AGENDA NO. 4

PLANNING COMMISSION *STAFF REPORT*

DATE: January 10, 2011

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D10-00007) TO ALLOW THE CONSTRUCTION OF 123 SINGLE-FAMILY HOMES TO BE DEVELOPED WITHIN THE MORRO HILLS VILLAGE "K" SUBDIVISION. THE SITE IS APPROXIMATELY 36.73 ACRES IN SIZE AND IS SITUATED WITHIN THE WESTERN PORTION OF THE MORRO HILLS MASTER PLANNED COMMUNITY IN THE NORTH VALLEY NEIGHBORHOOD. – THE FAIRWAYS @ ARROWOOD – TOLL LAND XX LTD PARTNERSHIP**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Approve Development Plan D10-00007 by adopting Planning Commission Resolution No. 2011-P01 with findings and conditions of approval attached herein.

BACKGROUND:

The 123 Lot Village "K" subdivision was approved as part of Tentative Map (T-12-99) and is comprised of 6,000-square foot lot minimums for residential development. Approval of this lot configuration was approved via condition of approval No. 130 of PC Resolution 2000-P40.

On May 30, 2000, the Planning Commission adopted PC Resolution No. 2000-P40 approving Tentative Map (T-12-99), Development Plan (D-33-99) and Conditional Use Permits (C-48-99 and C-51-99) for an 828-unit single-family residential subdivision, golf course, a 12-acre school site, small village center, a day care, church site, community activity center and a country store on approximately 474 acres. Condition of approval No. 127 of this resolution required that final architectural plans be reviewed and approved by the Planning Commission through the submittal of a Development Plan.

On May 20, 2002 the Planning Commission adopted PC Resolution No. 2002-P23 approving a time extension for Tentative Map (T-12-99), Development Plan (D-33-99) and Conditional Use Permits (C-48-99 and C-51-99).

Site Review: The project site is located on the eastern portion of the Morro Hills Master Planned Community, and is situated directly west and adjacent to the Arrowood Golf Course's fairways. The property is zoned RE-B-MP-1 (Residential Estate - B - Master - Plan-1) on the City of Oceanside Zoning Map, and is designated EB-R-MP-1-96 (Estate-B-Residential Master Plan-1-96) on the General Plan Land Use Map. Currently Village "K" is being rough graded to be consistent with the project's original approvals. The residential portions of the site are relatively flat with a gradual down slope from north to south. Elevations of the proposed pads range from a high of approximately 283 feet above mean sea level (MSL) on the northern portion of the site to a low of 237 feet MSL on the southern portion of the site.

The Morro Hills Village K site is surrounded by other single-family residential units in all directions. Morro Hills Village "H & I" exist to the north, Morro Hills Village "J" exist to the west, Morro Hills Village "M" exist to the south, and the Morro Hills Golf Course exist to the east.

Project Description: The project application is comprised of one component, a Development Plan.

<u>Development Plan D10-00007</u> represents a request for the following:

(a) To establish four single-family residential architectural floor plans, each with three architectural design elevation options, and four distinct color schemes to be constructed as single unit-variable (SU-V) units pursuant to Articles 10, 30 and 43 of the Zoning Ordinance and consistent with the Morro Hills Village and Golf Course Master Plan Guidelines. The size of the homes would range from 2,717 to 3,407 square feet, with three to five bedrooms and 2.5 to 4.5 baths.

(b) To modify the Pad Area Elevations one foot or less from what was originally approved as part of the Tentative Maps conceptual approval.

The proposal consists of final architectural plans to be implemented in the development of 123 single-family residential units on a previously subdivided 36.73-acre site. The project will be landscaped with planting themes consistent with the Morro Hills Village and Golf Course landscaping concept and palette as conditioned through condition of approval No. 100 of Planning Commission Resolution 2000-P40.

Outlined below are the required development criteria of the underlying zoning and the Morro Hills Master Plan and those proposed by the project:

	Required	Proposed
LOT SIZE	6,000 sq. ft. usable lot area for residential purposes	6,000 + sq. ft. usable lot area for residential purposes. (Varies Per Lot) See Lot Coverage Table
SETBACKS Front Side Corner Rear	 25 ft./ 15ft. to Garages turned 90 degrees to street 5 ft. 15 ft. 20 ft.	Minimum Dependent Upon Plan Type Selected 25 ft./ 15ft. to Garages turned 90 degrees to street 5 ft. 15 ft. 20 ft.
PARKING	3 car garage	3 car garage w/ 1 turned 90 degrees to the street on all plans types
BUIDLING HEIGHT	Two story - 30 ft. (max)	28" (Max)

The project is subject to the following Ordinances and City policies:

1. General Plan Land Use Element
2. Zoning Ordinance/Morro Hills Village and Golf Course Master Plan
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is EB-R-MP-1-96 (Estate-B-Residential Master Plan-1-96). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.2: Site Design
Objective: To provide high-quality site design, all proposed land development projects shall take advantage of natural or man-made environments to maximize energy conservation, natural air circulation, public safety, visual aesthetics, private and common open spaces, privacy, and land use compatibility.

Policy: C. New development or land uses shall provide coordinated site design wherever possible with existing or proposed adjacent land uses to provide complimentary site design, unified circulation access, and joint use of ancillary facilities.

The original Morro Hills Master Development Plan approval ensured that Village "K" was to be development and integrated into the sloping topography and into the golf course community design. The proposed design features of Village "K" would be design in a manner that integrates the subtle earth tones and appropriate setbacks, to ensure that the development is in harmony with the golf course environment. In order to provide for high quality design that incorporates environmentally friendly building techniques, the applicant has established a number of green building items into the overall construction. Green building techniques to be implemented throughout the 123 single-family residences include, tankless water heaters, Low-E glass windows, and a solar lease program (the homeowner leases solar equipment rather than buying it) that has a 90 percent capture rate in other Toll Brother developments.

2. Zoning Compliance

Is the proposed project consistent with the underlying zoning development criteria and the Morro Hills Master Development Plan?

DISCUSSION

The proposal consists of the development of 123 single-family residential units on a previously subdivided 36.73-acre site. The applicant has proposed four floor plans with three architectural styles (Spanish Colonial, and Mediterranean). All three styles incorporate varied design elements such as; but not limited to, stucco finish exteriors, concrete "S" and flat tile roofs, low-e glass windows, sectional roll-up garage doors, and third car garages being that of a non-fronting side loaded garage. Also noted in the overall architectural design are the use of appropriate details consistent with the chosen architectural style, including decorative shutters, wrought iron railings, wooden rafter tails, faux corbels, and the use of stone veneers. The Morro Hills Design Guidelines have been implemented consistently through each of the three architectural styles, and will utilize an exterior color palette that is exclusively earth tone in nature and varied through the use of four different palettes per architectural style. The following table of finish materials color schemes has been provided to illustrate the extensive variation that will be seen throughout Village "K":

Toll Brothers
America's Luxury Home Builder

Toll Brothers at Arrowood

JOB# 350-10104
COLOR SELECTION CHART

BASSENIAN LAGONI

ROOF: EAGLE STONE: EL DORADO
PAINT: FRAZEE
MORTAR: ORCO BLENDED PRODUCT

JULY 8, 2010

	SCHEMES 1-4 SPANISH COLONIAL ELEVATIONS				SCHEMES 5-8 MEDITERRANEAN ELEVATIONS				SCHEMES 9-12 MANOR ELEVATIONS			
SCHEME #	1	2	3	4	5	6	7	8	9	10	11	12
FASCIA, TAILS & GARAGE DOOR	CL 2675D MOMMA	CL 2928A BARREN	CL 2048N WIGWAM	CL 2657 ASTEROID	CL 2747N ROVER	CL 2890N VINE BLOOM	CL 2635N LUMBERJACK	CL 2627N CHOCOLATE BROWNIE	CLC 1218D SONATA	CL 2685A LOGWOOD	CL 2517N TANNIN	CL 2668A DOTCOM
TRIM	CL 2903M CITADEL	CL 2903M CITADEL	CL 2683O	CL 2684 DECK CHAIR	CL 2744D DINGO	CL 2791W TAN WRAP	CLC 1249W ROLLING STONE	CLC 1250M SOYA BEAM	CLC 1229D PAIGE	CL 2893M KNAPWEED	CLW 1008W MORRISSEY	CL 2781W PROSE
SHUTTERS	CLC 1210D THE LOFT	CL 2616N OAK GALL	SMOKED TROUT	CL 3085D ANZAC	CL 2567 LOG JAM	CL 2998A TUSSOCK	CL 3166A STEEL WOOL	CL 2637N WETLANDS	CL 2618N OAK GALL	CL 3124D CADIZ	CL 3036A PETAL PLUCKER	CL 2956N BOREAL
FRONT ENTRY DOOR	WALNUT	ENGLISH WALNUT	WALNUT	ENGLISH WALNUT	MAHOGANY	ENGLISH WALNUT	WALNUT	WALNUT	MAHOGANY	WALNUT	MAHOGANY	WALNUT
BASE STUCCO	CLW 1013W AKAMINA	CL 2821W MINISCULE	CL 2792W SPRITE	CLC 1252M ONION	CL 2762W DRENNAN	CL 2763M QUARRY	CL 2764D BURLAP	CL 2715D AMBER BREW	CL 2812W TELEGRAM	CLW 1018W PRAIRIE BLUFF	CL 2674M STORM BAY	CL 2744D DINGO
STONE	—	—	—	—	—	—	—	—	MESQUITE CLIFFSTONE	MESETA FIELDLEDGE	MANZANITA CLIFFSTONE	SHILO LIMESTONE
STONE MORTAR	—	—	—	—	—	—	—	—	DRYSTACK	WARM GRAY FLUSH MORTAR	DRYSTACK	NUFAD FLUSH MORTAR
EAGLE 'S' TILE	3680	3606	3646	3606	3645	SCC 8807	3520	SCC 6830	—	—	—	—
EAGLE FLAT SMOOTH	—	—	—	—	—	—	—	—	4634	SCB 8828	4671	4502
CLAY OUTLOOKERS	CL 2697N LOST LUGGAGE	CL 2697N LOST LUGGAGE	CL 2697N LOST LUGGAGE	CL 2697N LOST LUGGAGE	—	—	—	—	—	—	—	—
WROUGHT IRON	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY
WINDOW FRAME	SANDSTONE	SANDSTONE	SANDSTONE	SANDSTONE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
GUTTERS & DOWNSPOUT	BUCKSKIN BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BUCKSKIN BROWN	BEAVER BROWN	BUCKSKIN BROWN

The Morro Hills Design Guidelines requires that plotting of floor plans/elevations be alternated so that no individual elevation is plotted for more than 60 percent of the total units on any individual street. While the entire 123 proposed units would be accessed off of one single public road referred to as Bellingham Drive, staff has determined that the overall intent of this requirement was to provide for visual variation along the streetscape. Based upon the topography and geometric configuration of the single street, staff has concluded that breaking up Bellingham Drive into five separate segments would meet the intent of providing visual variation and would provide for greater variation along the street front.

Segment Number	Number of Lots	Lot Numbers
Segment A	27	21-42 & 104-108
Segment B	33	1-20 & 91-103
Segment C	20	71-90
Segment D	28	58-70 & 109-123
Segment E	15	43-57

In order to ensure that the maximum number of plan types is not exceeded beyond what is allowed through the phased development, staff has had a plotting matrix incorporated into the plotting site plan and will condition the projects approval to maintain an up to date matrix of plan/elevation selection for each lot as it develops through the various phases. Additional requirements identified in the Morro Hills Design Guidelines to be implemented in the floor plan/elevation selection process for Village "K" includes the following:

a) *No two units with identical front elevations shall be plotted on adjacent lots on the same side of the street*
b) *If the same plan type is selected adjacent to each other, a different elevation and color scheme will be required*
c) *There will be a separation of three intervening lots before the same elevation and color scheme can be repeated for the same plan type*

Listed below is the overall breakdown of the proposed five floor plans, with plan type one being designed a one story single-family residence (see floor plans and elevations for precise details):

Plan Type	Sq. ft.	Bedrooms	Baths	Garage
1- Spanish	2,717	4	2.5	3-car Tandem
1- Mediterranean	2,717			
1- Manor	2,717			
2- Spanish	2,958	4	3.5	3-car Swing
2- Mediterranean	2,958			
2- Manor	2,958			
3- Spansih	3,151	4	3.5	3-car Tandem
3- Mediterranean	3,151			
3- Manor	3,151			
4- Spanish	3,407	5	4.5	3-car Swing
4- Mediterranean	3,407			
4- Manor	3,407			

The proposed 123 lot single-family residential development for village "K" in the master plan community of Morro Hills Village and Golf Course will be integrated within the Morro Hills Golf Course and single-family residential neighborhoods.

The proposed project is in compliance with Morro Hills Village and Golf Course development standards and guidelines as well as the master Tentative Map. All units have been plotted within the prescribed building envelope, as dictated by the approved setbacks. The design of the unit exteriors will be varied to create interest within the neighborhood streetscape. The four different floor plans with three different architectural design styles, each with four distinct-color schemes will be utilized. Project landscaping, perimeter walls, fences and entry signage will comply with the corresponding design concepts set forth in the Morro Hills Village and Golf Course Master Plan.

Two out of the four plan types consist of a tandem three-car garage design, which would be permitted through the Morro Hills Master Development Plan. The tandem configuration allows three vehicles to be parked within the garage, while allowing a front building elevation that is not primarily garage and improves the general streetscape of the neighborhood.

In summary, staff has determined that the development plan, minor finish grade modifications and mix of architectural styles and product type will be complimentary with the existing development patterns within the surrounding master planned community. Staff recommends approval of the final architectural plans and minor grade changes, subject to the modified conditions of project approval.

ENVIRONMENTAL DETERMINATION

An Addendum to the Supplemental Environmental Impact Report (SEIR) was prepared and certified for the Morro Hills Master Planned Developments Initial Tentative Map (T-3-98). The proposed project to establish single-family residential final architectural design plans to be constructed on the previously approved 123 lot Village "K" and make minor grade changes are consistent with the extent of the initial CEQA review; therefore, further environmental review is not required at this time.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, Legal notice was published in the North County Times and notices were sent to property owners of record/and occupants within a 1,500-foot radius of the subject property, to individuals/organizations requesting notification, and to the applicant.

SUMMARY

Staff has determined that the proposed Development Plan is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan, as well as the Morro Hills Village and Golf Course Master Plan. The project meets or exceeds all development standards within the Morro Hills Master Plan area. The project is compatible in residential product type, square footages and architecture with the surrounding neighborhood. The project possesses architecture and design elements that are consistent with the surrounding neighborhood and the proposed project will be an asset to the neighborhood. As such, staff recommends that the Planning Commission approve the project. The Commission's action should be:

-- Move to approve Development Plan (D10-00007) by adopting Planning Commission Resolution No. 2011-P01.

PREPARED BY:

Scott Nightingale
Planner II

SUBMITTED BY:

Jerry Hittleman
City Planner

Attachments:

1. Site/Development/Architectural Plans
2. Planning Commission Resolution 2011-P01
3. Planning Commission Resolution 2002-P23
4. Planning Commission Resolution 2000-P40

Site Plan

FAIRWAYS AT ARROWOOD

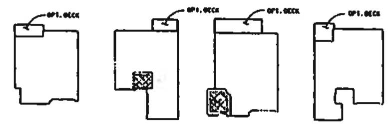
MORRO HILLS NEIGHBORHOOD "K" VILLAGE AND GOLF COURSE

LOT COVERAGE TABLE

LOT#	BLD. TYPE	TM PAD ELEVATION (FT)	PROPOSED PAD ELEVATION (FT)	TM LOT AREA	PROPOSED LOT AREA (SF)	BLD. AREA (SF)	LOT CVRG (%)
1	PLAN 4	256.7	266.6	6667	6663.0	2013	42.18%
2	PLAN 4	256.1	263.0	6363	6361.0	2013	44.08%
3	PLAN 4	261.4	266.4	6264	6266.1	2013	44.01%
4	PLAN 3	263.6	267.0	6245	6244.7	2032	42.16%
5	PLAN 4	264.6	269.1	7643	7643.1	2013	34.80%
6	PLAN 4	266.4	270.1	9631	9671.4	2013	29.08%
7	PLAN 4	266.0	272.1	6734	6734.2	2012	26.90%
8	PLAN 4	270.4	274.7	11,471	11476.6	2013	24.52%
9	PLAN 4	272.1	277.2	9676	9674.4	2017	26.48%
10	PLAN 4	276.1	276.6	8684	8658.6	2012	32.34%
11	PLAN 4	277.2	282.1	8028	8027.3	2013	35.04%
12	PLAN 4	276.6	283.1	7684	7663.6	2013	36.71%
13	PLAN 1	276.6	283.1	7734	7734.3	2366	30.69%
14	PLAN 4	276.6	280.6	6924	9924.0	2015	36.64%
15	PLAN 4	276.6	280.3	6163	6193.4	2013	31.99%
16	PLAN 4	273.0	275.6	6014	6913.6	2012	33.04%
17	PLAN 4	268.7	270.6	9203	9202.0	2017	30.07%
18	PLAN 4	264.6	266.2	11,027	11027.2	2013	23.78%
19	PLAN 4	262.6	263.6	7661	7661.1	2013	36.72%
20	PLAN 4	260.5	262.2	7907	7903.1	2013	35.56%
21	PLAN 4	258.2	260.6	6350	6349.7	2013	64.30%
22	PLAN 4	254.6	257.6	6614	6613.3	2013	42.53%
23	PLAN 4	251.6	253.6	6411	6410.4	2013	43.48%
24	PLAN 4	249.6	252.0	6871	6870.7	2013	46.64%
25	PLAN 4	246.6	250.2	6456	6456.4	2013	43.97%
26	PLAN 3	246.6	246.6	6156	6153.6	2632	42.74%
27	PLAN 4	344.6	246.2	6412	6412.3	2513	43.67%
28	PLAN 4	241.7	243.1	6960	6949.6	2013	40.48%
29	PLAN 4	333.7	234.6	7107	7107.3	2013	39.58%
30	PLAN 3	233.1	234.6	6216	6216.6	2632	42.75%
31	PLAN 3	230.1	231.0	6150	6149.9	2632	42.64%
32	PLAN 3	227.1	228.6	6149	6148.7	2632	42.81%
33	PLAN 3	224.1	229.6	6147	6146.6	2632	42.42%
34	PLAN 3	221.1	222.6	6017	6016.6	2632	43.76%
35	PLAN 2	216.1	216.7	6005	6005.1	2632	43.83%
36	PLAN 4	215.1	215.6	6364	6363.6	2613	44.23%
37	PLAN 4	211.6	211.6	6280	6280.1	2613	44.79%
38	PLAN 3	208.6	206.6	6041	6040.8	2632	43.67%
76	PLAN 4	211.6	212.5	12,696	12595.3	2613	22.73%
40	PLAN 4	212.6	216.1	9614	9617.7	2613	29.26%
41	PLAN 4	216.6	220.1	6109	6106.0	2313	30.66%
42	PLAN 4	216.3	221.0	10,641	10641.0	2613	26.44%
43	PLAN 3	229.6	634.3	6611	6611.1	2632	36.64%
44	PLAN 3	229.6	236.2	6166	6160.1	2632	42.07%
45	PLAN 3	236.6	236.2	6246	6246.1	2632	42.14%
46	PLAN 4	231.7	227.6	7164	7164.0	2613	36.27%
47	PLAN 4	232.3	277.1	10,676	10676.3	2613	67.92%
48	PLAN 4	231.6	236.9	9603	9603.0	2613	30.07%
49	PLAN 4	236.6	236.9	6616	6916.3	2612	31.64%
50	PLAN 4	230.6	236.3	6976	6970.6	2613	31.36%
51	PLAN 4	229.1	234.7	6646	6645.6	2617	22.64%
52	PLAN 4	226.4	223.2	11,661	11661.6	2613	24.06%
53	PLAN 4	227.6	232.7	19,647	19647.2	2617	14.77%
54	PLAN 4	227.6	232.4	13,404	13404.1	2613	20.99%
55	PLAN 4	226.6	231.6	10,502	10502.6	2613	26.79%
56	PLAN 4	226.0	230.6	6349	9349.1	2013	30.06%
57	PLAN 4	229.1	229.6	10,637	10537.0	2017	26.70%
58	PLAN 4	240.6	242.3	6602	6602.0	2017	32.70%
59	PLAN 4	343.2	244.6	6774	6776.3	2013	41.50%
60	PLAN 4	247.6	249.7	7426	7409.1	2012	37.67%
61	PLAN 4	249.7	252.3	6789	6389.0	2012	41.37%
62	PLAN 7	249.6	254.0	6167	6163.0	2672	41.11%
63	PLAN 3	246.6	256.0	6062	6061.6	2632	41.75%
64	PLAN 4	247.0	264.4	9436	9435.6	2612	29.61%
65	PLAN 4	241.6	246.7	9026	9025.6	2013	71.17%
66	PLAN 3	240.5	243.6	6152	6152.3	2632	41.14%
67	PLAN 3	240.2	246.9	6054	6053.6	2632	41.61%
68	PLAN 3	225.6	246.6	6086	6086.1	2632	41.53%
69	PLAN 4	239.6	245.6	6334	6333.6	2013	44.41%
70	PLAN 7	238.2	244.0	6962	6962.0	2632	33.01%
71	PLAN 4	237.6	243.3	12,124	12123.0	2013	23.20%
72	PLAN 4	236.1	243.6	6486	6486.6	2013	33.14%
73	PLAN 4	279.2	244.6	6746	6746.4	2012	41.44%
74	PLAN 4	340.1	245.3	6853	6854.2	2013	41.04%
75	PLAN 4	240.6	246.0	7006	7009.3	6013	40.14%
76	PLAN 4	341.7	246.7	7007	3907.3	2012	40.14%
77	PLAN 4	243.5	243.3	7236	7236.1	2413	36.67%
78	PLAN 4	243.4	248.0	3543	7547.4	2613	33.27%
79	PLAN 4	244.2	248.7	7566	7537.2	2013	37.22%
80	PLAN 4	345.6	249.4	3622	7622.1	2613	37.40%
81	PLAN 4	346.1	250.2	7634	7620.3	2617	36.48%
82	PLAN 4	246.2	251.6	3235	7236.7	2613	36.60%
83	PLAN 4	246.6	253.5	6049	6046.3	2617	34.95%
84	PLAN 4	241.6	246.6	7074	7073.6	2612	36.66%
85	PLAN 4	243.3	240.1	7417	7417.6	2613	37.93%
86	PLAN 4	248.2	249.0	7746	7746.0	2013	36.32%
87	PLAN 4	247.1	251.2	6347	6346.7	2613	33.69%
88	PLAN 4	249.2	253.4	7616	7617.6	2613	34.63%
89	PLAN 4	261.6	256.6	7299	7566.7	2613	37.02%

LEGEND

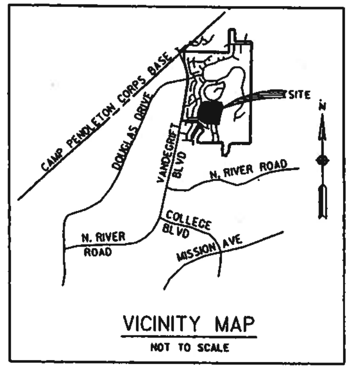
RETAINING WALLS (VARIES) — SEE RESUB. SHEET 1
LOT NUMBER (37)
PAD ELEVATION [307.4]
BUILDING TYPE (R-reversal) (1) (3R)
SUBDIVISION BOUNDARY
PROPOSED LOT LINE
DAYLIGHT LINE
PROPOSED CONTOURS — 555 — 560
PROPOSED SLOPE 12:11
EXISTING SLOPE 12:11
PROPOSED STORM DRAIN PIPE
PROPOSED STorm DRAIN STRUCTURES (inlet) (cleanout)
TREATMENT CONTROL BMP (SUNTREE TECHNOLOGIES CURB INLET BASKET)
PROPOSED SEWER MAIN
PROPOSED SEWER MANHOLE
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING STORM DRAIN PIPE
EXISTING SEWER MAIN
EXISTING WATER MAIN
EXISTING FIRE HYDRANT
MASTER ASSOCIATION LOTS — LOT "A"
PROPOSED STREET LIGHT
EXISTING STREET LIGHT



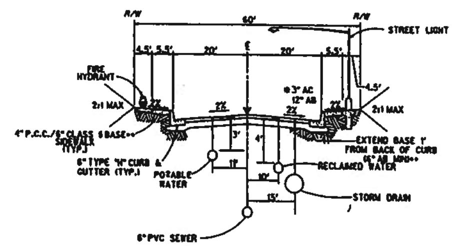
PLAN 1 FOOTPRINT 2,044 S.F. (2366 S.F. WITH OPT. DECK)
PLAN 2 FOOTPRINT 2,034 S.F. (2,316 S.F. WITH OPT. DECK)
PLAN 3 FOOTPRINT 2,342 S.F. (2,632 S.F. WITH OPT. DECK)
PLAN 4 FOOTPRINT 2,477 S.F. (2,813 S.F. WITH OPT. DECK)

