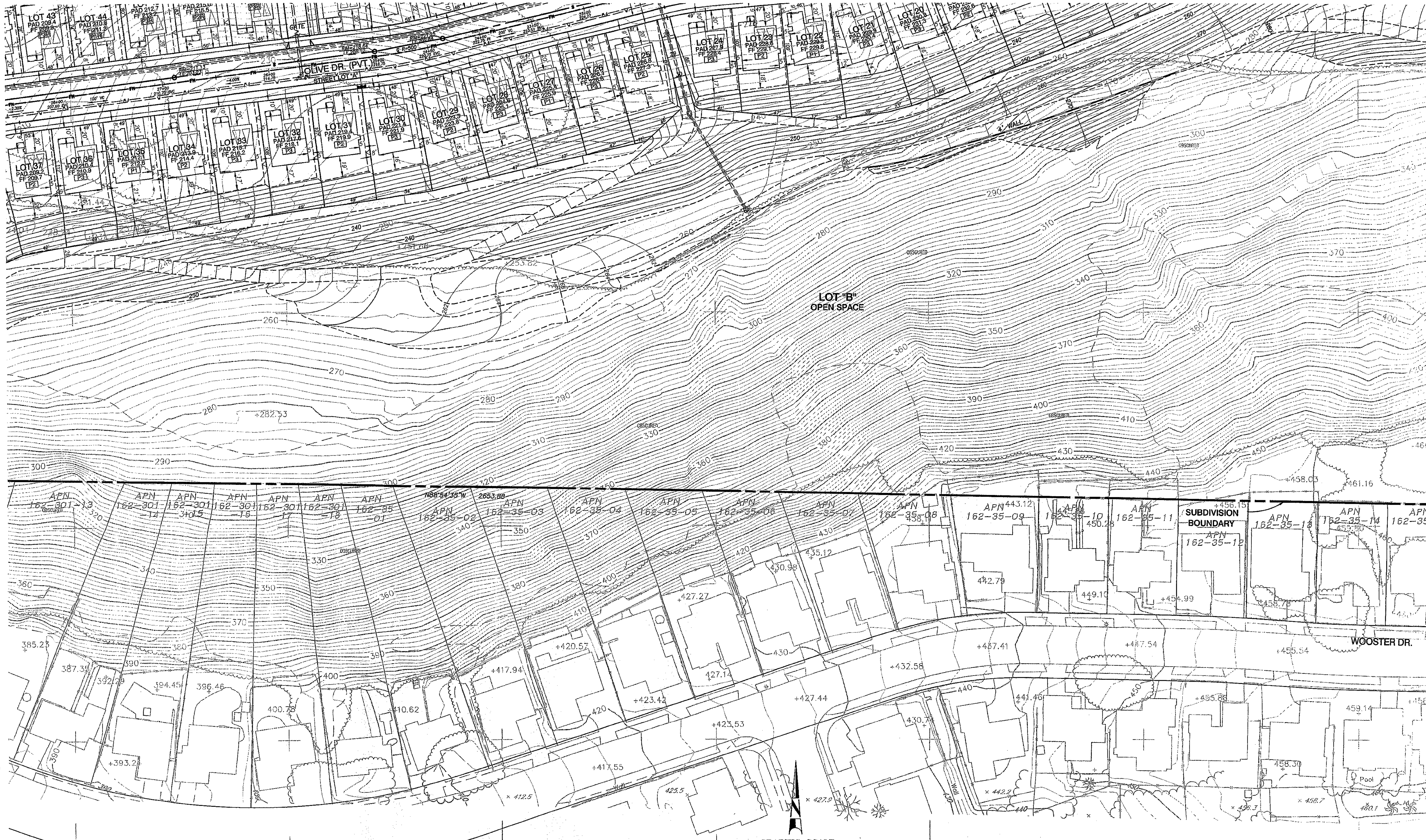
PREPARED BY:

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TENTATIVE MAP / SITE PLAN
 PLANNED DEVELOPEMENT / PRE. GRADING PLAN
OCEANSIDE VISTA
 City of Oceanside, California

SHEET
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TENTATIVE MAP / SITE PLAN
 PLANNED DEVELOPMENT / PRE. GRADING PLAN
OCEANSIDE VISTA
 City of Oceanside, California

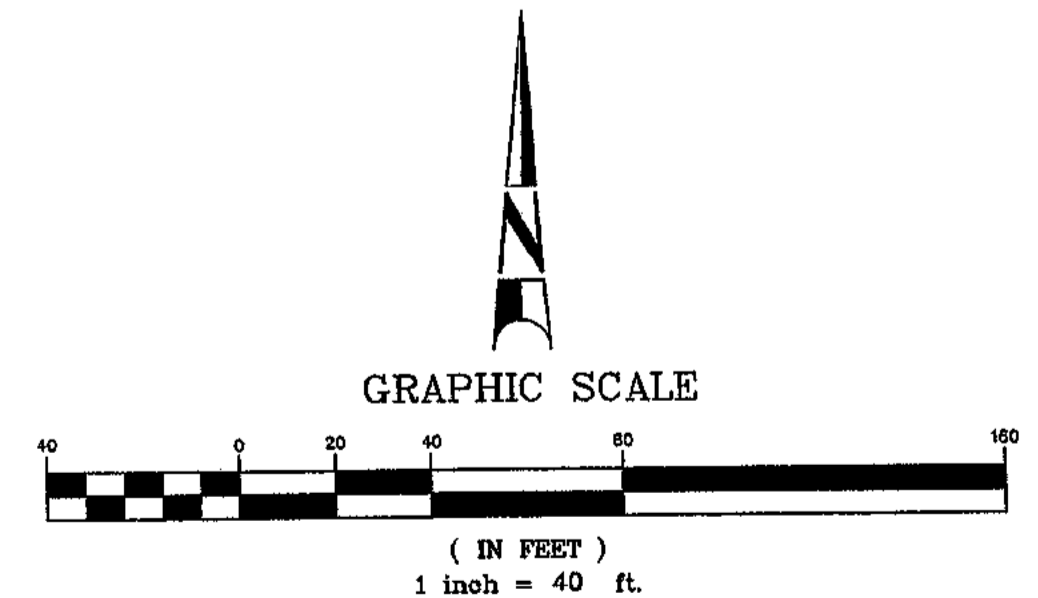
SHEET
7
 OF
9

LOT "B"
OPEN SPACE

SUBDIVISION
BOUNDARY

MARCELLA ST.

WOOSTER DR.



E 6,243,000 E 6,243,800 E 6,244,000 E 6,244,200 E 6,244,400

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TENTATIVE MAP / SITE PLAN
 PLANNED DEVELOPEMENT / PRE. GRADING PLAN
OCEANSIDE VISTA
 City of Oceanside, California

SHEET
8
 OF
9

LOT SUMMARY TABLE

| LOT NO. | GROSS LOT | NET LOT | SLOPE | PLAN NO. | FOOTPRINT COVERAGE | BUILDING COVERAGE |
|----------------|----------------|----------------|-------|----------|--------------------|-------------------|
| 1 | 5,556 | 3,411 | 2,145 | 3 | 1,571 | 28% |
| 2 | 5,870 | 3,496 | 2,374 | 1 | 1,537 | 26% |
| 3 | 5,565 | 3,523 | 2,042 | 2 | 1,528 | 27% |
| 4 | 5,339 | 3,577 | 1,762 | 3 | 1,571 | 29% |
| 5 | 4,917 | 3,547 | 1,370 | 2 | 1,528 | 31% |
| 6 | 4,766 | 3,526 | 1,240 | 3 | 1,571 | 33% |
| 7 | 4,733 | 3,563 | 1,170 | 3 | 1,571 | 33% |
| 8 | 4,898 | 3,591 | 1,307 | 1 | 1,537 | 31% |
| 9 | 5,168 | 3,636 | 1,532 | 3 | 1,571 | 30% |
| 10 | 5,571 | 3,722 | 1,849 | 2 | 1,528 | 27% |
| 11 | 5,751 | 3,725 | 2,025 | 1 | 1,537 | 27% |
| 12 | 5,965 | 3,733 | 2,232 | 3 | 1,571 | 26% |
| 13 | 5,662 | 3,909 | 1,754 | 3 | 1,571 | 28% |
| 14 | 5,415 | 3,670 | 1,746 | 2 | 1,528 | 28% |
| 15 | 5,390 | 3,609 | 1,790 | 1 | 1,537 | 29% |
| 16 | 6,187 | 3,325 | 2,862 | 3 | 1,571 | 25% |
| 17 | 5,678 | 3,580 | 2,098 | 1 | 1,537 | 27% |
| 18 | 5,650 | 3,570 | 2,080 | 3 | 1,571 | 28% |
| 19 | 5,607 | 3,549 | 2,057 | 2 | 1,528 | 27% |
| 20 | 5,889 | 3,690 | 2,199 | 3 | 1,571 | 27% |
| 21 | 6,109 | 3,757 | 2,352 | 3 | 1,571 | 26% |
| 22 | 5,438 | 3,623 | 1,814 | 1 | 1,537 | 28% |
| 23 | 4,838 | 3,535 | 1,301 | 2 | 1,528 | 32% |
| 24 | 4,839 | 3,800 | 1,039 | 3 | 1,571 | 32% |
| 25 | 5,057 | 3,607 | 1,451 | 2 | 1,528 | 30% |
| 26 | 5,015 | 3,541 | 1,474 | 3 | 1,571 | 31% |
| 27 | 4,957 | 3,542 | 1,415 | 1 | 1,537 | 31% |
| 28 | 4,919 | 3,569 | 1,351 | 3 | 1,571 | 32% |
| 29 | 5,303 | 3,754 | 1,549 | 2 | 1,528 | 29% |
| 30 | 5,327 | 3,686 | 1,640 | 3 | 1,571 | 29% |
| 31 | 5,182 | 3,600 | 1,582 | 2 | 1,528 | 29% |
| 32 | 5,195 | 3,591 | 1,604 | 3 | 1,571 | 30% |
| 33 | 5,272 | 3,596 | 1,677 | 3 | 1,571 | 30% |
| 34 | 5,306 | 3,591 | 1,715 | 2 | 1,528 | 29% |
| 35 | 5,361 | 3,587 | 1,775 | 1 | 1,537 | 29% |
| 36 | 5,394 | 3,564 | 1,830 | 3 | 1,571 | 29% |
| 37 | 5,482 | 3,867 | 1,614 | 2 | 1,528 | 28% |
| 38 | 5,467 | 3,960 | 1,506 | 3 | 1,571 | 29% |
| 39 | 3,721 | 3,581 | 140 | 3 | 1,571 | 42% |
| 40 | 3,923 | 3,765 | 158 | 1 | 1,537 | 39% |
| 41 | 3,885 | 3,760 | 126 | 3 | 1,571 | 40% |
| 42 | 3,940 | 3,783 | 158 | 2 | 1,528 | 39% |
| 43 | 3,670 | 3,451 | 219 | 3 | 1,571 | 43% |
| 44 | 3,819 | 3,495 | 324 | 1 | 1,537 | 40% |
| 45 | 4,206 | 3,815 | 391 | 3 | 1,571 | 37% |
| 46 | 4,143 | 3,743 | 399 | 2 | 1,528 | 37% |
| 47 | 3,715 | 3,715 | 0 | 3 | 1,571 | 42% |
| 48 | 3,683 | 3,380 | 303 | 2 | 1,528 | 41% |
| 49 | 4,087 | 3,848 | 239 | 1 | 1,537 | 38% |
| 50 | 3,749 | 3,591 | 158 | 3 | 1,571 | 42% |
| 51 | 3,651 | 3,540 | 110 | 3 | 1,571 | 43% |
| 52 | 3,650 | 3,540 | 110 | 2 | 1,528 | 42% |
| 53 | 3,650 | 3,540 | 110 | 3 | 1,571 | 43% |
| 54 | 3,898 | 3,804 | 94 | 2 | 1,528 | 39% |
| 55 | 3,807 | 3,680 | 127 | 3 | 1,571 | 41% |
| 56 | 3,646 | 3,536 | 110 | 1 | 1,537 | 42% |
| 57 | 3,840 | 3,658 | 182 | 3 | 1,571 | 41% |
| 58 | 4,106 | 3,893 | 213 | 2 | 1,528 | 37% |
| 59 | 3,851 | 3,579 | 272 | 3 | 1,571 | 41% |
| 60 | 3,983 | 3,599 | 384 | 2 | 1,528 | 38% |
| 61 | 4,052 | 3,618 | 434 | 3 | 1,571 | 39% |
| 62 | 4,192 | 3,642 | 550 | 3 | 1,571 | 37% |
| 63 | 4,313 | 3,662 | 651 | 1 | 1,537 | 36% |
| 64 | 4,353 | 3,668 | 685 | 2 | 1,528 | 35% |
| 65 | 4,491 | 3,774 | 716 | 3 | 1,571 | 35% |
| 66 | 4,354 | 3,669 | 685 | 2 | 1,528 | 35% |
| 67 | 4,254 | 3,653 | 601 | 3 | 1,571 | 37% |
| 68 | 4,106 | 3,683 | 424 | 1 | 1,537 | 37% |
| 69 | 3,892 | 3,588 | 303 | 3 | 1,571 | 40% |
| 70 | 3,711 | 3,553 | 158 | 3 | 1,571 | 42% |
| 71 | 3,550 | 3,550 | 0 | 1 | 1,537 | 43% |
| 72 | 3,528 | 3,528 | 0 | 2 | 1,528 | 43% |
| 73 | 3,596 | 3,596 | 0 | 3 | 1,571 | 44% |
| 74 | 3,850 | 3,691 | 159 | 2 | 1,528 | 40% |
| 75 | 3,970 | 3,647 | 323 | 3 | 1,571 | 40% |
| 76 | 3,982 | 3,673 | 309 | 2 | 1,528 | 38% |
| 77 | 4,018 | 3,707 | 311 | 1 | 1,537 | 38% |
| 78 | 4,025 | 3,726 | 299 | 3 | 1,571 | 39% |
| TOTAL | 360,894 | 283,646 | | | | |
| MINIMUM | 3,528 | 3,325 | | | | 25% |
| MAXIMUM | 6,187 | 3,960 | | | | 44% |
| AVERAGE | 4,627 | 3,636 | | | | 35% |

PREPARED BY:

 PLANNING | CIVIL ENGINEERING | LAND SURVEYING
 1764 San Diego Avenue, Suite 200, San Diego, CA 92110
 Tel: 619.641.5900 Fax: 619.641.5910 www.lundstrom.cc

TENTATIVE MAP / SITE PLAN
 PLANNED DEVELOPEMENT / PRE. GRADING PLAN
OCEANSIDE VISTA
 City of Oceanside, California

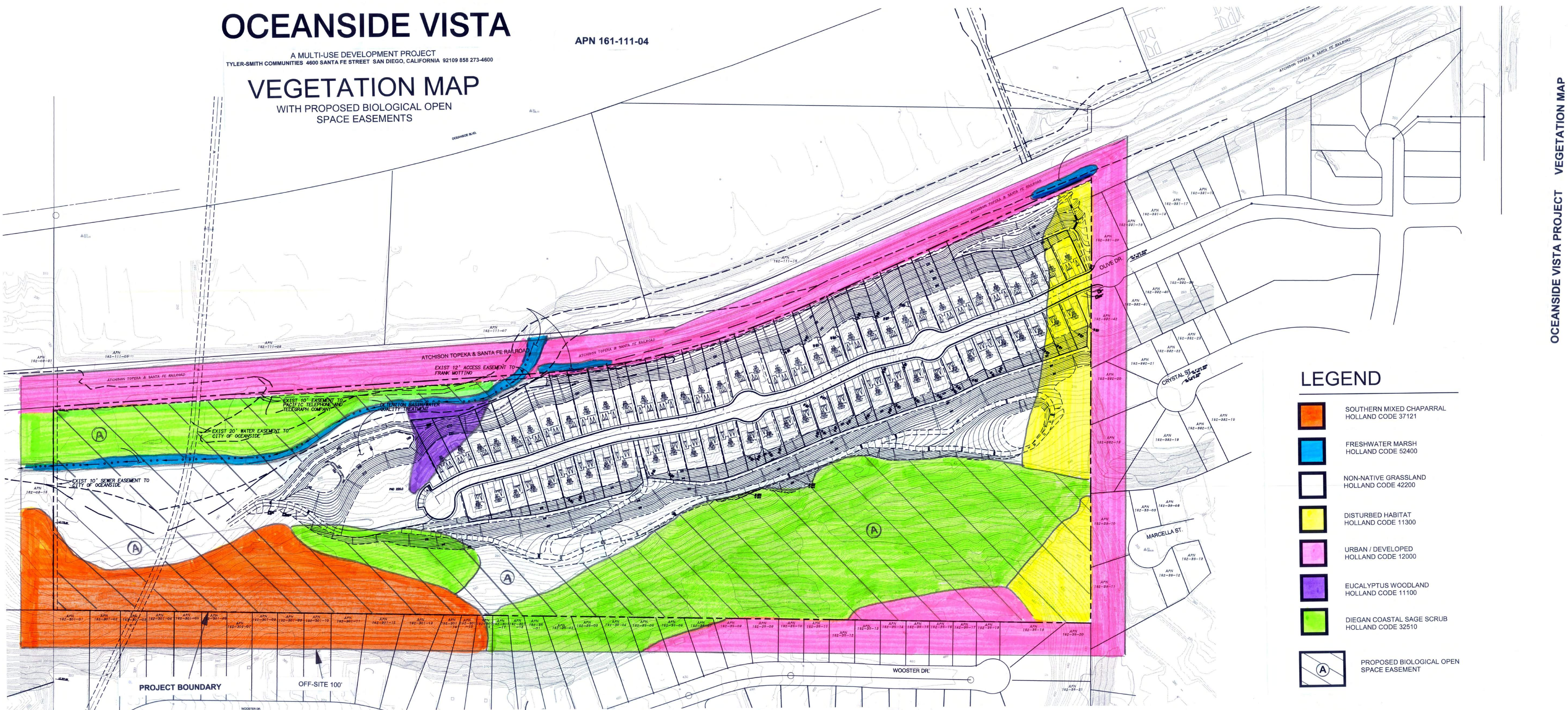
SHEET
9
 OF
9

OCEANSIDE VISTA

APN 161-111-04

A MULTI-USE DEVELOPMENT PROJECT
 TYLER-SMITH COMMUNITIES 4600 SANTA FE STREET SAN DIEGO, CALIFORNIA 92109 858 273-4600

VEGETATION MAP WITH PROPOSED BIOLOGICAL OPEN SPACE EASEMENTS

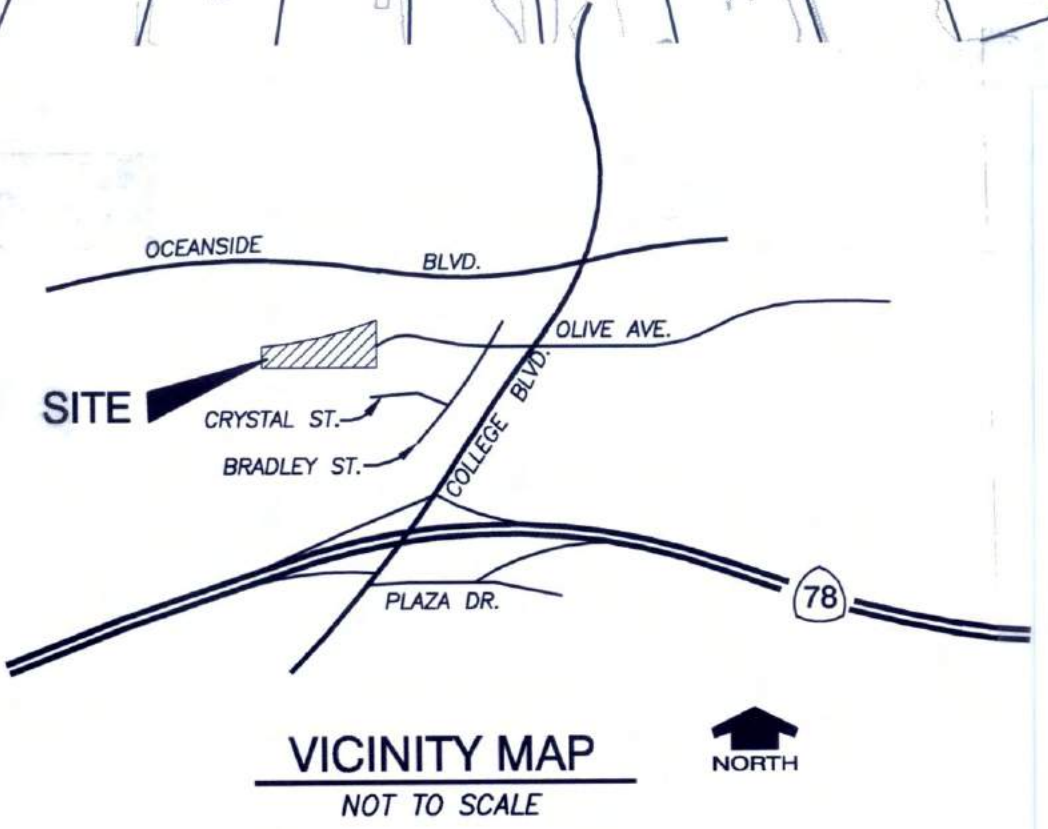
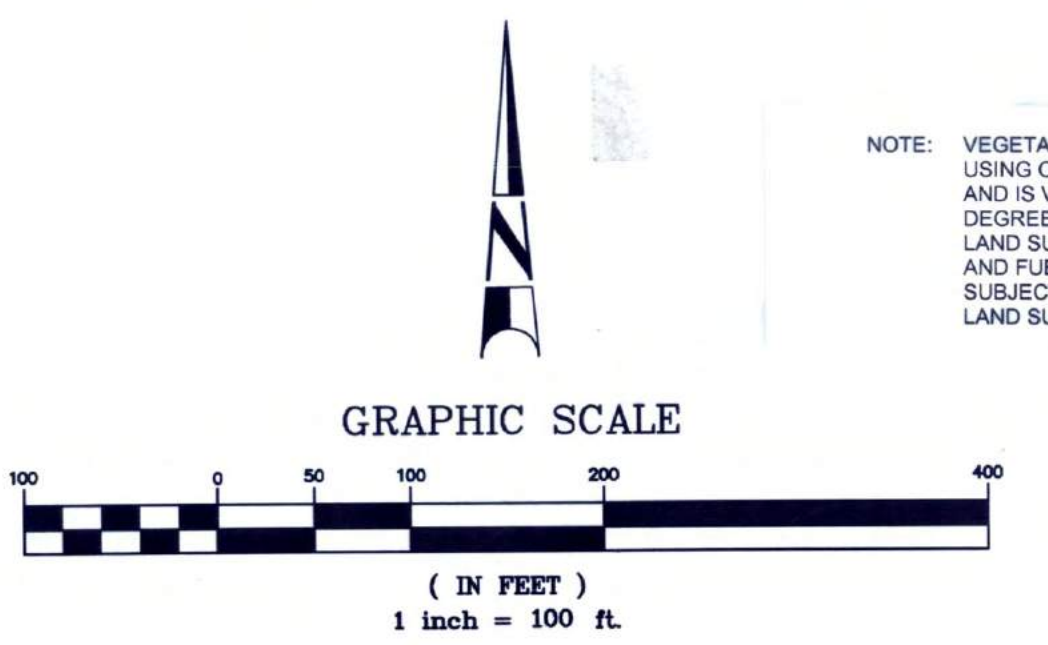


LEGEND

- SOUTHERN MIXED CHAPARRAL
HOLLAND CODE 37121
- FRESHWATER MARSH
HOLLAND CODE 52400
- NON-NATIVE GRASSLAND
HOLLAND CODE 42200
- DISTURBED HABITAT
HOLLAND CODE 11300
- URBAN / DEVELOPED
HOLLAND CODE 12000
- EUCALYPTUS WOODLAND
HOLLAND CODE 11100
- DIEGAN COASTAL SAGE SCRUB
HOLLAND CODE 32510
- PROPOSED BIOLOGICAL OPEN
SPACE EASEMENT

PROJECT BOUNDARY
 OFF-SITE 100'

NOTE: VEGETATION COMMUNITY MAPPING IS PREPARED USING OVERLAYS OF CURRENT AERIAL PHOTOGRAPHS AND IS VERIFIED ON THE GROUND TO THE GREATEST DEGREE POSSIBLE IN THE ABSENCE OF A SYSTEMATIC LAND SURVEY. ALL VEGETATION AREAS, BOUNDARIES, AND FUEL MODIFICATION ZONE LIMITS ARE ESTIMATES SUBJECT TO FINAL DELINEATION BY A PROFESSIONAL LAND SURVEYOR.