TYPICAL BUILDINGS
NOT TO SCALE

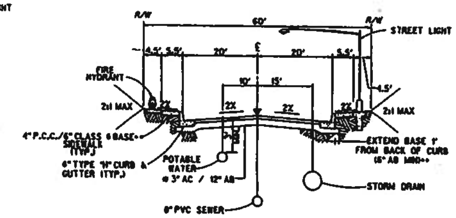
LOT#	BLD. TYPE	TM PAD ELEVATION (FT)	PROPOSED PAD ELEVATION (FT)	TM LOT AREA	PROPOSED LOT AREA	BLD. AREA-SF	LOT CVRG-%
90	PLAN 4	254.2	258.4	3563	7683.3	2013	27.67%
91	PLAN 4	256.6	261.0	7627	7626.0	2013	37.37%
92	PLAN 4	260.6	263.0	7261	7261.6	2013	36.74%
93	PLAN 4	261.3	266.6	7609	7600.6	2013	36.07%
94	PLAN 4	261.6	266.0	6696	6695.6	2013	31.62%
95	PLAN 4	272.6	277.0	6407	6406.6	2013	43.61%
96	PLAN 3	274.6	279.0	6065	6066.3	2632	43.24%
97	PLAN 3	277.3	281.6	6052	6051.6	2632	43.49%
98	PLAN 3	276.6	283.1	6106	6104.0	2673	43.09%
99	PLAN 3	276.6	283.1	6106	6106.0	2632	43.09%
100	PLAN 3	236.0	282.6	6145	6145.2	2632	42.63%
101	PLAN 3	277.4	281.6	6203	6203.4	2632	42.43%
102	PLAN 3	276.0	281.0	6170	6170.0	2632	42.66%
103	PLAN 4	274.9	276.1	6727	6727.1	2013	41.62%
104	PLAN 4	253.6	256.1	12,736	12766.6	2017	29.37%
105	PLAN 4	252.6	256.2	9072	9076.0	2012	31.00%
106	PLAN 4	248.5	250.6	6824	6424.3	2013	31.66%
107	PLAN 4	246.2	247.0	6300	4300.0	2017	44.65%
108	PLAN 4	243.3	245.2	6195	6195.4	2012	30.59%
109	PLAN 4	245.0	247.2	14,765	14764.6	2013	16.03%
110	PLAN 4	246.3	250.7	13,217	13213.3	2013	21.28%
111	PLAN 4	248.6	257.6	12,677	12677.1	2013	22.19%
112	PLAN 4	249.6	250.1	10,367	10363.1	2513	27.13%
112	PLAN 4	246.6	258.1	10,621	10521.0	2613	26.74%
114	PLAN 4	246.0	236.3	10,620	10516.3	2013	26.74%
115	PLAN 4	244.1	233.6	17,760	17757.6	2012	15.64%
116	PLAN 4	245.1	252.4	21,236	21237.6	2013	13.28%
117	PLAN 4	244.6	251.7	6766	6766.0	2013	26.60%
118	PLAN 4	242.2	251.6	9007	9007.4	2013	31.23%
119	PLAN 4	261.2	246.6	9050	9055.2	2013	31.05%
120	PLAN 4	240.7	247.7	6166	6166.3	2013	30.66%
131	PLAN 4	240.1	246.7	6303	6767.0	2413	22.32%
129	PLAN 2	279.5	245.6	6006	6000.0	2072	43.47%
127	PLAN 4	230.9	246.6	7499	7695.4	3413	36.67%



VICINITY MAP
NOT TO SCALE



TYPICAL PUBLIC STREET SECTION
STREETS "KM2", "I2"
NOT TO SCALE
▼ ELEVATION SHOWN ON PROFILE
* SUBJECT TO R-VALUE TEST RESULTS DURING CONSTRUCTION
** UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER, SUBJECT TO TESTING.
(MORRO HILLS VILLAGE K IMPROVEMENT PLANS R-13836)



TYPICAL PUBLIC STREET SECTION
STREETS "KM2", "K2", "K3", "K4"
NOT TO SCALE
▼ ELEVATION SHOWN ON PROFILE
* SUBJECT TO R-VALUE TEST RESULTS DURING CONSTRUCTION 3" AC, 6" CLASS 2 AGG. BASE MIN.
** UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER, SUBJECT TO TESTING.
(MORRO HILLS VILLAGE K IMPROVEMENT PLANS R-13836)

GENERAL NOTES

TOTAL ACREAGE / SQUARE FOOTAGE: 33.41 ACRES/ 1,650,339.6 SF
EXISTING ZONING: OS-MP
PROPOSED ZONING: RE-B-MP
NUMBER OF LOTS: 125 (INCLUDES 2 HOA)
NUMBER OF DWELLING UNITS: 123
DENSITY: UNITS/ACRE: 3.66
CONTOUR INTERVALS: 2'
MAXIMUM SLOPE GRADIENT: 2:1
PERCENT OF REQUIRED LANDSCAPING: N/A
PROPOSED LANDSCAPING (PERCENT): 9.73%
OFF-STREET PARKING REQUIRED: 369
OFF-STREET PARKING PROPOSED: 369
GROSS FLOOR AREA OF PROPOSED BUILDINGS: PLAN 1: 2366 SF; PLAN 2: 2316 SF; PLAN 3: 2632 SF; PLAN 4: 2613 SF
AMOUNT OF PROPOSED BUILDING COVERAGE: 311,313 / 23.77%
PERCENT OF COMMON OPEN SPACE AND USABLE OPEN SPACE: 8.33%
PERCENT OF PROJECT IN STREETS: 20%
PERCENT OF PROJECT IN PAVEMENT: 12%
AMOUNT OF GRADING PROPOSED: 0 CY, PREVIOUSLY GRADED PER DWG 2496
GENERAL PLAN DESIGNATION: RE-B-MP
AS A CONDITION OF DEVELOPMENT, IT SHALL BE REQUIRED THAT THE DEVELOPER PROVIDE EACH LOT WITH FRONTYARD LANDSCAPING

LEGAL DESCRIPTION:

MORRO HILLS VILLAGE "K", BEING A SUBDIVISION OF THOSE PORTIONS OF LOTS 6 AND 9 PARCEL MAP NO. 14562, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, OF STATE CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 24,2003 AS FILE NO.2003-0324906 OF OFFICIAL RECORDS.

LOT COVERAGE

LOT COVERAGE SQUARE FOOTAGE (INCLUDES ALL BUILDING AREAS COVERED BY ROOFS, SOFFITS OR OVERHANGS AND BY DECKS MORE THAN 30" HIGH)

SAMPLE LOT COVERAGE % CALCULATION:
LOT 6 (2531/6667) X 100 = 31.96%

REFERENCE MATERIAL

DRAINAGE STUDY FOR MORRO HILLS EAST PHASE 3 VILLAGE C, H/I, J, B, AND M, FEBRUARY 14, 2004 PREPARED BY RICK ENGINEERING COMPANY JOB NUMBER 12345-J

DRAINAGE STUDY FOR MORRO HILLS EAST VILLAGE K JUNE 8, 2010 PREPARED BY RICK ENGINEERING COMPANY JOB NUMBER 16290-A

GEOTECHNICAL REPORT AND REVIEW OF GRADING PLANS MORRO HILLS VILLAGE AND GOLF COURSE VILLAGES K OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA DATED JUNE 8, 2010 PREPARED BY LGC VALLEY, INC PROJECT NUMBER 093-031-01

THIS PROJECT IS NOT WITHIN THE FLOOD PLAIN AND FLOODWAY LIMITS FEMA PANEL NUMBER: 06073C0468 G DATED JANUARY 19, 2001

ASSESSOR'S PARCEL NUMBER

122-521-20

OWNER/DEVELOPER

TOLL BROTHERS LAND DEVELOPMENT
725 TOWN AND COUNTRY ROAD, SUITE 500
ORANGE, CA 92868
(714) 347-1300

ENGINEER OF WORK

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA 92110-2596
(619) 291-0707

PROJECT ARCHITECT

BASSENIAN LAGONI ARCHITECTURE
2031 ORCHARD DRIVE
NEWPORT BEACH, CA 92660
(949) 553-9100

PROJECT LANDSCAPE ARCHITECTS

RANVILLE AND BYE
100 WEST MAIN STREET, SUITE 11
TUSTIN, CA 92780
(714) 838-7200

REFERENCE PLANS

MORRO HILLS VILLAGE K IMPROVEMENT PLANS R-13836
MORRO HILLS VILLAGE J IMPROVEMENT PLANS R-13609
MORRO HILLS VILLAGE M IMPROVEMENT PLANS R-13608
MORRO HILLS VILLAGE H/I IMPROVEMENT PLANS R-13683
MORRO HILLS VILLAGE K GRADING PLANS 2659
MORRO HILLS VILLAGE K EROSION CONTROL PLANS 2659ERC

DATE: 11-22-10

RICK ENGINEERING COMPANY
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rickengineering.com
J- 16290E

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CITY OF OCEANSIDE DEVELOPMENT SERVICES

REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

Site Plan
THE FAIRWAYS AT ARROWOOD
MORRO HILLS NEIGHBORHOOD 'K' VILLAGE AND GOLF COURSE
SHEET 1 OF 11

PRELIMINARY
NOT FOR CONSTRUCTION

LOT	PLAN 1	PLAN 2	PLAN 3	PLAN 4	COMMENTS
1	X	X	X	X	
2	X	X	X	X	
3	X	X	X	X	
4	X	X	X	X	Opt Deck not allowed for Plan 4
5	X	X	X	X	
6	X	X	X	X	
7	X	X	X	X	
8	X	X	X	X	
9	X	X	X	X	
10	X	X	X	X	
11	X	X	X	X	
12	X	X	X	X	
13	X	X	NO	NO	
14	X	X	X	X	
15	X	X	X	X	
16	X	X	X	X	
17	X	X	X	X	
18	X	X	X	X	
19	X	X	X	X	
20	X	X	X	X	
21	X	X	X	X	Opt Deck not allowed for Plan 3
22	X	X	X	X	
23	X	X	X	X	
24	X	X	X	X	
25	X	X	X	X	
26	X	X	X	X	Opt Deck not allowed for Plan 4
27	X	X	X	X	
28	X	X	X	X	Opt Deck not allowed for Plan 4
29	X	X	X	X	
30	X	X	X	X	Opt Deck not allowed for Plan 4
31	X	X	X	X	Opt Deck not allowed for Plan 4
32	X	X	X	X	Opt Deck not allowed for Plan 4
33	X	X	X	X	Opt Deck not allowed for Plan 4
34	X	X	X	X	Opt Deck not allowed for Plan 4
35	X	X	X	X	Opt Deck not allowed for Plan 4
36	X	X	X	X	
37	X	X	X	X	
38	X	X	X	X	Opt Deck not allowed for Plan 4
39	X	X	X	X	
40	X	X	X	X	
41	X	X	X	X	
42	X	X	X	X	
43	X	X	X	NO	Opt Deck not allowed for Plan 3
44	X	X	X	X	
45	X	X	X	X	Opt Deck not allowed for Plan 4
46	X	X	X	X	Opt Deck not allowed for Plan 3
47	X	X	X	X	
48	X	X	X	X	
49	X	X	X	X	
50	X	X	X	X	
51	X	X	X	X	
52	X	X	X	X	
53	X	X	X	X	
54	X	X	X	X	
55	X	X	X	X	
56	X	X	X	X	
57	X	X	X	X	
58	X	X	X	X	
59	X	X	X	X	
60	X	X	X	X	
61	X	X	X	X	Opt Deck not allowed for Plan 4
62	X	X	X	X	Opt Deck not allowed for Plan 4
63	X	X	X	X	Opt Deck not allowed for Plan 4
64	X	X	X	X	
65	X	X	X	X	

LOT	PLAN 1	PLAN 2	PLAN 3	PLAN 4	COMMENTS
66	X	X	X	X	Opt Deck not allowed for Plan 4
67	X	X	X	X	Opt Deck not allowed for Plan 4
68	X	X	X	X	Opt Deck not allowed for Plan 4
69	X	X	X	X	
70	X	X	X	NO	
71	X	X	X	X	
72	X	X	X	X	
73	X	X	X	X	
74	X	X	X	X	
75	X	X	X	X	
76	X	X	X	X	
77	X	X	X	X	
78	X	X	X	X	
79	X	X	X	X	
80	X	X	X	X	
81	X	X	X	X	
82	X	X	X	X	
83	X	X	X	X	
84	X	X	X	X	Opt Deck not allowed for Plan 2, 3, 4
85	X	X	X	X	Opt Deck not allowed for Plan 3, 4
86	X	X	X	X	Opt Deck not allowed for Plan 3, 4
87	X	X	X	X	
88	X	X	X	X	
89	X	X	X	X	
90	X	X	X	X	
91	X	X	X	X	
92	X	X	X	X	
93	X	X	X	X	
94	X	X	X	X	
95	X	X	X	X	
96	X	X	X	X	Opt Deck not allowed for Plan 4
97	X	X	X	X	Opt Deck not allowed for Plan 4
98	X	X	X	X	Opt Deck not allowed for Plan 4
99	X	X	X	X	Opt Deck not allowed for Plan 4
100	X	X	X	X	Opt Deck not allowed for Plan 4
101	X	X	X	X	Opt Deck not allowed for Plan 4
102	X	X	X	X	Opt Deck not allowed for Plan 4
103	X	X	X	X	
104	X	X	X	X	
105	X	X	X	X	Opt Deck not allowed for Plan 2, 4
106	X	X	X	X	
107	X	X	X	X	
108	X	X	X	X	
109	X	X	X	X	
110	X	X	X	X	
111	X	X	X	X	
112	X	X	X	X	
113	X	X	X	X	
114	X	X	X	X	
115	X	X	X	X	
116	X	X	X	X	
117	X	X	X	X	
118	X	X	X	X	
119	X	X	X	X	
120	X	X	X	X	
121	X	X	X	X	
122	X	X	X	X	
123	X	X	X	X	

Area "A"

LOT #	PLAN 1	PLAN 2	PLAN 3	PLAN 4
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
104				
105				
106				
107				
108				
TOTAL # OF LOTS 27	0	0	0	0
Max # of plan types 127 lots x 60% = 11.1	16	16	16	16

Area "B"

LOT #	PLAN 1	PLAN 2	PLAN 3	PLAN 4
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				
101				
102				
103				
TOTAL # OF LOTS 33	0	0	0	0
Max # of plan types 133 lots x 60% = 20.1	20	20	20	20

Area "C"

LOT #	PLAN 1	PLAN 2	PLAN 3	PLAN 4
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
TOTAL # OF LOTS 20	0	0	0	0
Max # of plan types 120 lots x 60% = 12.1	12	12	12	12

PH	# LOTS	PLAN 1 S	PLAN 1 Med	PLAN 1 Max	PLAN 2 S	PLAN 2 Med	PLAN 2 Max	PLAN 3 S	PLAN 3 Med	PLAN 3 Max	PLAN 4 S	PLAN 4 Med	PLAN 4 Max	TOTAL
M	2													0
1	8													0
2	6													0
3	8													0
4	8													0
5	7													0
6	8													0
7	7													0
8	8													0
9	7													0
10	8													0
11	6													0
12	6													0
13	7													0
14	8													0
15	7													0
16	6													0
17	6													0
	123	0	0	0	0	0	0	0	0	0	0	0	0	0

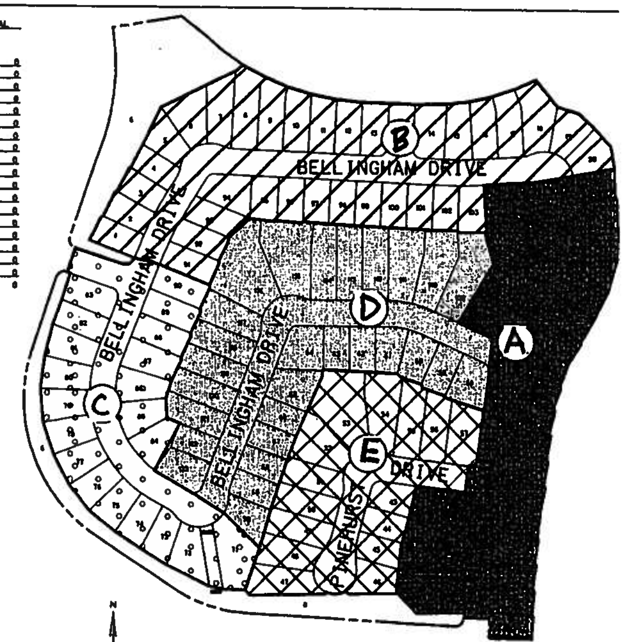
Note: Spreadsheet will be updated by phase and will be included on the precise grade plans with the building department submittal for house construction.

Area "D"

LOT #	PLAN 1	PLAN 2	PLAN 3	PLAN 4
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
109				
110				
111				
112				
113				
114				
115				
116				
117				
118				
119				
120				
121				
122				
123				
TOTAL # OF LOTS 26	0	0	0	0
Max # of plan types 128 lots x 60% = 17.1	17	17	17	17

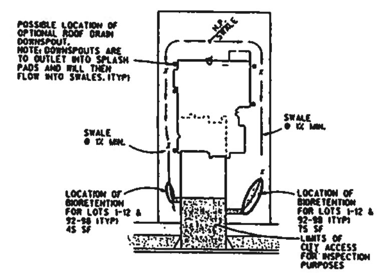
Area "E"

LOT #	PLAN 1	PLAN 2	PLAN 3	PLAN 4
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
TOTAL # OF LOTS 15	0	0	0	0
Max # of plan types 115 lots x 60% = 9.1	9	9	9	9

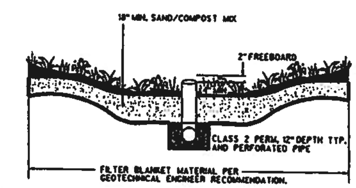


PLOTTING SITE MAP
NOT TO SCALE

Street Name		# of Lots	Lot Numbers	SYMBOL
Bellingham Dr.	A	27	21-42 & 104-108	
Bellingham Dr.	B	33	1-20 & 91-103	
Bellingham Dr.	C	20	71-90	
Bellingham Dr.	D	26	58-70 & 109-123	
Pinehurst Dr.	E	15	43 - 57	
Total		123		



TYPICAL DOWNSPOUT LOT DRAINAGE
NO SCALE
• ROOF DRAIN DOWNSPOUT OUTLET (TYP)



NOTES
BIORETENTION FACILITY CONFIGURATION FOR TREATMENT-ONLY REQUIREMENTS.
BIORETENTION FACILITIES CAN BE RECTANGULAR, LINEAR OR NEARLY ANY SHAPE.
LOTS WITH BIORETENTION FACILITIES WILL HAVE ONE ON EACH SIDE OF THE DRIVEWAY; ONE 45 SQUARE FOOT AREA AND ONE 75 SQUARE FOOT AREA.

BIORETENTION FACILITY
NOT TO SCALE

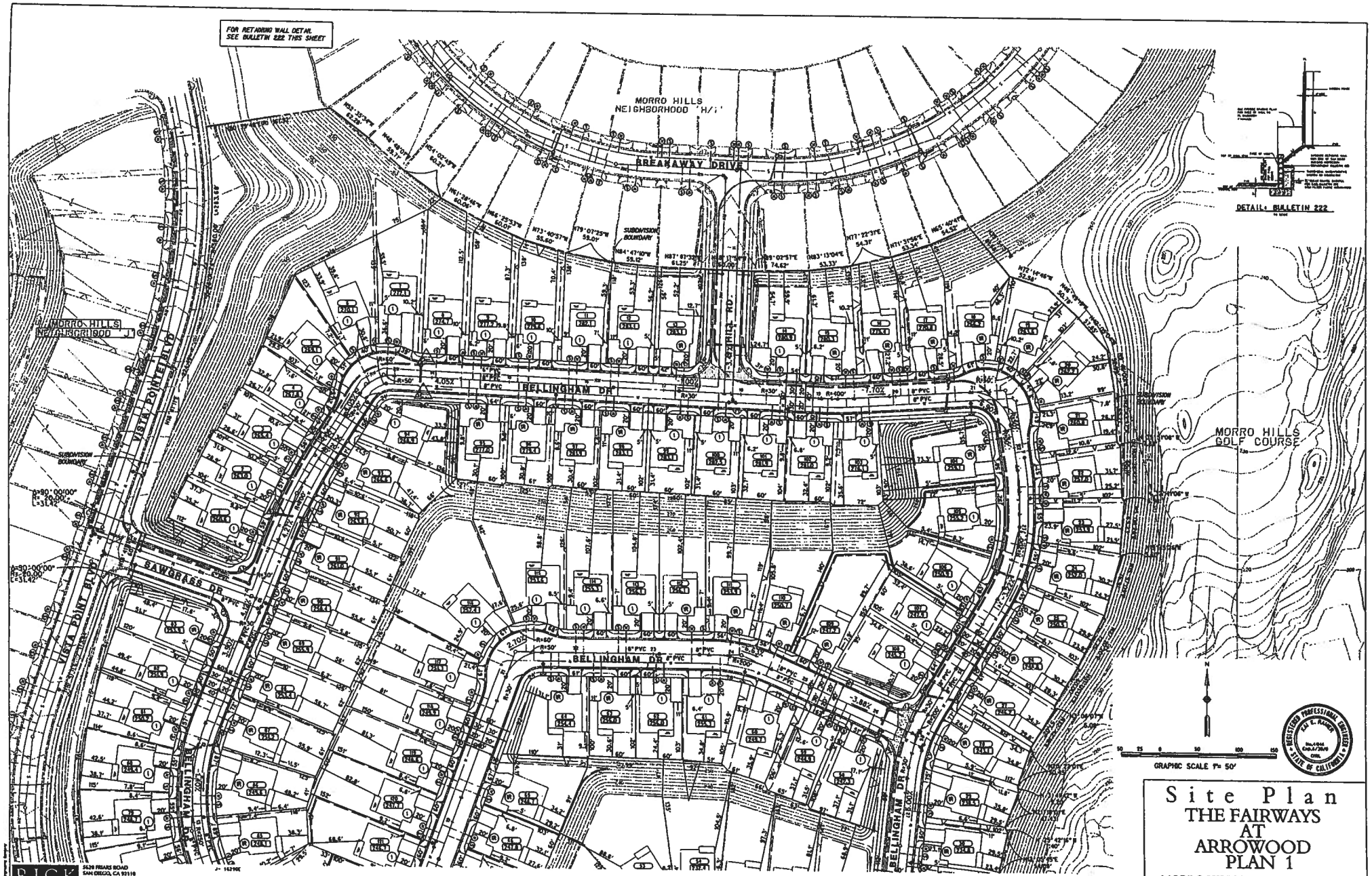
RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165
rickengineering.com