EXISTING, IMPACTED, AND PRESERVED HABITAT ON THE PROJECT SITE

| PLANT COMMUNITY | ACREAGE CURRENTLY ON-SITE | ACREAGE IMPACTED BY PREVIOUS CLEARING | ACREAGE PRESERVED ON-SITE | OFF-SITE MITIGATION REQUIRED (Ratio) |
|---------------------------|---------------------------|---------------------------------------|---------------------------|--------------------------------------|
| Disturbed Habitat | 3.33 | N/A | N/A | N/A |
| Non-Native Grassland | 23.90 | 3.80 | 0 | 1.90 (0.5:1) |
| Southern Mixed Chaparral | 3.28 | 0 | 3.28 | 0 |
| Diegan Coastal Sage Scrub | 11.91 | 18.00 | 17.05 ¹ | 13.81 ² (2:1) |
| Freshwater Marsh | 0.57 | 0 | 0.57 | 0 |
| Eucalyptus Woodland | 0.53 | N/A | 0 | 0 |
| Total | 43.52 | 20.09 | 20.90 | 15.71 |

NOTE: SEE BIOLOGICAL RESOURCES REPORT FOR DETAILS ON PREVIOUS VEGETATION COMMUNITIES, IMPACTS, AND MITIGATION REQUIREMENTS.

VEGETATION, WETLAND, AND PROPOSED BIOLOGICAL OPEN SPACE EASEMENT MAP PREPARED BY:

WILLIAM T. EVERETT
 CERTIFIED BIOLOGICAL CONSULTANT
 EVERETT AND ASSOCIATES
 ENVIRONMENTAL CONSULTANTS
 POST OFFICE BOX 1085
 LA JOLLA, CALIFORNIA 92038
 858 456-2990

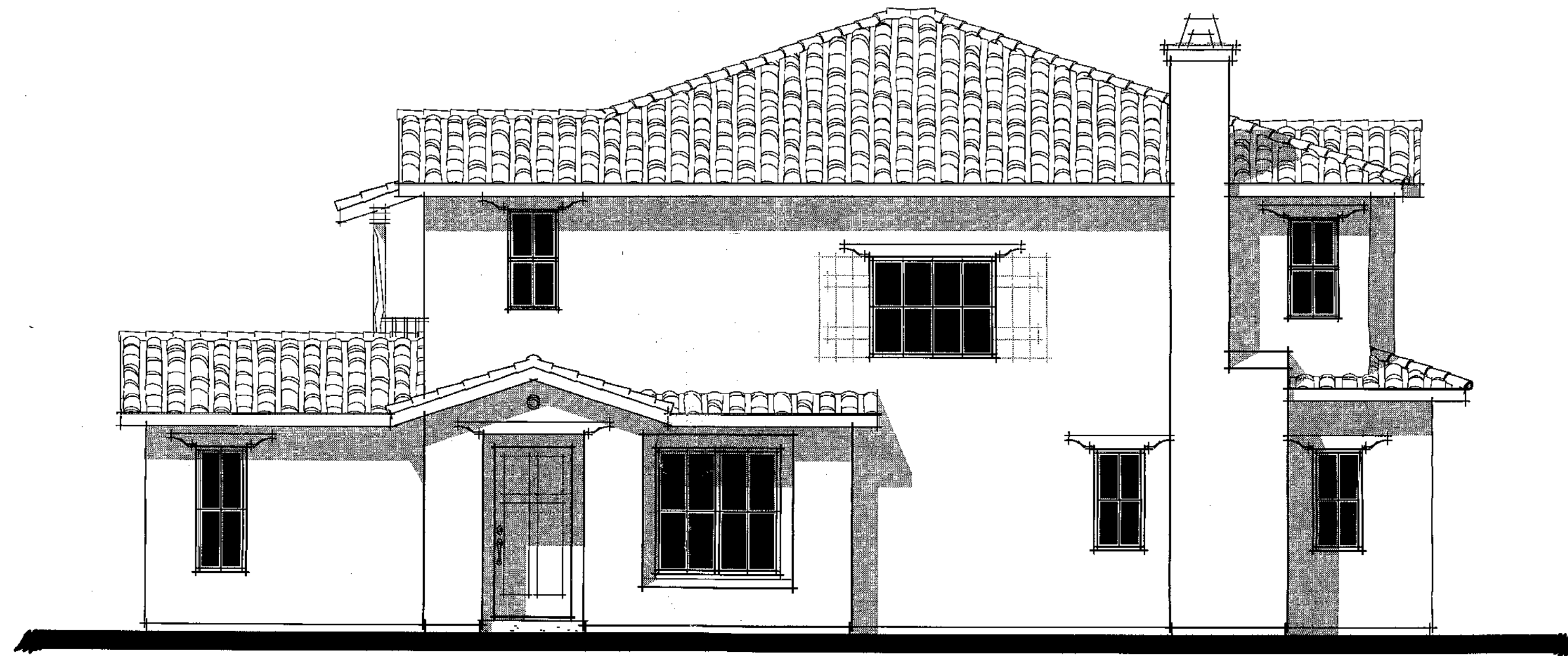
INTERMITTENT BLUE LINE STREAM AS INDICATED ON USGS MAP (SAN LUIS REY QUAD)

GROSS AC. = 43.52
 NET AC. = 35.79

BASE MAP PREPARED BY

PLANNING | CIVIL ENGINEERING | LAND SURVEYING
 1764 San Diego Avenue, Suite 200, San Diego, CA 92110
 Tel: 619.641.5900 Fax: 619.641.5910 www.lundstrom.com
 119-06 MAY 15, 2007

OCEANSIDE VISTA PROJECT VEGETATION MAP



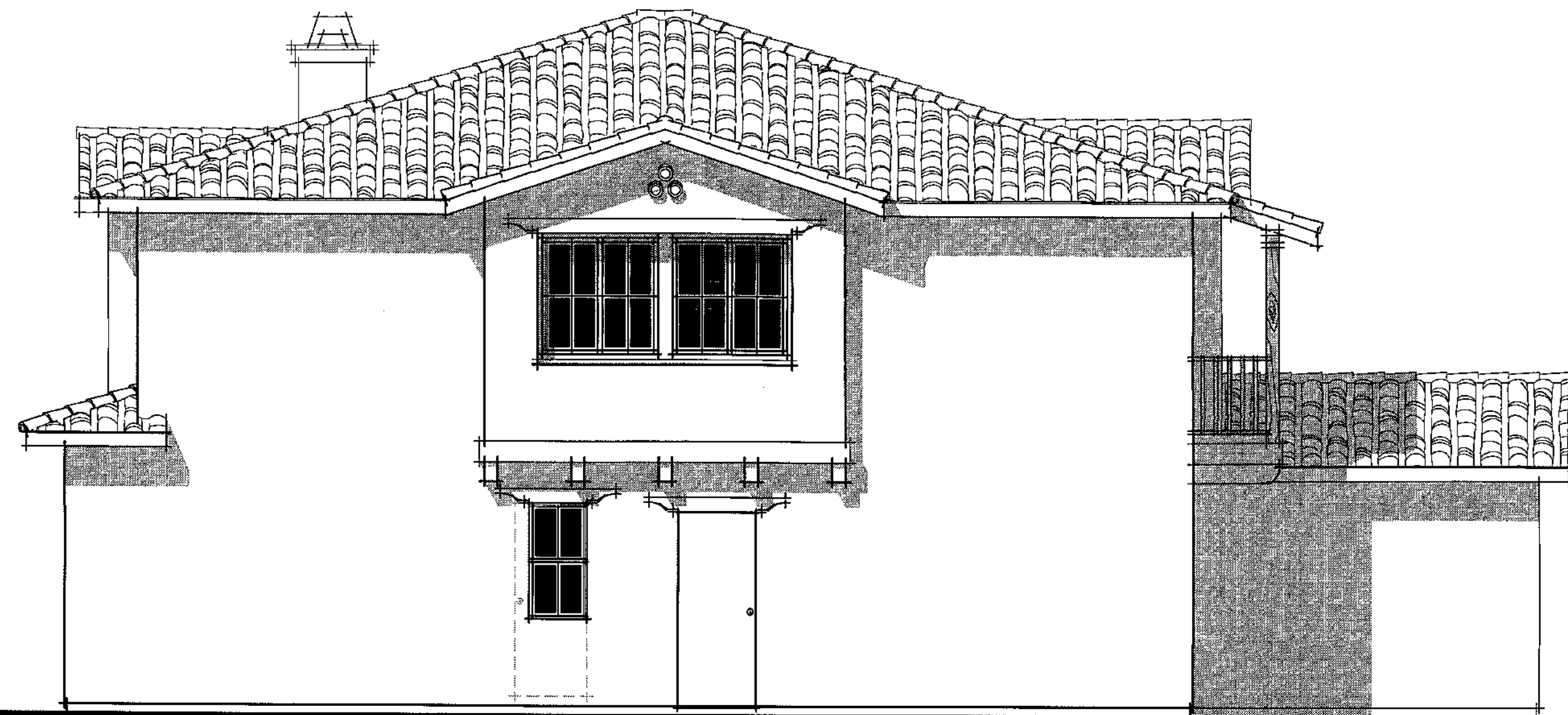
RIGHT SIDE



REAR

MATERIAL PALLET:

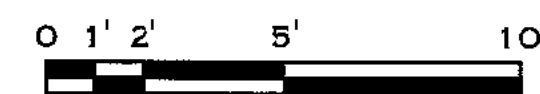
- "S" SHAPE TILE ROOFING
- PAINTED WOOD FASCIA BOARD
- WOOD CHIMNEY CAP
- DECORATIVE TILE VENTS
- DECORATIVE LINTELS W/ STUCCO FINISH
- VINYL WINDOWS
- WOOD SHUTTERS
- WROUGHT IRON GUARDRAIL
- WOOD BALCONY
- WOOD OUTLOOKERS
- STUCCO FINISH
- OPT. FRENCH DOORS
- METAL SECTIONAL GARAGE DOOR W/ OPT. GLAZING



LEFT SIDE



FRONT



RESIDENCE ONE
 "A" ELEVATION / SPANISH ECLECTIC
OCEANSIDE VISTA

CALIFORNIA

SIERRA PACIFIC MORTGAGE TRUST





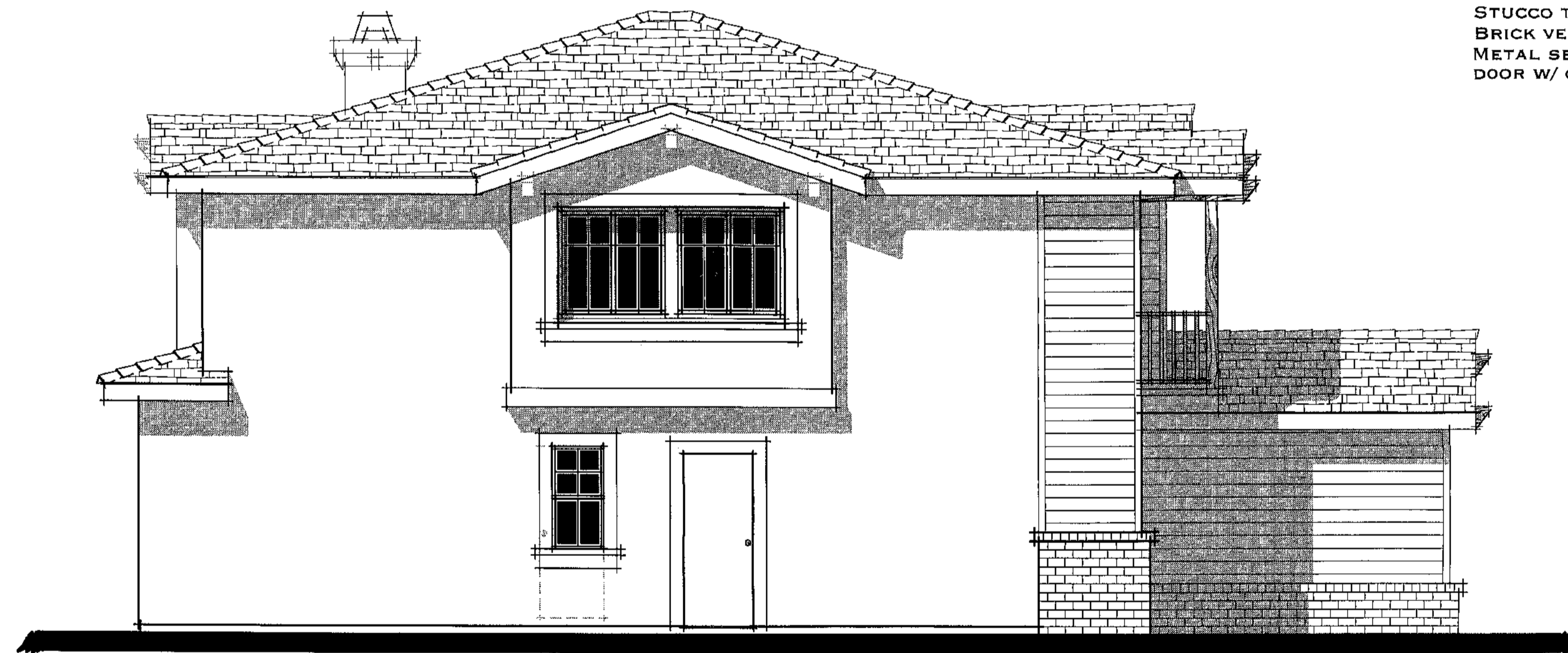
RIGHT SIDE



REAR

MATERIAL PALLET:

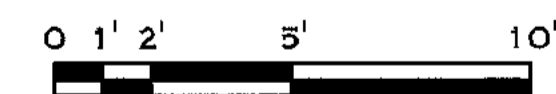
- FLAT CONCRETE TILE ROOFING
- PAINTED WOOD FASCIA BOARD
- WOOD CHIMNEY CAP
- WOOD OUTLOOKERS
- WROUGHT IRON GUARDRAIL
- WOOD BALCONY
- VINYL WINDOWS
- HORIZONTAL LAP SIDING
- PAINTED WOOD TRIM
- STUCCO TRIM
- BRICK VENEER
- METAL SECTIONAL GARAGE DOOR W/ OPT. GLAZING



LEFT SIDE

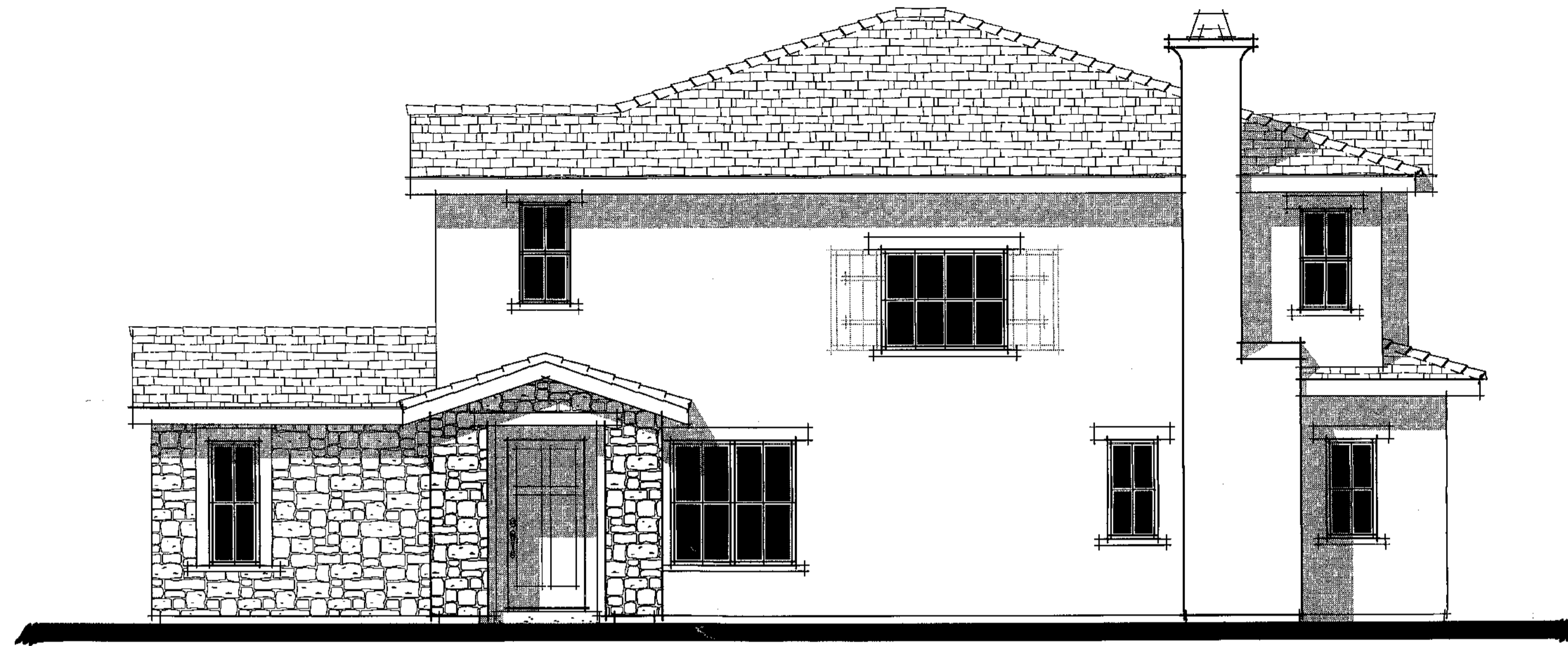


FRONT

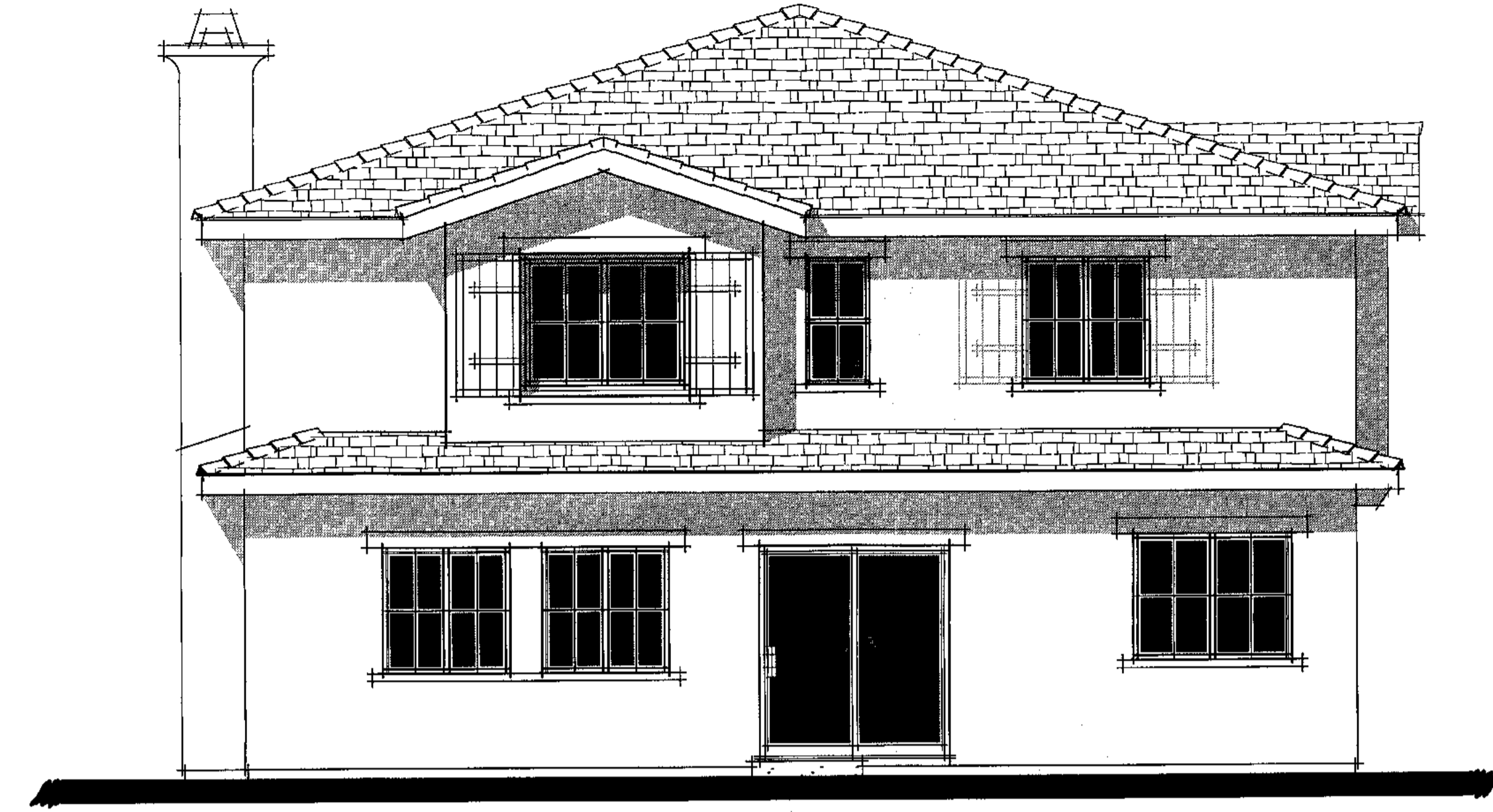


RESIDENCE ONE
 "B" ELEVATION / CRAFTSMAN
OCEANSIDE VISTA
 CALIFORNIA
 SIERRA PACIFIC MORTGAGE TRUST



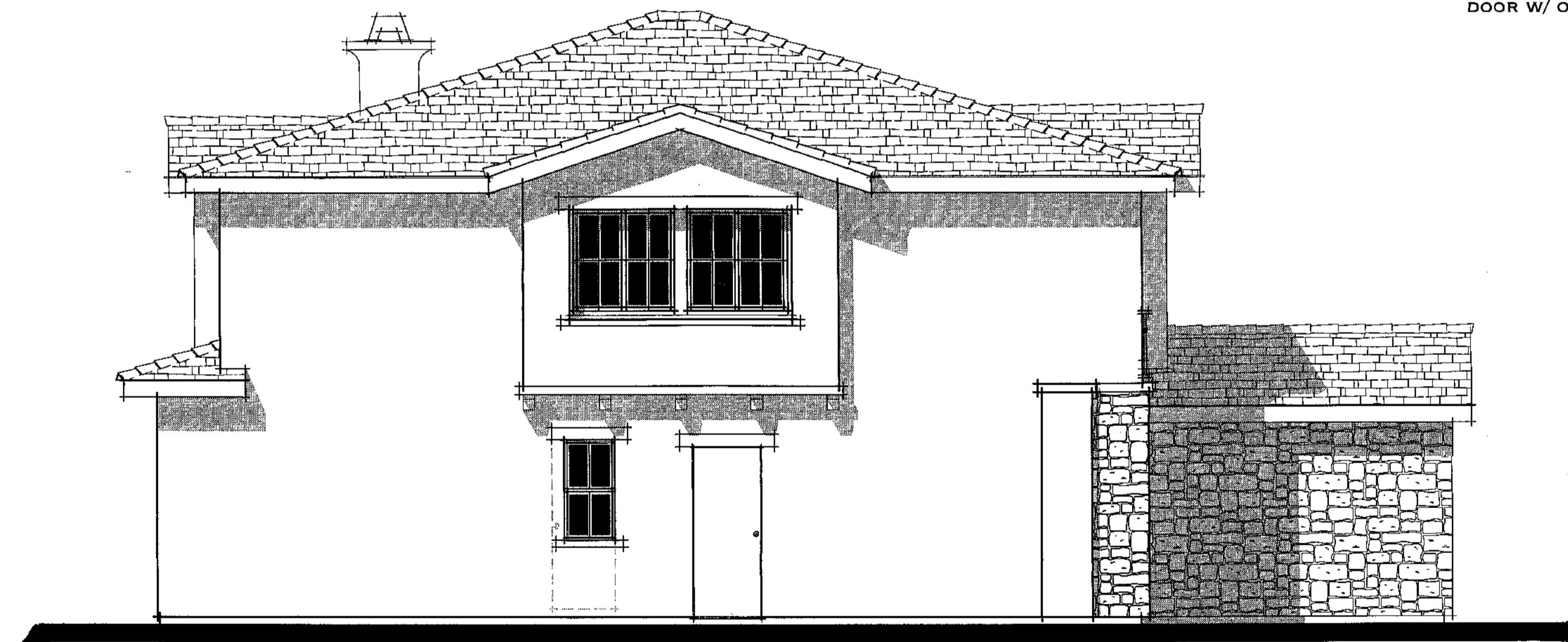


RIGHT SIDE



REAR

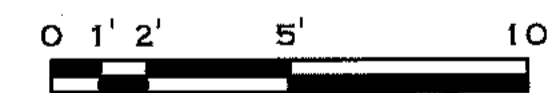
MATERIAL PALLET:
 "S" SHAPE OR FLAT CONCRETE TILES
 AS ROOFING ALTERNATIVES
 STUCCO CHIMNEY CAP
 PAINTED WOOD FASCIA
 PAINTED WOOD SHUTTERS
 STUCCO FINISH
 STUCCO TRIM
 STONE VENEER
 VINYL WINDOWS
 WROUGHT IRON GUARDRAIL
 METAL SECTIONAL GARAGE
 DOOR W/ OPT. GLAZING



LEFT SIDE

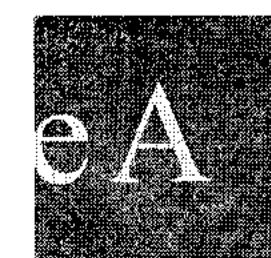


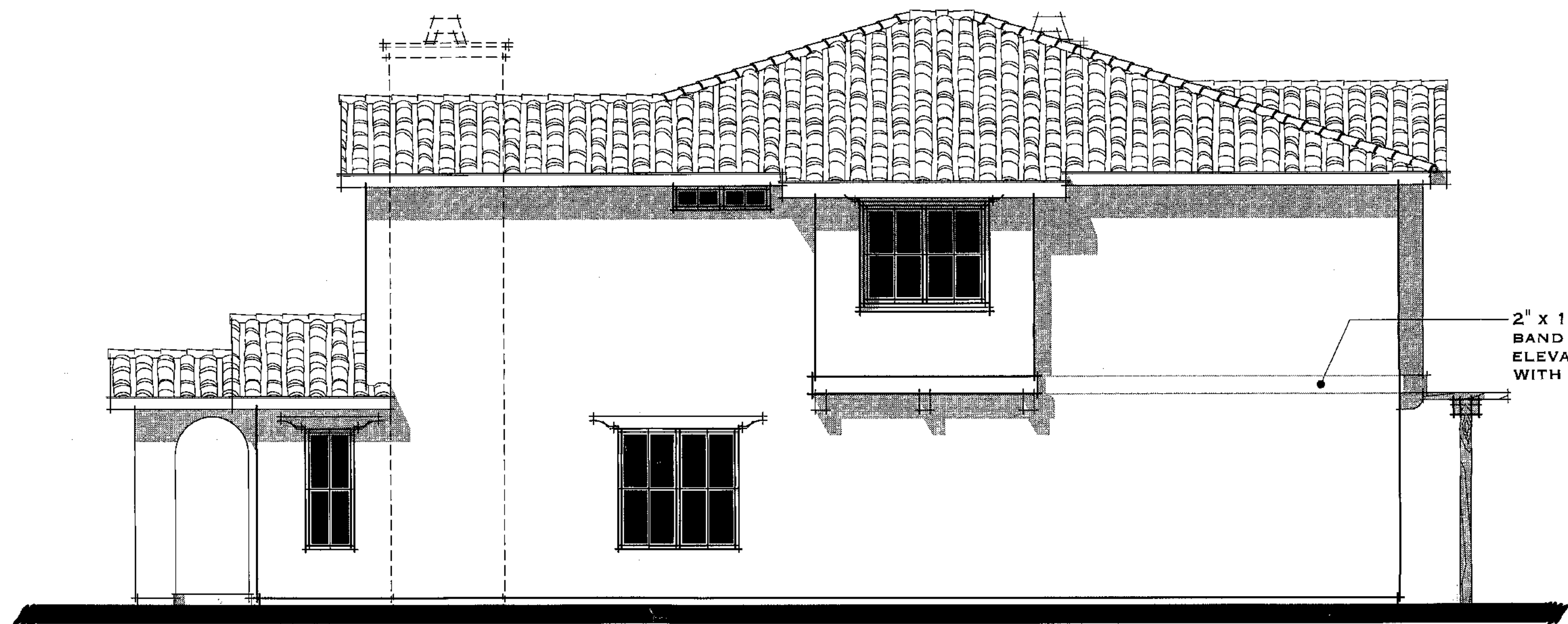
FRONT



RESIDENCE ONE
 "C" ELEVATION / ITALIAN COUNTRY
OCEANSIDE VISTA

CALIFORNIA
 SIERRA PACIFIC MORTGAGE TRUST



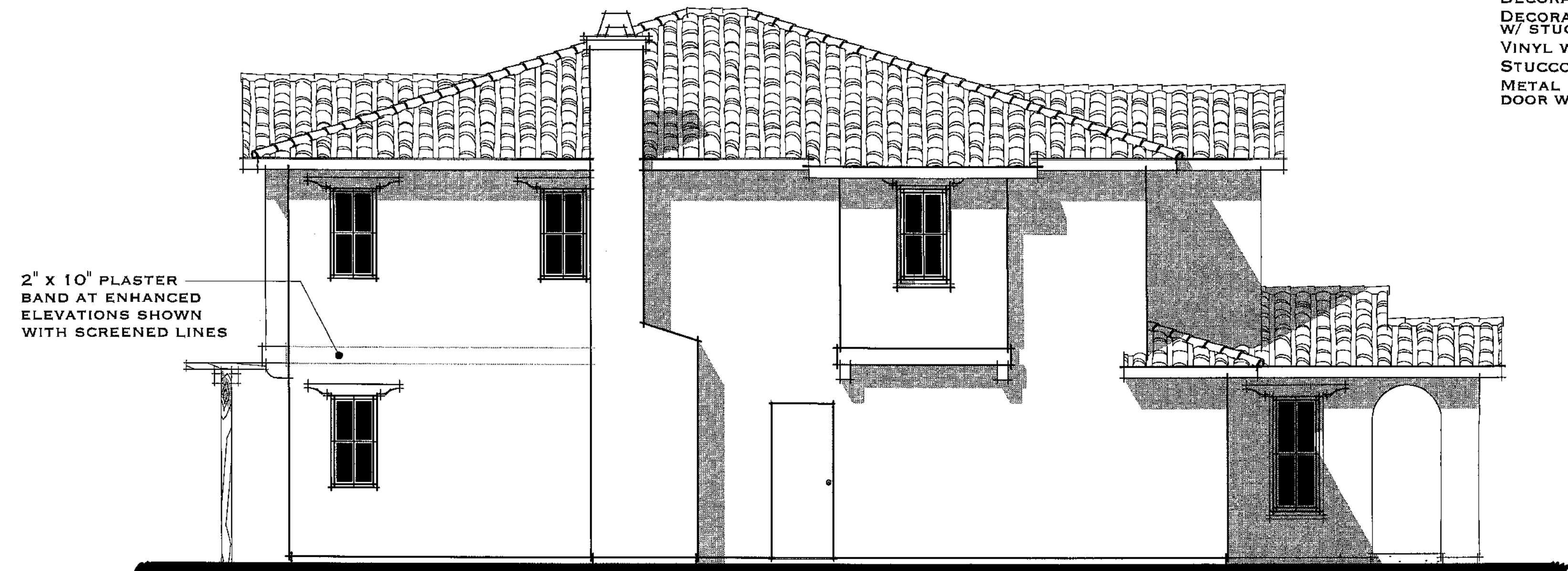


RIGHT SIDE



REAR

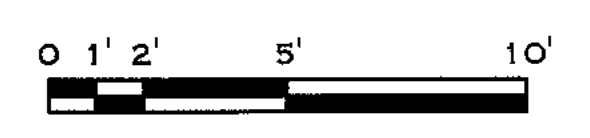
MATERIAL PALLET:
 "S" SHAPE TILE ROOFING
 PAINTED WOOD FASCIA BOARD
 STUCCO CHIMNEY CAP
 WOOD SHUTTERS
 WOOD TRELLIS
 DECORATIVE TILE VENTS
 DECORATIVE LINTELS & BAND
 W/ STUCCO FINISH
 VINYL WINDOWS
 STUCCO FINISH
 METAL SECTIONAL GARAGE
 DOOR W/ OPT. GLAZING



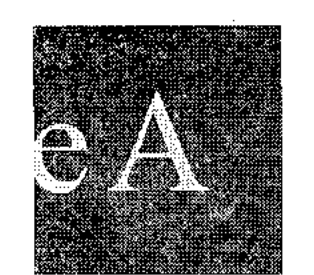
LEFT SIDE

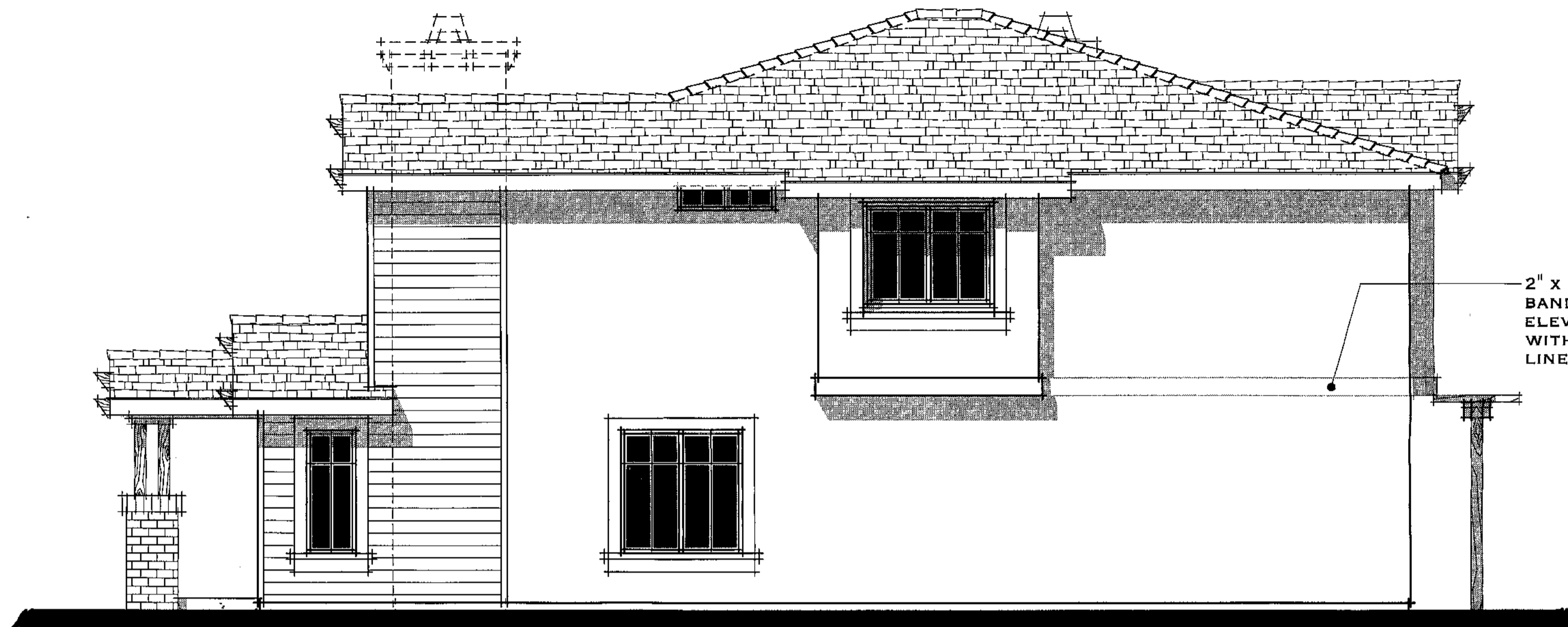


FRONT



RESIDENCE TWO
 "A" ELEVATION / SPANISH ECLECTIC
OCEANSIDE VISTA
 CALIFORNIA
 SIERRA PACIFIC MORTGAGE TRUST





RIGHT SIDE

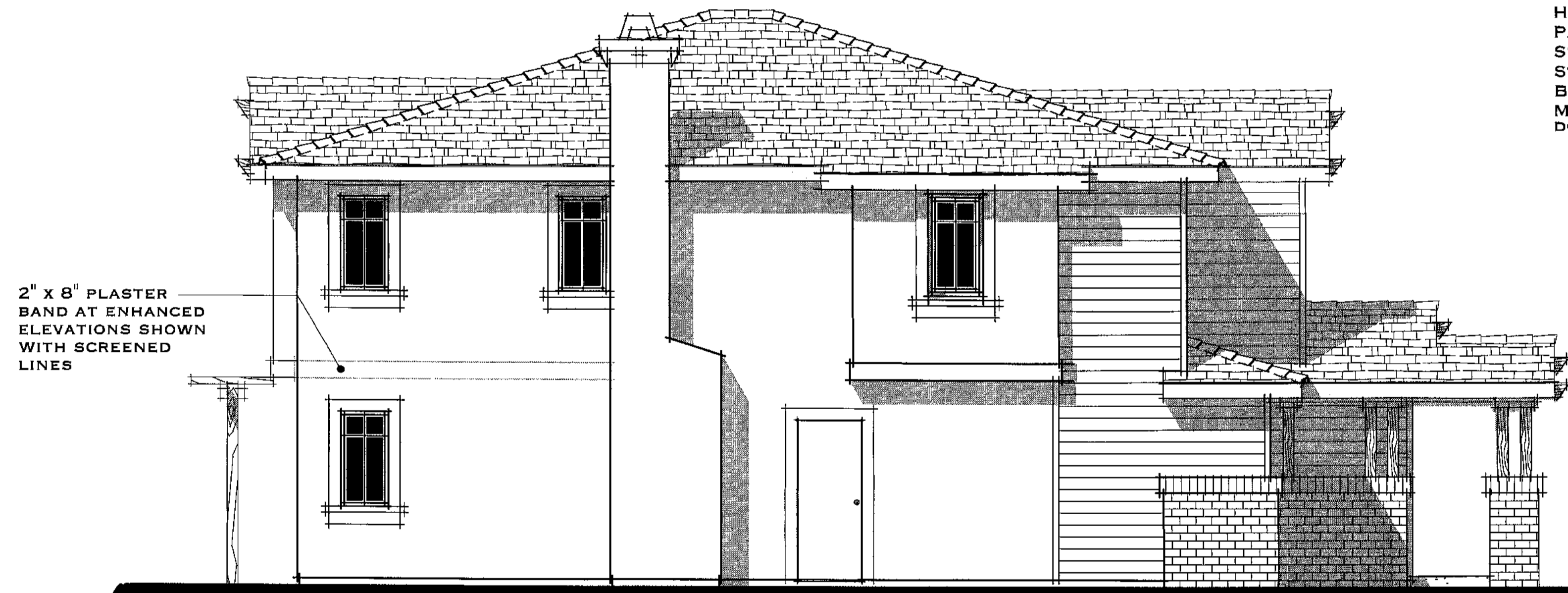


REAR

2" x 8" PLASTER BAND AT ENHANCED ELEVATIONS SHOWN WITH SCREENED LINES

MATERIAL PALLET:

- FLAT CONCRETE TILE ROOFING
- PAINTED WOOD FASCIA BOARD
- WOOD CHIMNEY CAP
- WOOD OUTLOOKERS
- WOOD TRELLIS
- VINYL WINDOWS
- HORIZONTAL LAP SIDING
- PAINTED WOOD TRIM
- STUCCO FINISH
- STUCCO TRIM SURROUND & BAND
- BRICK VENEER
- METAL SECTIONAL GARAGE DOOR W/ OPT. GLAZING

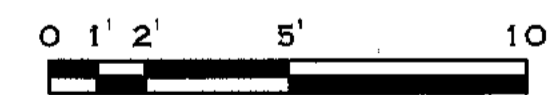


LEFT SIDE



FRONT

2" x 8" PLASTER BAND AT ENHANCED ELEVATIONS SHOWN WITH SCREENED LINES

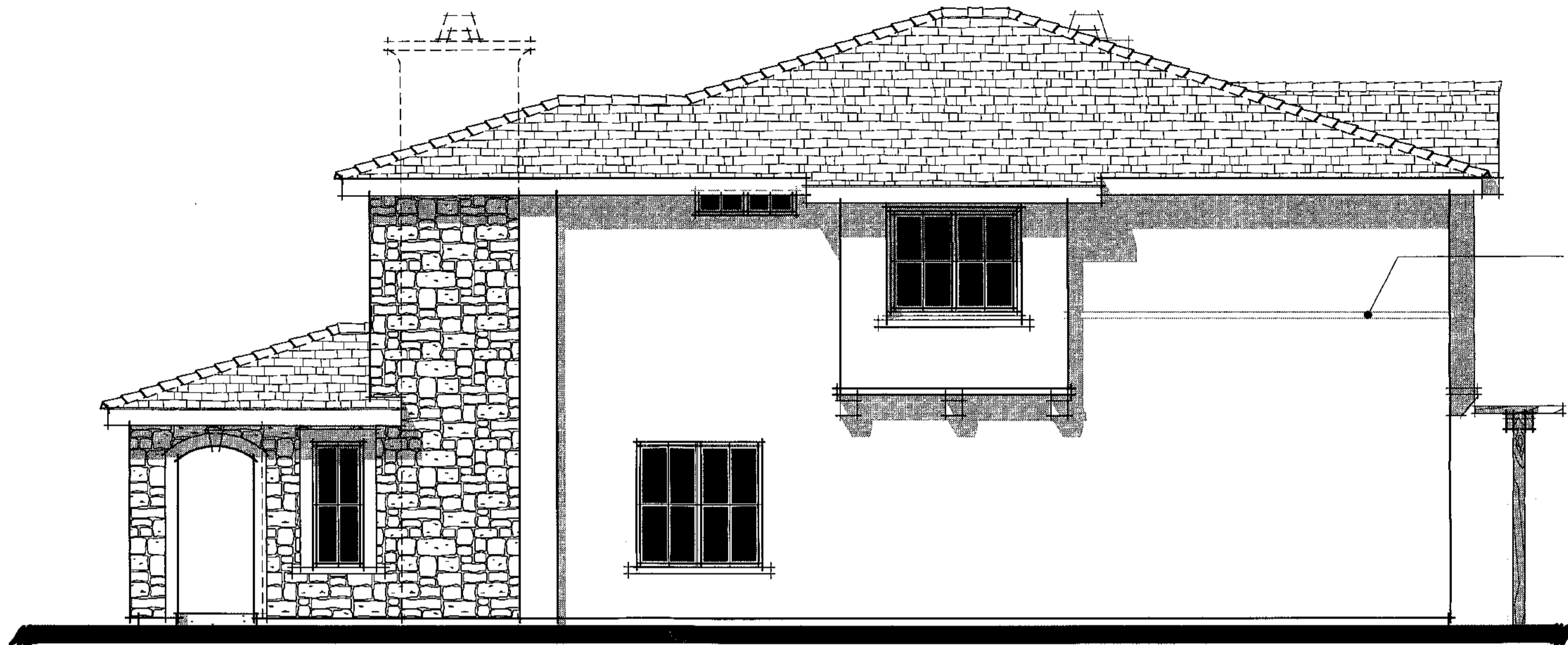


RESIDENCE TWO
 "B" ELEVATION / CRAFTSMAN
OCEANSIDE VISTA

CALIFORNIA

SIERRA PACIFIC MORTGAGE TRUST





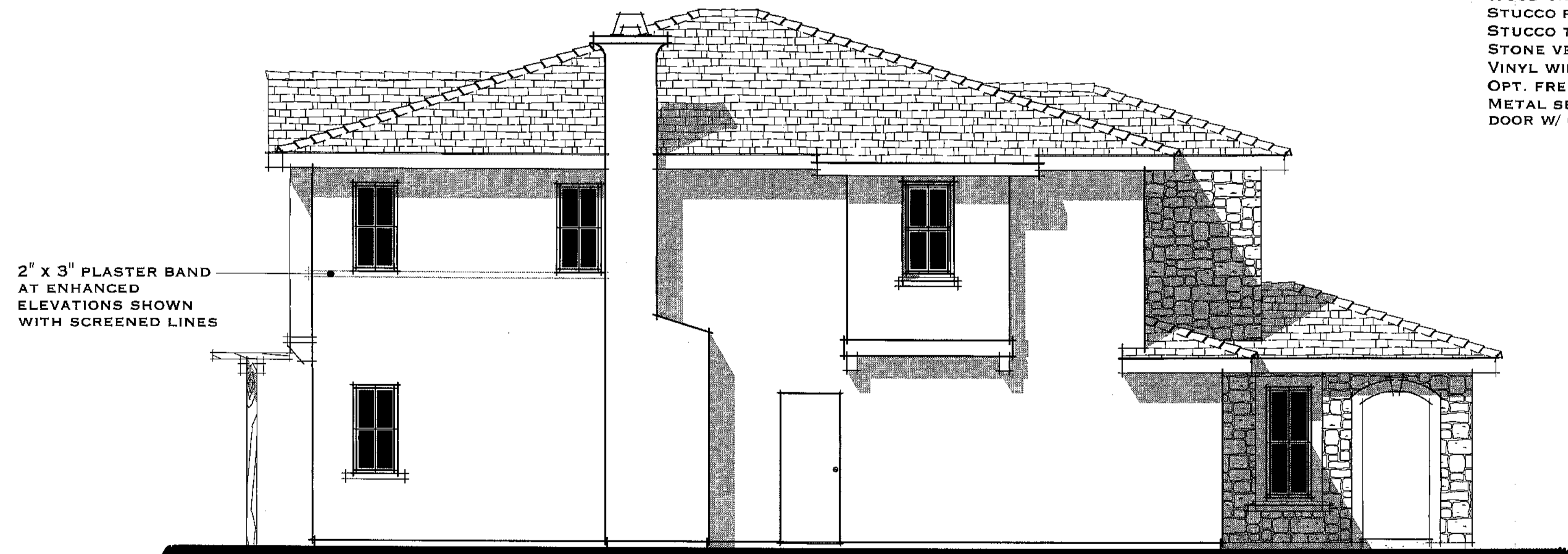
RIGHT SIDE

2" x 3" PLASTER BAND AT ENHANCED ELEVATIONS SHOWN WITH SCREENED LINES



REAR

MATERIAL PALLET:
 "S" SHAPE OR FLAT CONCRETE TILES AS ROOFING ALTERNATIVES
 STUCCO CHIMNEY CAP
 PAINTED WOOD FASCIA
 WOOD SHUTTERS
 WOOD TRELLIS
 STUCCO FINISH
 STUCCO TRIM & BAND
 STONE VENEER
 VINYL WINDOWS
 OPT. FRENCH DOORS
 METAL SECTIONAL GARAGE DOOR W/ OPT. GLAZING



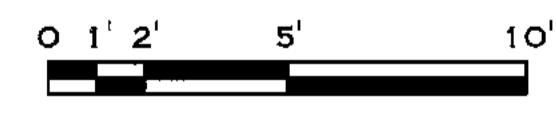
2" x 3" PLASTER BAND AT ENHANCED ELEVATIONS SHOWN WITH SCREENED LINES

LEFT SIDE

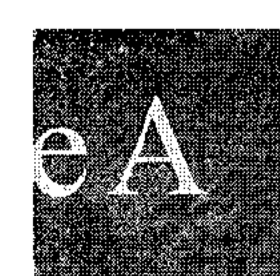


24'-5"

FRONT



RESIDENCE TWO
 "C" ELEVATION / ITALIAN COUNTRY
OCEANSIDE VISTA
 CALIFORNIA
 SIERRA PACIFIC MORTGAGE TRUST





RIGHT SIDE



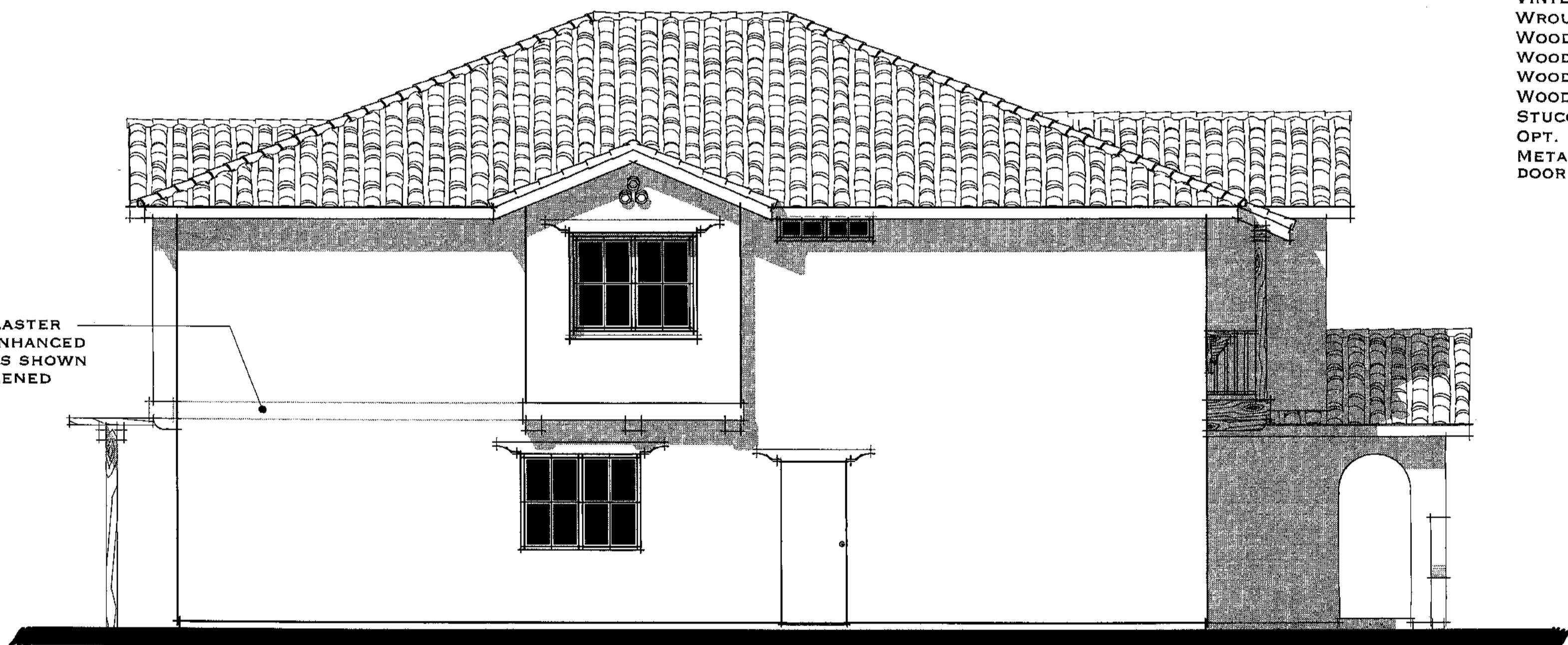
REAR

2" x 10" PLASTER BAND AT ENHANCED ELEVATIONS SHOWN WITH SCREENED LINES

MATERIAL PALLET:

- "S" SHAPE TILE ROOFING
- PAINTED WOOD FASCIA BOARD
- STUCCO CHIMNEY CAP
- DECORATIVE TILE VENTS
- DECORATIVE LINTELS W/ STUCCO FINISH
- VINYL WINDOWS
- WROUGHT IRON GUARDRAIL
- WOOD BALCONY
- WOOD BRACKETS
- WOOD SHUTTERS
- WOOD TRELLIS
- STUCCO FINISH
- OPT. FRENCH DOORS
- METAL SECTIONAL GARAGE DOOR W/ OPT. GLAZING

2" x 10" PLASTER BAND AT ENHANCED ELEVATIONS SHOWN WITH SCREENED LINES

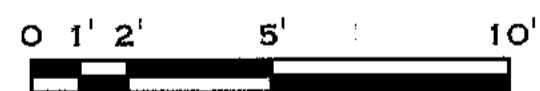


LEFT SIDE



FRONT

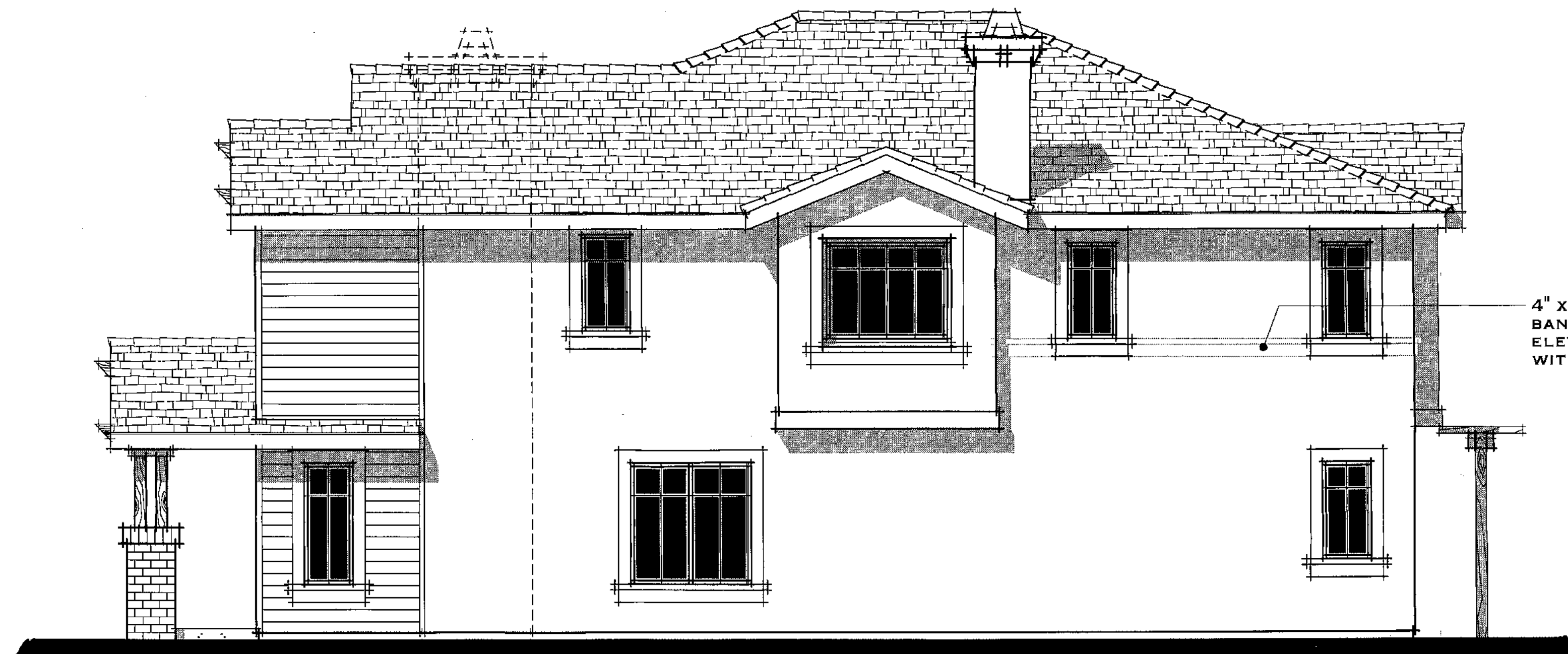
26'-1"



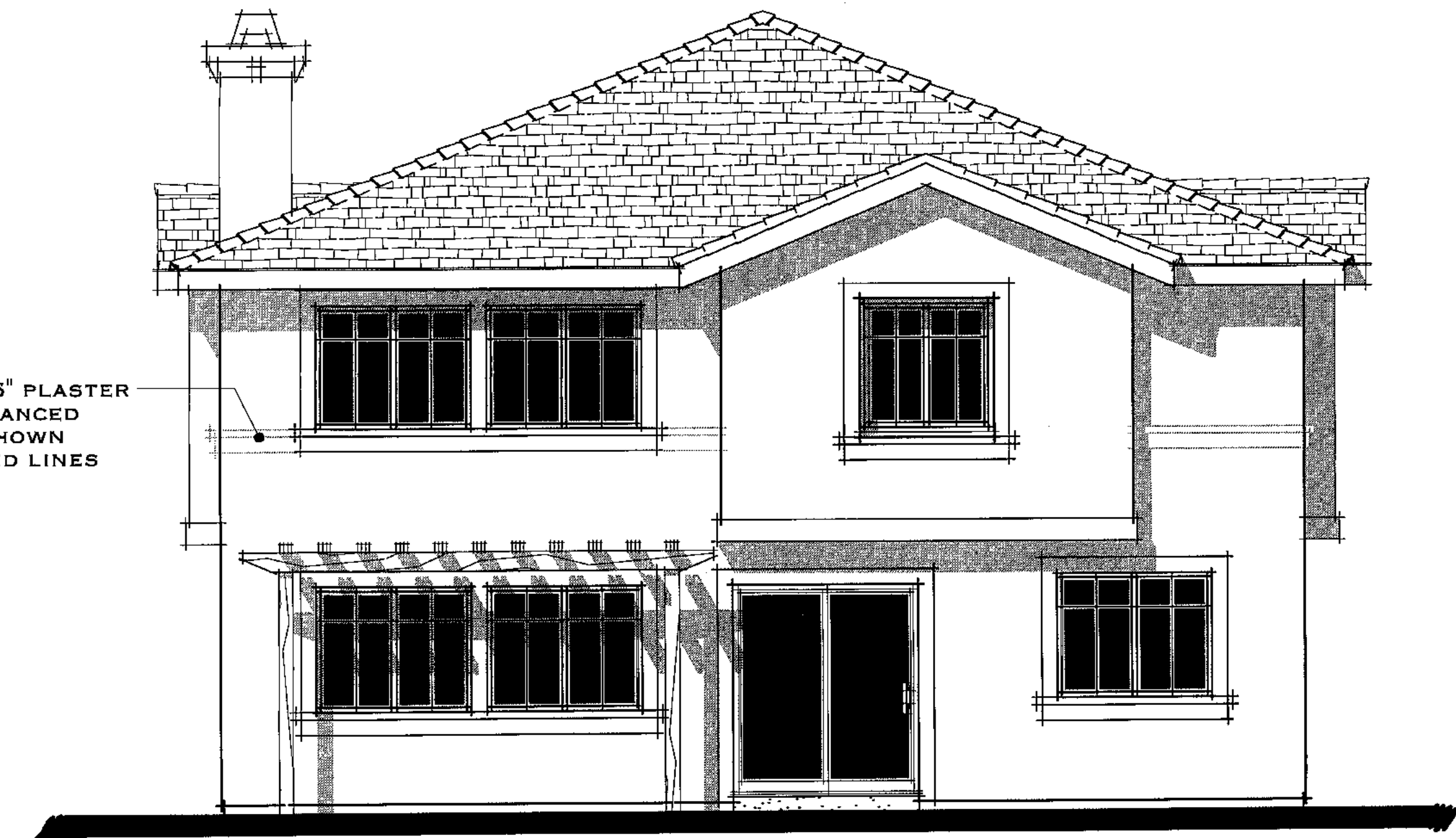
RESIDENCE THREE
 "A" ELEVATION / SPANISH ECLECTIC
OCEANSIDE VISTA

CALIFORNIA
 SIERRA PACIFIC MORTGAGE TRUST





RIGHT SIDE



REAR

MATERIAL PALLET:

- FLAT CONCRETE TILE ROOFING
- PAINTED WOOD FASCIA BOARD
- WOOD CHIMNEY CAP
- WOOD OUTLOOKERS
- WOOD TRELLIS
- WROUGHT IRON GUARDRAIL
- VINYL WINDOWS
- HORIZONTAL LAP SIDING
- PAINTED WOOD TRIM
- STUCCO TRIM SURROUND & BAND
- BRICK VENEER
- OPT. FRENCH DOORS
- METAL SECTIONAL GARAGE DOOR W/ OPT. GLAZING

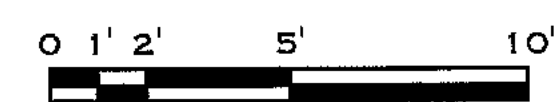
4" x 3" & 2" x 6" PLASTER BANDS AT ENHANCED ELEVATIONS SHOWN WITH SCREENED LINES



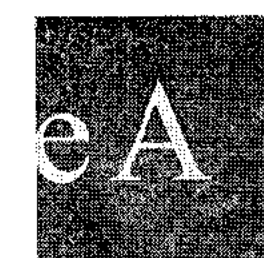
LEFT SIDE

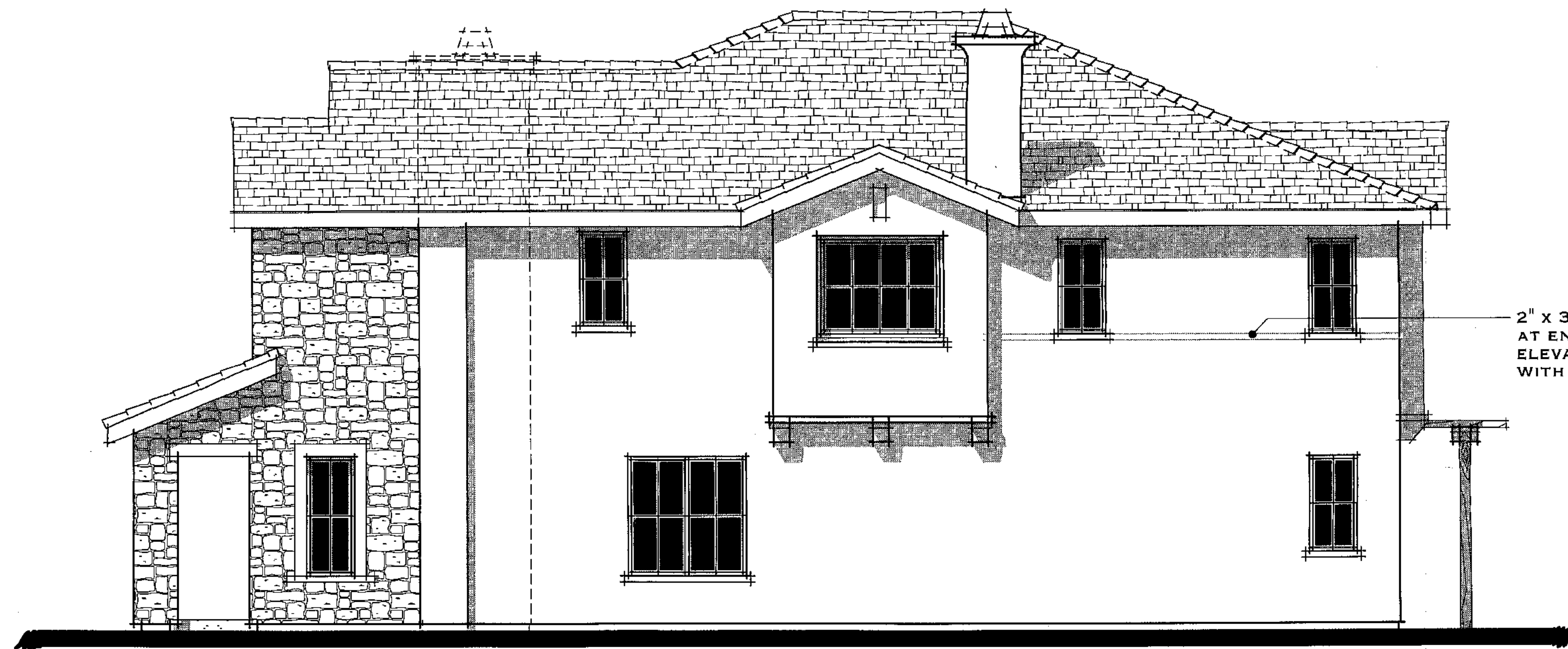


FRONT



RESIDENCE THREE
 "B" ELEVATION / CRAFTSMAN
OCEANSIDE VISTA
 CALIFORNIA
 SIERRA PACIFIC MORTGAGE TRUST





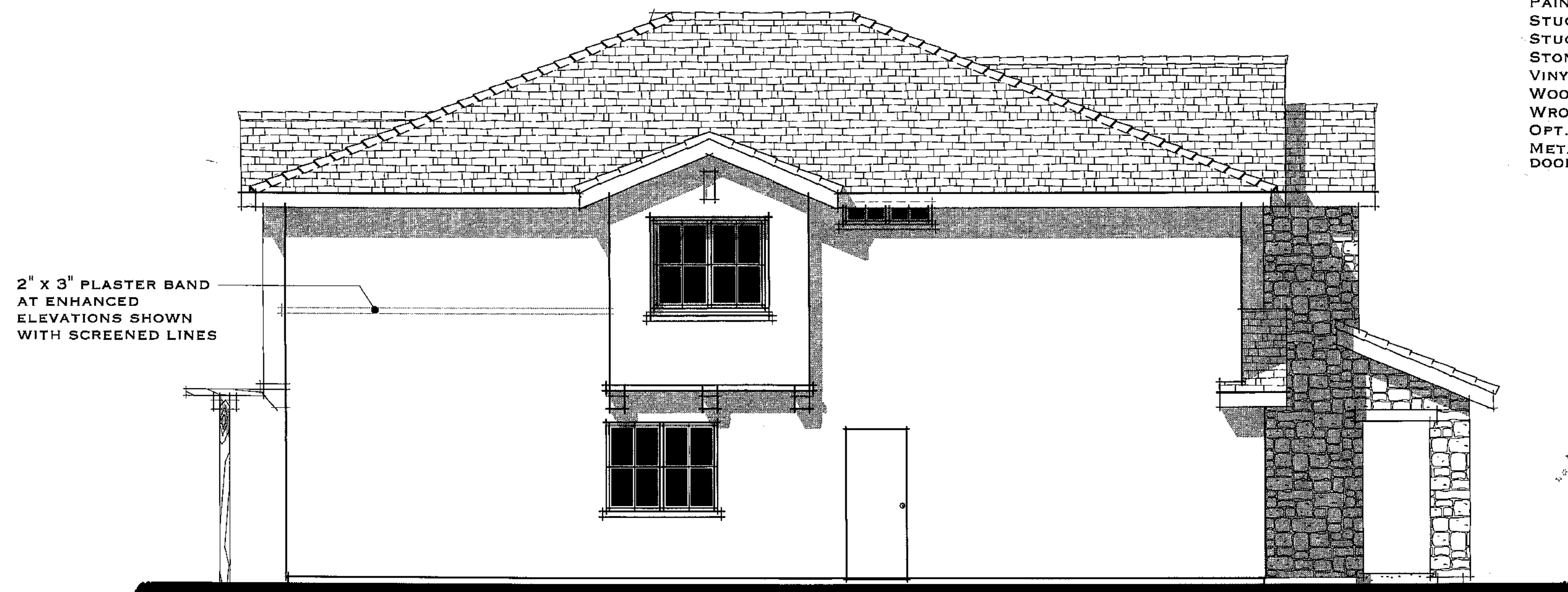
RIGHT SIDE



REAR

2" x 3" PLASTER BAND
AT ENHANCED
ELEVATIONS SHOWN
WITH SCREENED LINES

- MATERIAL PALLET:**
- "S" SHAPE OR FLAT CONCRETE TILES
AS ROOFING ALTERNATIVES
 - STUCCO CHIMNEY CAP
 - PAINTED WOOD FASCIA
 - PAINTED WOOD SHUTTERS
 - STUCCO FINISH
 - STUCCO TRIM & BAND
 - STONE VENEER
 - VINYL WINDOWS
 - WOOD TRELLIS
 - WROUGHT IRON GUARDRAIL
 - OPT. FRENCH DOORS
 - METAL SECTIONAL GARAGE
DOOR W/ OPT. GLAZING

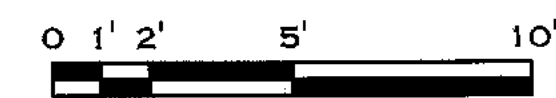


LEFT SIDE

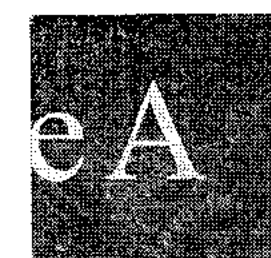
2" x 3" PLASTER BAND
AT ENHANCED
ELEVATIONS SHOWN
WITH SCREENED LINES

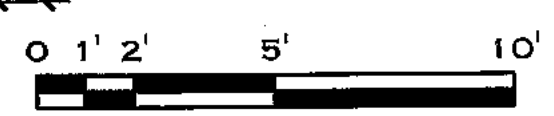
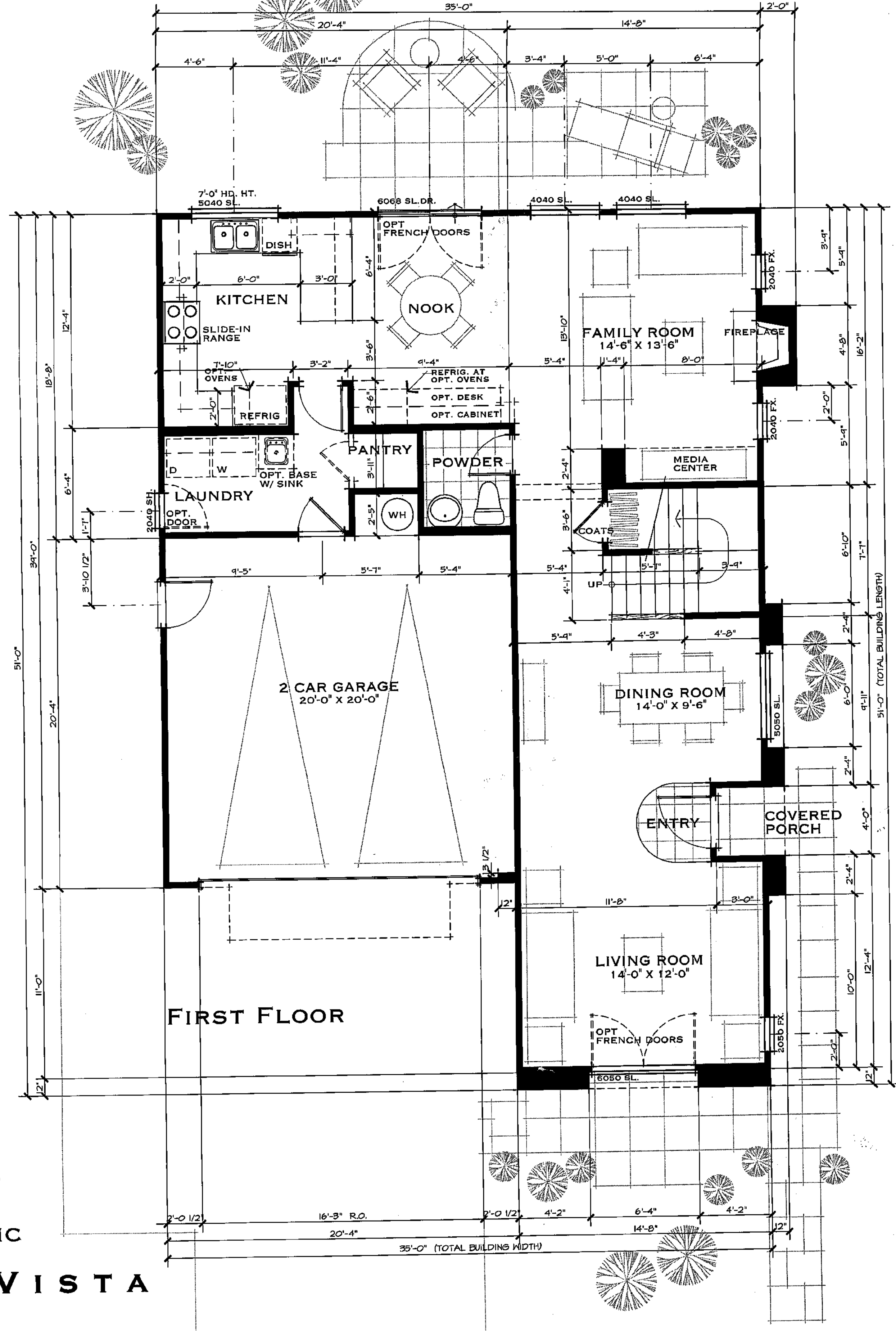
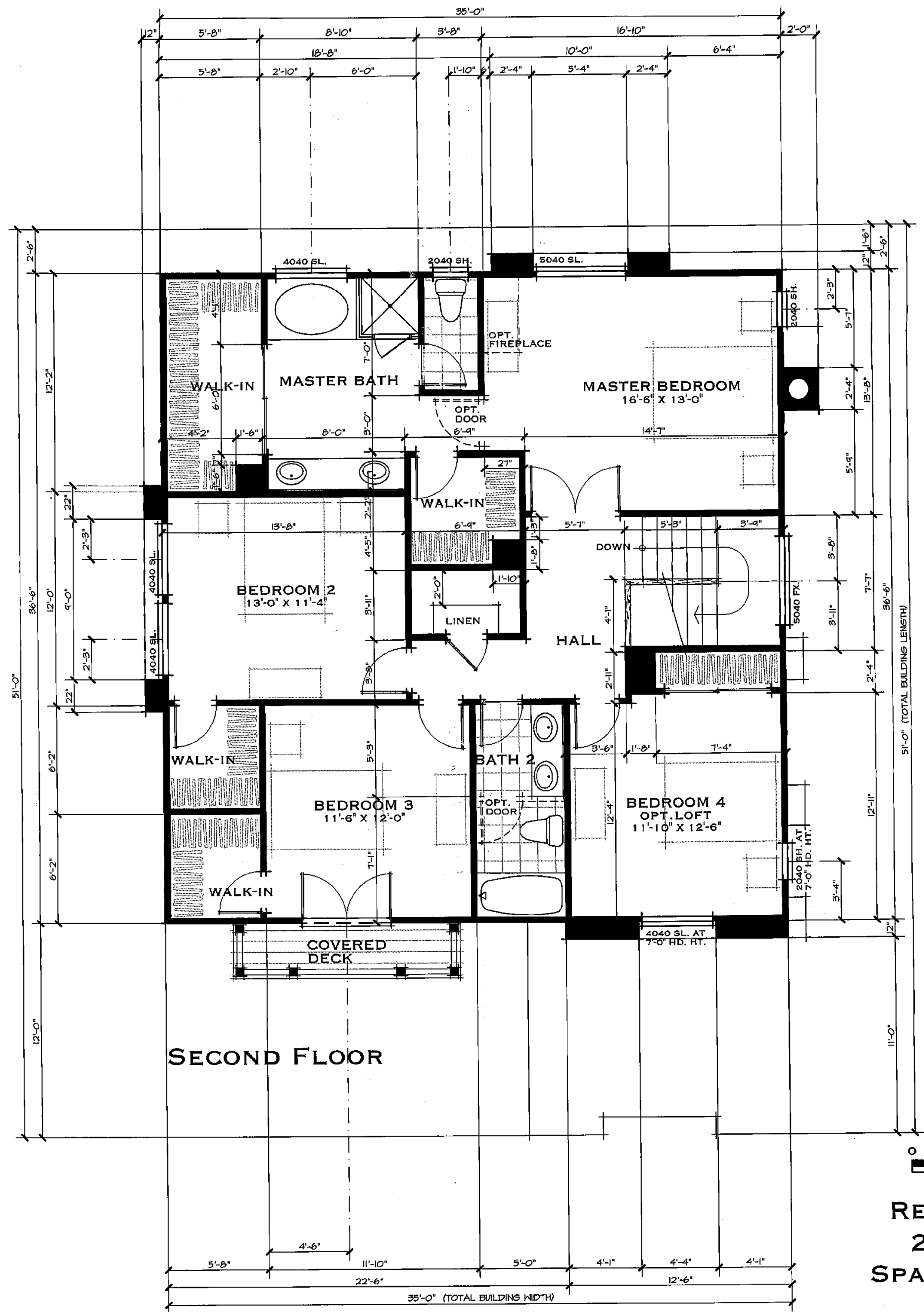