J- 15290E

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
CIVIL

Site Plan
THE FAIRWAYS AT ARROWOOD
MORRO HILLS NEIGHBORHOOD 'K' VILLAGE AND GOLF COURSE
SHEET 2 OF 11

PRELIMINARY
NOT FOR CONSTRUCTION

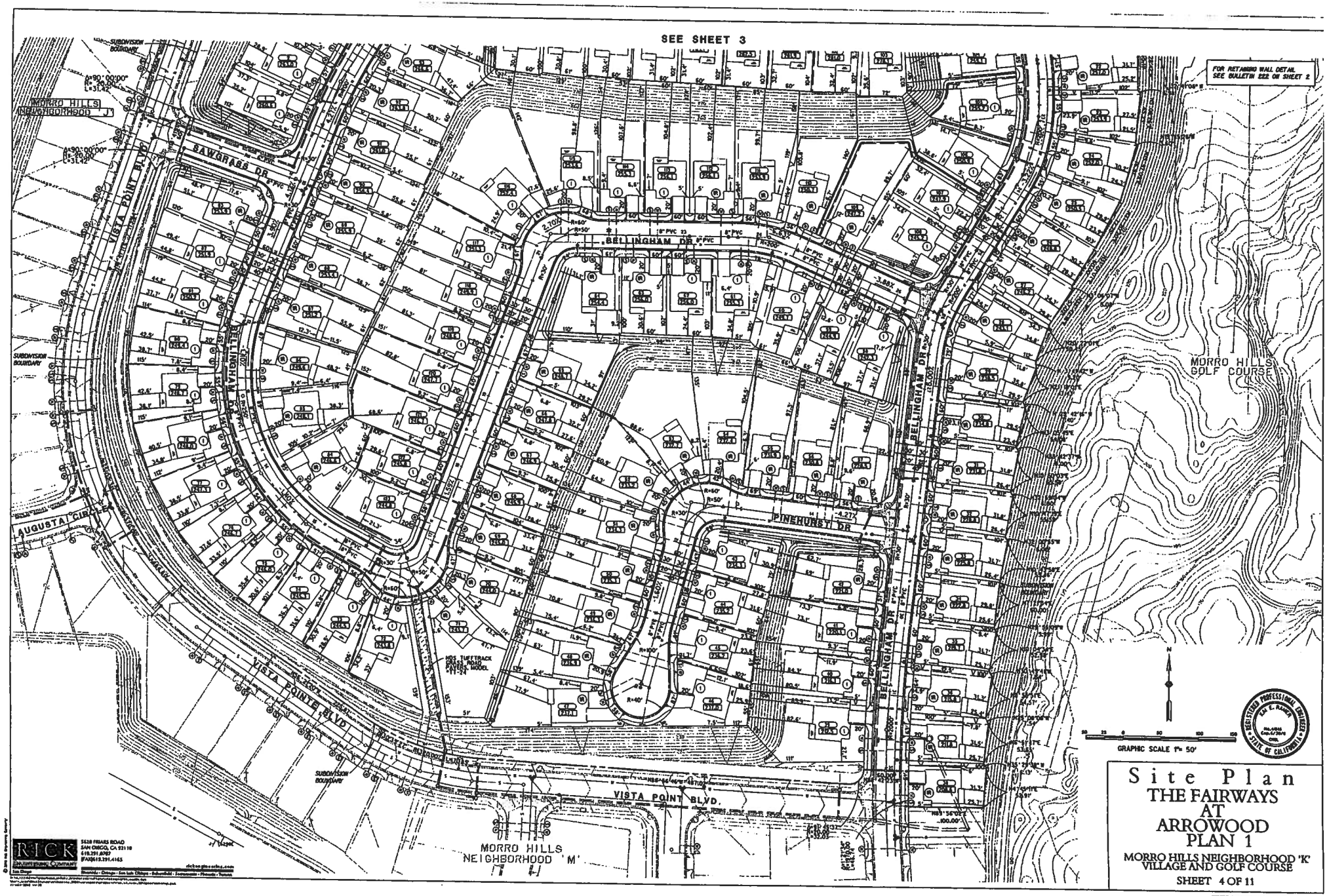


Site Plan
THE FAIRWAYS AT ARROWOOD PLAN 1

MORRO HILLS NEIGHBORHOOD 'K'
VILLAGE AND GOLF COURSE

SHEET 3 OF 11

PRELIMINARY
NOT FOR CONSTRUCTION

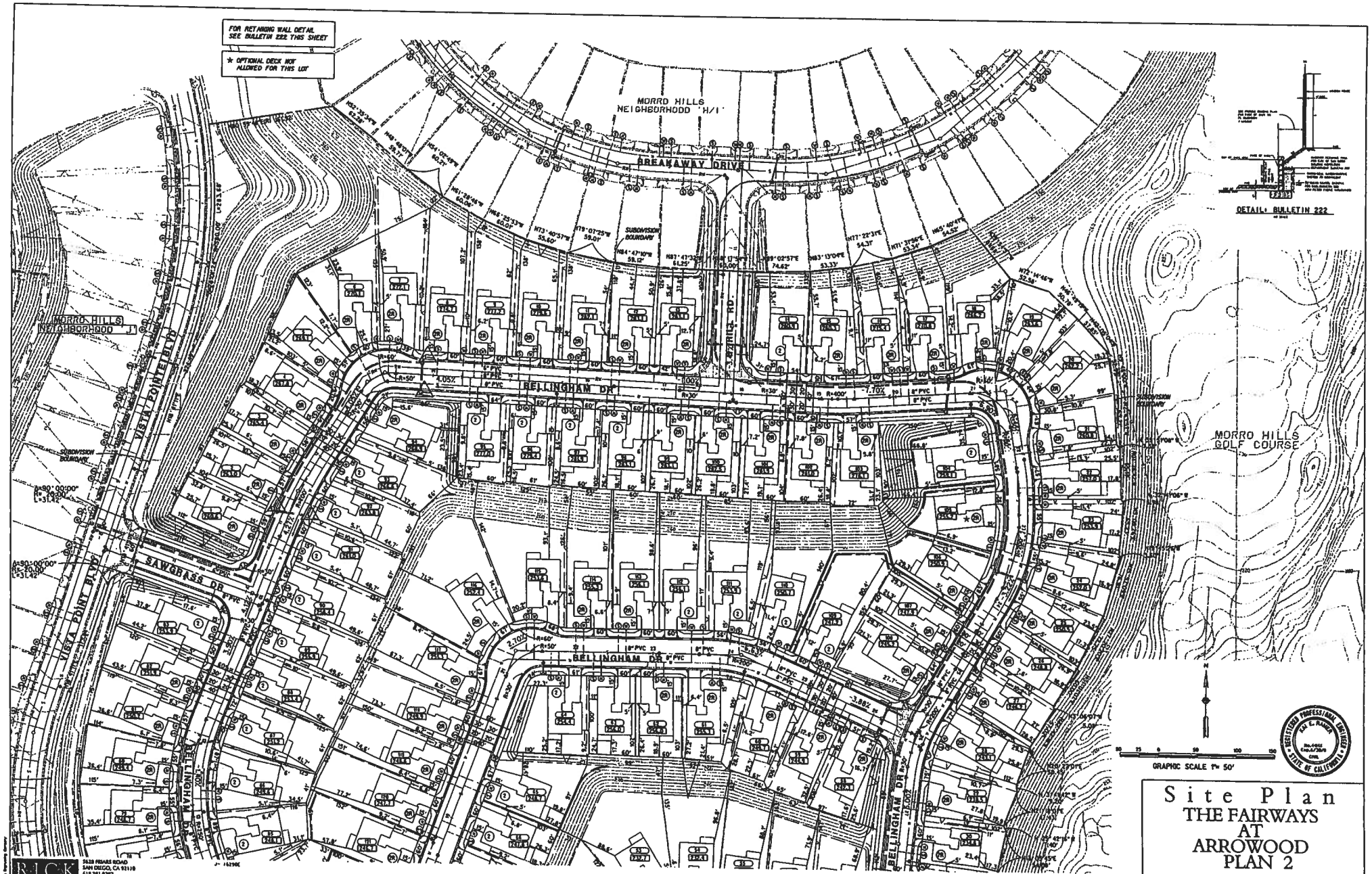


Site Plan
THE FAIRWAYS AT ARROWOOD PLAN 1

MORRO HILLS NEIGHBORHOOD 'K'
VILLAGE AND GOLF COURSE

SHEET 4 OF 11

PRELIMINARY
NOT FOR CONSTRUCTION

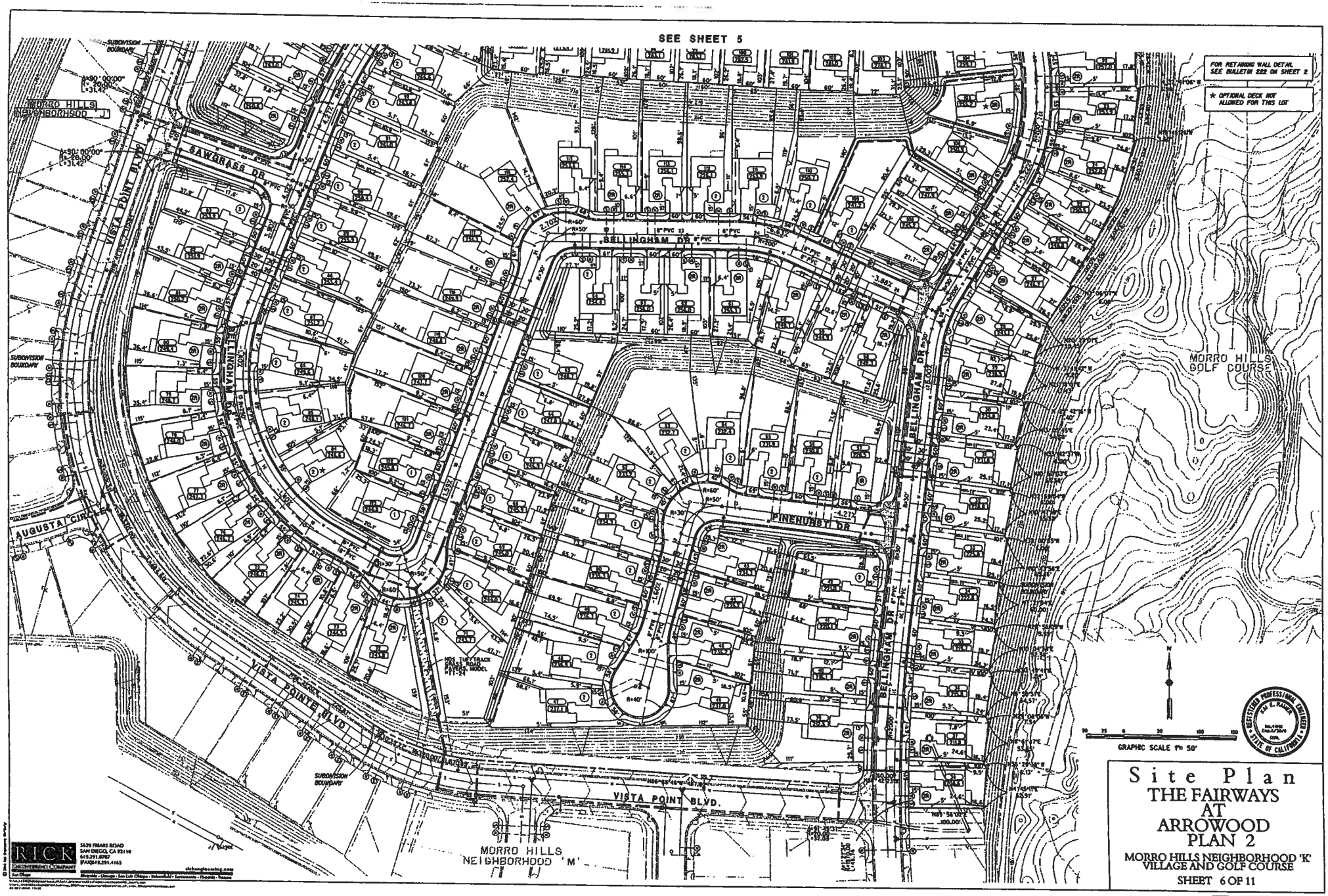


Site Plan
THE FAIRWAYS AT ARROWOOD PLAN 2

MORRO HILLS NEIGHBORHOOD 'K'
VILLAGE AND GOLF COURSE

SHEET 5 OF 11

PRELIMINARY
not for construction

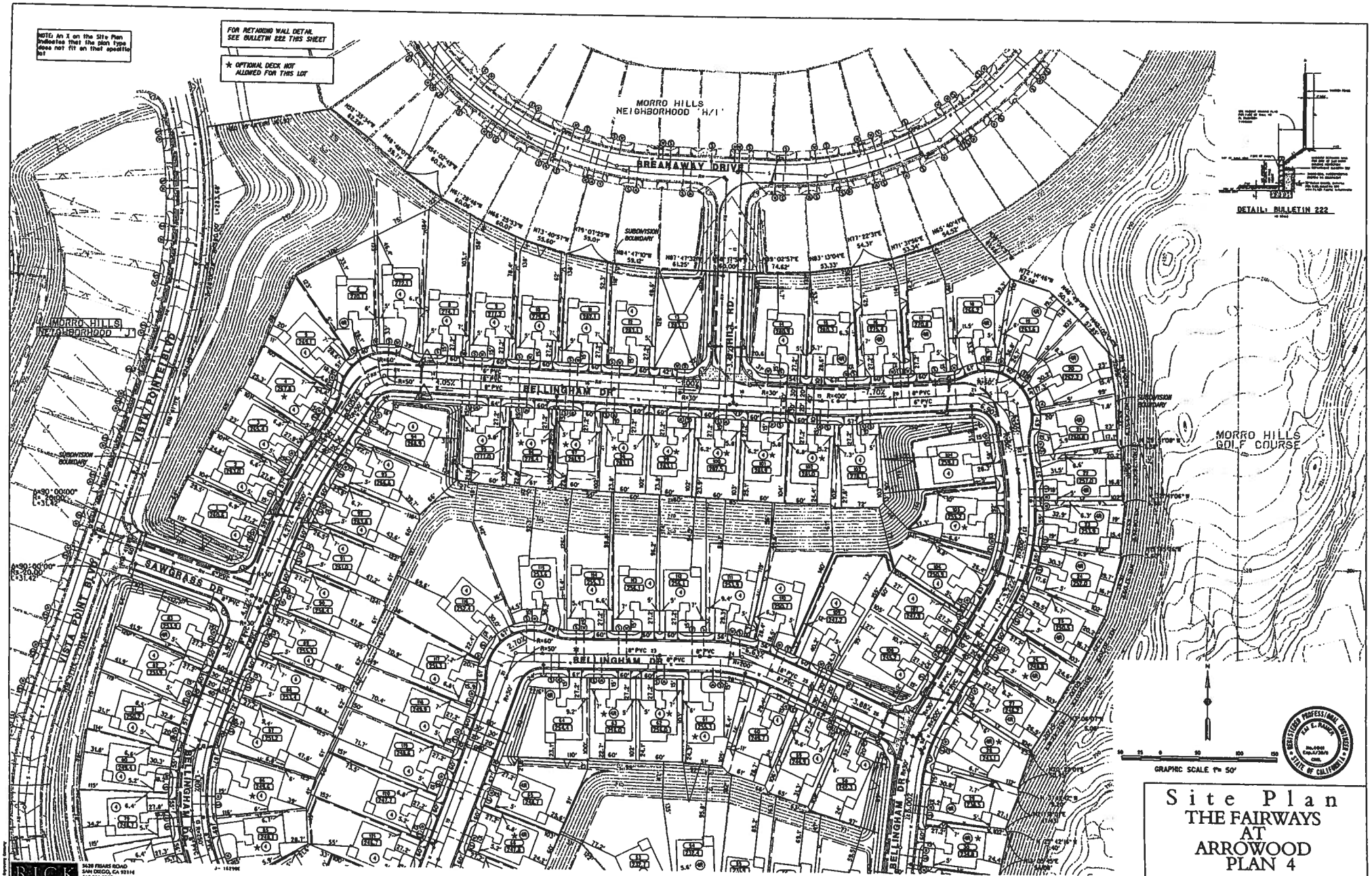


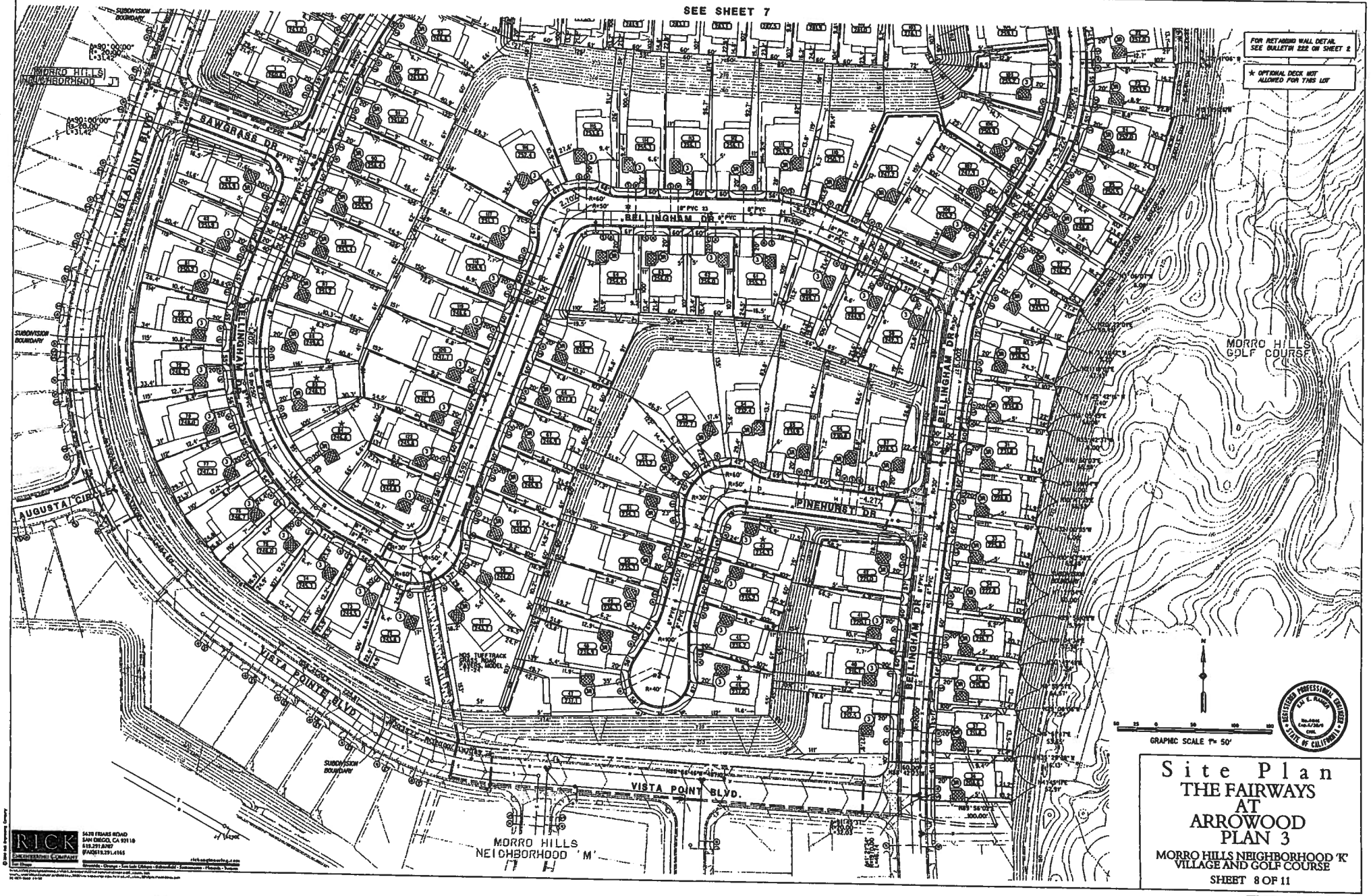
Site Plan
THE FAIRWAYS AT ARROWOOD PLAN 2

MORRO HILLS NEIGHBORHOOD 'K'
VILLAGE AND GOLF COURSE

SHEET 6 OF 11

PRELIMINARY
NOT FOR CONSTRUCTION


NOTE: An X on the Site Plan indicates that the plan type does not fit on that specific lot
FOR RETAINING WALL DETAIL SEE BULLETIN 222 THIS SHEET
★ OPTIONAL DECK NOT ALLOWED FOR THIS LOT
MORRO HILLS NEIGHBORHOOD 'H/I'
BREAKAWAY DRIVE
DETAIL: BULLETIN 222
MORRO HILLS NEIGHBORHOOD 'J'
VISTA POINTE BLVD
BELLINGHAM DR
SAWGRASS DR
SUBDIVISION BOUNDARY
MORRO HILLS GOLF COURSE
GRAPHIC SCALE 1"= 50'
SEE SHEET 10
RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92114
619.291.6707
FAX 619.291.4165
Site Plan
THE FAIRWAYS AT ARROWOOD PLAN 4
MORRO HILLS NEIGHBORHOOD 'K' VILLAGE AND GOLF COURSE
SHEET 9 OF 11
PRELIMINARY
NOT FOR CONSTRUCTION