FRONT



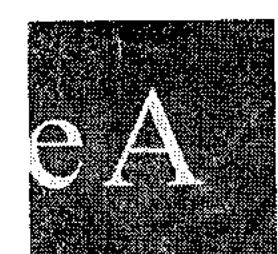
RESIDENCE THREE
"C" ELEVATION / ITALIAN COUNTRY
OCEANSIDE VISTA
CALIFORNIA
SIERRA PACIFIC MORTGAGE TRUST

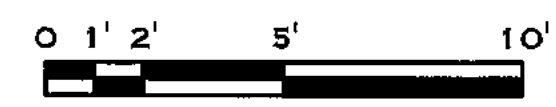
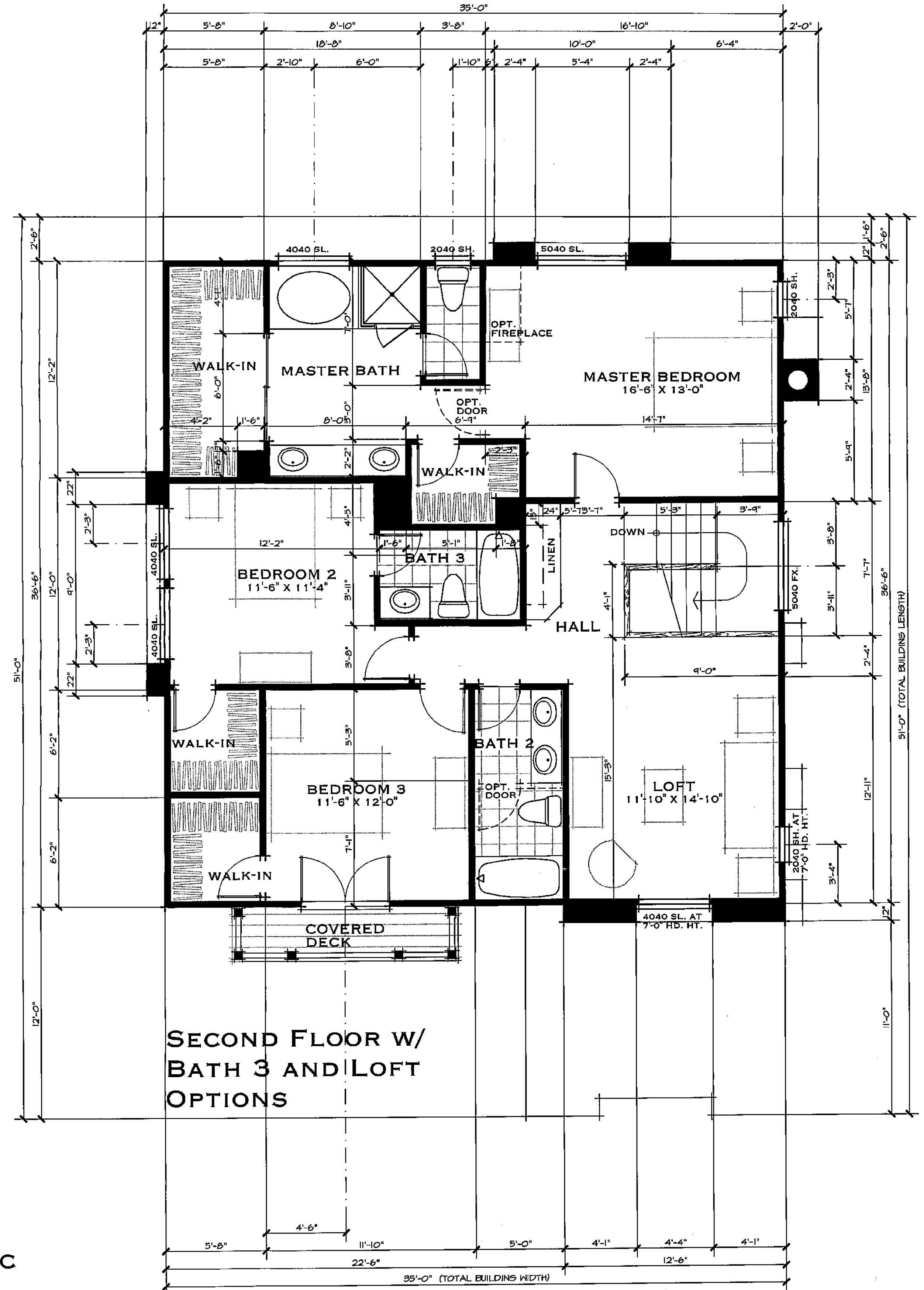




RESIDENCE ONE
 2311 SQ. FT.
 SPANISH ECLECTIC

OCEANSIDE VISTA
 CALIFORNIA
 SIERRA PACIFIC MORTGAGE TRUST





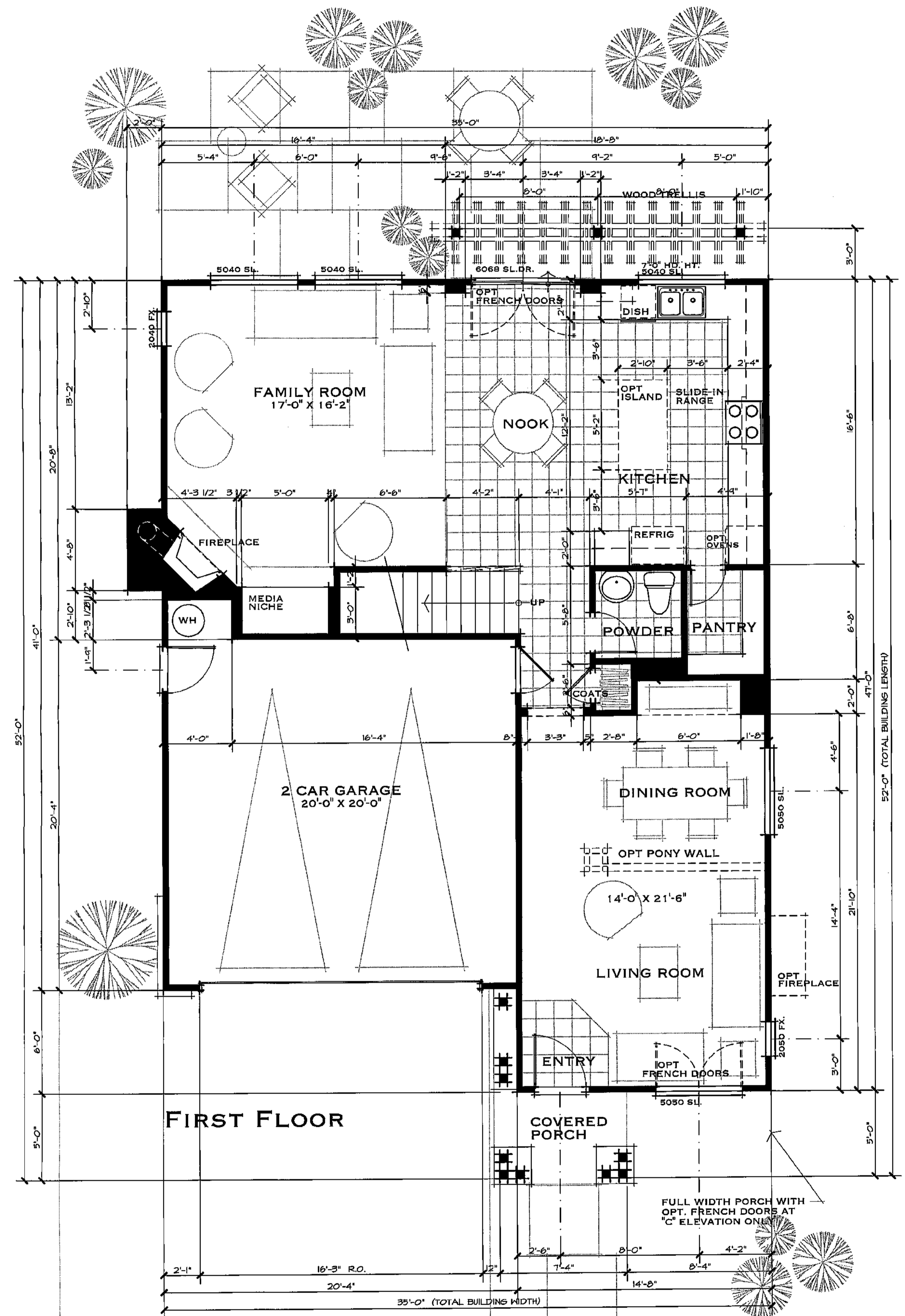
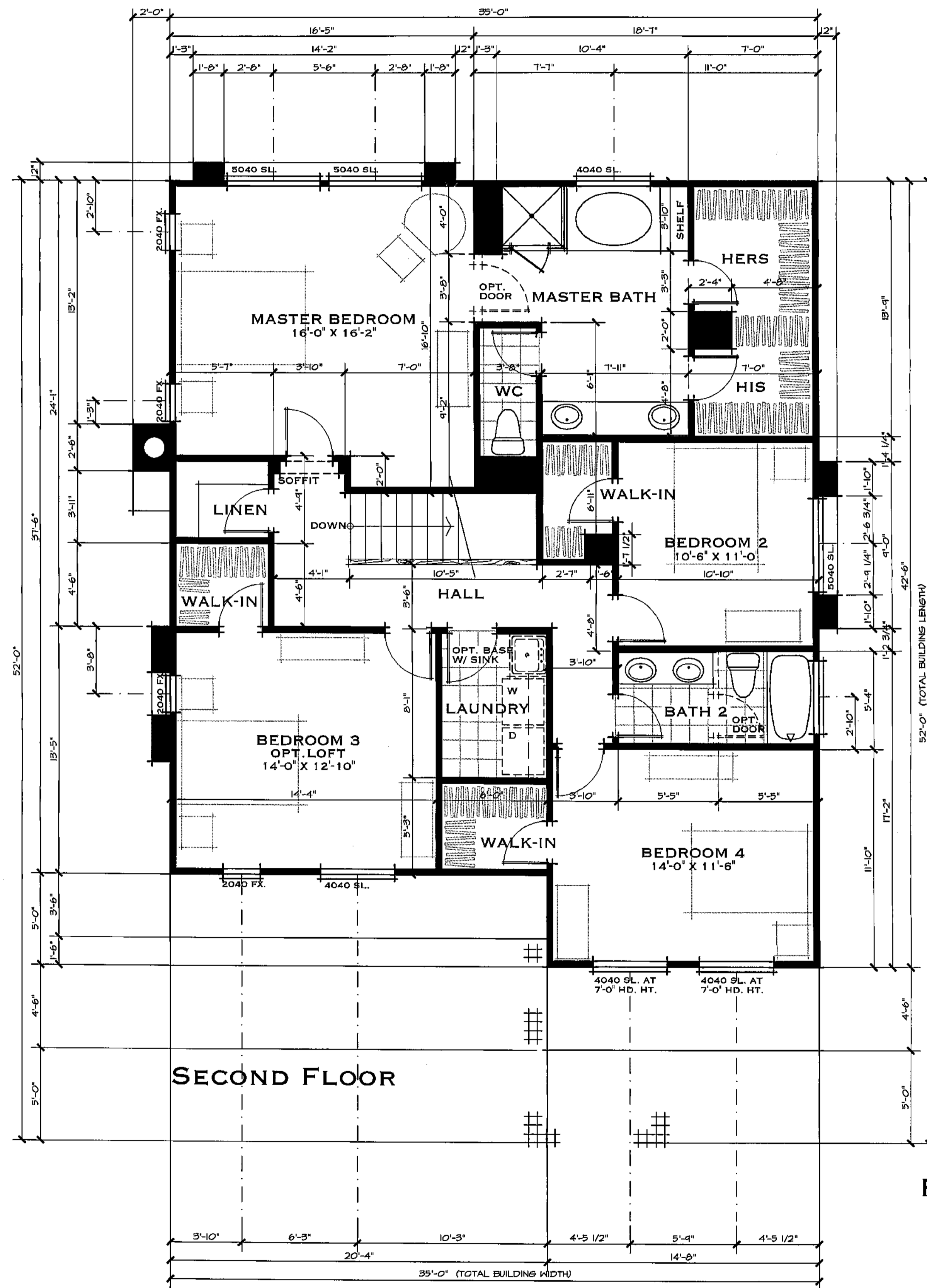
RESIDENCE ONE
SPANISH ECLECTIC

OCEANSIDE VISTA

CALIFORNIA

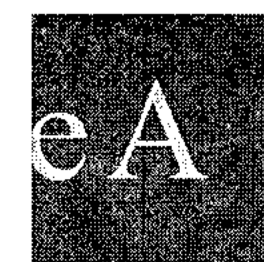
SIERRA PACIFIC MORTGAGE TRUST

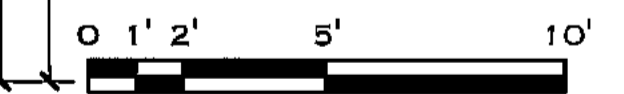
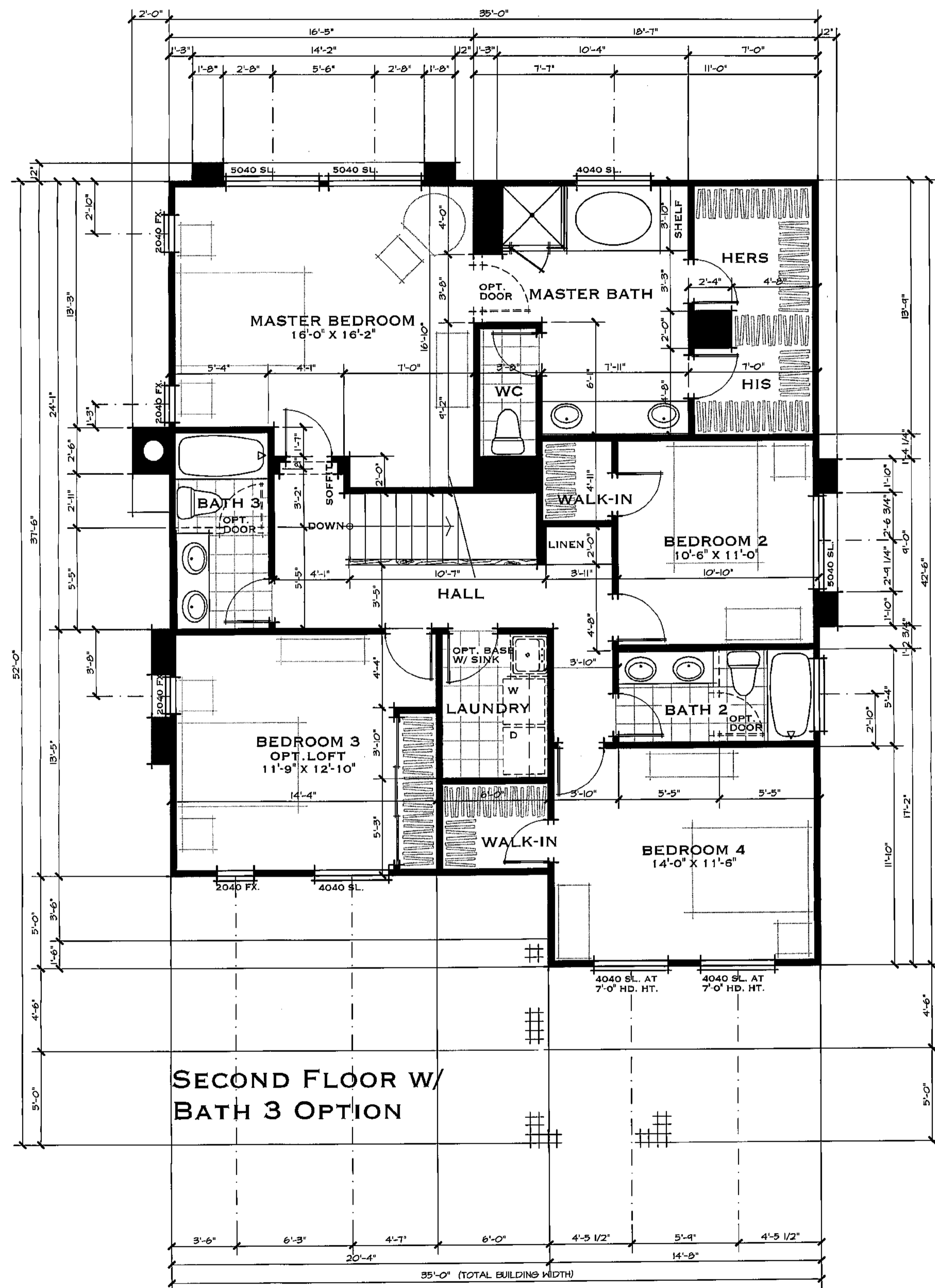
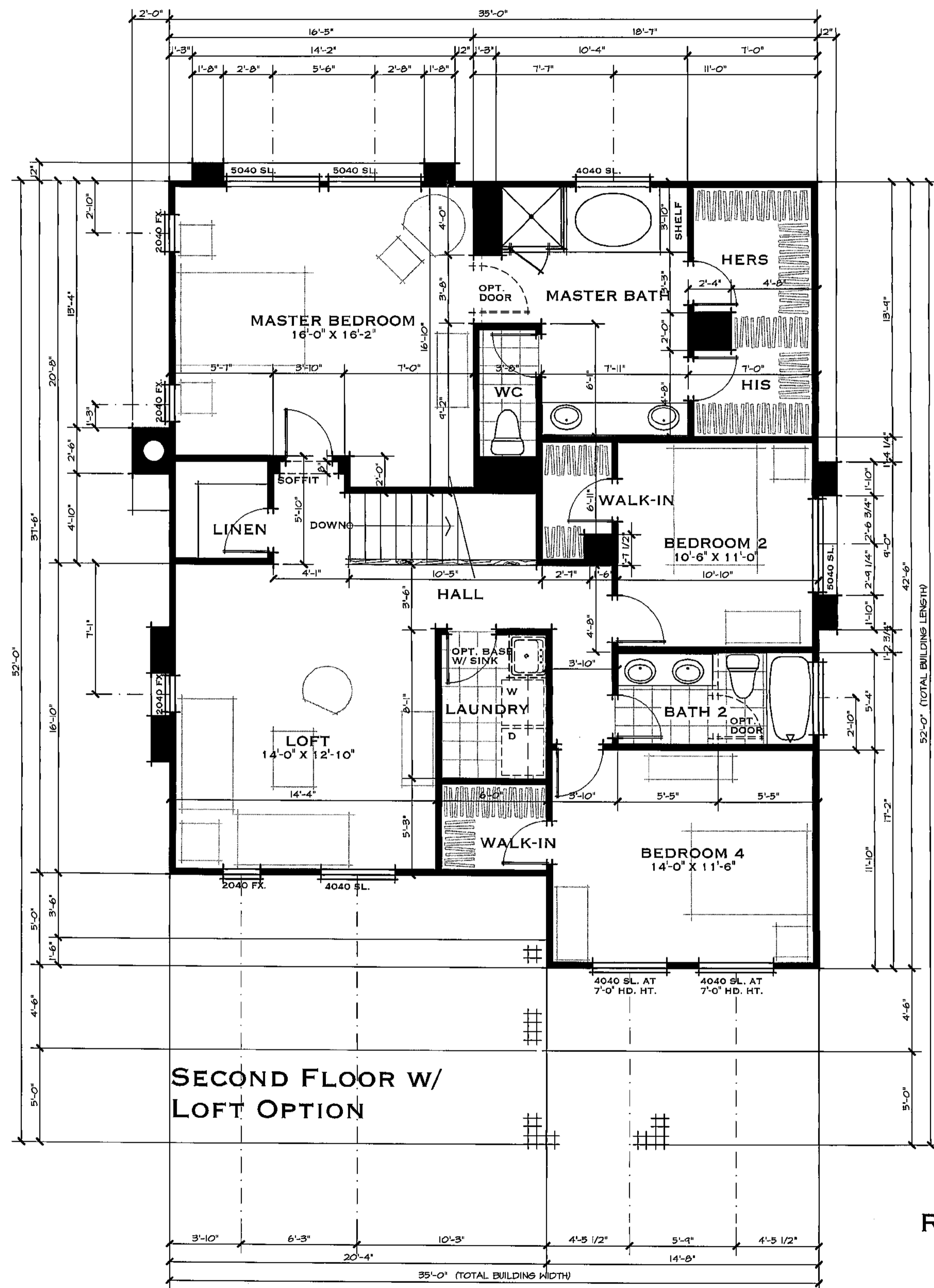