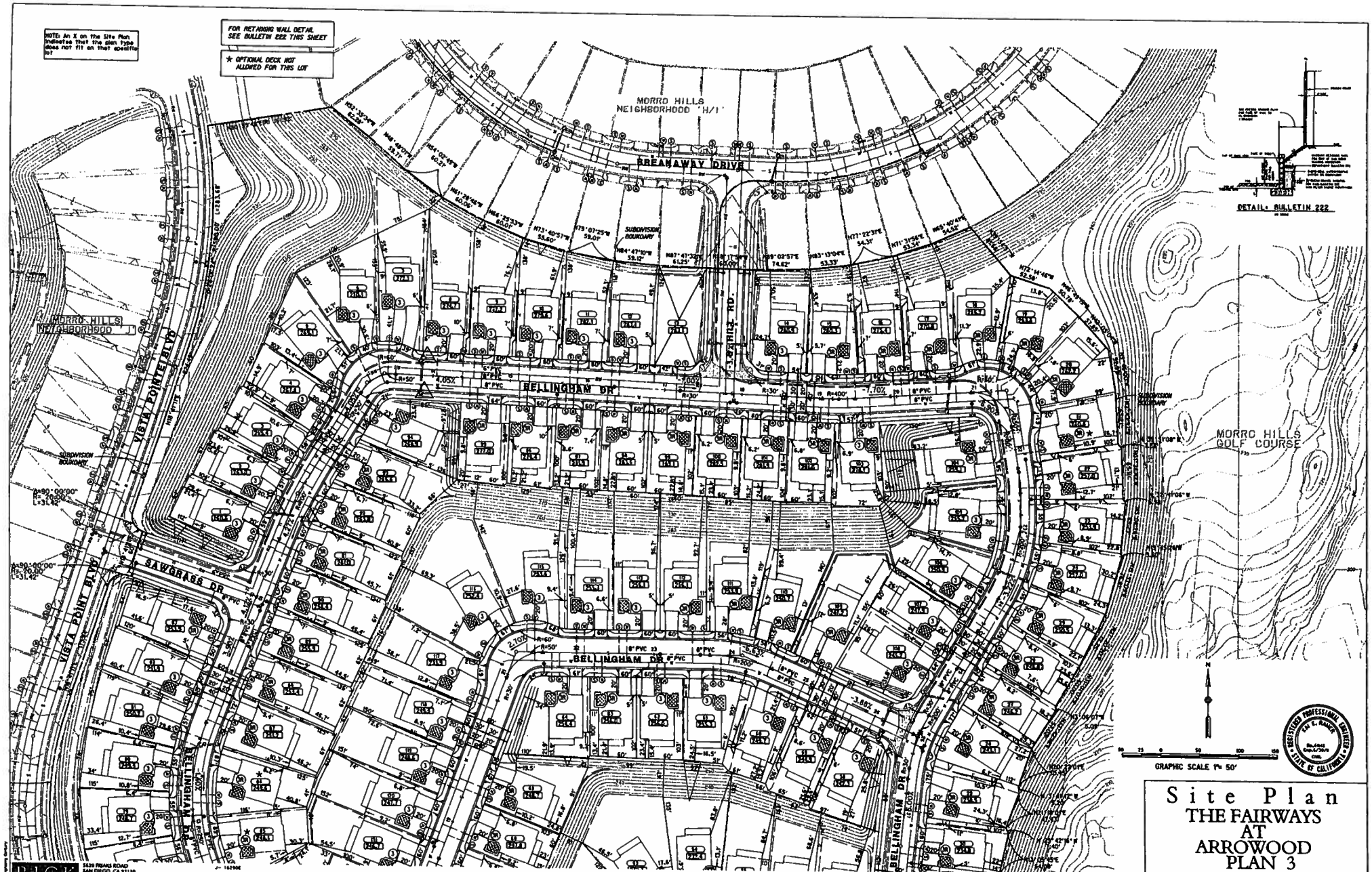


Site Plan
THE FAIRWAYS AT ARROWOOD PLAN 3

MORRO HILLS NEIGHBORHOOD 'K' VILLAGE AND GOLF COURSE

SHEET 8 OF 11

PRELIMINARY
NOT FOR CONSTRUCTION

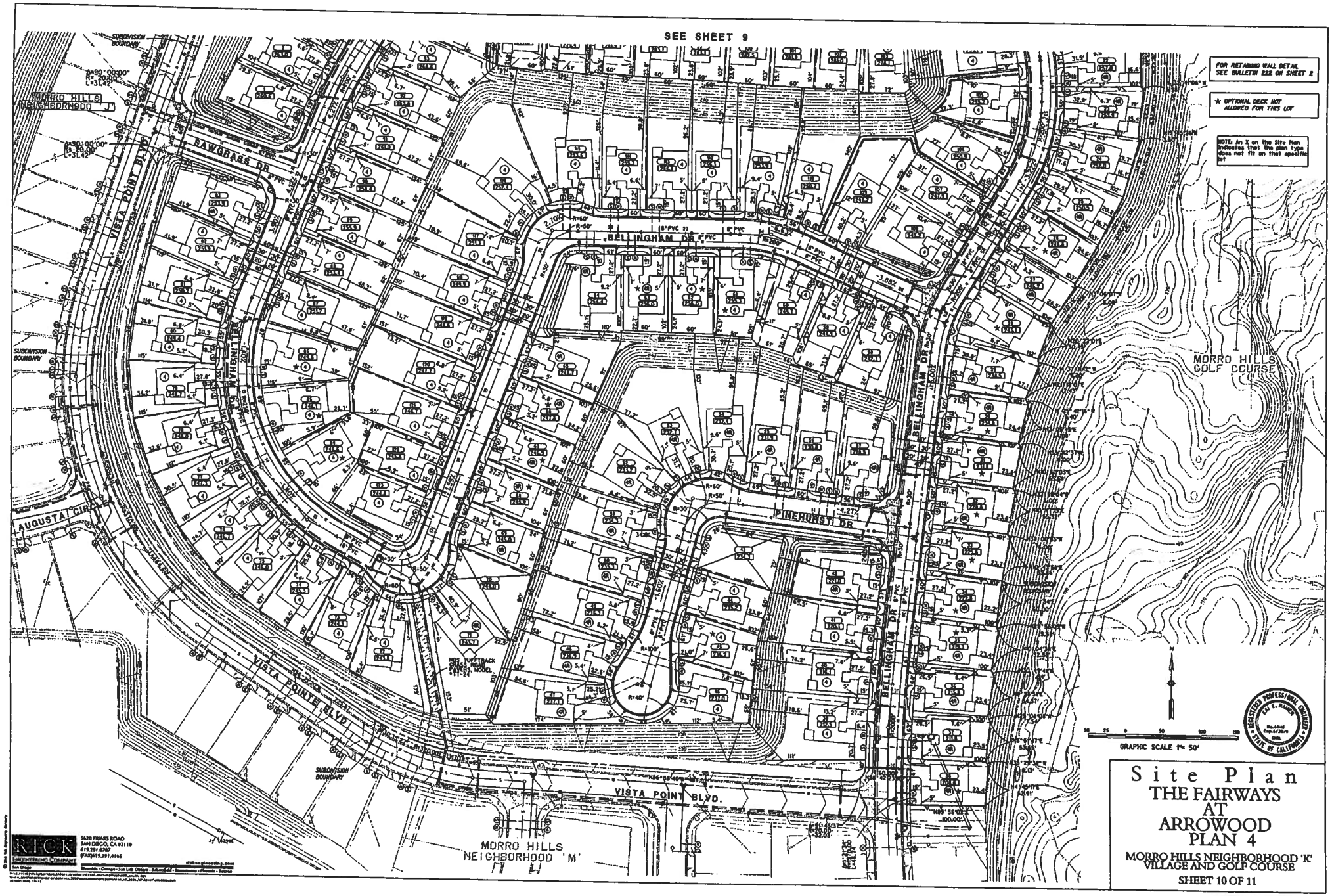


Site Plan
THE FAIRWAYS AT ARROWOOD PLAN 3

MORRO HILLS NEIGHBORHOOD 'K' VILLAGE AND GOLF COURSE

SHEET 7 OF 11

PRELIMINARY
NOT FOR CONSTRUCTION

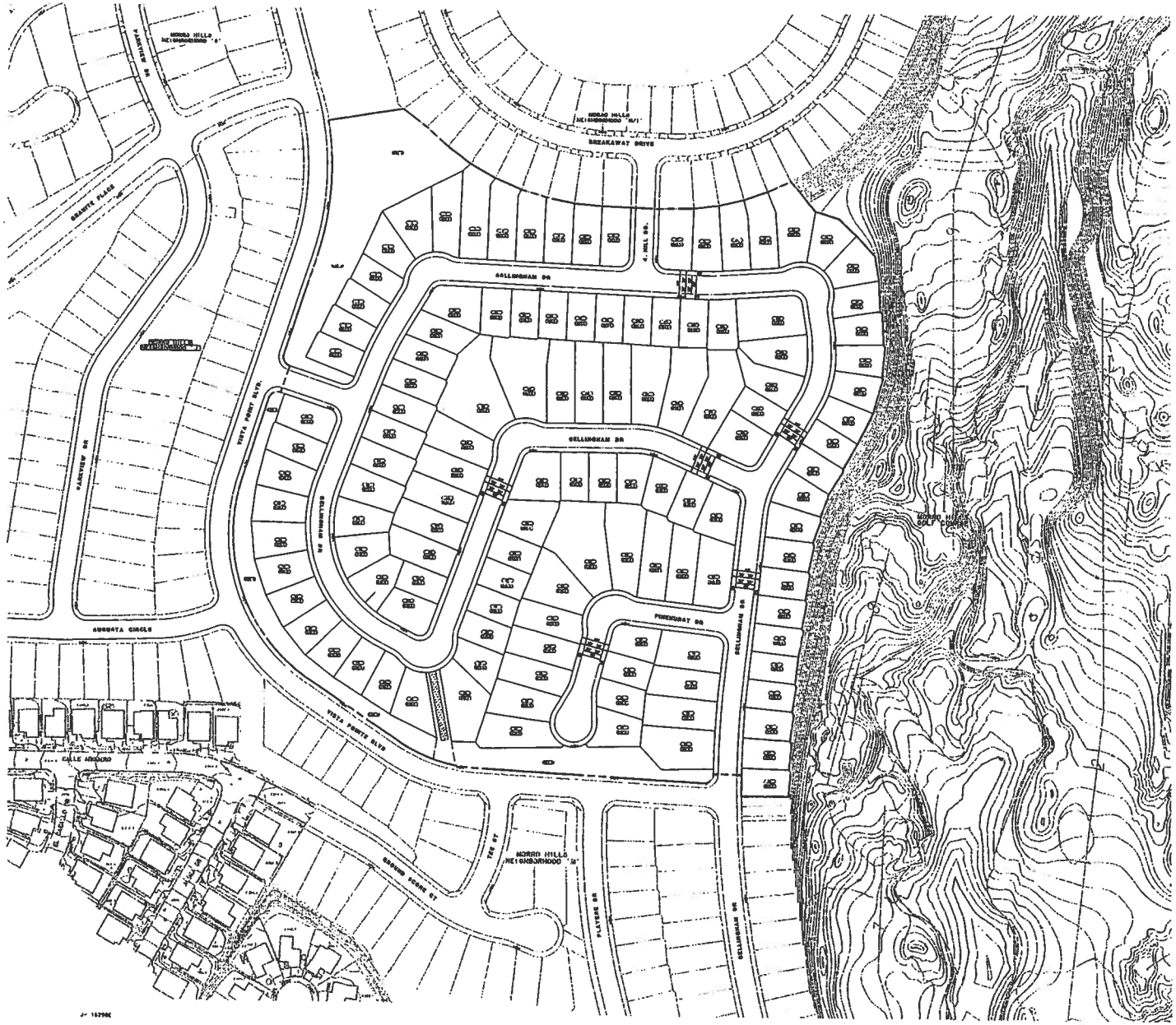


Site Plan
THE FAIRWAYS AT ARROWOOD PLAN 4

MORRO HILLS NEIGHBORHOOD 'K'
VILLAGE AND GOLF COURSE

SHEET 10 OF 11

PRELIMINARY
NOT FOR CONSTRUCTION



GRAPHIC SCALE 1" = 100'

Site Plan

THE FAIRWAYS AT ARROWOOD FIRE HYDRANT LOCATIONS

MORRO HILLS NEIGHBORHOOD 'K'
VILLAGE AND GOLF COURSE

SHEET 11 OF 11

PRELIMINARY
NOT FOR CONSTRUCTION

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.5707
FAX619.291.4165
rickengineering.com
Riverside · Orange · San Luis Obispo · Bakersfield · Sacramento · Phoenix · Tucson

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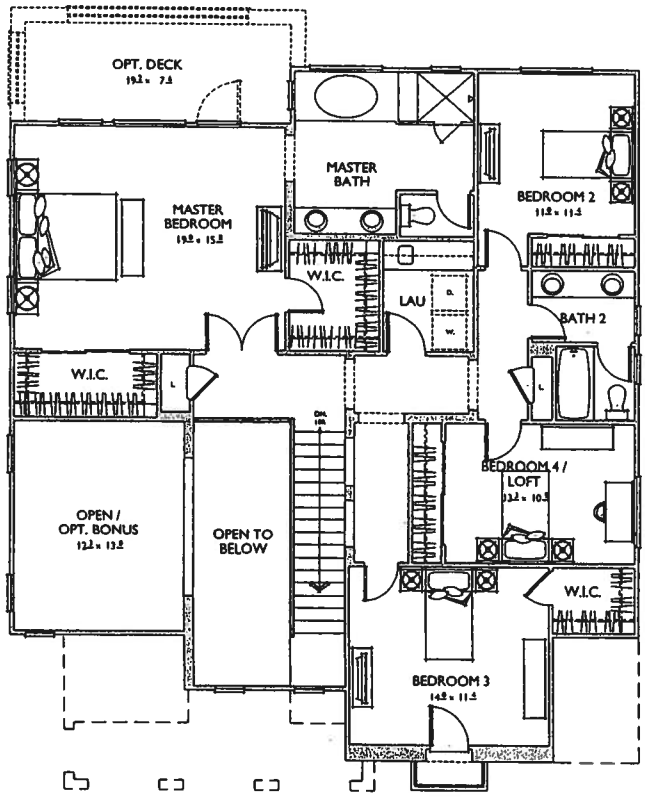
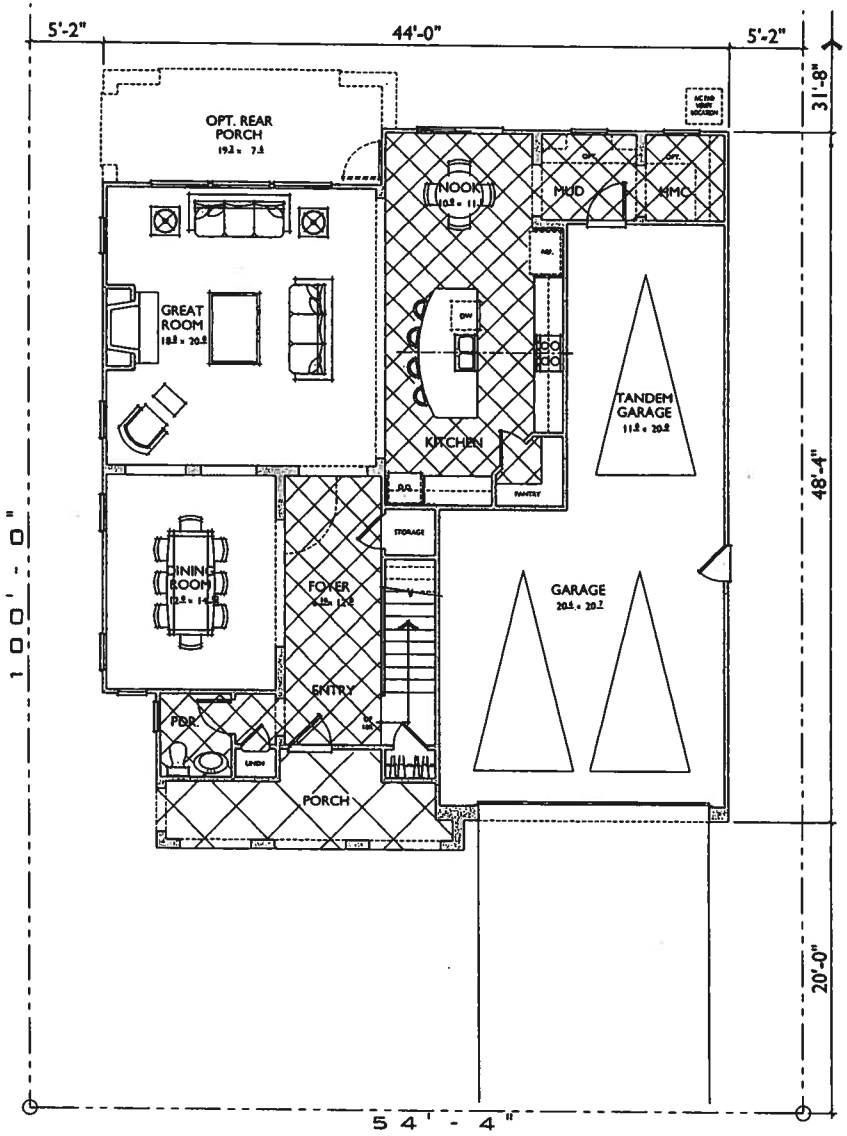


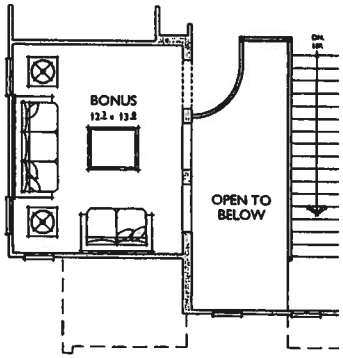
SECOND FLOOR

SPANISH



FIRST FLOOR

SPANISH



OPT. BONUS ROOM +181 S.

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE BLV
OCEANSIDE, CA. 92058
P: 760.757.7057
F: 760.757.7058

FOOTAGE:

FIRST FLOOR:	1,282
SECOND FLOOR:	1,435
TOTAL:	2,717
GARAGE:	650
DECKS/PORCHES:	109
OPT.DECKS	161
TOTAL:	759

09.14.10

PLAN 1

THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

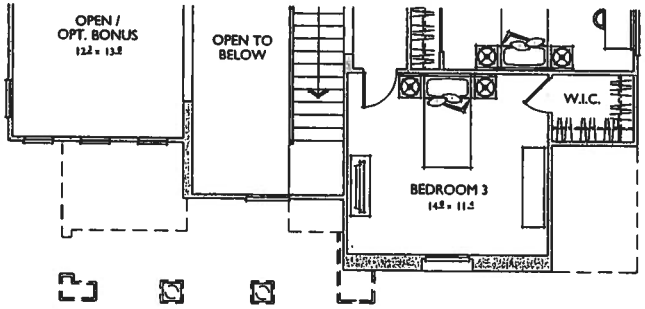
Toll Brothers

TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92862
P: 714.347.1300

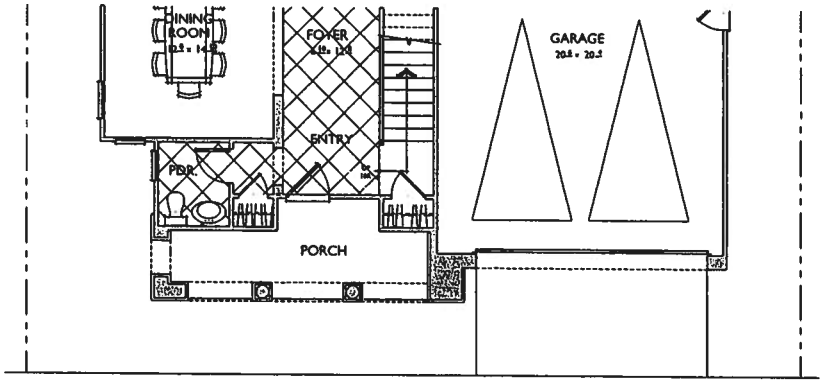
BASSENIAN LAGONI

350.10104

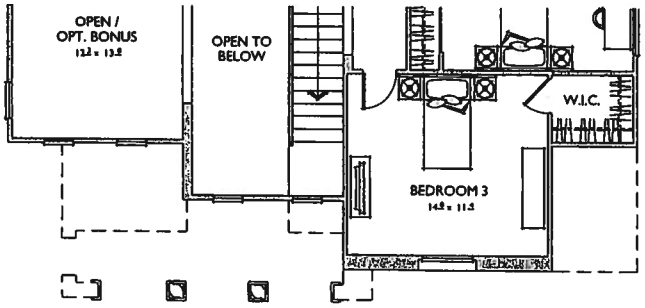
A-1



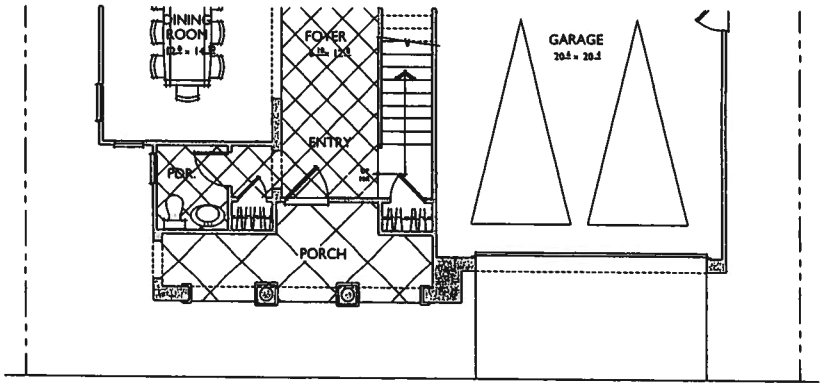
SECOND FLOOR MANOR



FIRST FLOOR MANOR



SECOND FLOOR MEDITERRANEAN



FIRST FLOOR MEDITERRANEAN

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE BL
OCEANSIDE, CA. 92058
P : 760.757.7057
F : 760.757.7058

FOOTAGE:	
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SECOND FLOOR:	1,435
TOTAL:	2,717
GARAGE:	650
DECKS/PORCHES:	109
OPT.DECKS	161
TOTAL:	759

09.14.10

PLAN I
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

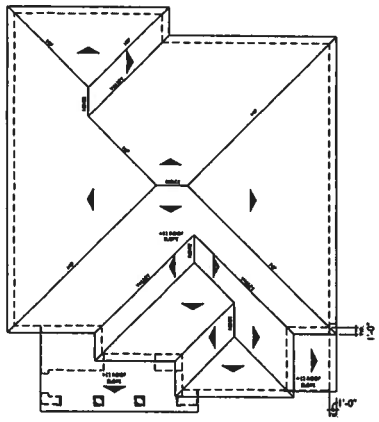
SCALE 1/4" = 1'-0"

Toll Brothers

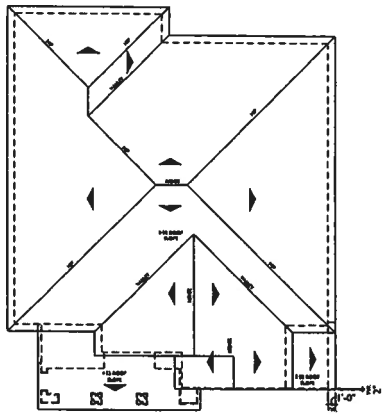
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92862
P : 714.347.1300

BASSENIAN
LAGONI
350.1010

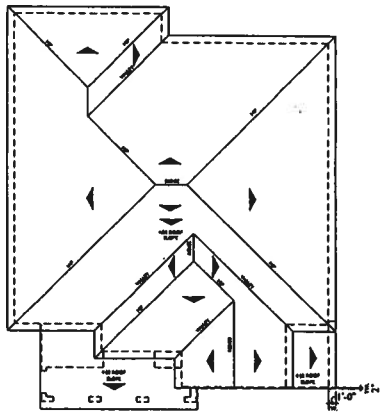
A-2



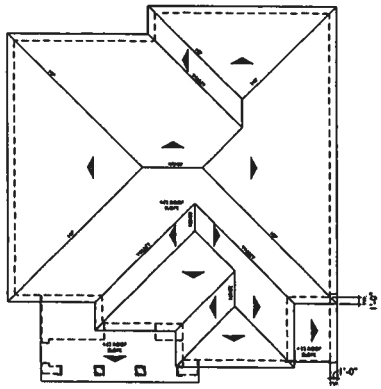
MEDITERRANEAN ROOF PLAN (w/ OPT. DECK)



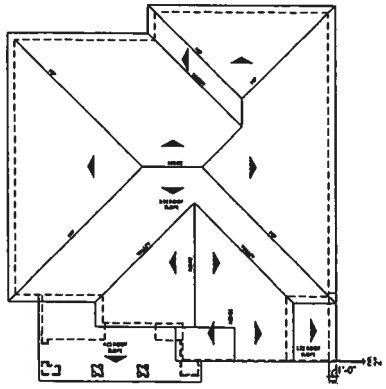
MANOR ROOF PLAN (w/ OPT. DECK)



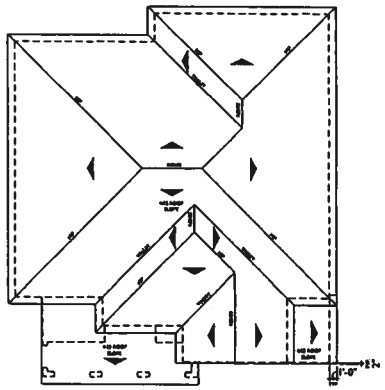
SPANISH ROOF PLAN (w/ OPT. DECK)



MEDITERRANEAN ROOF PLAN



MANOR ROOF PLAN



SPANISH ROOF PLAN

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE BL
OCEANSIDE, CA. 92058
P : 760.757.7057
F : 760.757.7058

ROOF PLANS
PLAN I
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/8" = 1'-0"

Toll Brothers

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725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92862
P : 714.347.1300

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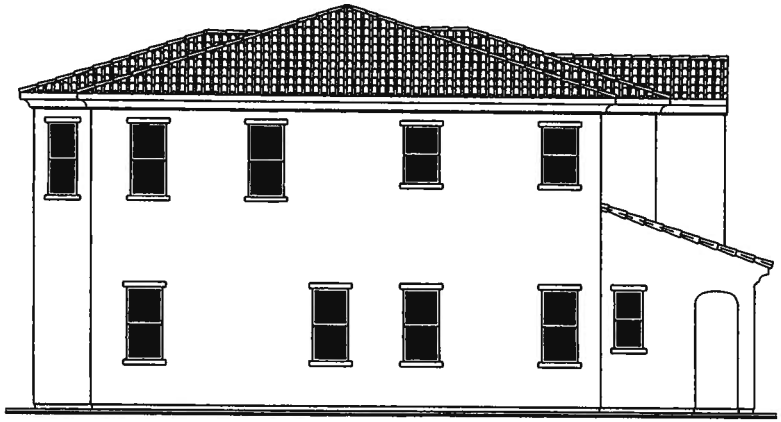
BASSENIAN LAGONI

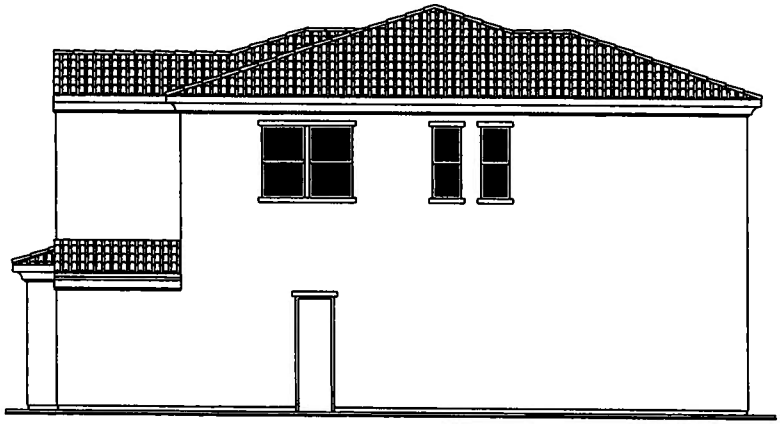
350.1010

A-3

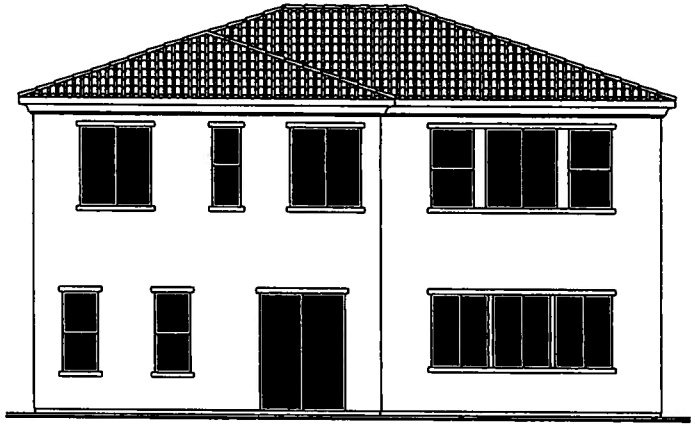


2 LEFT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"

1 FRONT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



3 REAR ELEVATION — SPANISH
SCALE : 1/4"=1'-0"

PLAN 1.
SPANISH ELEVATION
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/8" = 1'-0"

Toll Brothers
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92862
P: 714.347.1300

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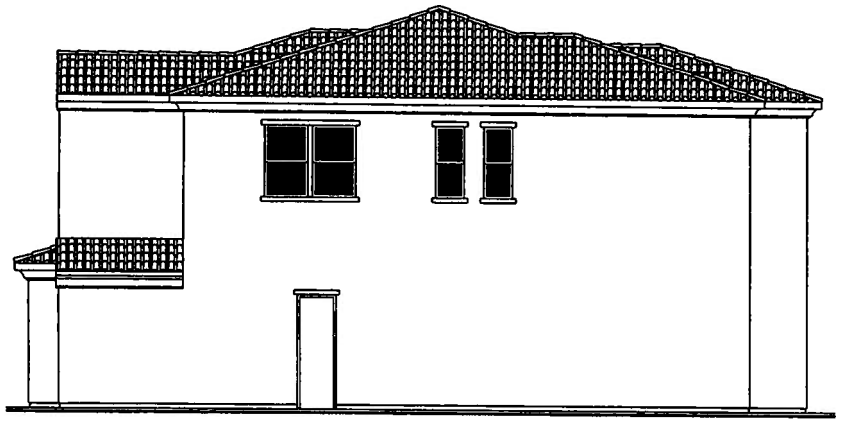
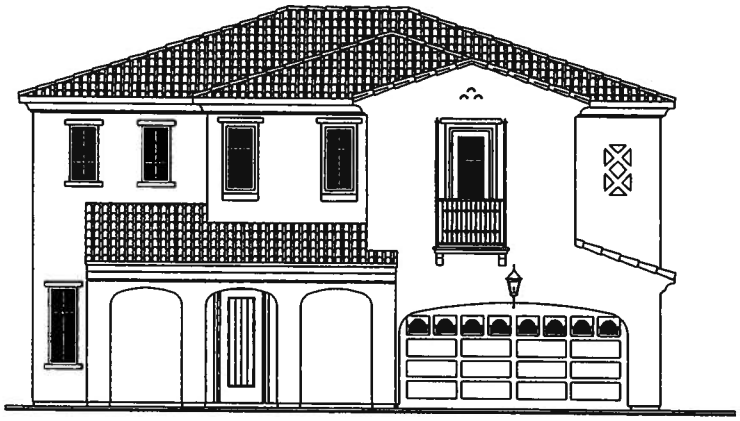
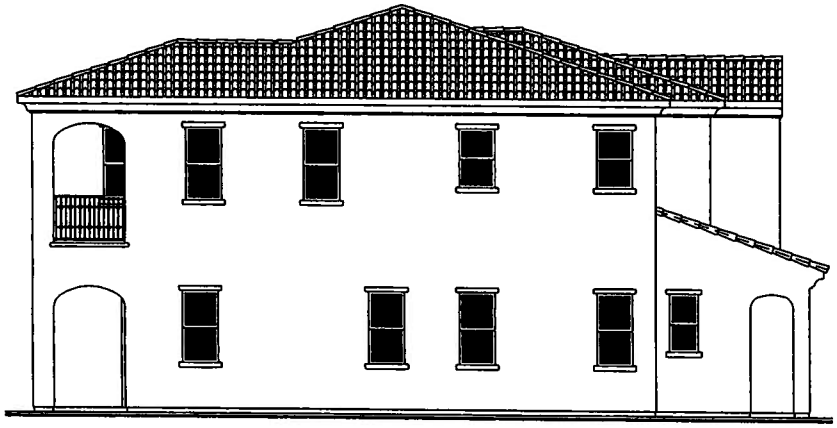
BASSENIAN
LAGONI
350.10104
A-4



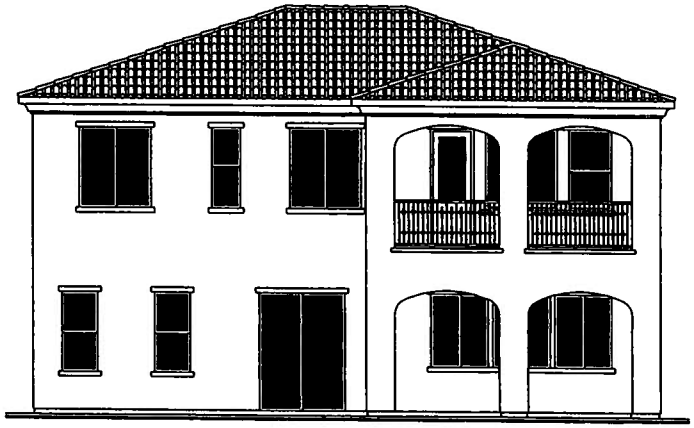
2 RIGHT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



1 FRONT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



3 LEFT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



2 REAR ELEVATION — SPANISH
SCALE : 1/4"=1'-0"

PLAN I
SPANISH ELEVATION (OPT. DECK)
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/8" = 1'-0"

Toll Brothers
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92862
P : 714.347.1300

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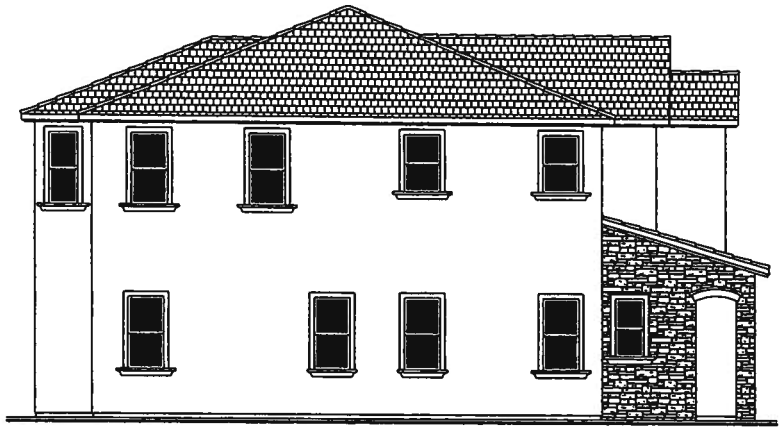
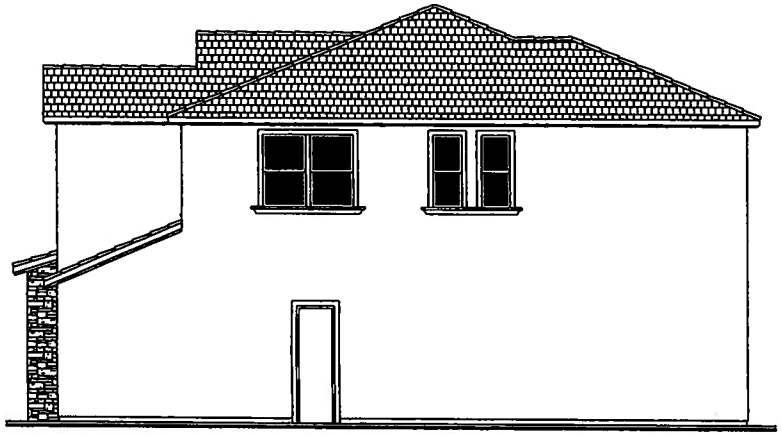
BASSENIAN LAGONI
350.10104
A-5

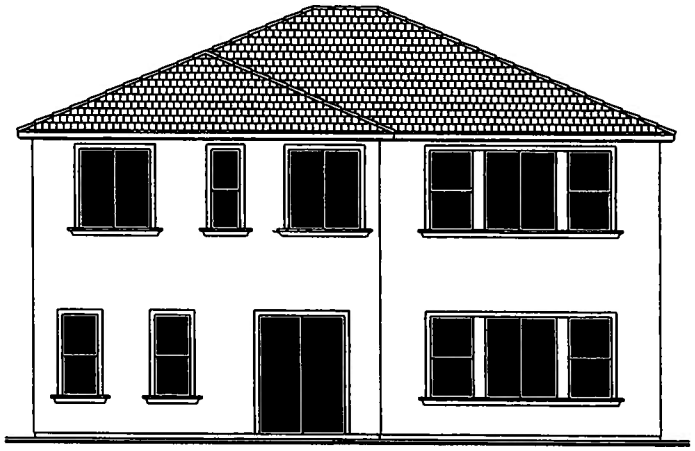


2 LEFT ELEVATION — MANOR
SCALE : 1/4"=1'-0"

1 FRONT ELEVATION — MANOR
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — MANOR
SCALE : 1/4"=1'-0"



3 REAR ELEVATION — MANOR
SCALE : 1/4"=1'-0"

PLAN I
MANOR ELEVATION
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/8" = 1'-0"

Toll Brothers

TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92868
P : 714.347.1200

09.14.10

BASSENIAN LAGONI

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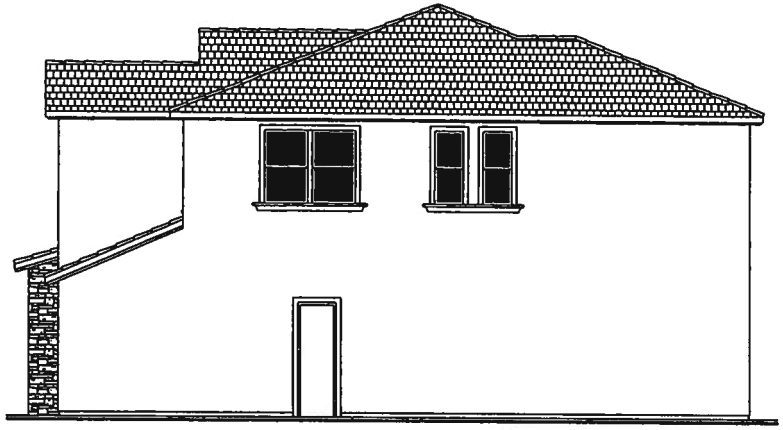
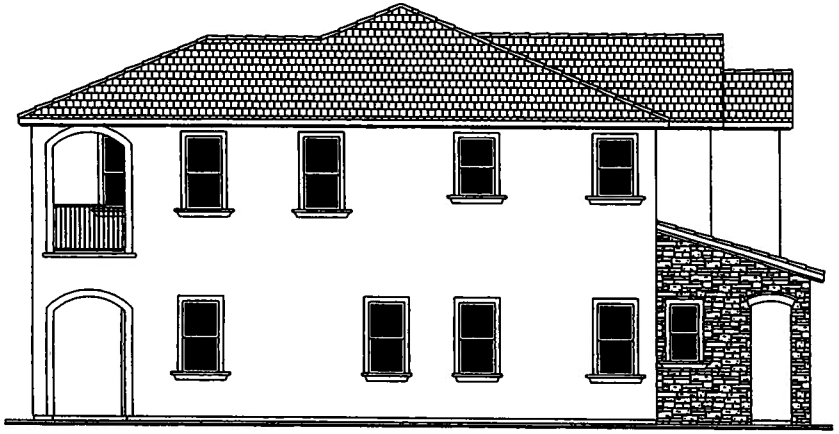
A-6



4 RIGHT ELEVATION — MANOR
SCALE : 1/4"=1'-0"

1 FRONT ELEVATION — MANOR
SCALE : 1/4"=1'-0"



3 LEFT ELEVATION — MANOR
SCALE : 1/4"=1'-0"

2 REAR ELEVATION — MANOR
SCALE : 1/4"=1'-0"

PLAN 1
MANOR ELEVATION (OPT. DECK)
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/8" = 1'-0"

Toll Brothers
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92862
P: 714.347.1300

09.14.10
BASSENIAN
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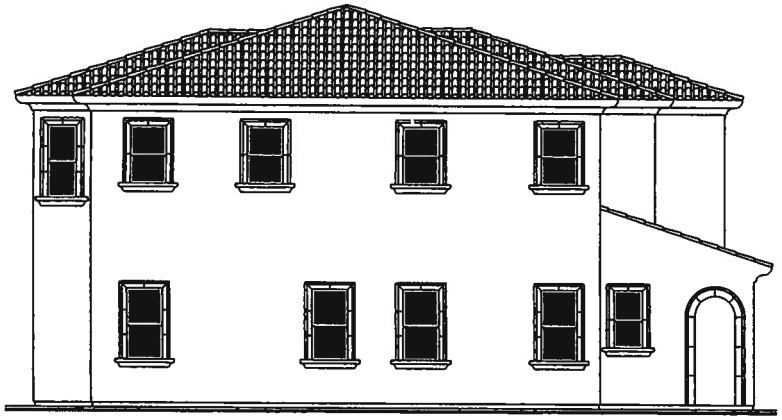
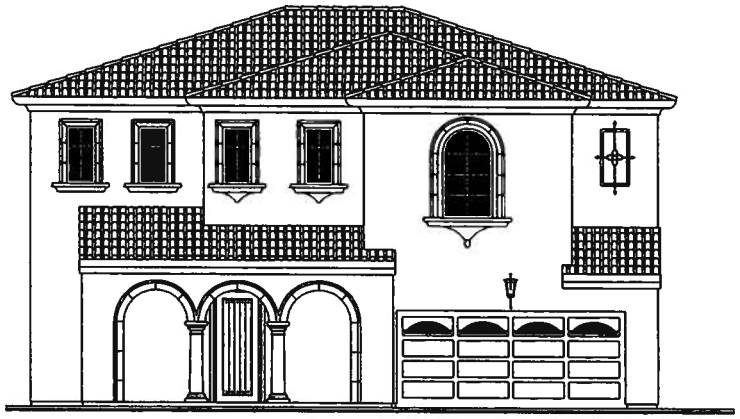
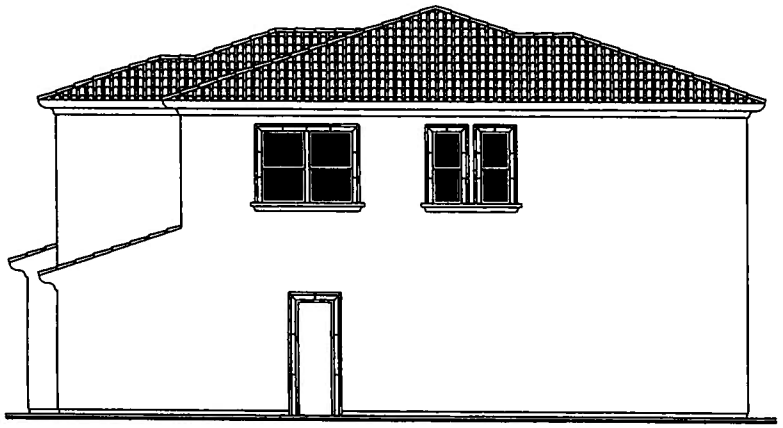
A-7



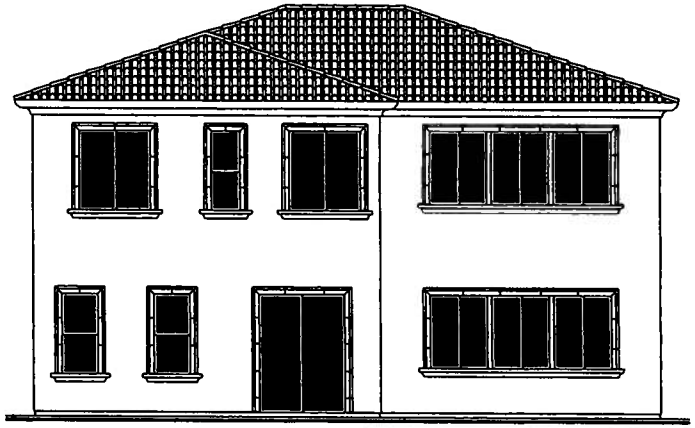
2 LEFT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



1 FRONT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



3 REAR ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"

PLAN 1
MEDITERRANEAN ELEVATION
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

Toll Brothers
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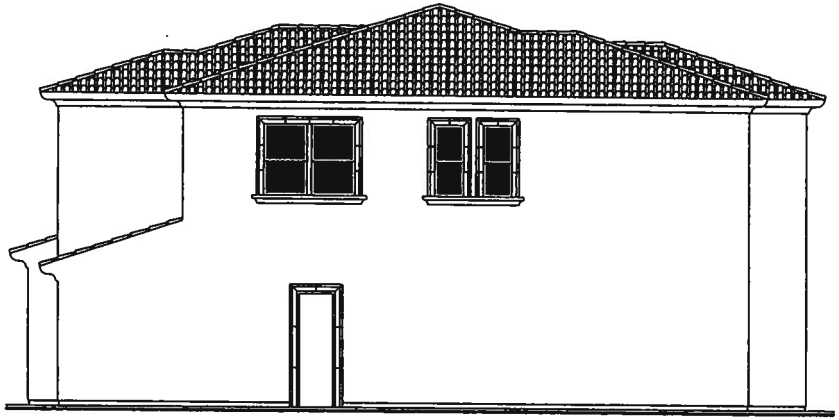
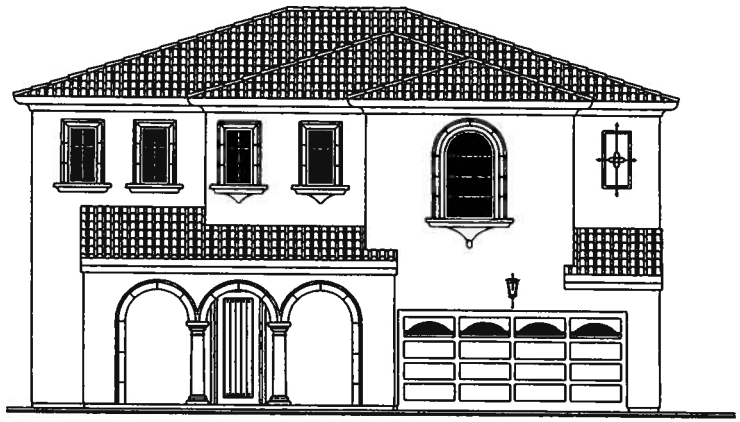
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92862
P : 714.347.1300

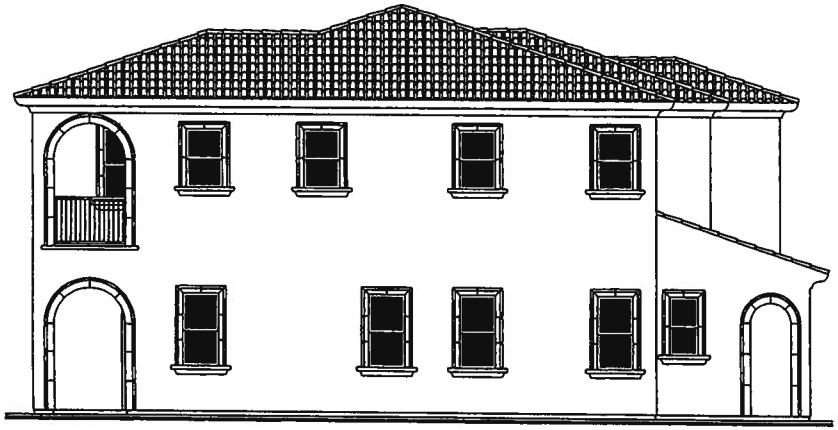
09.14.10
BASSENIAN LAGONI
350.1010
A-8



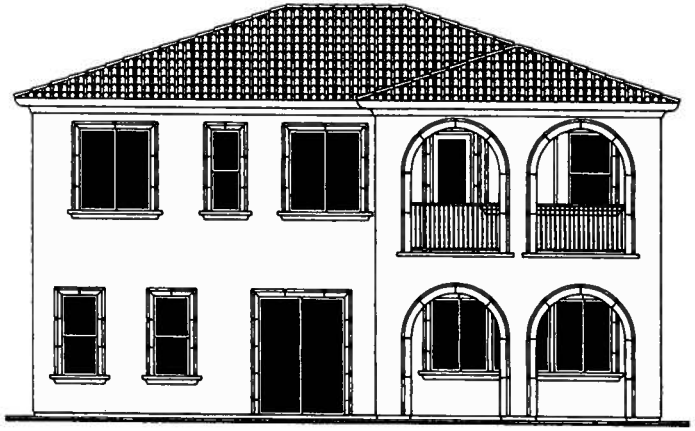
2 RIGHT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



1 FRONT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



3 LEFT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



2 REAR ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"

PLAN I
MEDITERRANEAN ELEVATION (OPT. DECK)
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

Toll Brothers

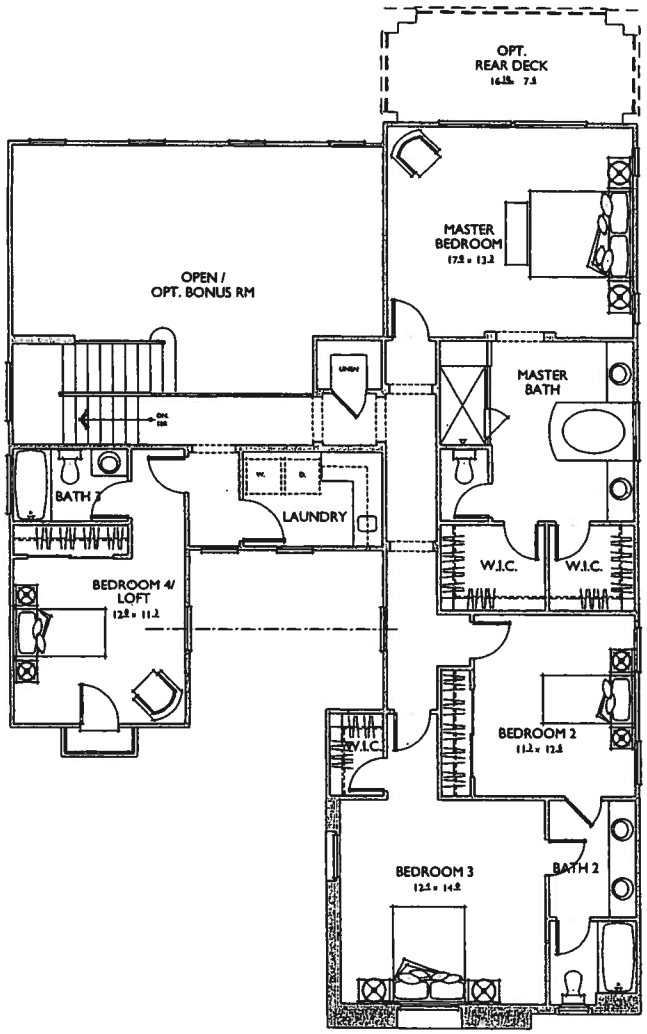
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92868
P : 714.347.1300

09.14.10

BASSENIAN LAGONI

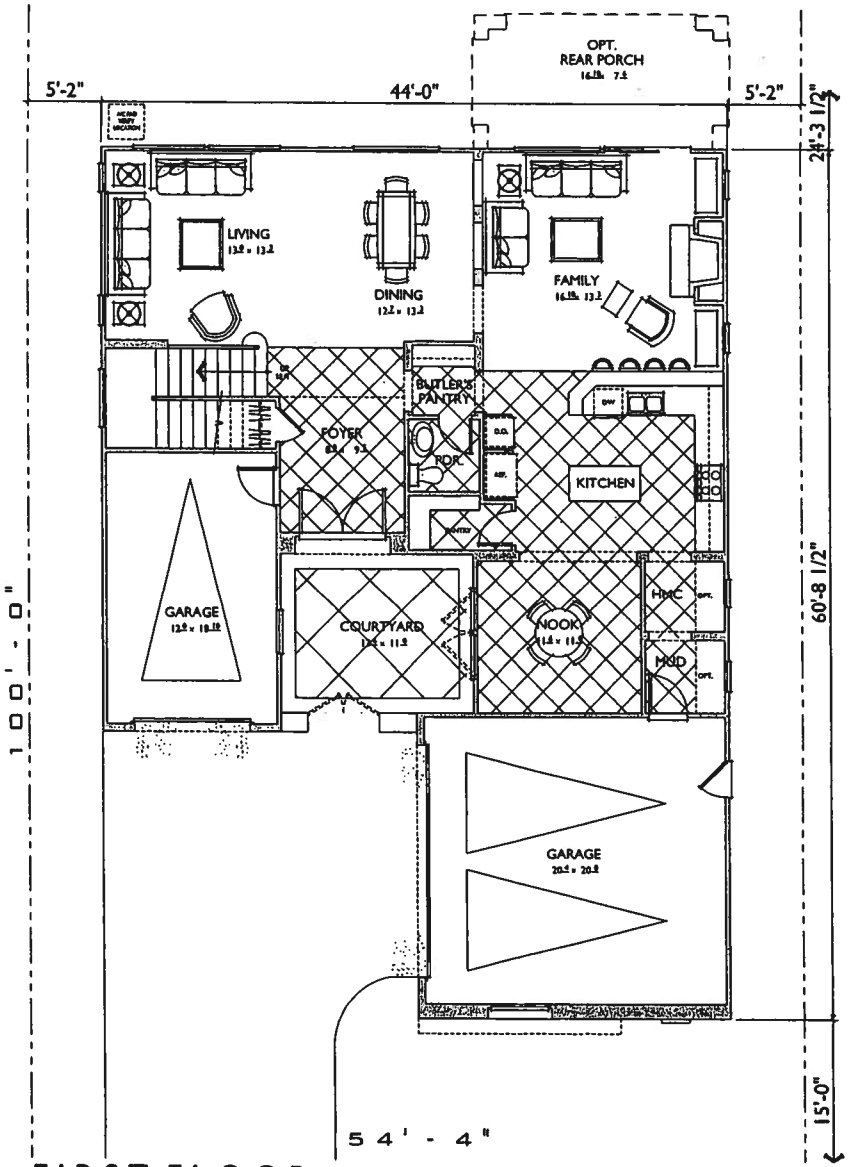
350.1010

A-9



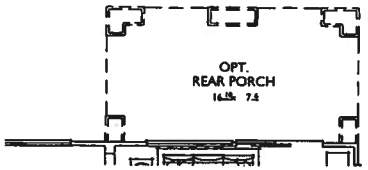
SECOND FLOOR

SPANISH

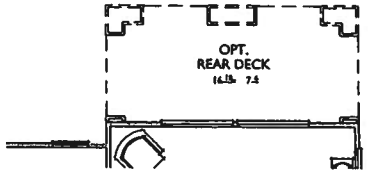


FIRST FLOOR

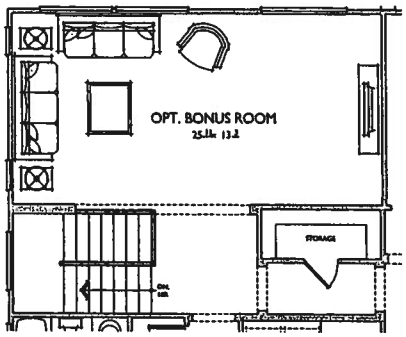
SPANISH



OPT. REAR PORCH MEDITERRANEAN



OPT. REAR DECK MEDITERRANEAN



OPT. BONUS ROOM +393 S.F.