RESIDENCE TWO
2449 SQ. FT.
CRAFTSMAN

OCEANSIDE VISTA
CALIFORNIA
SIERRA PACIFIC MORTGAGE TRUST





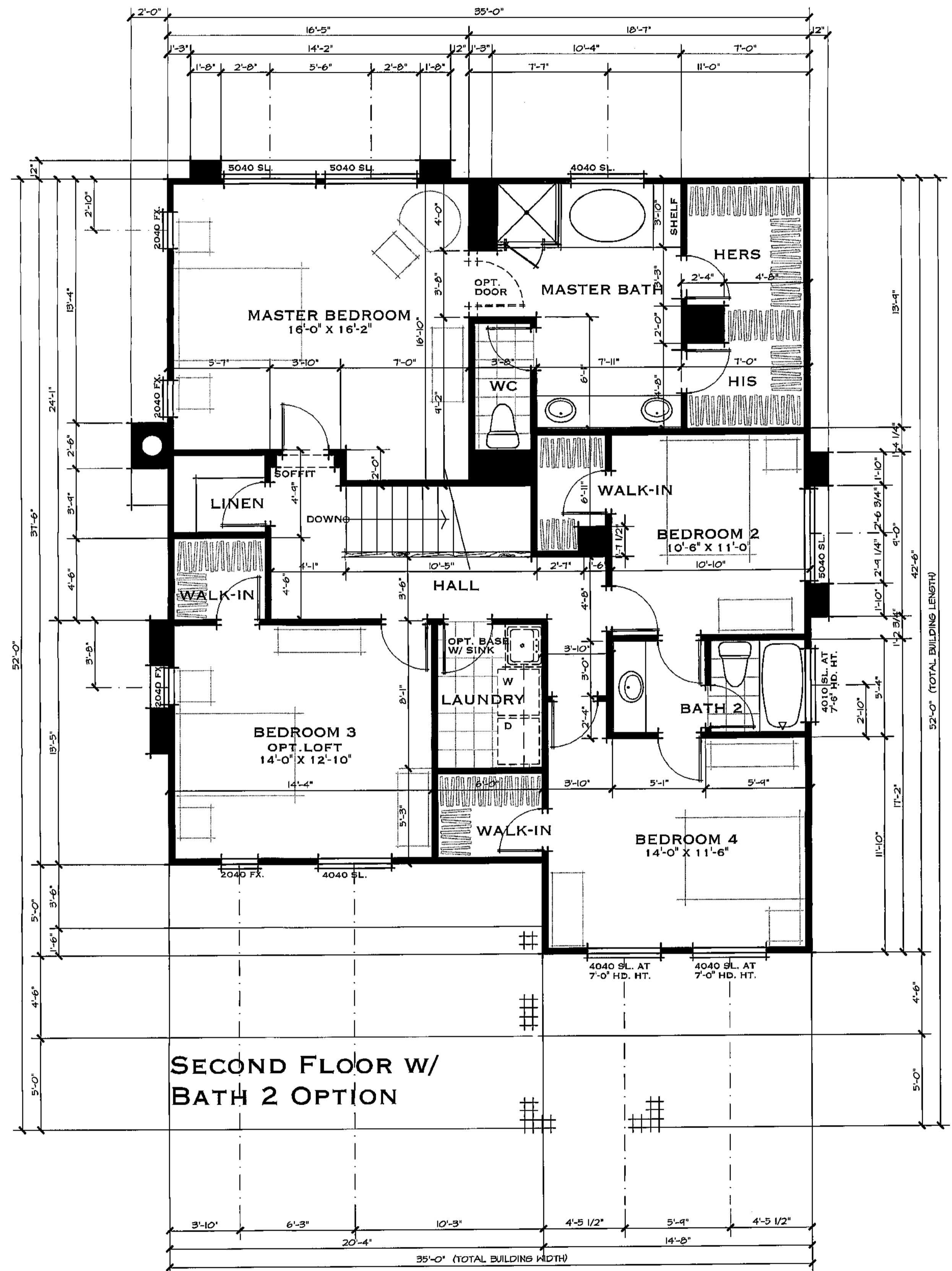
**RESIDENCE TWO
CRAFTSMAN**

OCEANSIDE VISTA

CALIFORNIA

SIERRA PACIFIC MORTGAGE TRUST

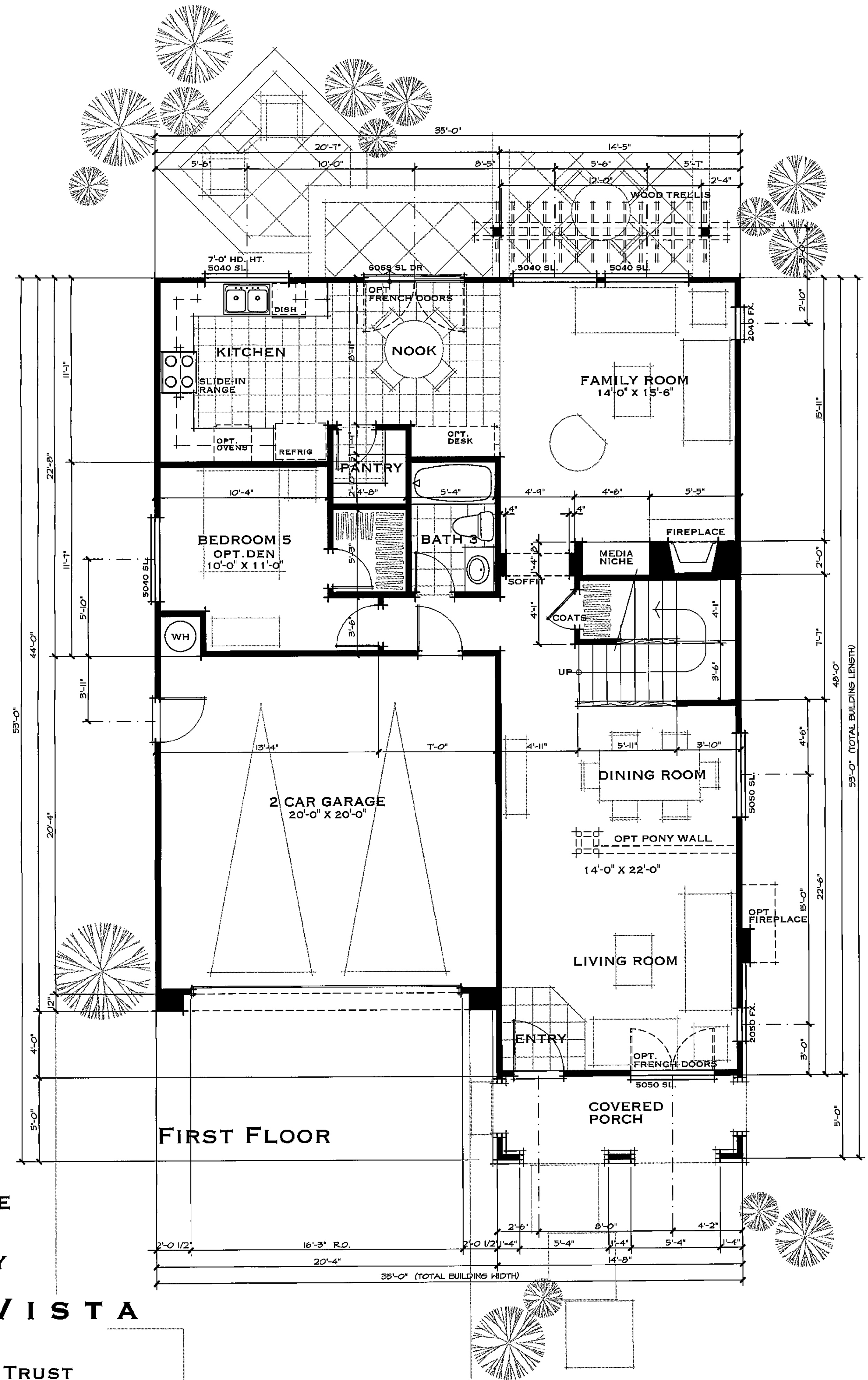
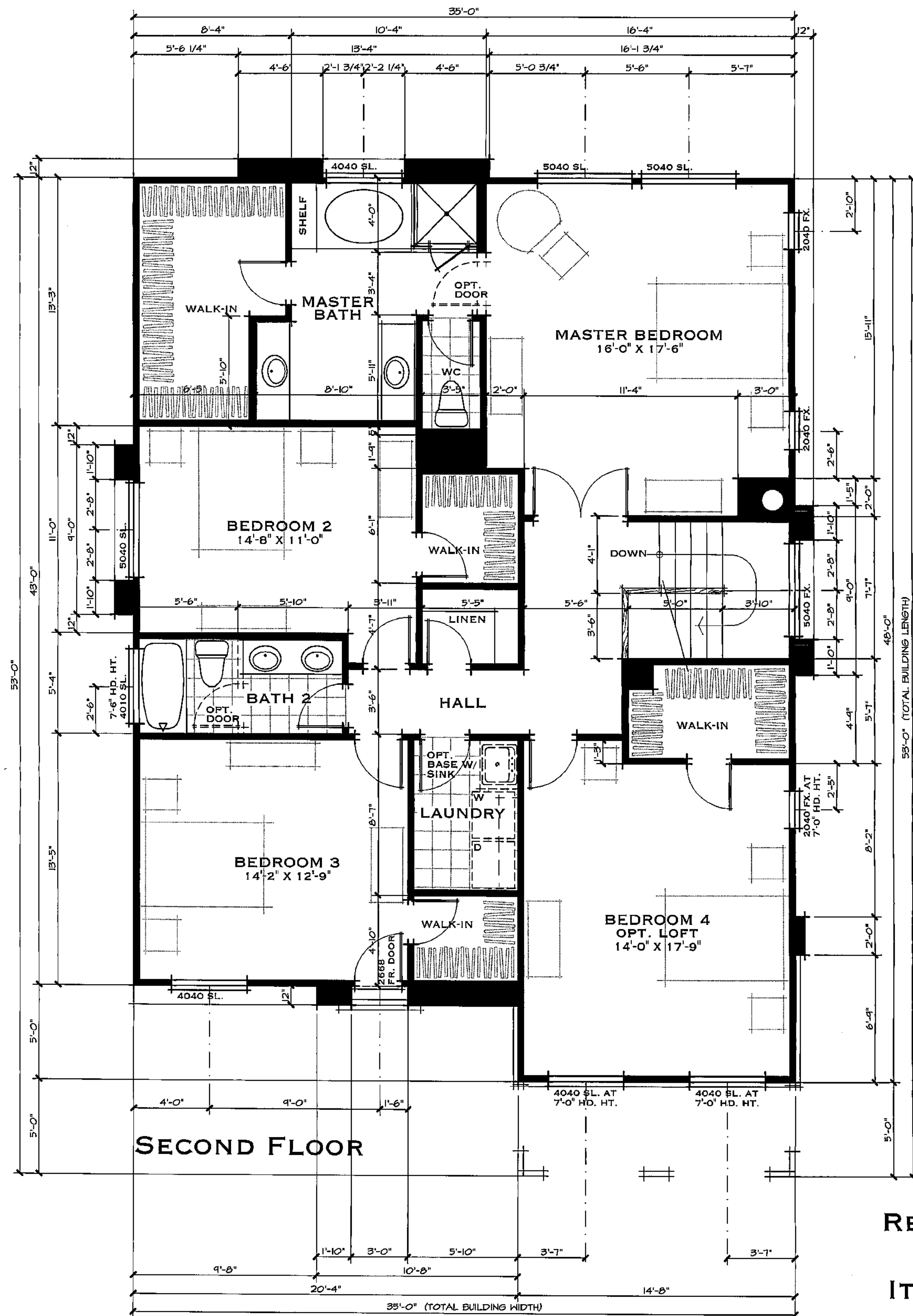




RESIDENCE TWO
CRAFTSMAN

OCEANSIDE VISTA
CALIFORNIA
LUNDSTROM AND ASSOCIATES



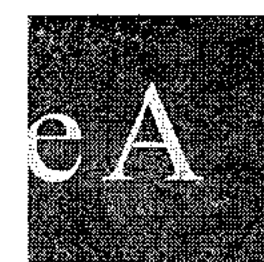


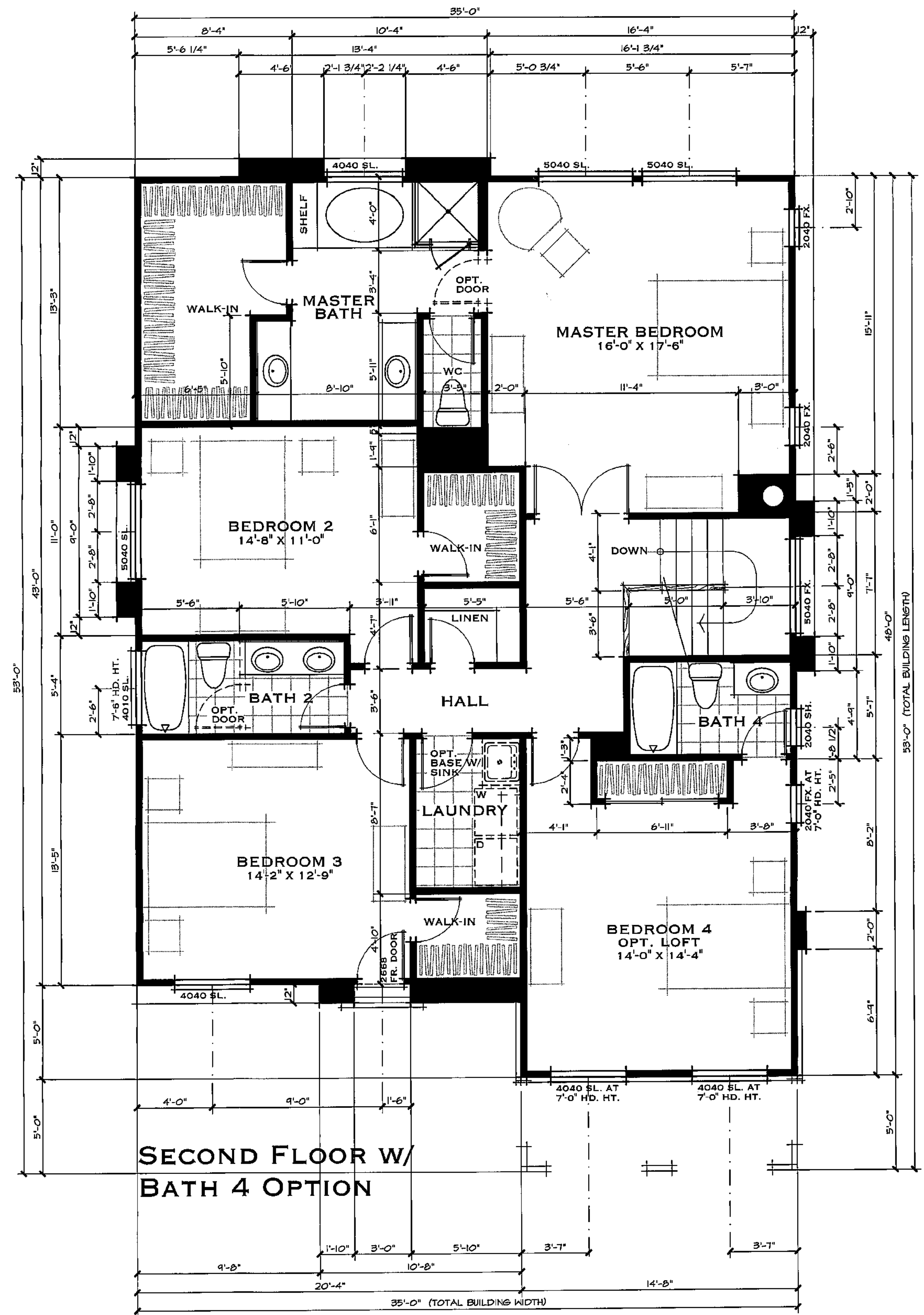
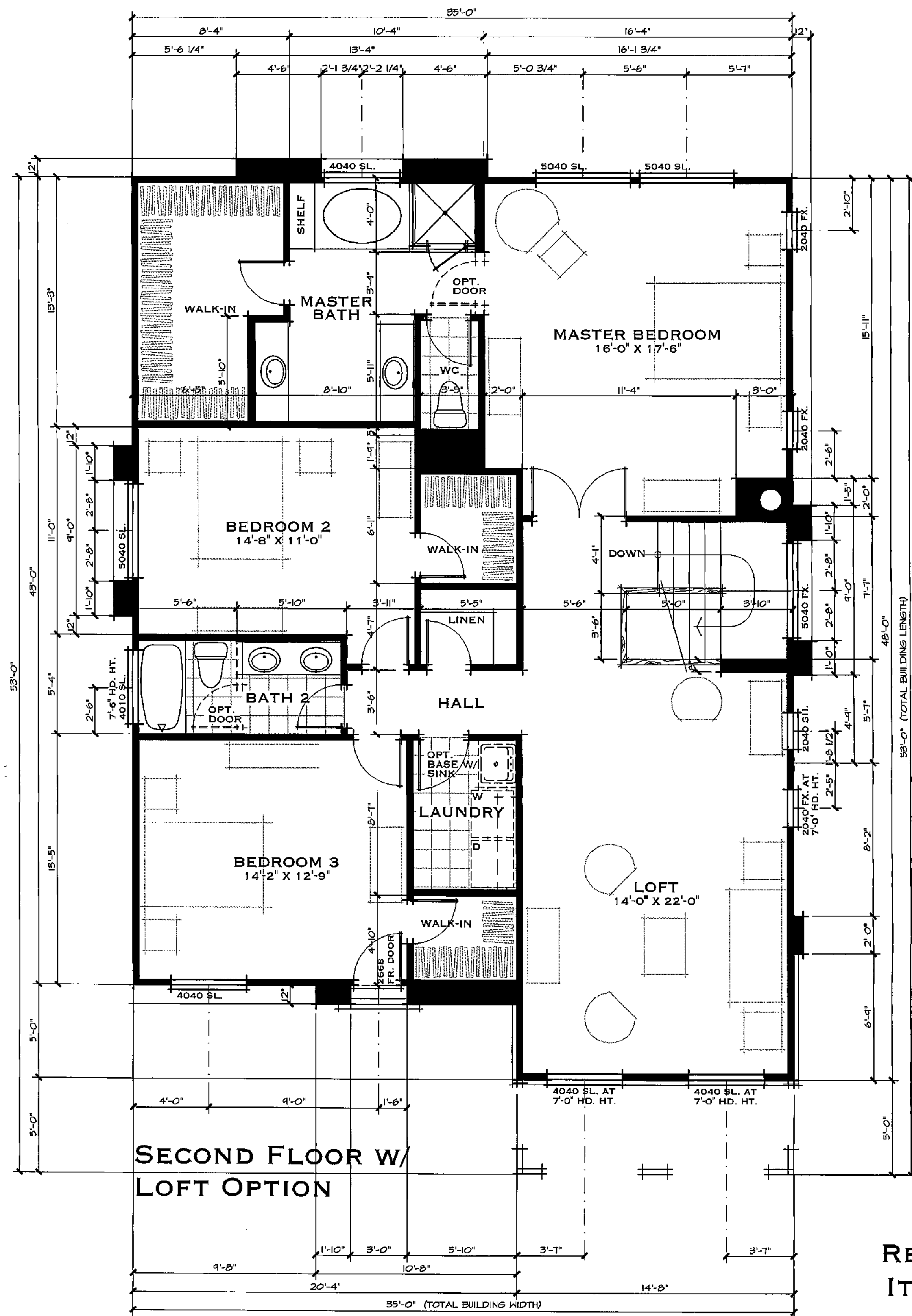
RESIDENCE THREE
2680 SQ. FT.
ITALIAN COUNTRY

OCEANSIDE VISTA

CALIFORNIA

SIERRA PACIFIC MORTGAGE TRUST

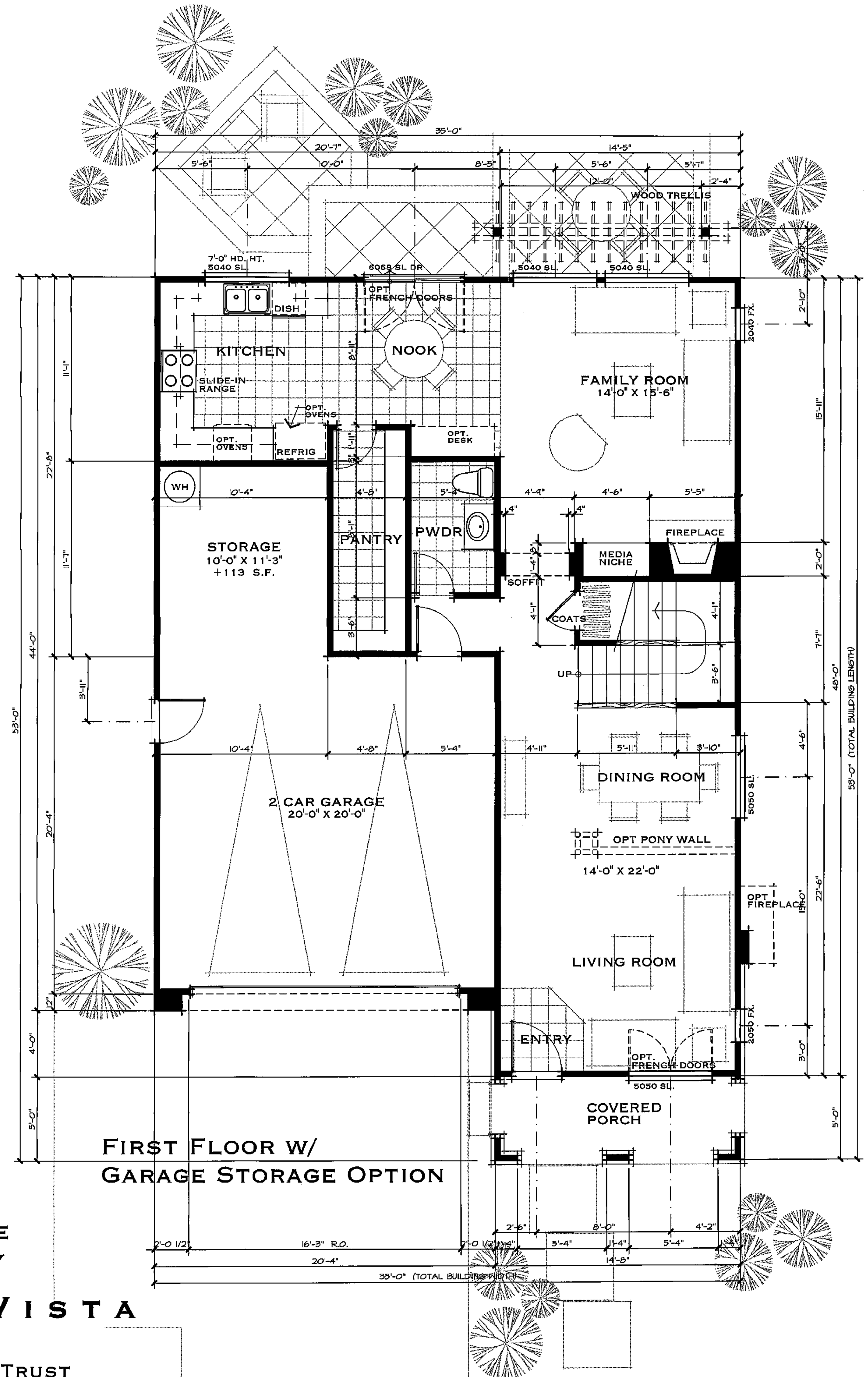
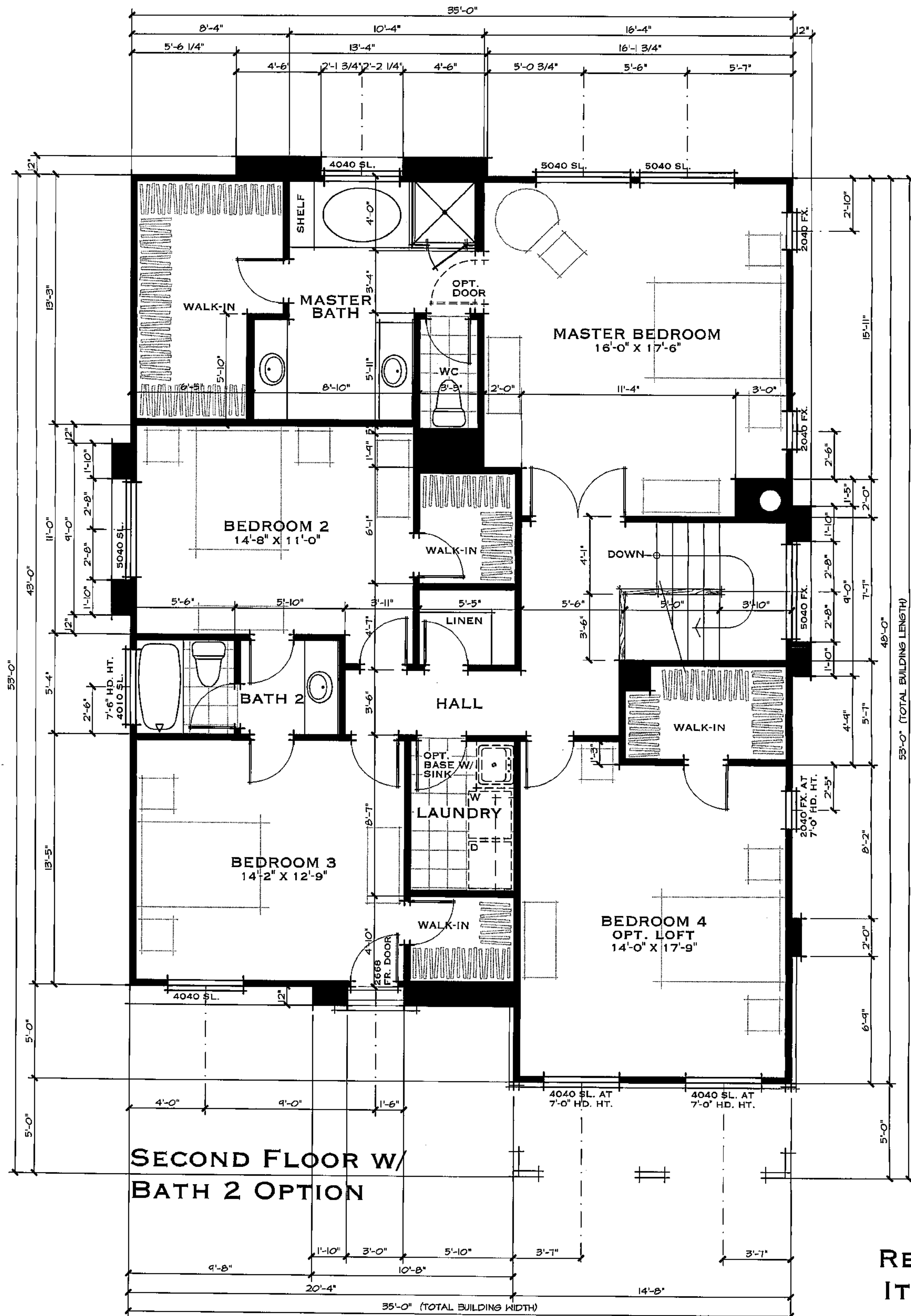




RESIDENCE THREE
ITALIAN COUNTRY

OCEANSIDE VISTA
CALIFORNIA
SIERRA PACIFIC MORTGAGE TRUST





**RESIDENCE THREE
ITALIAN COUNTRY**

OCEANSIDE VISTA

CALIFORNIA

SIERRA PACIFIC MORTGAGE TRUST



PLANT PALETTE:

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|--------|----------------------------------|------------------------|---------------------|
| | STREET TREES: | | |
| | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE | 24" BOX |
| | LIQUIDAMBAR STYRACIFLUA | AMERICAN SWEET GUM | 24" BOX |
| | TRISTANIA CONFERTA | BRISBANE BOX | 24" BOX |
| | SLOPE TREES: | | |
| | EUCALYPTUS POLYANTHEMOS | SILVER DOLLAR GUM | 5 GAL |
| | SHRUBS: | | |
| | SCHINUS MOLLE | CALIFORNIA PEPPER TREE | 24" BOX |
| | UPPER SLOPES: | | |
| | DROSANTHEMUM | ICE PLANT | CUTTINGS @ 24" O.C. |
| | ECHIUM FASTUOSUM | PRIDE OF MADEIRA | 5 GAL |
| | LOVICERA JAPONICA 'HALLIANA' | HALL'S HONEYSUCKLE | FLATS @ 24" O.C. |
| | MELALEUCA NESOPHILA | PINK MELALEUCA | 5 GAL |
| | MYOPORUM 'PACIFICUM' | PROSTRATE MYOPORUM | FLATS @ 24" O.C. |
| | PITTOSPORUM 'TOBIRA' | TOBIRA | 5 GAL |
| | ROSMARINUS 'TUSCAN BLUE' | ROSEMARY | 5 GAL |
| | WESTRINGIA ROSMARINIFOLIA | WESTRINGIA | 5 GAL |
| | LOWER / REMAINING SLOPES: | | |
| | SHRUBS | | |
| | ECHIUM FASTUOSUM | PRIDE OF MADEIRA | 5 GAL |
| | HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL |
| | MELALEUCA NESOPHILA | PINK MELALEUCA | 5 GAL |
| | PITTOSPORUM 'TOBIRA' | TOBIRA | 5 GAL |
| | ROSMARINUS 'TUSCAN BLUE' | ROSEMARY | 5 GAL |
| | WESTRINGIA ROSMARINIFOLIA | WESTRINGIA | 5 GAL |
| | UPLAND SPECIES: | | |
| | ADOLPHIA CALIFORNICA | CALIFORNIA ADOLPHIA | 1 GAL |
| | HETEROMELES ARBUTIFOLIA | TOYON | 1 GAL |
| | MALOSMA LAURINA | LAURAL SUMAC | 1 GAL |
| | RHUS INTEGRIFOLIA | LEMONADEBERRY | 1 GAL |

| SYMBOL | BOTANICAL NAME | COMMON NAME | DENSITY | TOTAL POUNDS | PURITY / GERMINATION |
|--------|----------------------------------|----------------------|---------------|--------------|----------------------|
| | LOWER / REMAINING SLOPES: | | | | |
| | HYDRO-SEED MIX | | | | |
| | ARTEMESIA CALIFORNICA | CALIFORNIA SAGEBRUSH | 2 LBS. / ACRE | 1.5 LBS. | 15 / 50 |
| | BACCHARIS PILULARIS | COYOTE BRUSH | 2 LBS. / ACRE | 1.5 LBS. | 2 / 40 |
| | ENCELIA CALIFORNICA | CALIFORNIA SUNFLOWER | 3 LBS. / ACRE | 2.25 LBS. | 40 / 60 |
| | ERIOGONUM FASCICULATUM | CALIFORNIA BUCKWHEAT | 7 LBS. / ACRE | 5.25 LBS. | 10 / 65 |
| | LOTUS SCOPARIUS VAR. SCOPARIUS | COASTAL DEERWEED | 4 LBS. / ACRE | 3 LBS. | 90 / 60 |
| | NASSELLE LEPIDE | FOOTHILL NEEDLEGRASS | 1 LBS. / ACRE | 0.75 LBS. | 70 / 50 |
| | SALVIA APIANA | WHITE SAGE | 2 LBS. / ACRE | 1.5 LBS. | 70 / 50 |
| | SALVIA MELLIFERA | BLACK SAGE | 2 LBS. / ACRE | 1.5 LBS. | 70 / 50 |

2000 LBS. / ACRE OF FIBER MULCH

100 LBS. / ACRE ECOLOGY CONTROLS M-BINDER

TYPICAL SPECIFICATIONS:

WOOD FIBER SHALL BE DERIVED FROM VIRGIN WOOD CHIPS DYED GREEN IN 50 LBS. BALES. APPLY AT A RATE OF 1,000 TO 2,000 LBS. / ACRE.