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE BLV
OCEANSIDE, CA. 92058
P : 760.757.7057
F : 760.757.7058

FOOTAGE:

FIRST FLOOR:	1,356 S
SECOND FLOOR:	1,602 S
TOTAL:	2,958 S
GARAGE:	678 S
DECKS/PORCHES:	0 S
OPT. DECKS:	284 S
TOTAL:	678 S

09.14.10

BASSENIAN
LACONI

350.10104

A-10

PLAN 2

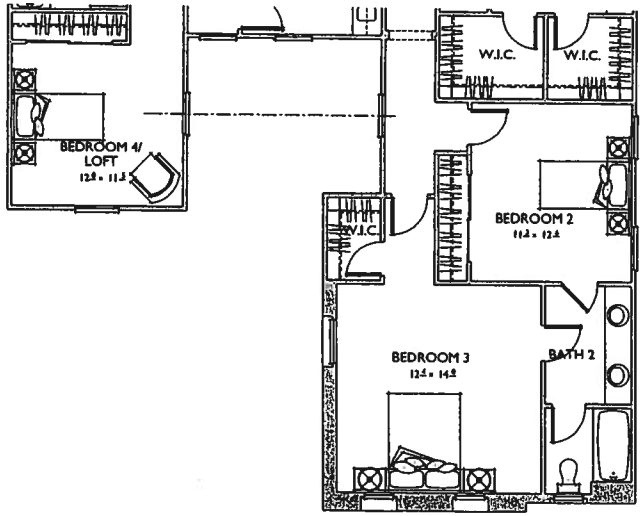
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

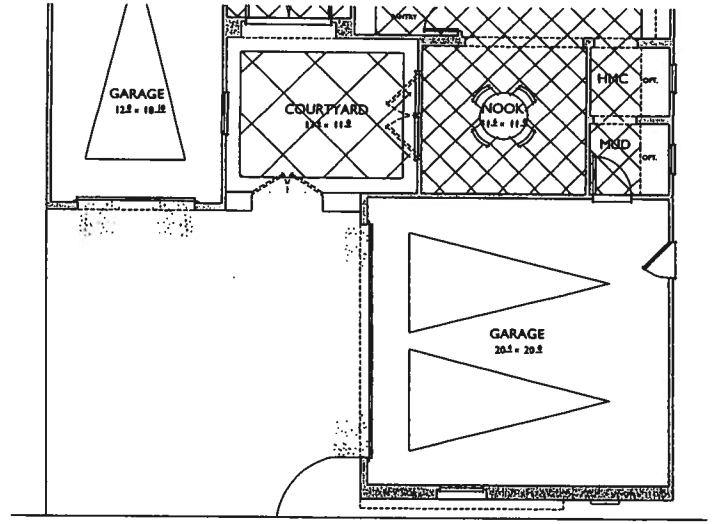
Toll Brothers

TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92862
P : 714.347.1300



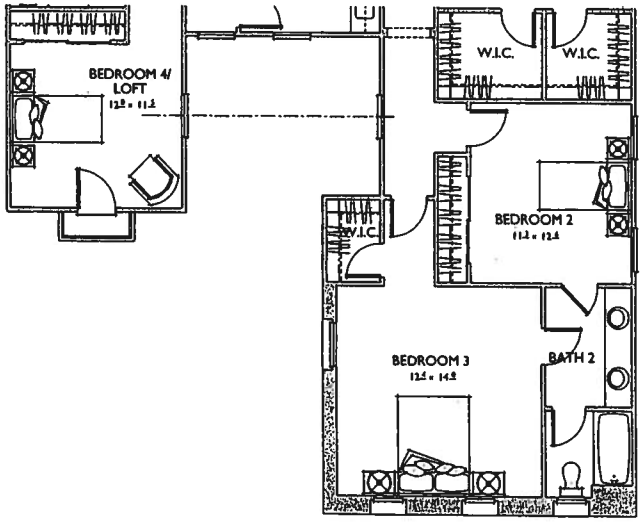
SECOND FLOOR

MANOR



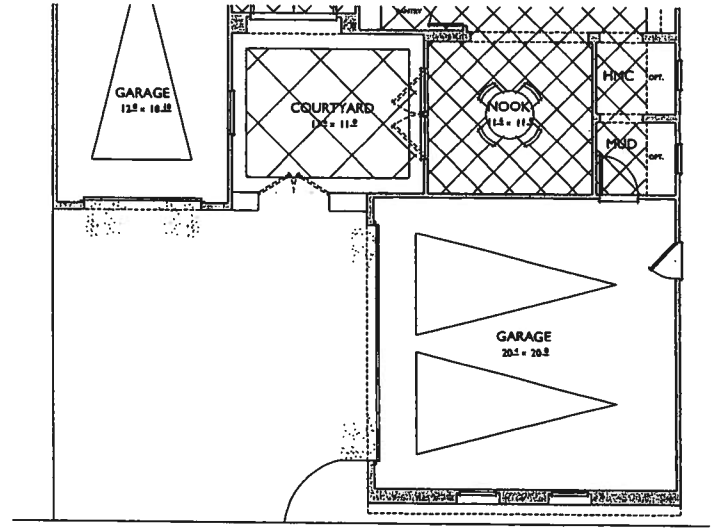
FIRST FLOOR

MANOR



SECOND FLOOR

MEDITERRANEAN



FIRST FLOOR

MEDITERRANEAN

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE BLVD.
OCEANSIDE, CA. 92058
P : 760.757.7057
F : 760.757.7058

FOOTAGE:

FIRST FLOOR:	1,356 S.F
SECOND FLOOR:	1,602 S.F
TOTAL:	2,958 S.F
GARAGE:	678 S.F
DECKS/PORCHES:	0 S.F
OPT. DECKS:	284 S.F
TOTAL:	678 S.F

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BASSENIAN
[redacted]
LAGONI

350.10104

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PLAN 2

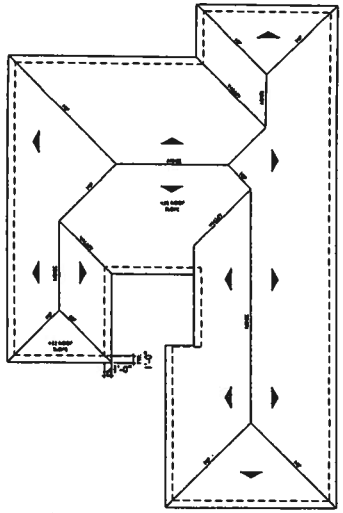
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

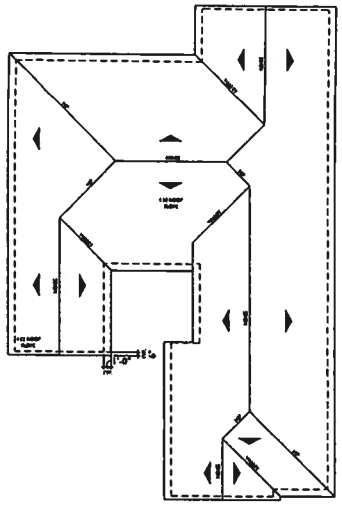
SCALE 1/4" = 1'-0"

Toll Brothers

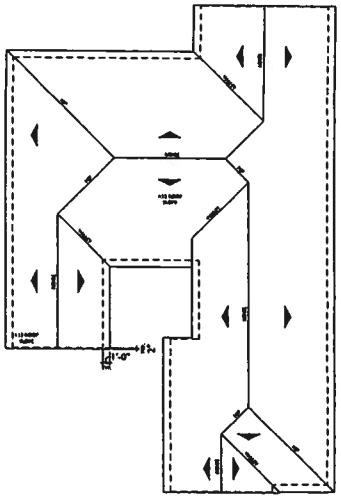
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92862
P : 714.347.1300



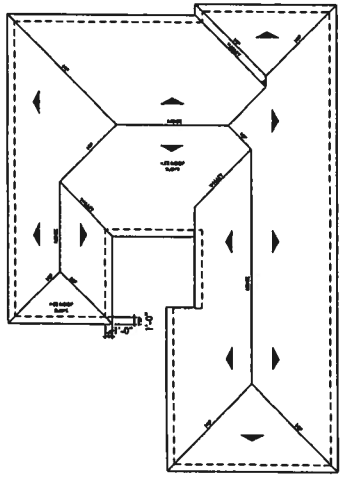
MEDITERRANEAN ROOF PLAN (w/ OPT. DECK)



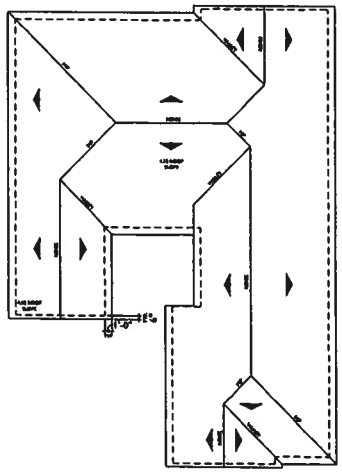
MANOR ROOF PLAN (w/ OPT. DECK)



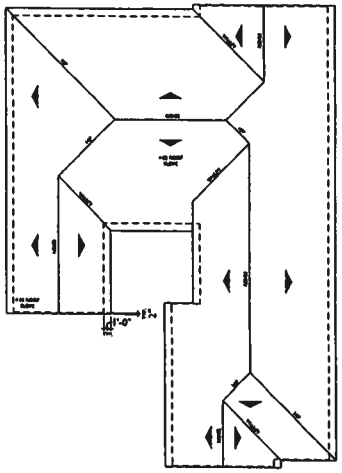
SPANISH ROOF PLAN (w/ OPT. DECK)



MEDITERRANEAN ROOF PLAN



MANOR ROOF PLAN



SPANISH ROOF PLAN

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE BL
OCEANSIDE, CA. 92058
P : 760.757.7057
F : 760.757.7058

ROOF PLANS
PLAN 2
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/8" = 1'-0"

Toll Brothers
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92862
P : 714.347.1300

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BASSENIAN
LAGONI

350.1010

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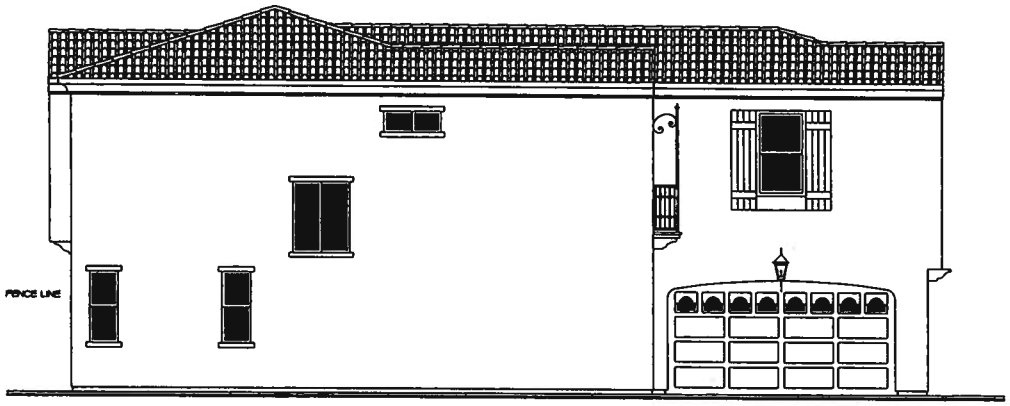
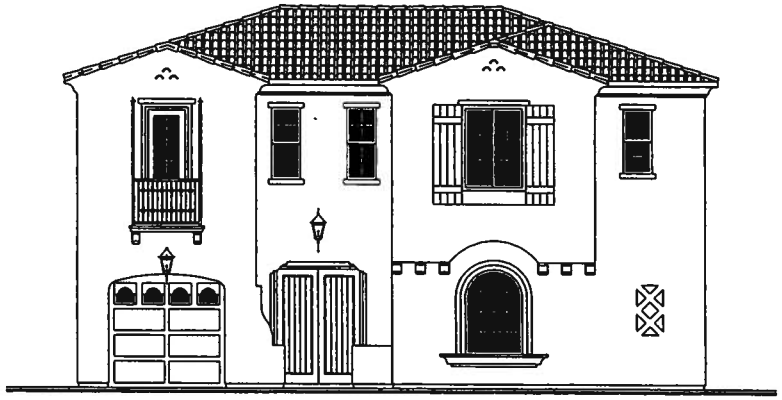
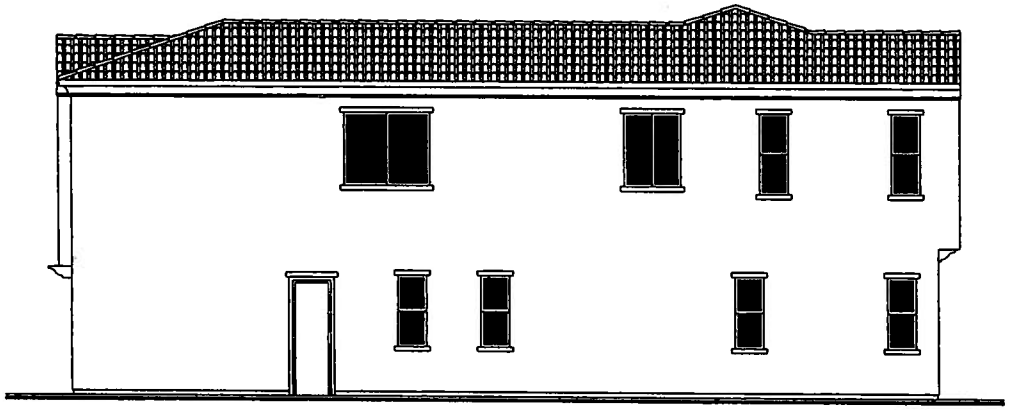


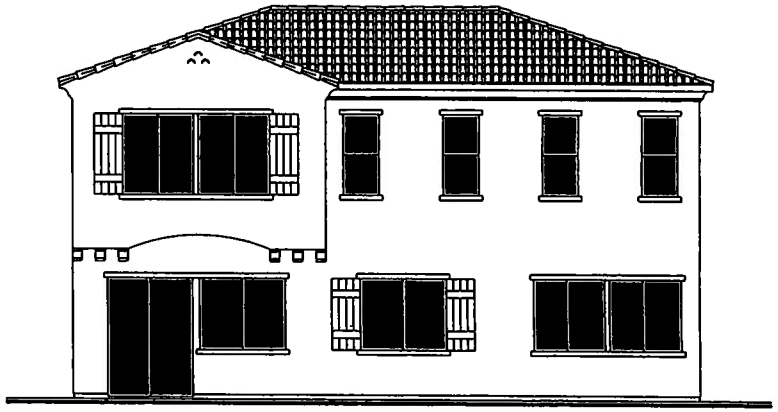
2 LEFT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



1 FRONT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



3 REAR ELEVATION — SPANISH
SCALE : 1/4"=1'-0"

PLAN 2
SPANISH ELEVATION
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

Toll Brothers

TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92862
P: 714.347.1300

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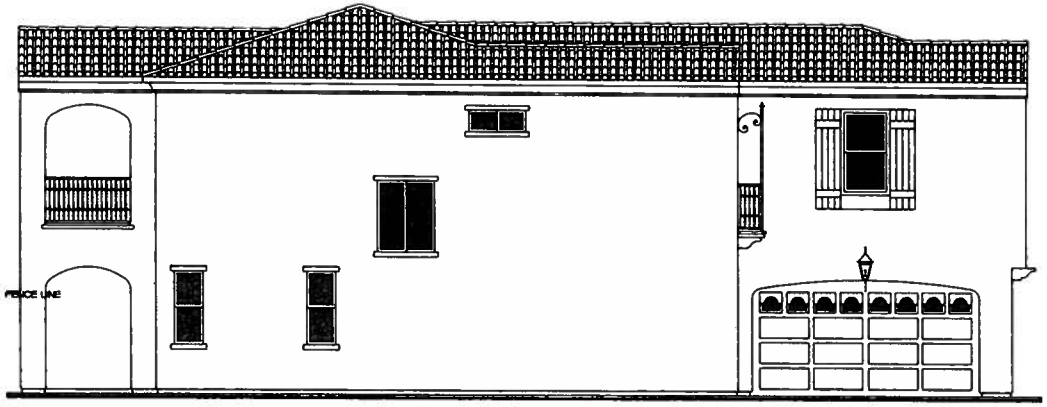
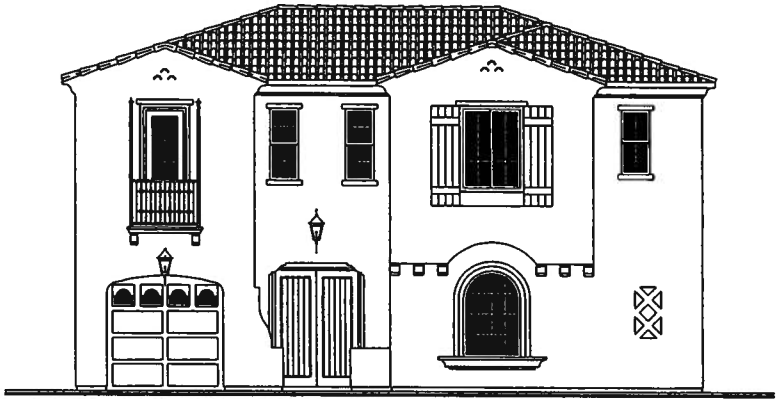
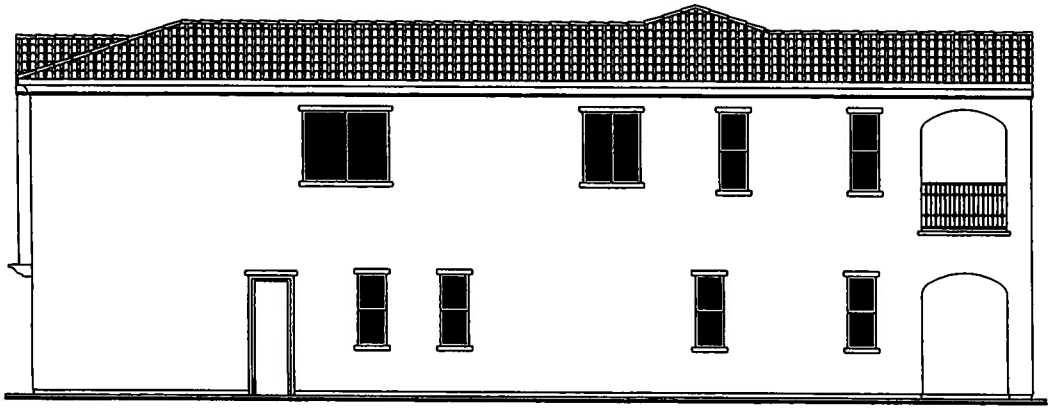


2 LEFT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



1 FRONT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"

3 REAR ELEVATION — SPANISH
SCALE : 1/4"=1'-0"

PLAN 2
SPANISH ELEVATION (w/ OPT. DECK)
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

Toll Brothers
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92868
P: 714.347.1300

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BASSENIAN
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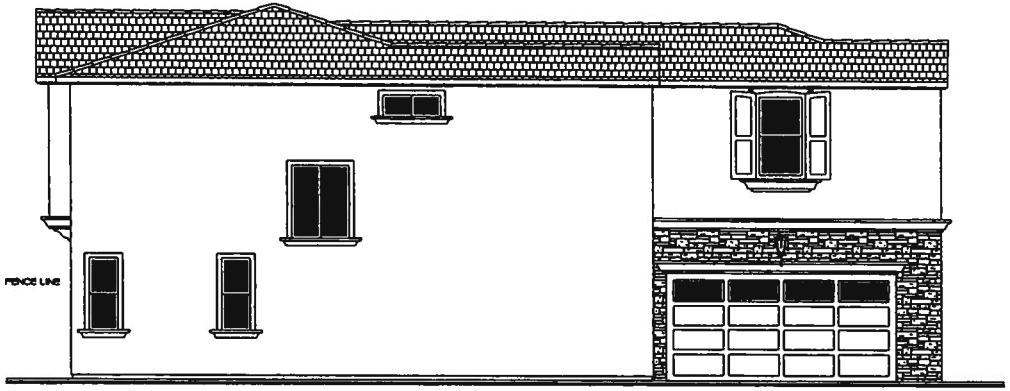
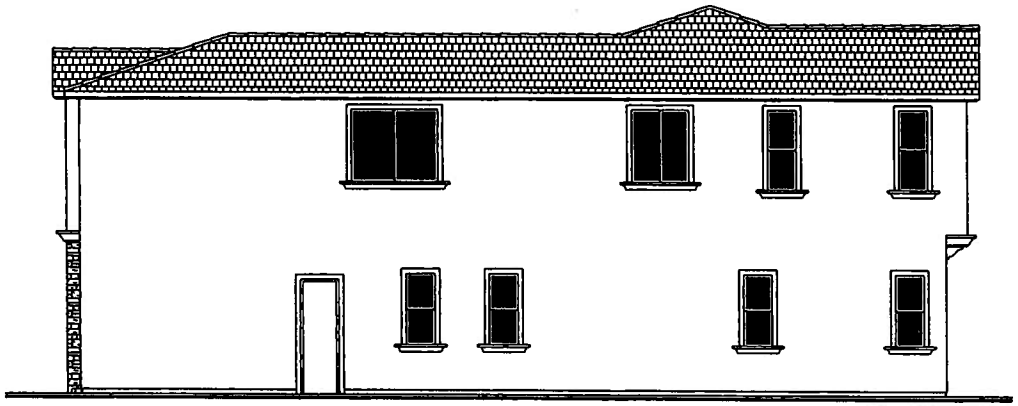


2 LEFT ELEVATION

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

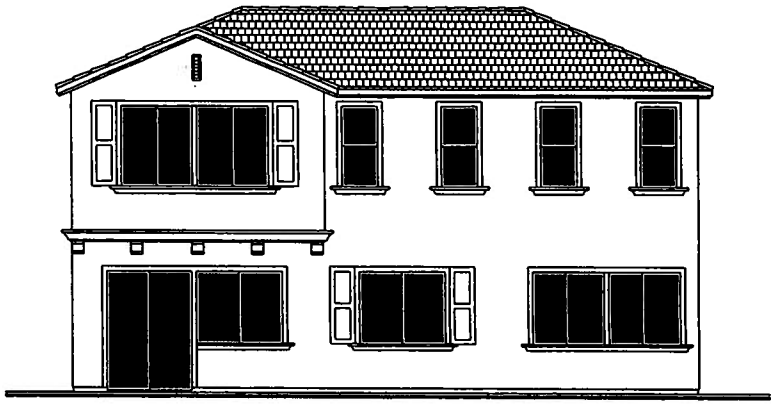
1 FRONT ELEVATION

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



4 RIGHT ELEVATION

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



3 REAR ELEVATION

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

PLAN 2
MANOR ELEVATION
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

Toll Brothers

TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92862
P : 714.347.1300

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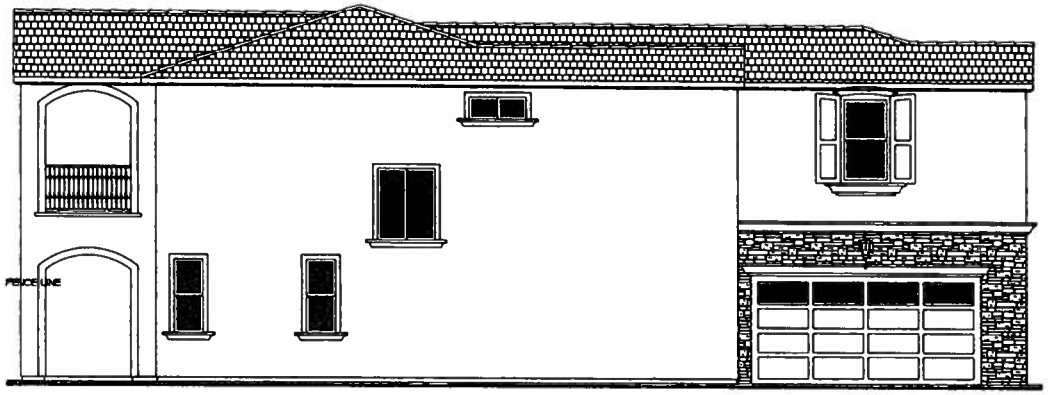
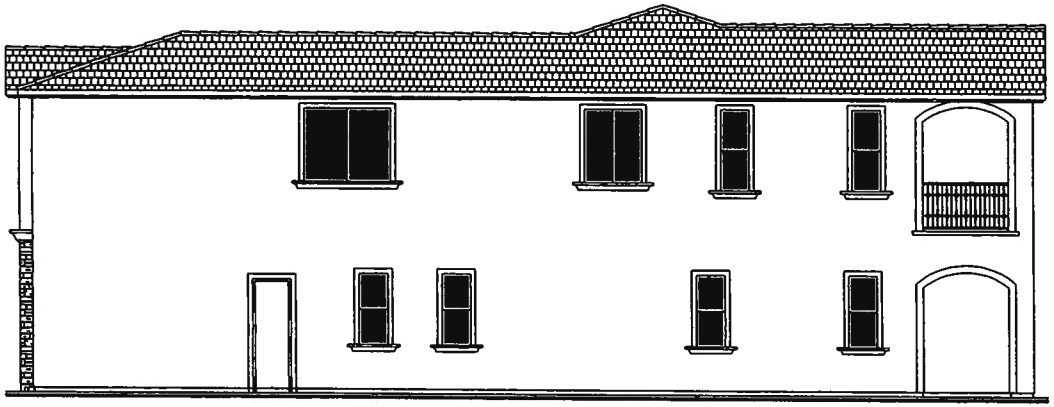


2 LEFT ELEVATION

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

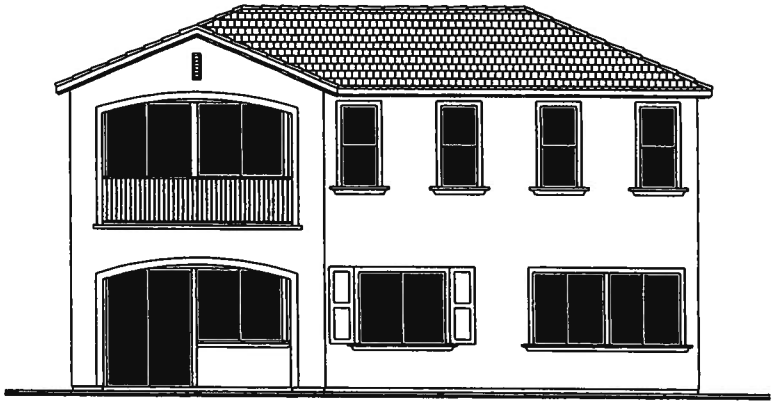
1 FRONT ELEVATION

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



4 RIGHT ELEVATION

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



3 REAR ELEVATION

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

PLAN 2
MANOR ELEVATION (w/ OPT. DECK)
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

Toll Brothers
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92862
P : 714.347.1300

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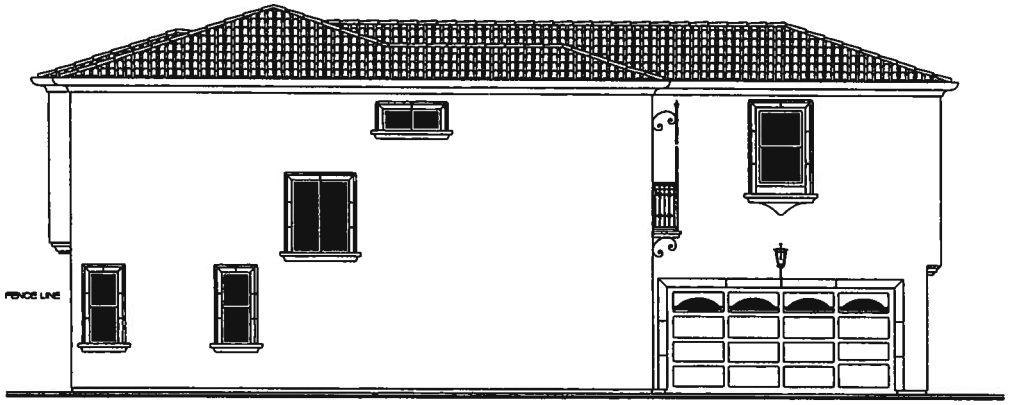
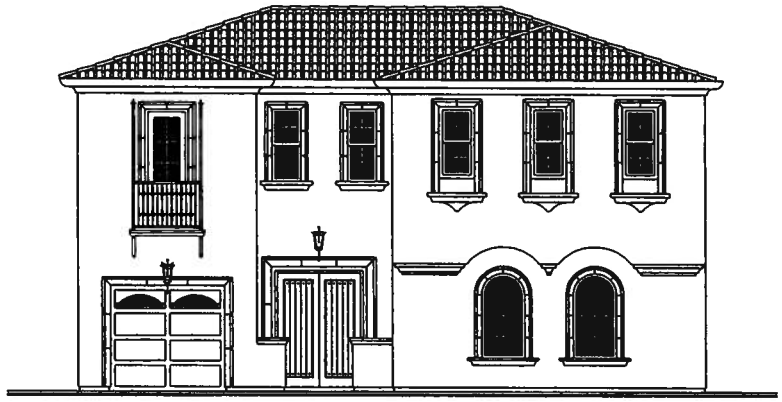
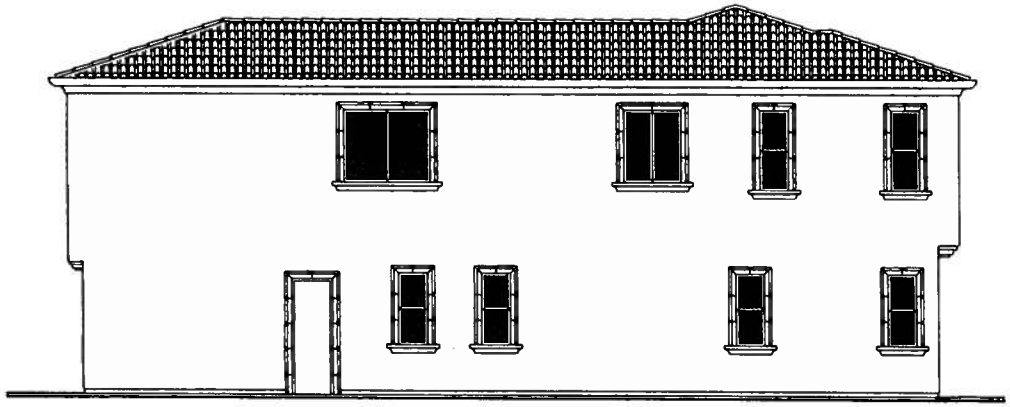


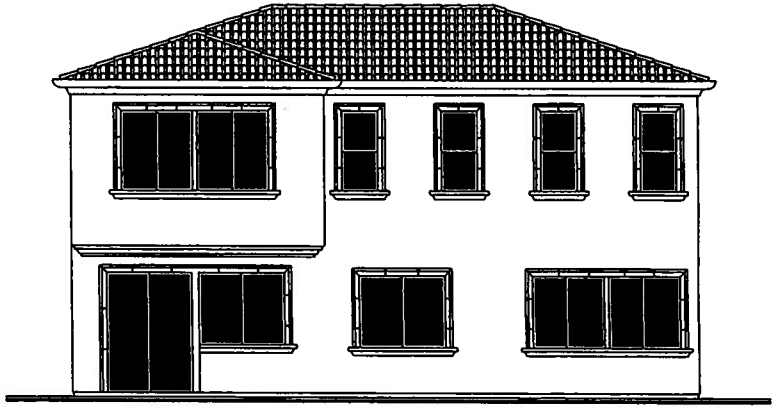
2 LEFT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



1 FRONT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



3 REAR ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"

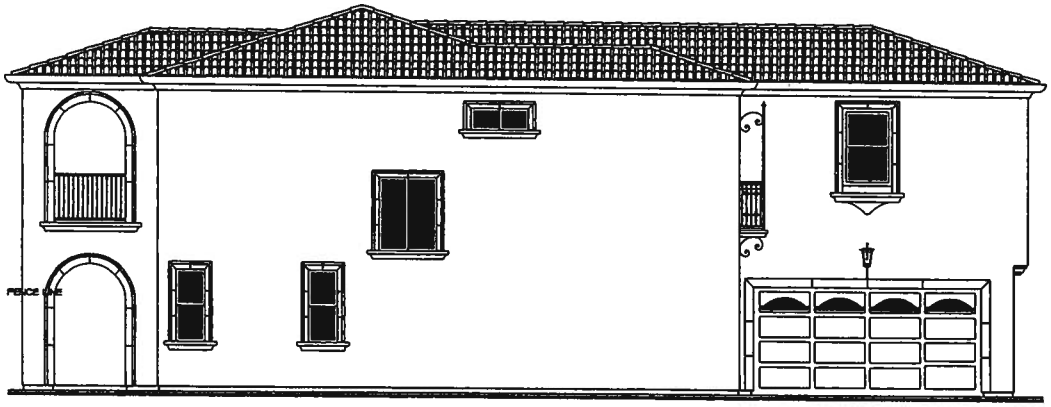
PLAN 2
MEDITERRANEAN ELEVATION
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

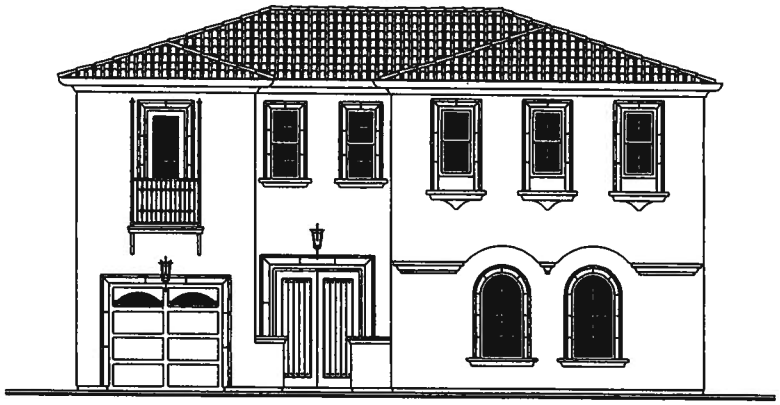
SCALE 1/4" = 1'-0"

Toll Brothers
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92862
P : 714.347.1300

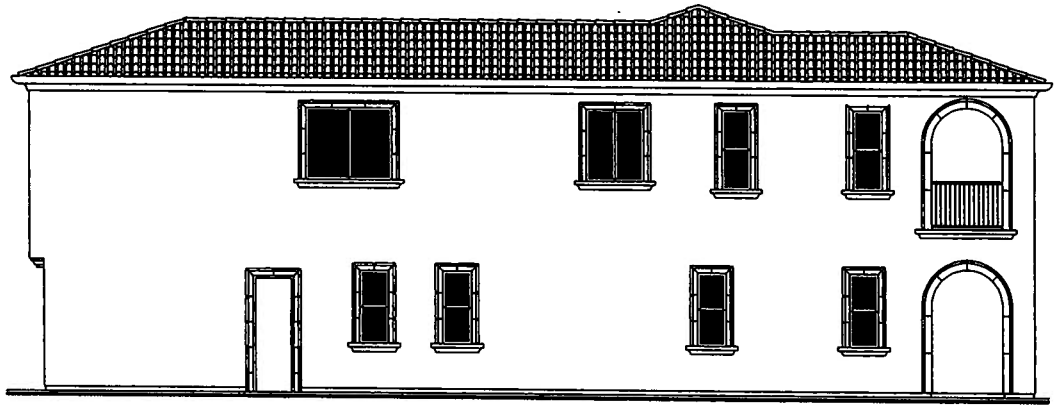
09.14.10
BASSENIAN
LAGONI
350.10104
A-17



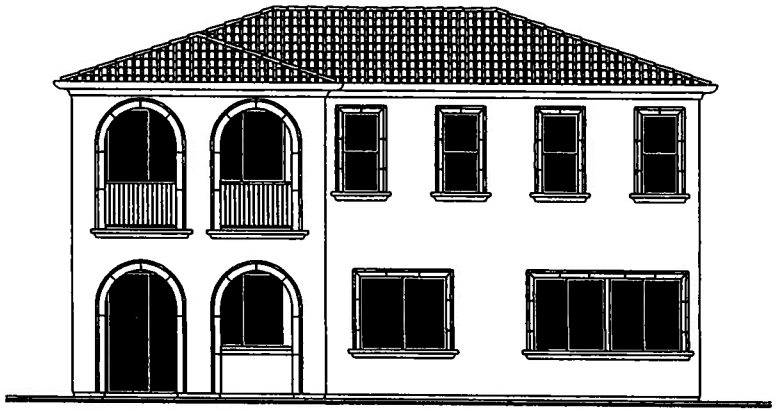
2 LEFT ELEVATION — MEDITERRANEAN
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION — MEDITERRANEAN
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION — MEDITERRANEAN
SCALE: 1/4"=1'-0"



3 REAR ELEVATION — MEDITERRANEAN
SCALE: 1/4"=1'-0"

PLAN 2
MEDITERRANEAN ELEVATION (w/ OPT. DECK)
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

Toll Brothers
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92862
P: 714.347.1300

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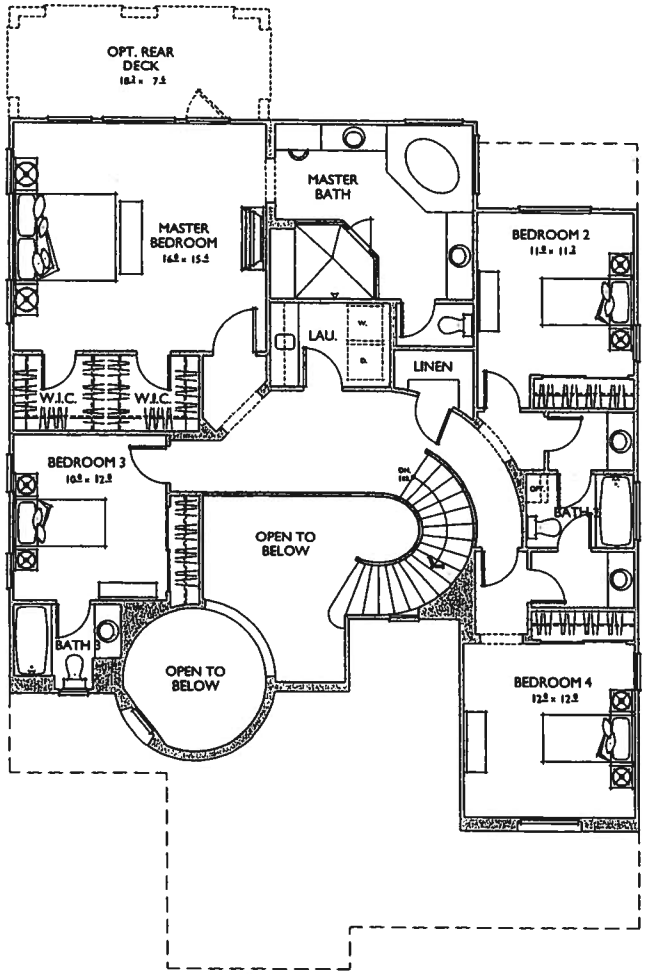
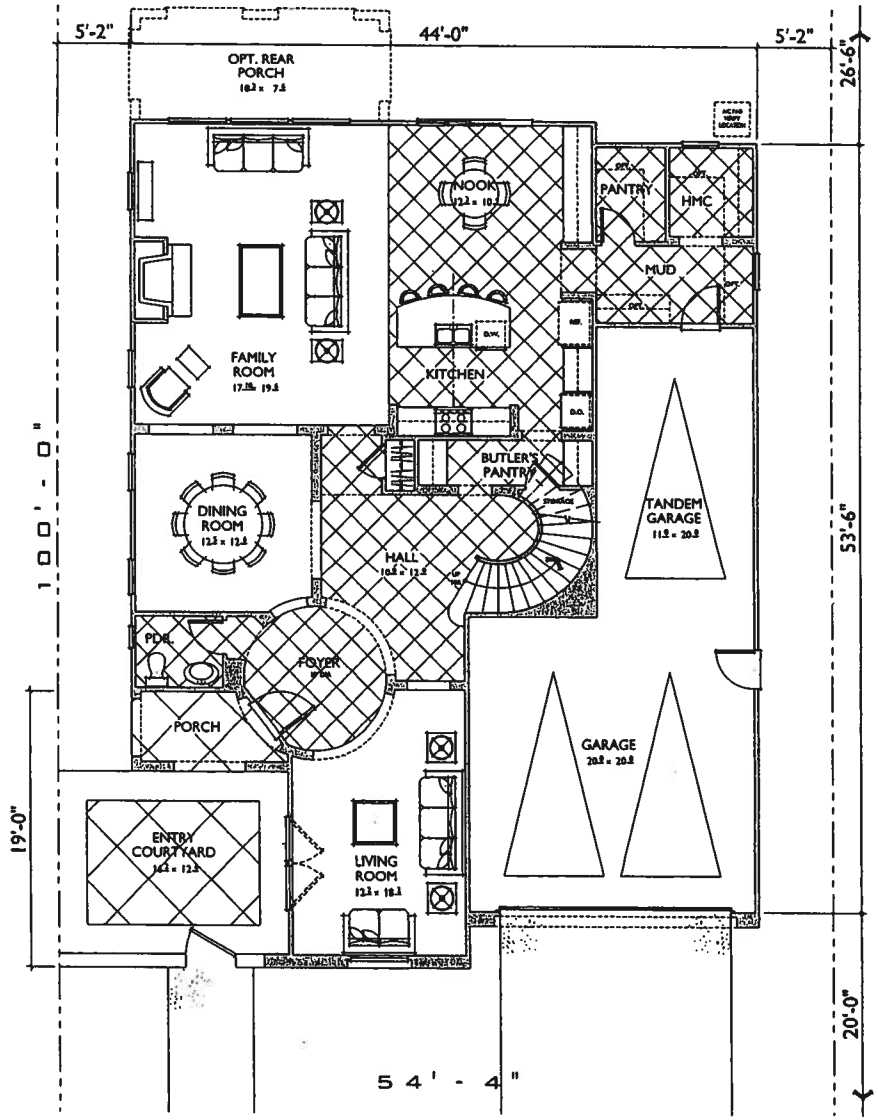
BASSENIAN
LAGONI
350.1010
A-18



SECOND FLOOR

SPANISH



FIRST FLOOR

SPANISH

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE BI
OCEANSIDE, CA. 92058
P: 760.757.7057
F: 760.757.7058

FOOTAGE:

FIRST FLOOR:	1,646
SECOND FLOOR:	1,505
TOTAL:	3,151
GARAGE:	642
DECKS/PORCHES:	284
OPT.DECKS	290
TOTAL:	926

09.14.10

BASSENIAN
LAGONI
350.1010

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PLAN 3

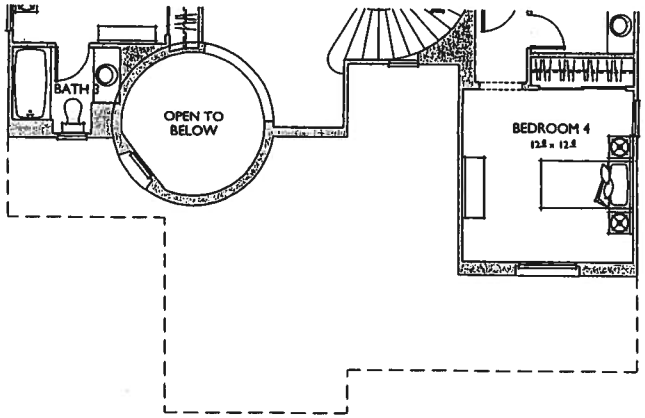
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

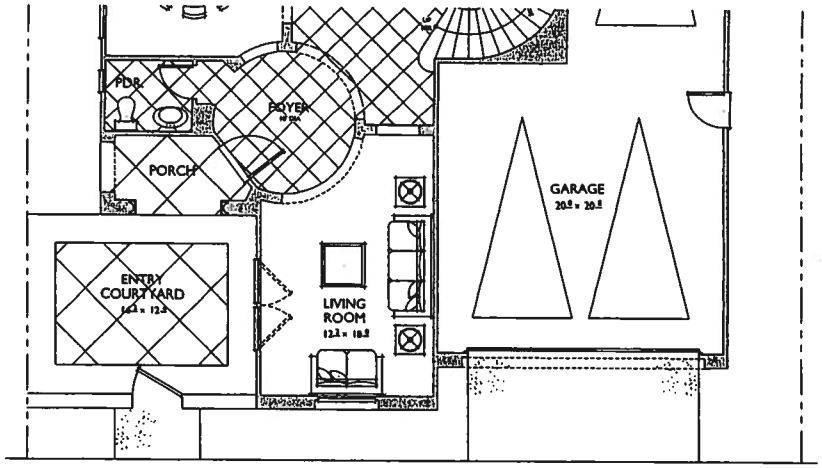
Toll Brothers

TOLL BROTHERS, INC.
755 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92862
P: 714.347.1300



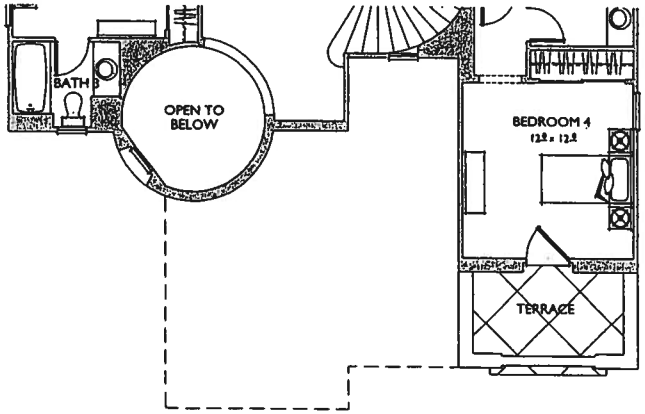
SECOND FLOOR

MANOR



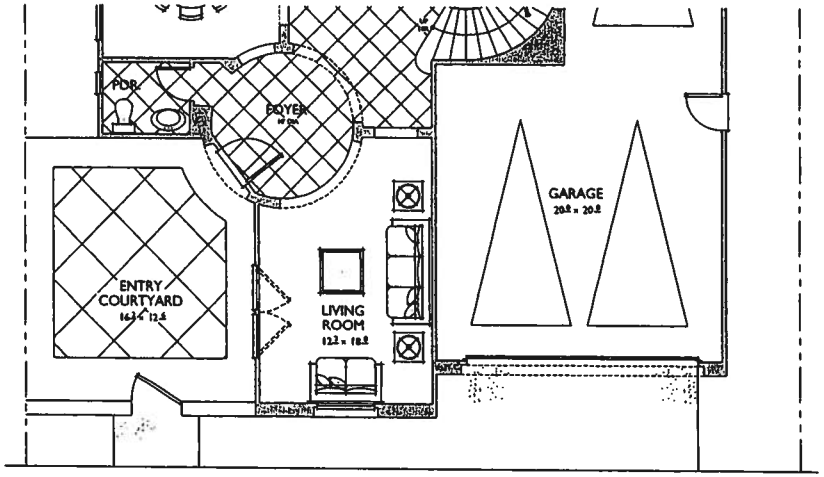
FIRST FLOOR

MANOR



SECOND FLOOR

MEDITERRANEAN



FIRST FLOOR

MEDITERRANEAN

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE
OCEANSIDE, CA. 92058
P: 760.757.7057
F: 760.757.7058

FOOTAGE:

FIRST FLOOR:	1,646
SECOND FLOOR:	1,505
TOTAL:	3,151
GARAGE:	642
DECKS/PORCHES:	284
OPT.DECKS	522
TOTAL:	926

09.14.10

BASSENIAN LAGONI

350.1010

A-20

PLAN 3

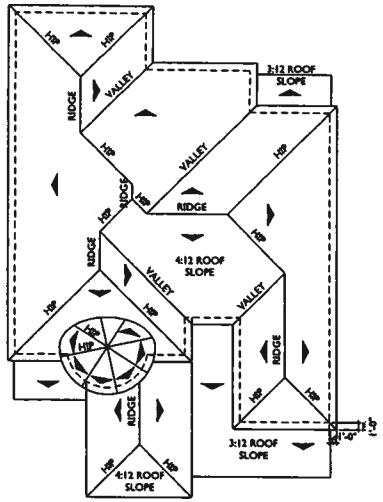
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

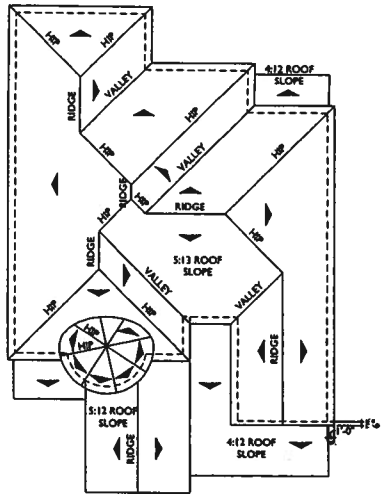
SCALE 1/4" = 1'-0"

Toll Brothers

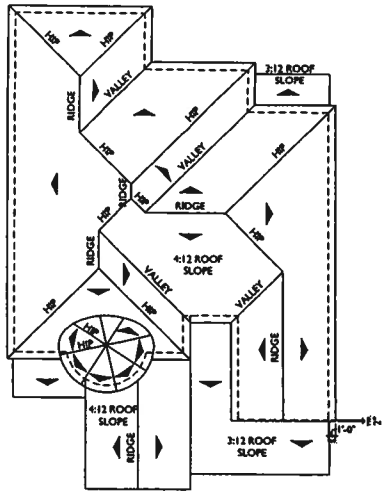
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92862
P: 714.347.1300