SOIL STABILIZER SHALL BE ECOLOGY CONTROLS M-BINDER APPLIED AT RATE OF 80 TO 200 LBS. / PER ACRE. ADD SLOWLY TO AVOID LUMPING.

FERTILIZER SHALL BE AS SPECIFIED BY ARCHITECT, AGENCY, OR AGRONOMIST KNOWLEDGEABLE OF EXISTING SOIL CONDITIONS.

SEED SHALL BE OF COMMERCIAL QUALITY AND OF THE BEST STANDARDS OF PURITY AND GERMINATION AVAILABLE AND SHALL BE FREE OF NOXIOUS WEEDS.

MIXING: THE SLURRY SHALL BE PREPARED BY MIXING MULCH, SEED, FERTILIZER, ECOLOGY CONTROLS M-BINDER AND WATER IN THE MIXER IN THE PROPORTIONS SPECIFIED. THE MATERIAL SHALL BE LOADED INTO THE MIXER AND MIXED IN SUCH SEQUENCE AS TO PROVIDE A THOROUGHLY MIXED, HOMOGENEOUS SLURRY. THE SLURRY SHALL HAVE THE PROPER CONSISTENCY TO ADHERE TO THE EARTH SLOPES WITHOUT LUMPING OR RUNNING.

| SYMBOL | BOTANICAL NAME | COMMON NAME | UNIT SIZE | APPROX. DENSITY |
|--------|------------------------------------|-----------------------|-----------|-----------------|
| | WETLAND RESTORATION PLANTS: | | | |
| | ARTEMESIA DOUGLASIANA | MUGWORT | 1 GAL | 3 FOOT CENTERS |
| | ANEMOPSIS CALIFORNICA | YERBA MANSO | 1 GAL | 3 FOOT CENTERS |
| | BACCHARIS PILULARIS | COYOTE BRUSH | 1 GAL | 7 FOOT CENTERS |
| | BACCHARIS SALICIFOLIA | MULE FAT | 1 GAL | 7 FOOT CENTERS |
| | IVA HAYESIANA | SAN DIEGO MARSH ELDER | 1 GAL | 3 FOOT CENTERS |
| | JUNCUS ACUTUS | SPINY RUSH | 1 GAL | 3 FOOT CENTERS |
| | PLATANUS RACEMOSA | WESTERN SYCAMORE | 5 GAL | 40 FOOT CENTERS |
| | POPULUS FREMONTII | FREMONT COTTONWOOD | 5 GAL | 15 FOOT CENTERS |
| | ROSA CALIFORNICA | CALIFORNIA ROSE | 1 GAL | 3 FOOT CENTERS |
| | RUBUS URSINUS | CALIFORNIA BLACKBERRY | 1 GAL | 3 FOOT CENTERS |
| | SALIX EXIGUA | NARROW-LEAVED WILLOW | 1 GAL | 7 FOOT CENTERS |
| | SALIX GOODINGII | BLACK WILLOW | 1 GAL | 15 FOOT CENTERS |
| | SALIX LASIOLEPIS | ARROYO WILLOW | 1 GAL | 10 FOOT CENTERS |

FENCING LEGEND:

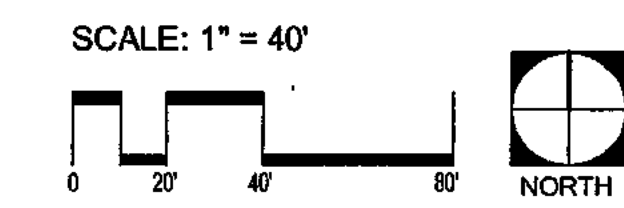
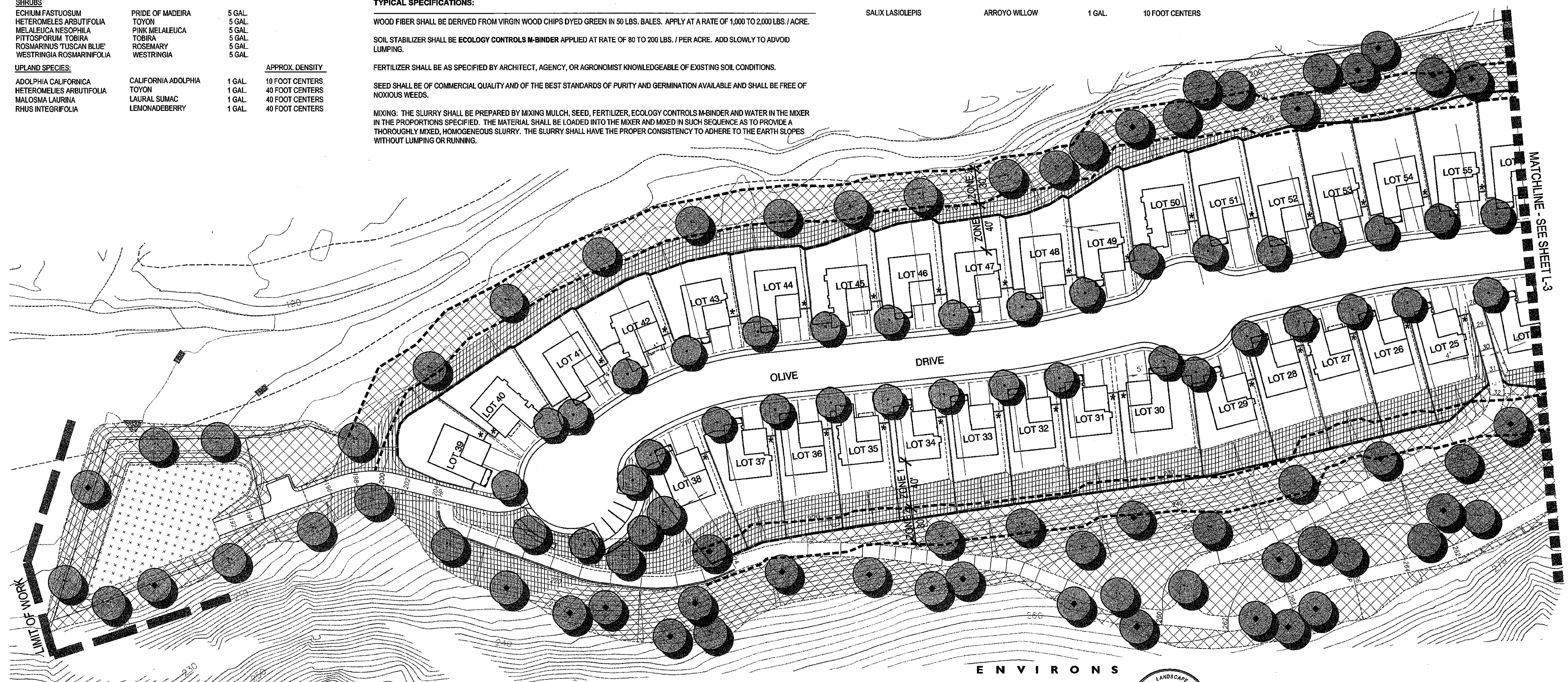
| SYMBOL | DESCRIPTION |
|--------|---|
| | WOOD FENCE, 5' HEIGHT |
| | WOOD GATE LOCATION |
| | TUBULAR STEEL VIEW FENCE, 5' HEIGHT |
| | CHAIN LINK FENCE W/ BLACK VINYL COATING, 5' HEIGHT, TYP. SYM. |

FUEL MODIFICATION NOTE:

ZONE I - PERMANENT IRRIGATION WITH EXISTING VEGETATION REMOVED AND PLANTED WITH DROUGHT - TOLERANT AND FIRE RESISTANT PLANT MATERIAL.

ZONE II - SHALL CONSIST OF NO MORE THAN 50% OF NATIVE AND / OR NATURAL VEGETATION.

----- ZONE SEPERATION LINE
SEE SHEET L-6 FOR ENLARGEMENT

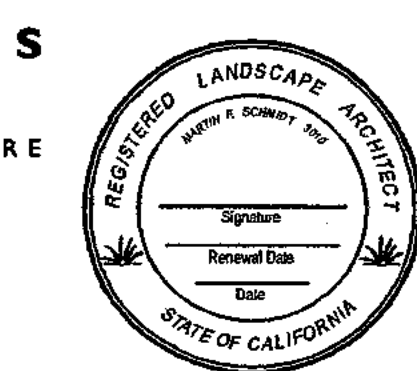


ENVIRONS
LANDSCAPE ARCHITECTURE

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DATE: 07.07.04
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CONCEPTUAL LANDSCAPE MASTER PLAN
OCEANSIDE VISTA
City of Oceanside, California

SHEET
L-2
OF
L-6

SEE SHEET L-3 FOR PROJECT NOTES & STREET TREE SPACING

NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL BE IN CONFORMANCE WITH THE CITY OF OCEANSIDE LANDSCAPE MANUAL, ORDINANCE AND REQUIREMENTS.
2. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED BY A COMPLETELY AUTOMATED IRRIGATION SYSTEM - UTILIZING AN AUTOMATIC CONTROLLER, REMOTE CONTROL VALVES, LOW PRECIPITATION HEADS AND UNDERGROUND PIPING. THE DOMESTIC SYSTEM WILL BE PROTECTED BY A REDUCED PRESSURE BACKFLOW PREVENTER.
3. THE SYSTEM WILL BE PROGRAMMED AND OPERATED TO MAXIMIZE THE EFFICIENCY OF THE SYSTEM AND LIMIT WATER CONSUMPTION. THE SYSTEM WILL BE DESIGNED TO ACHIEVE 100% COVERAGE.
4. PLANTING AREAS TO RECEIVE A 3" LAYER OF "ECO-MULCH" EARTHWISE PRODUCTS OR EQUAL.
5. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT LANDSCAPE AND IRRIGATION SYSTEM(S).
6. ALL DISTURBED SLOPES TO RECEIVE PERMANENT AUTOMATIC IRRIGATION SYSTEMS.

ALL TREES SHALL BE SPACED:

- 3 FEET FROM TRANSFORMERS, CABLES, AND DOUBLE CHECK DETECTORS
 - 5 FEET FROM MAILBOXES
 - 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
 - 7 FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, AND STORM DRAINS)
 - 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
 - 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SITE OS DETERMINED BY THE TRAFFIC SECTION TO BE OTHERWISE)
 - 15 FEET FROM STREET LIGHTS AND OTHER UTILITY POLES
- LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY THE TRAFFIC ENGINEER



MATCHLINE - SEE SHEET L-2

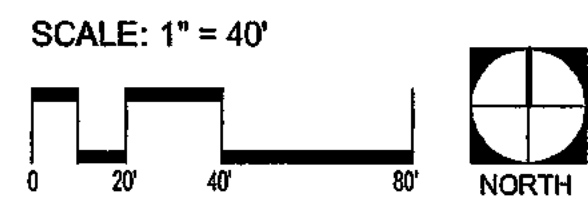
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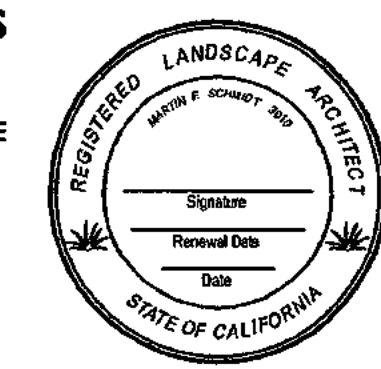
FUEL MODIFICATION NOTE:

- ZONE I - PERMANENT IRRIGATION WITH EXISTING VEGETATION REMOVED AND PLANTED WITH DROUGHT - TOLERANT AND FIRE RESISTANT PLANT MATERIAL.
- ZONE II - SHALL CONSIST OF NO MORE THAN 50% OF NATIVE AND /OR NATURAL VEGETATION.
- ZONE SEPERATION LINE
- SEE SHEET L-6 FOR FUEL MOD. PLANTING ENLARGEMENT



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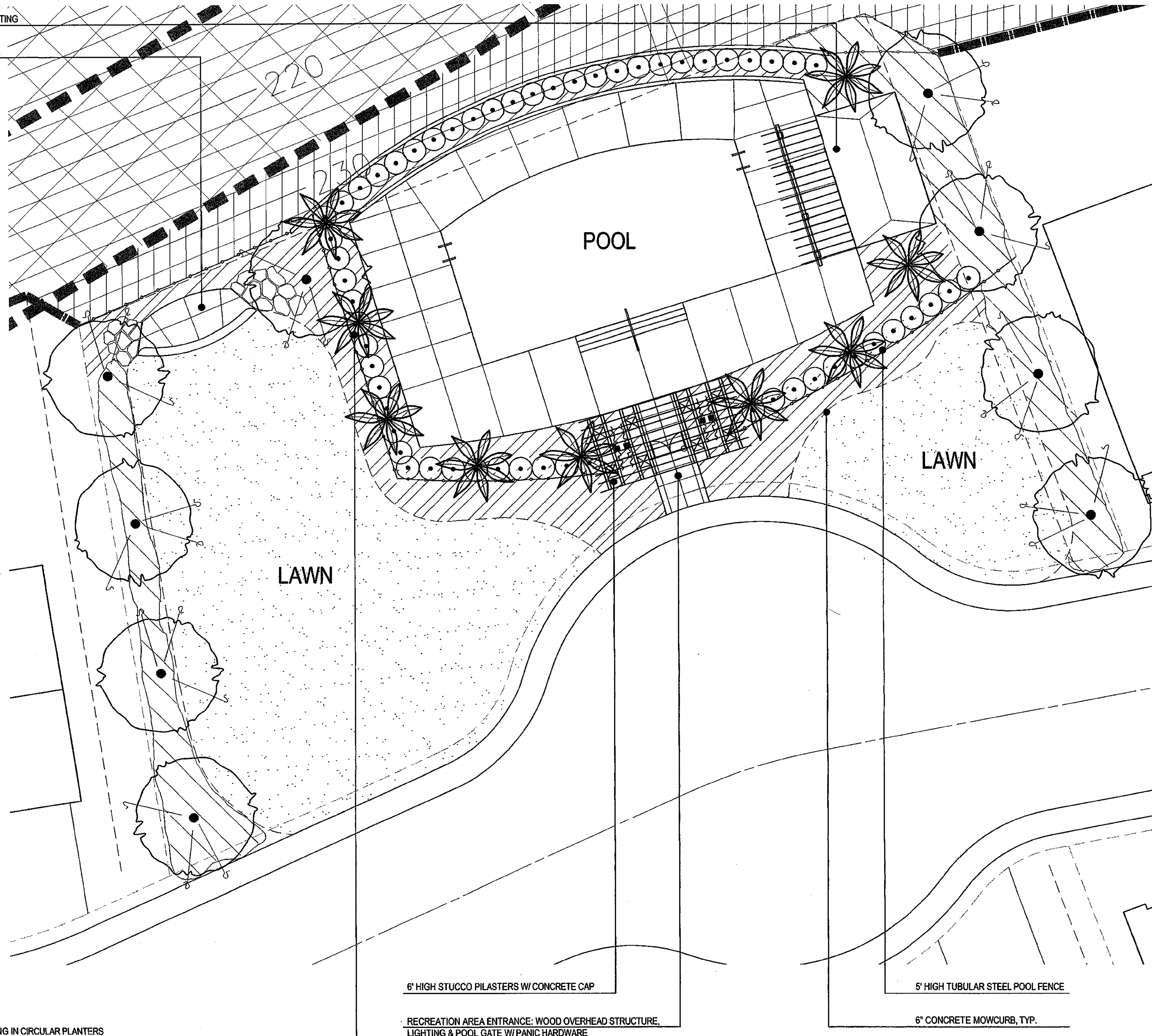
CONCEPTUAL LANDSCAPE MASTER PLAN
OCEANSIDE VISTA
City of Oceanside, California

SHEET
L-3
OF
L-6

SEE SHEET L-2 FOR PLANTING & FENCING LEGEND

RESTROOM BUILDING W/ WOOD OVERHEAD STRUCTURE & LIGHTING

OVERLOOK AREA W/ SEATWALL



PLANT PALETTE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|--------|--|--|--|
| | CANOPY TREES CUPANIOPSIS ANACARDIODES PISTACIA CHINENSIS TRISTANIA CONFERTA | CARROTWOOD TREE CHINESE PISTACHE BRISBANE BOX | 36" BOX 36" BOX 36" BOX |
| | SHRUBS & GROUNDCOVERS AGAPANTHUS ORIENTALIS CALAMAGROSTIS 'OVERDAM' CUPHEA HYSSOPIFOLIA DIETES VEGETA EURYOPS PECTINATUS FESTUCA CINEREA 'ELIJAH BLUE' HEMEROCALLIS HYBRID 'YELLOW' LANTANA MONTEVIDENSIS LIGUSTRUM JAPONICUM NANDINA DOMESTICA MYOPORUM 'PACIFICUM' PENNISETUM A. 'LITTLE BUNNY' PENNISETUM S. 'RUBRUM' PITTOSPORUM TOBIRA PHORMIUM COOKIANUM PHOTINIA FRASERI RHAPHIOLEPIS L. 'MAJESTIC BEAUTY' RHAPHIOLEPIS INDICA 'CLARA' TRACHELOSPERMUM JASMINOIDES WESTRINGIA FRUITICOSA | AGAPANTHUS OVERDAM FEATHER REED GRASS FALSE HEATHER FORTNIGHT LILY EURYOPS ELIJAH BLUE FESCUE DAYLILY TRAILING LANTANA WAXLEAF PRIVET HEAVENLY BAMBOO MYOPORUM DWARF FOUNTAIN GRASS PURPLE FOUNTAIN GRASS TOBIRA NEW ZEALAND FLAX FRASER'S PHOTINIA INDIAN HAWTHORN INDIAN HAWTHORN STAR JASMINE WESTRINGIA | 5 GAL. 5 GAL. 1 GAL. 5 GAL. 5 GAL. 1 GAL. 5 GAL. 1 GAL. 5 GAL. 5 GAL. 1 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. |
| | LAWN | MEDALLION FESCUE | SOD |
| | VINES/ESPALEERS BOUGAINVILLEA 'SAN DIEGO RED' DISTICTIS BUCCINATORIA LONICERA HILDEBRANDIA | BOUGAINVILLEA BLOOD RED TRUMPET VINE HALL'S HONEYSUCKLE | 15 GAL. 15 GAL. 15 GAL. |
| | ACCENT SHRUBS AGAPANTHUS ORIENTALIS DIETES VEGETA HEMEROCALLIS HYBRID 'YELLOW' NANDINA DOMESTICA PHORMIUM SPP. | AGAPANTHUS FORTNIGHT LILY DAYLILY HEAVENLY BAMBOO NEW ZEALAND FLAX | 5 GAL. 1 GAL. 5 GAL. 5 GAL. 1/5 GAL. |
| | UPPER SLOPES: DROSANTHEMUM ECHIUM FASTUOSUM LONICERA JAPONICA 'HALLIANA' MELALEUCA NESOPHILA MYOPORUM 'PACIFICUM' PITTOSPORUM TOBIRA ROSMARINUS 'TUSCAN BLUE' WESTRINGIA ROSMARINFOLIA | ICE PLANT PRIDE OF MADEIRA HALL'S HONEYSUCKLE PINK MELALEUCA PROSTRATE MYOPORUM TOBIRA ROSEMARY WESTRINGIA | CUTTINGS @ 24" O.C. 5 GAL. FLATS @ 24" O.C. 5 GAL. FLATS @ 24" O.C. 5 GAL. 5 GAL. 5 GAL. 5 GAL. |
| | LOWER / REMAINING SLOPES: SHRUBS ECHIUM FASTUOSUM HETEROMELES ARBUTIFOLIA MELALEUCA NESOPHILA PITTOSPORUM TOBIRA ROSMARINUS 'TUSCAN BLUE' WESTRINGIA ROSMARINFOLIA | PRIDE OF MADEIRA TOYON PINK MELALEUCA TOBIRA ROSEMARY WESTRINGIA | 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. |
| | UPLAND SPECIES: ADOLPHIA CALIFORNICA HETEROMELES ARBUTIFOLIA MALOSMA LAURINA RHUS INTEGRIFOLIA | CALIFORNIA ADOLPHIA TOYON LAURAL SUMAC LEMONADEBERRY | 1 GAL. 1 GAL. 1 GAL. 1 GAL. |
| | | | APPROX. DENSITY 10 FOOT CENTERS 40 FOOT CENTERS 40 FOOT CENTERS 40 FOOT CENTERS |

PALM TREES WITH UP-LIGHTING IN CIRCULAR PLANTERS

6' HIGH STUCCO PILASTERS W/ CONCRETE CAP

RECREATION AREA ENTRANCE: WOOD OVERHEAD STRUCTURE, LIGHTING & POOL GATE W/ PANIC HARDWARE

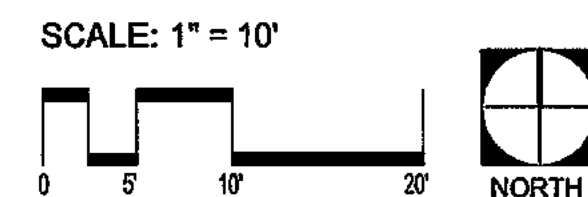
5' HIGH TUBULAR STEEL POOL FENCE

6' CONCRETE MOWCURE, TYP.

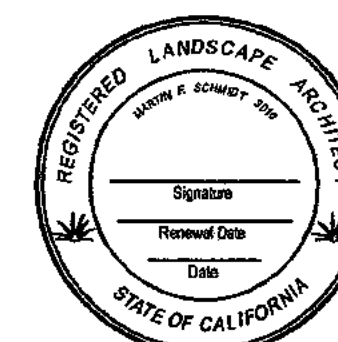
A RECREATION AREA CONCEPT PLAN

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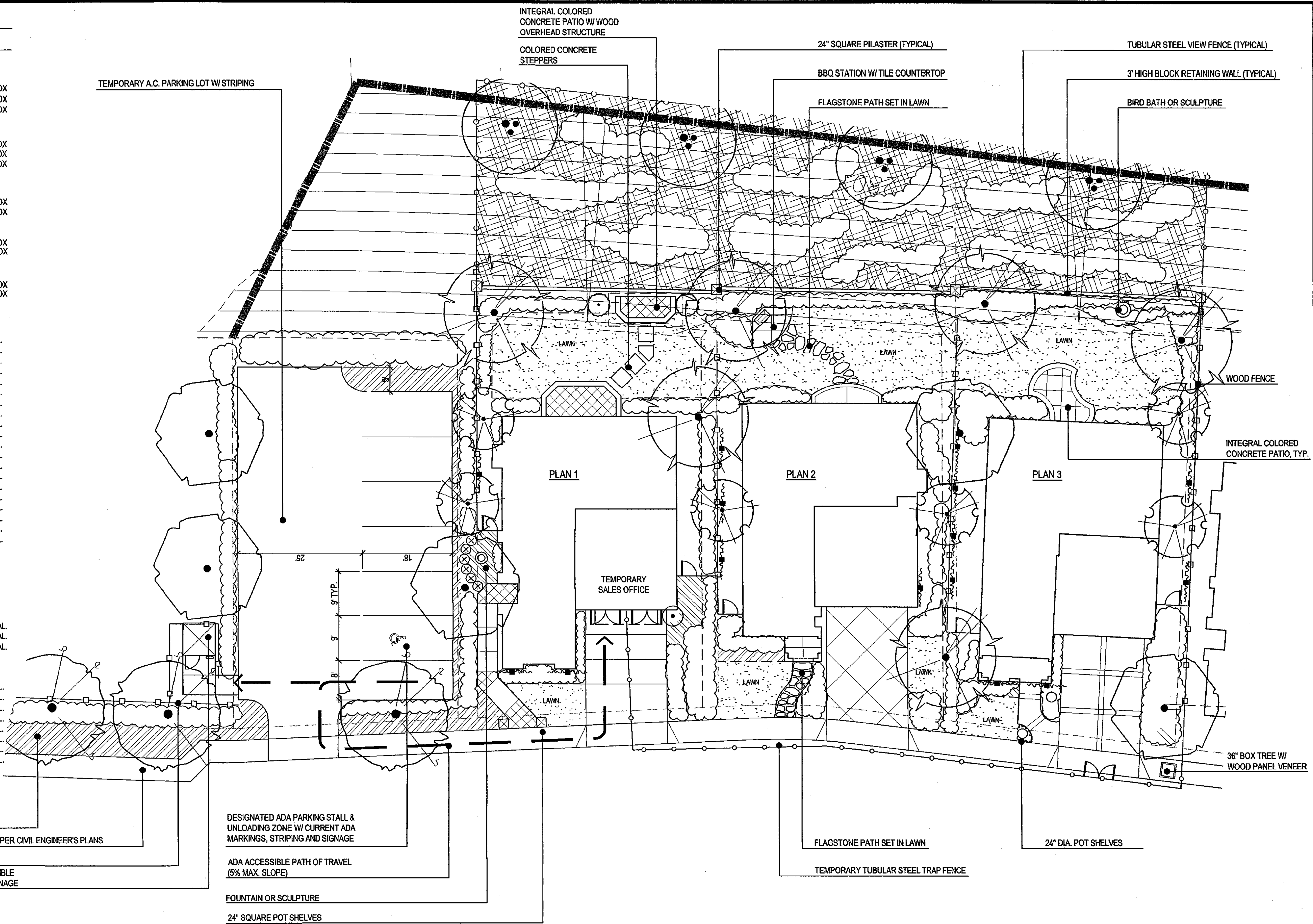
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CONCEPTUAL LANDSCAPE MASTER PLAN
OCEANSIDE VISTA
City of Oceanside, California

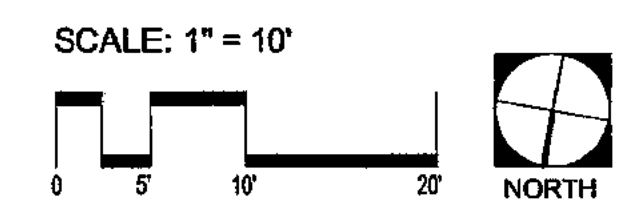
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OF
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PLANT PALETTE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|----------------------------------|-----------------------------------|----------------------------|---------|
| CANOPY TREES | | | |
| | CUPANIOPSIS ANACARDIODES | CARROTWOOD TREE | 36" BOX |
| | PISTACIA CHINENSIS | CHINESE PISTACHE | 36" BOX |
| | TRISTANIA CONFERTA | BRISBANE BOX | 36" BOX |
| LARGE ACCENT TREES | | | |
| | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE | 36" BOX |
| | OLEA EUROPEA | OLIVE | 36" BOX |
| | GEIGERA PARVIFOLIA | AUSTRALIAN WILLOW | 36" BOX |
| SMALL ACCENT TREES | | | |
| | ARBUTUS MARINA | HYBRID MADRONE | 24" BOX |
| | LAGERSTROEMIA INDICA | GRAPE MYRTLE | 24" BOX |
| CANOPY STREET TREES | | | |
| | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE | 48" BOX |
| | TRISTANIA CONFERTA | BRISBANE BOX | 48" BOX |
| SLOPE TREES | | | |
| | RHUS LANCEA | AFRICAN SUMAC | 24" BOX |
| | SCHINUS MOLLE | CALIFORNIA PEPPER | 24" BOX |
| SHRUBS & GROUNDCOVERS | | | |
| | AGAPANTHUS ORIENTALIS | AGAPANTHUS | 5 GAL. |
| | CALAMAGROSTIS 'OVERDAM' | OVERDAM FEATHER REED GRASS | 5 GAL. |
| | CUPHEA HYSSOPIFOLIA | FALSE HEATHER | 1 GAL. |
| | DIETES VEGETA | FORTNIGHT LILY | 5 GAL. |
| | EURYOPS PECTINATUS | EURYOPS | 5 GAL. |
| | FESTUCA CINEREA 'ELIJAH BLUE' | ELIJAH BLUE FESCUE | 1 GAL. |
| | HEMEROCALLIS HYBRID 'YELLOW' | DAYLILY | 5 GAL. |
| | LANTANA MONTEVIDENSIS | TRAILING LANTANA | 1 GAL. |
| | LIGUSTRUM JAPONICUM | WAXLEAF PRIVET | 5 GAL. |
| | NANDINA DOMESTICA | HEAVENLY BAMBOO | 5 GAL. |
| | MYOPORUM 'PACIFICUM' | MYOPORUM | 1 GAL. |
| | PENNISETUM A. 'LITTLE BUNNY' | DWARF FOUNTAIN GRASS | 5 GAL. |
| | PENNISETUM S. 'RUBRUM' | PURPLE FOUNTAIN GRASS | 5 GAL. |
| | PITTIOSPORUM TOBIRA | TOBIRA | 5 GAL. |
| | PHORMIUM COOKIANUM | NEW ZEALAND FLAX | 5 GAL. |
| | PHOTINIA FRASERI | FRASER'S PHOTINIA | 5 GAL. |
| | RHAPHIOLEPIS I. 'MAJESTIC BEAUTY' | INDIAN HAWTHORN | 5 GAL. |
| | RHAPHIOLEPIS INDICA 'CLARA' | INDIAN HAWTHORN | 5 GAL. |
| | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE | 1 GAL. |
| | WESTRINGIA FRUITICOSA | WESTRINGIA | 5 GAL. |
| LAWN | | | |
| | MEDALLION FESCUE | | SOD |
| VINES/ESPALEERS | | | |
| | BOUGANVILLEA 'SAN DIEGO RED' | BOUGANVILLEA | 15 GAL. |
| | DISTICTIS BUCCINATORIA | BLOOD RED TRUMPET VINE | 15 GAL. |
| | LONICERA HILDERBRANDIA | HALL'S HONEYSUCKLE | 15 GAL. |
| SHRUBS & GROUNDCOVERS | | | |
| | ARTEMESIA 'POWIS CASTLE' | ARTEMESIA | 5 GAL. |
| | BOUGANVILLEA 'SAN DIEGO RED' | BOUGANVILLEA | 5 GAL. |
| | CISTUS SALVIFOLIUS | ROCKROSE | 5 GAL. |
| | COTONEASTER D. 'LOWFAST' | BEARBERRY COTONEASTER | 5 GAL. |
| | LANTANA MONTEVIDENSIS | LANTANA | 1 GAL. |
| | LONICERA JAPONICA 'HALLIANA' | HALL'S HONEYSUCKLE | 5 GAL. |
| | MYOPORUM 'PACIFICUM' | MYOPORUM | 1 GAL. |
| | SALVIA LEUCANTHA | MEXICAN BUSH SAGE | 5 GAL. |



B MODEL HOMES CONCEPT PLAN



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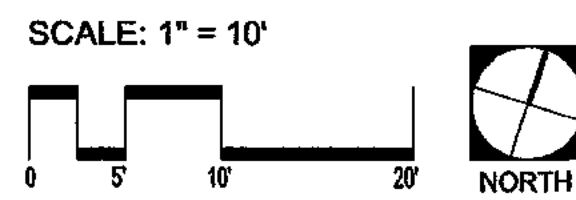
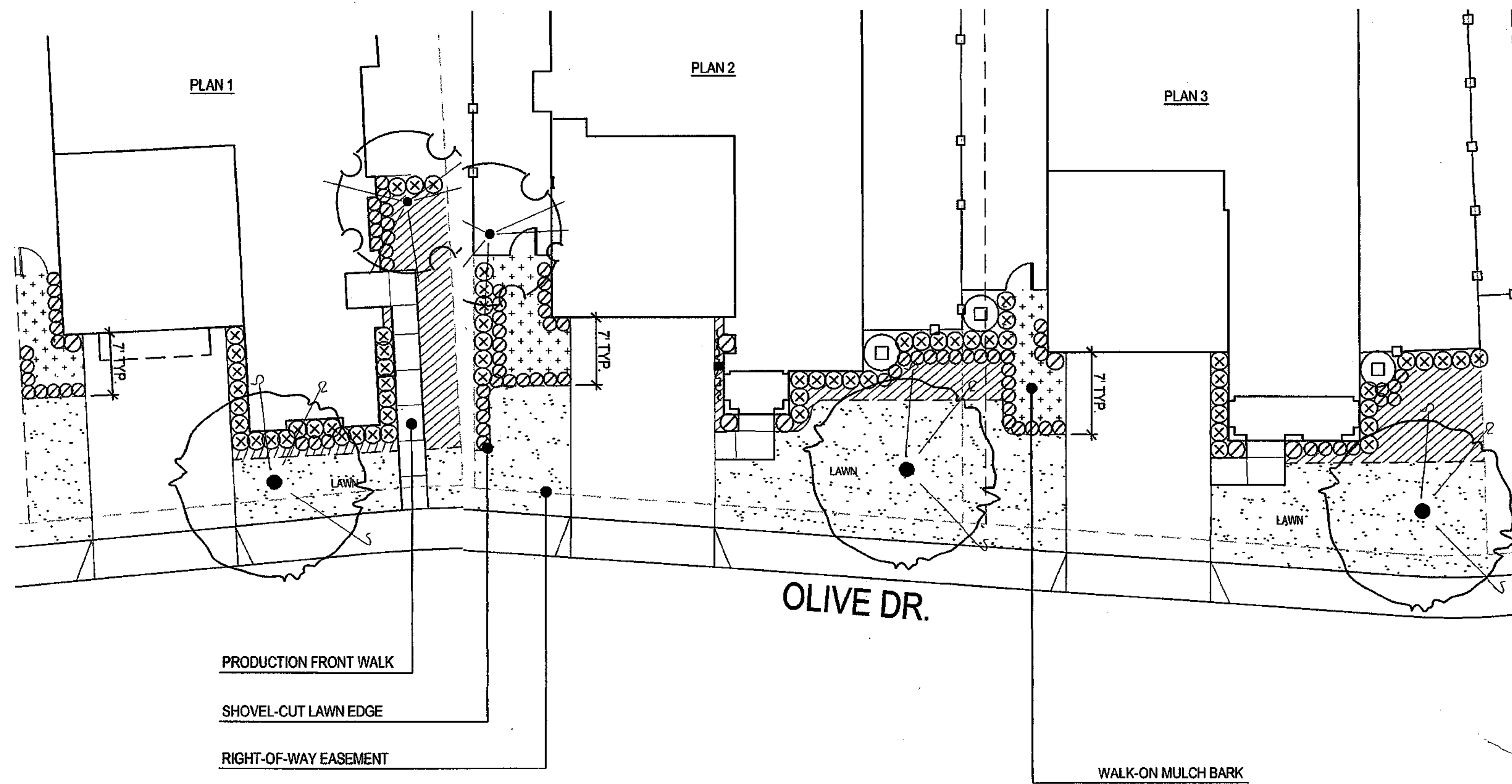
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CONCEPTUAL LANDSCAPE MASTER PLAN
OCEANSIDE VISTA
City of Oceanside, California

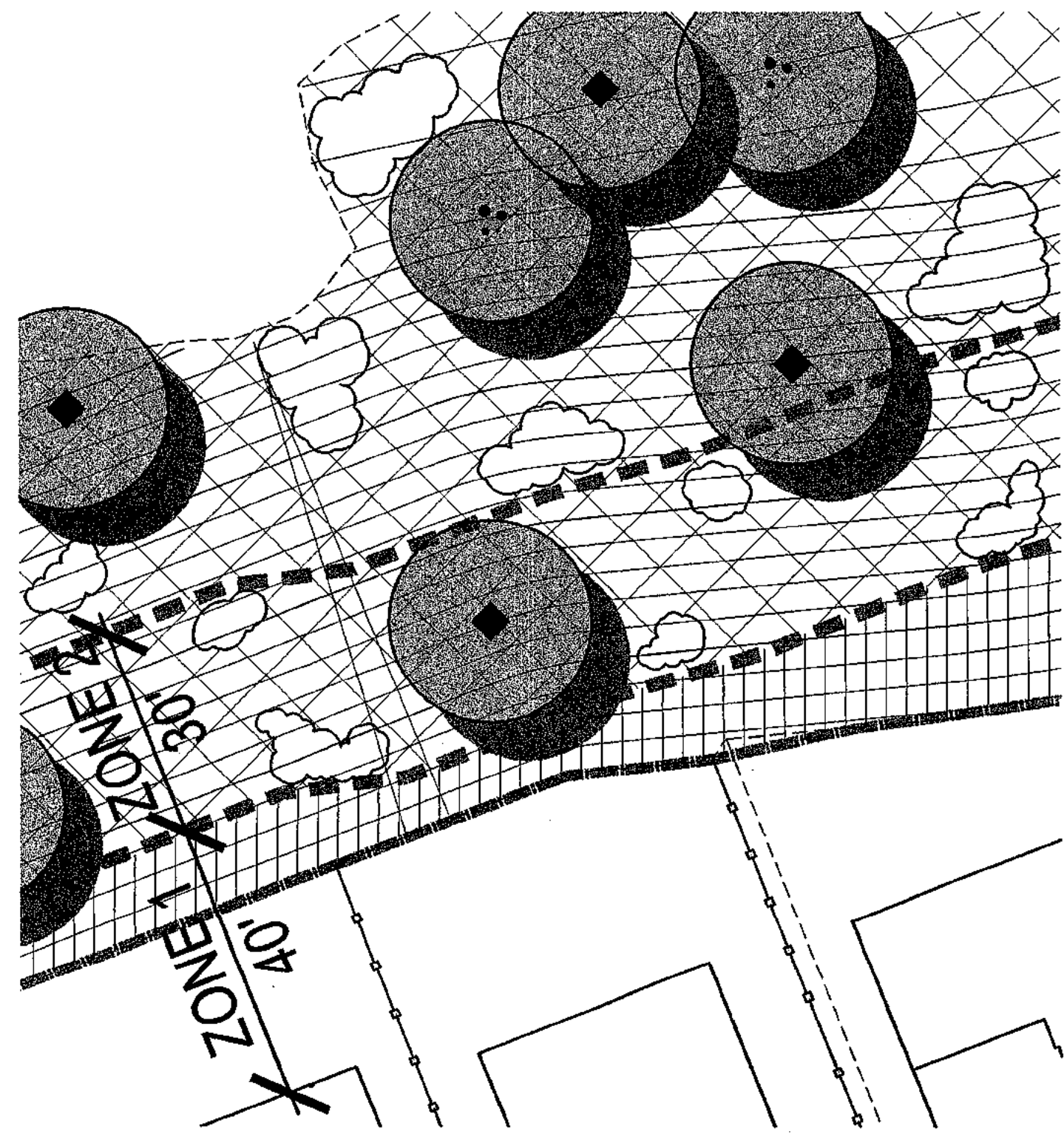
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C TYPICAL FRONT YARDS CONCEPT

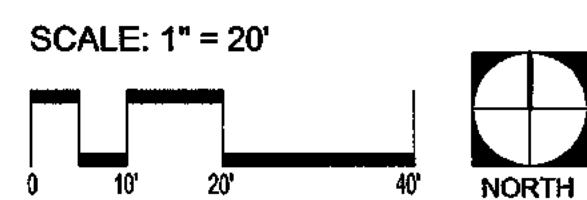
PLANT PALETTE (TYPICAL FRONT YARDS)

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|---------------------------------|--------------------------------|------------------------|-------------------|
| FLOWERING ACCENT TREES | | | |
| ⊙ | ARBUSUS MARINA | HYBRID MADRONE | 15 GAL. |
| | LAGERSTROEMIA INDICA | CRAPE MYRTLE | 15 GAL. |
| | PYRUS CALLERYANA 'BRADFORD' | BRADFORD PEAR | 15 GAL. |
| STREET TREES | | | |
| ⊙ | GEIGERA PARVIFOLIA | AUSTRALIAN WILLOW | 24" BOX |
| | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE | 24" BOX |
| | TRISTANIA CONFERTA | BRISBANE BOX | 24" BOX |
| LARGE FOUNDATION SHRUBS | | | |
| ⊙⊙ | PHOTINIA FRASERI | FRASER'S PHOTINIA | 5 GAL. |
| | RHAPHIOLEPIS 'MAJESTIC BEAUTY' | INDIAN HAWTHORN | 5 GAL. |
| | LIGUSTRUM JAPONICUM | WAX LEAF PRIVET | 5 GAL. |
| | PITTOSPORUM TOBIRA | TOBIRA | 5 GAL. |
| MEDIUM FOUNDATION SHRUBS | | | |
| ⊗⊗ | EURYOPS PECTINATUS | BUSH DAISY | 5 GAL. |
| | PITTOSPORUM TOBIRA | TOBIRA | 5 GAL. |
| | RHAPHIOLEPIS INDICA 'CLARA' | INDIA HAWTHORN | 5 GAL. |
| FOREGROUND/ACCENT SHRUBS | | | |
| ⊗ | AGAPANTHUS ORIENTALIS | AGAPANTHUS | 5 GAL. |
| | DIETES VEGETA | FORTNIGHT LILY | 1 GAL. |
| | HEMEROCALLIS HYBRID 'YELLOW' | DAYLILY | 5 GAL. |
| | NANDINA DOMESTICA | HEAVENLY BAMBOO | 5 GAL. |
| | PHORMIUM SPP. | NEW ZEALAND FLAX | 1/5 GAL. |
| GROUND COVERS | | | |
| ▨ | GAZANIA 'AZTEC RED' | GAZANIA | FLATS @ 12" O.C. |
| | LANTANA MONTEVIDENSIS | TRAILING LANTANA | FLATS @ 18" O.C. |
| | MYOPORUM 'PACIFICUM' | PROSTRATE MYOPORUM | FLATS @ 24" O.C. |
| | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE | 1 GAL. @ 24" O.C. |
| LAWN | | | |
| ▨ | | MEDALLION FESCUE | |
| WALK-ON BARK | | | |
| ▨ | | | |
| VINES/ESPALIERS | | | |
| ▨ | BOUGAINVILLEA 'SAN DIEGO RED' | BOUGAINVILLEA | 15 GAL. |
| | DISTICTIS BUCCINATORIA | BLOOD RED TRUMPET VINE | 15 GAL. |
| | LONICERA J. 'HALLIANA' | HALL'S HONEYSUCKLE | 15 GAL. |



PLANT PALETTE:

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|----------------------------------|------------------------------|------------------------|---------------------|----------------------------------|-------------------------------|-----------------------|--------|
| SLOPE TREES | | | | | | | |
| ⊙ | EUCALYPTUS POLYANTHEMOS | SILVER DOLLAR GUM | 5 GAL. | SHRUBS & GROUNDCOVERS | | | |
| ⊙ | SCHINUS MOLLE | CALIFORNIA PEPPER TREE | 24" BOX | ⊗ | ARTEMESIA 'POWIS CASTLE' | ARTEMESIA | 5 GAL. |
| UPPER SLOPES: | | | | | BOUGAINVILLEA 'SAN DIEGO RED' | BOUGAINVILLEA | 5 GAL. |
| ▨ | DROSANTHEMUM | ICE PLANT | CUTTINGS @ 24" O.C. | | ROCKROSE | ROCKROSE | 5 GAL. |
| | ECHILUM FASTUOSUM | PRIDE OF MADEIRA | 5 GAL. | | BEARBERRY COTONEASTER | BEARBERRY COTONEASTER | 5 GAL. |
| | LONICERA JAPONICA 'HALLIANA' | HALL'S HONEYSUCKLE | FLATS @ 24" O.C. | | LANTANA | LANTANA | 1 GAL. |
| | MELALEUCA NESOPHILA | PINK MELALEUCA | 5 GAL. | | HALL'S HONEYSUCKLE | HALL'S HONEYSUCKLE | 5 GAL. |
| | MYOPORUM 'PACIFICUM' | PROSTRATE MYOPORUM | FLATS @ 24" O.C. | | MYOPORUM | MYOPORUM | 1 GAL. |
| | PITTOSPORUM TOBIRA | TOBIRA | 5 GAL. | | MEXICAN BUSH SAGE | MEXICAN BUSH SAGE | 5 GAL. |
| | ROSMARINUS 'TUSCAN BLUE' | ROSEMARY | 5 GAL. | | | | |
| | WESTRINGIA ROSMARINIFOLIA | WESTRINGIA | 5 GAL. | | | | |
| LOWER / REMAINING SLOPES: | | | | | | | |
| ▨ | ECHILUM FASTUOSUM | PRIDE OF MADEIRA | 5 GAL. | | | | |
| | HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL. | | | | |
| | MELALEUCA NESOPHILA | PINK MELALEUCA | 5 GAL. | | | | |
| | PITTOSPORUM TOBIRA | TOBIRA | 5 GAL. | | | | |
| | ROSMARINUS 'TUSCAN BLUE' | ROSEMARY | 5 GAL. | | | | |
| | WESTRINGIA ROSMARINIFOLIA | WESTRINGIA | 5 GAL. | | | | |
| UPLAND SPECIES: | | | | | | | |
| | ADOLPHIA CALIFORNICA | CALIFORNIA ADOLPHIA | 1 GAL. | | | | |
| | HETEROMELES ARBUTIFOLIA | TOYON | 1 GAL. | | | | |
| | MALOSMA LAURINA | LAURAL SUMAC | 1 GAL. | | | | |
| | RHUS INTEGRIFOLIA | LEMONADEBERRY | 1 GAL. | | | | |



D FUEL MODIFICATION PLAN, TYPICAL PLANTING

FUEL MODIFICATION NOTE:

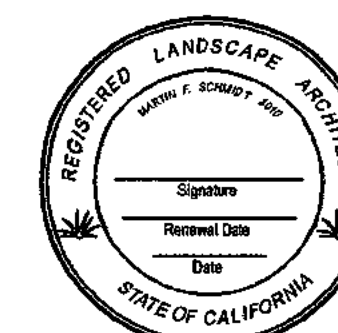
ZONE I - PERMANENT IRRIGATION WITH EXISTING VEGETATION REMOVED AND PLANTED WITH DROUGHT - TOLERANT AND FIRE RESISTANT PLANT MATERIAL.

ZONE II - SHALL CONSIST OF NO MORE THAN 50% OF NATIVE AND / OR NATURAL VEGETATION.

--- ZONE SEPERATION LINE

ENVIRONS
LANDSCAPE ARCHITECTURE

RLA 3010
1909 State Street Suite 200
San Diego, CA 92101
voice 619 . 232 . 7007
fax 619 . 232 . 7008



PROJECT: 04.039
DATE: 07.07.04
DRAWN: [Signature]
PRINT DATE / REVISIONS: 01.14.05

CONCEPTUAL LANDSCAPE MASTER PLAN
OCEANSIDE VISTA
City of Oceanside, California

SHEET
L-6
OF
L-6