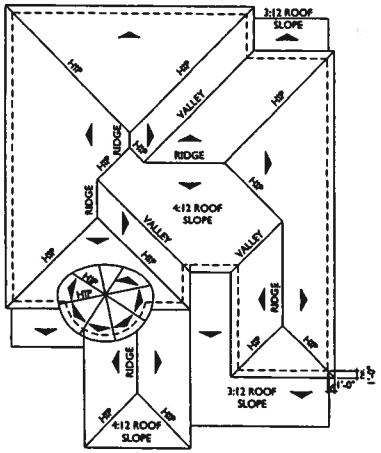
MEDITERRANEAN ROOF PLAN (w/ OPT. DECK)



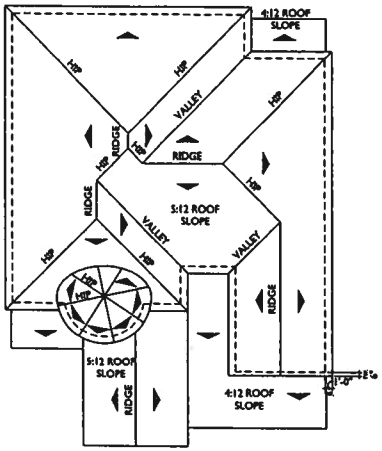
MANOR ROOF PLAN (w/ OPT. DECK)



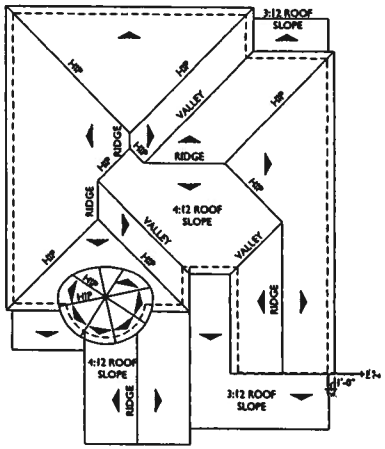
SPANISH ROOF PLAN (w/ OPT. DECK)



MEDITERRANEAN ROOF PLAN



MANOR ROOF PLAN



SPANISH ROOF PLAN

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE BL
OCEANSIDE, CA. 92058
P : 760.757.7057
F : 760.757.7058

ROOF PLANS
PLAN 3
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/8" = 1'-0"

Toll Brothers
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92868
P : 714.347.1300

09.14.10

BASSENIAN LAGONI

350.1010

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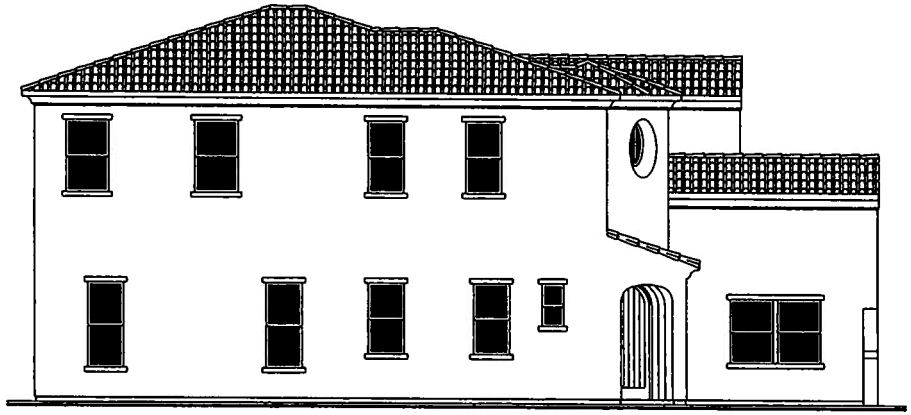
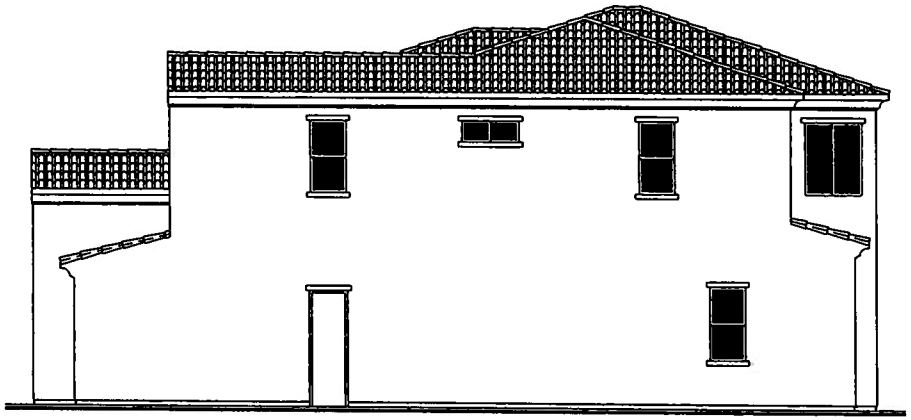
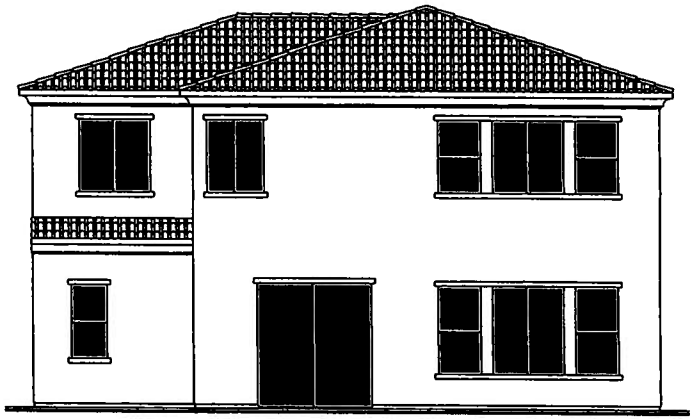


2 LEFT ELEVATION — SPANISH
SCALE • 1/4"=1'-0"

1 FRONT ELEVATION — SPANISH
SCALE • 1/4"=1'-0"



4 RIGHT ELEVATION — SPANISH
SCALE • 1/4"=1'-0"



3 REAR ELEVATION — SPANISH
SCALE • 1/4"=1'-0"

PLAN 3
SPANISH ELEVATION

THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

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725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92868
P: 714.347.1300

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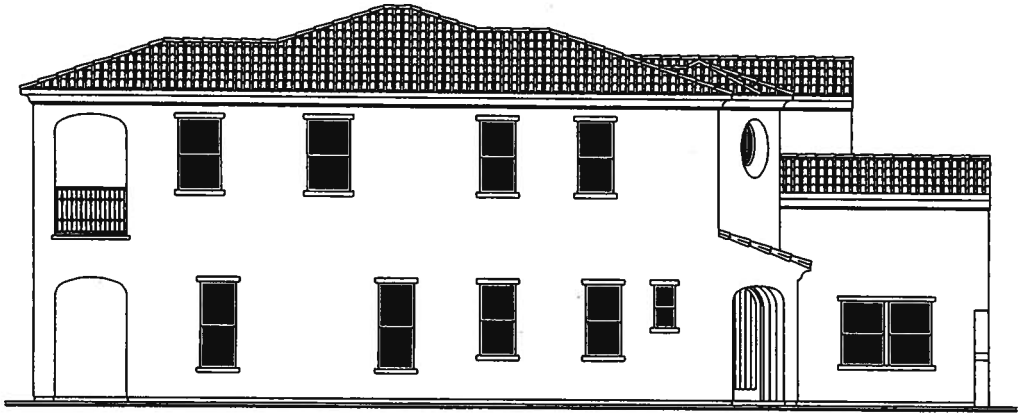
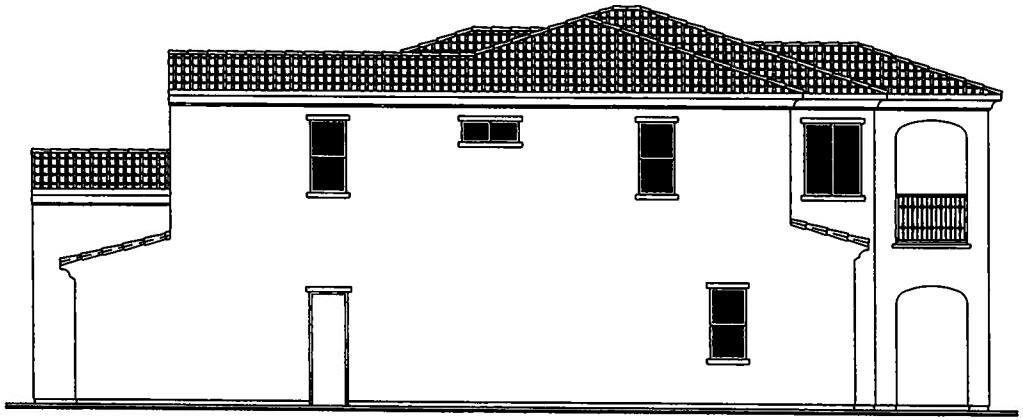


2 LEFT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"

1 FRONT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"

3 REAR ELEVATION — SPANISH
SCALE : 1/4"=1'-0"

PLAN 3
SPANISH ELEVATION (OPT. DECK)

THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

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ORANGE, CA. 92862
P : 714.347.1300

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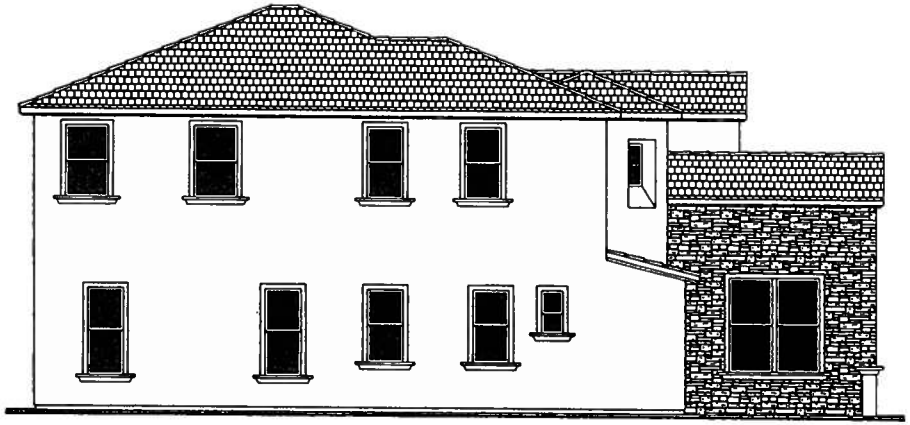
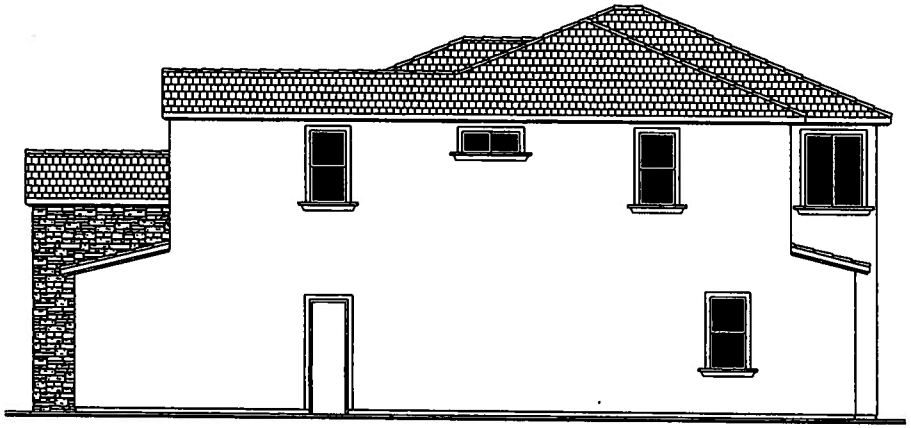
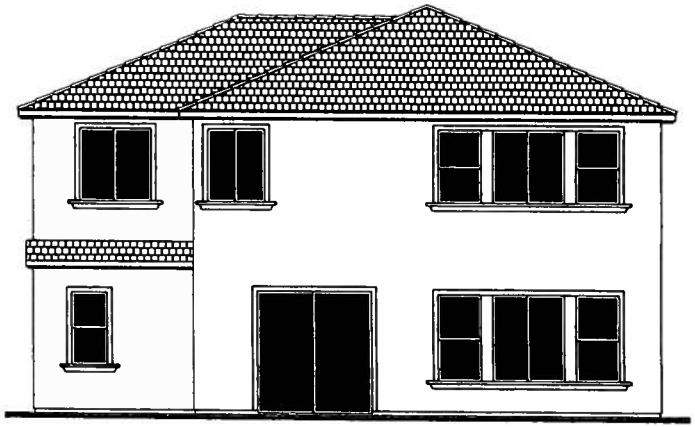


2 LEFT ELEVATION — MANOR
SCALE : 1/4"=1'-0"

1 FRONT ELEVATION — MANOR
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — MANOR
SCALE : 1/4"=1'-0"



3 REAR ELEVATION — MANOR
SCALE : 1/4"=1'-0"

PLAN 3
MANOR ELEVATION

THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

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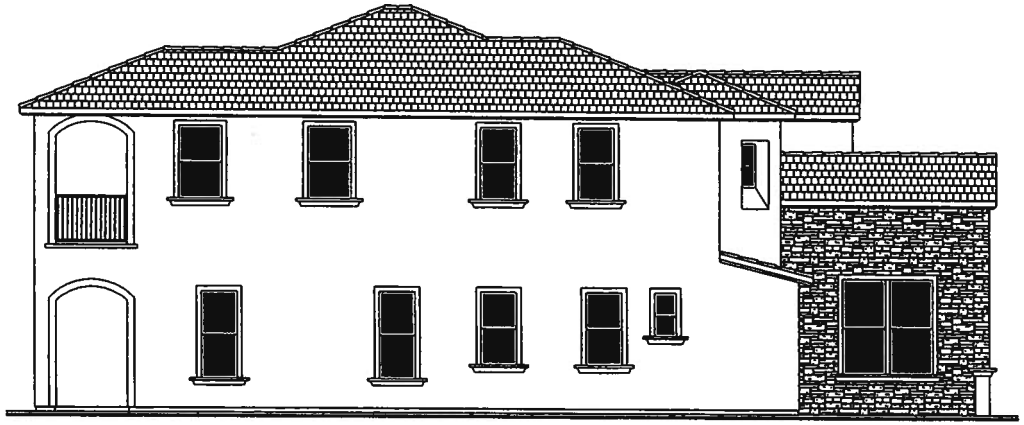
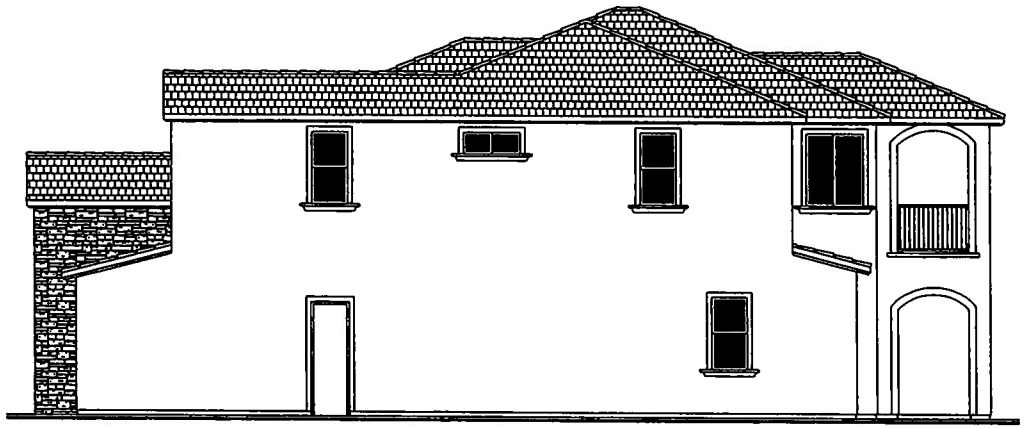
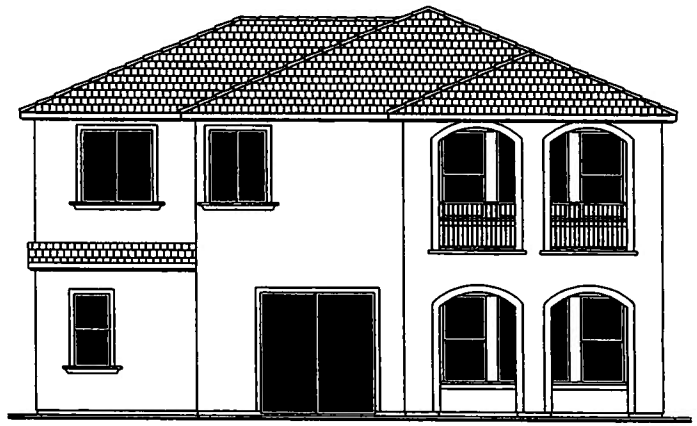


2 LEFT ELEVATION — MANOR
SCALE • 1/4"=1'-0"

1 FRONT ELEVATION — MANOR
SCALE • 1/4"=1'-0"



4 RIGHT ELEVATION — MANOR
SCALE • 1/4"=1'-0"



3 REAR ELEVATION — MANOR
SCALE • 1/4"=1'-0"

PLAN 3
MANOR ELEVATION (OPT. DECK)

THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

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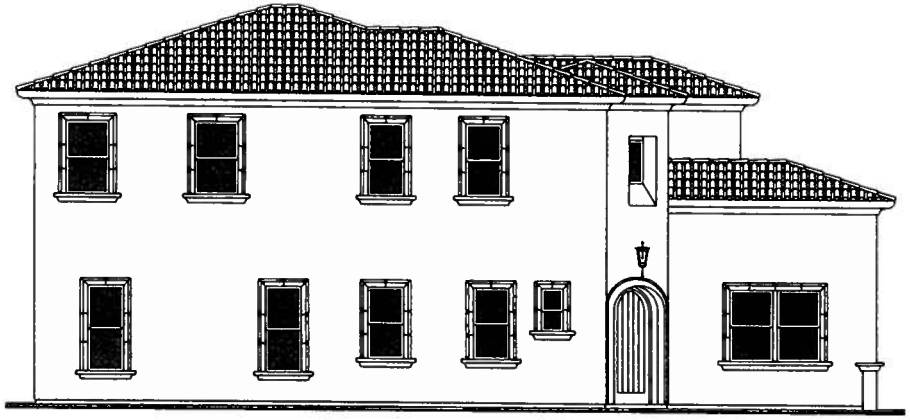
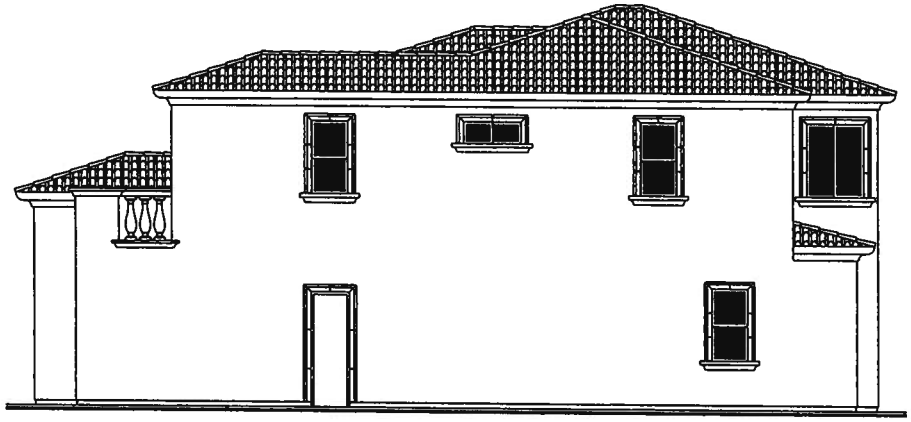
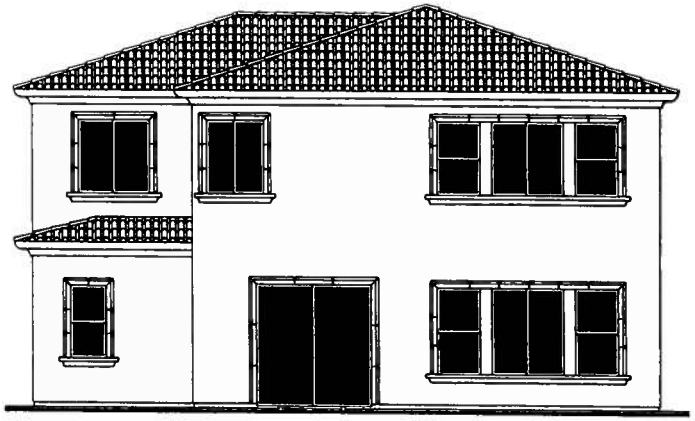


2 LEFT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"

1 FRONT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — MEDITTERRANEAN
SCALE : 1/4"=1'-0"



3 REAR ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"

PLAN 3
MEDITERRANEAN ELEVATION

THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

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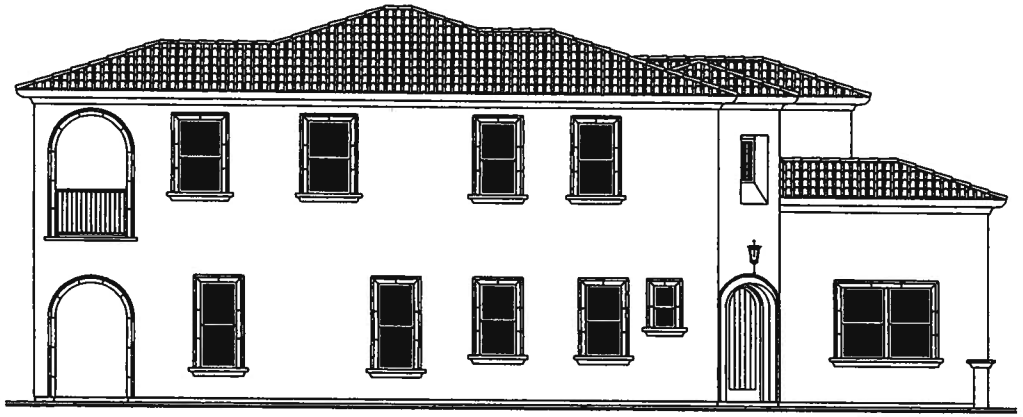
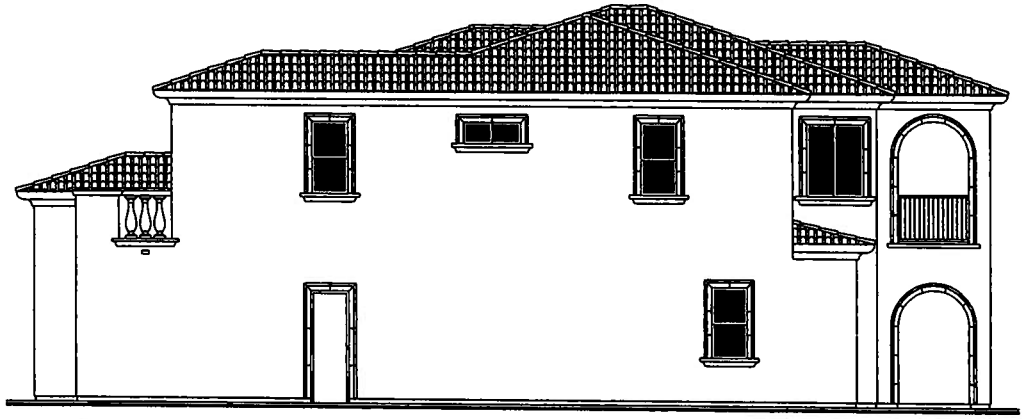
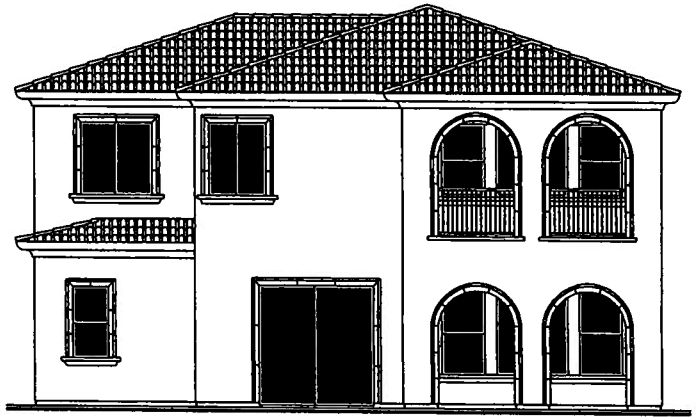


2 LEFT ELEVATION — MEDITERRANEAN
SCALE: 1/4"=1'-0"

1 FRONT ELEVATION — MEDITERRANEAN
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION — MEDITTERRANEAN
SCALE: 1/4"=1'-0"



3 REAR ELEVATION — MEDITERRANEAN
SCALE: 1/4"=1'-0"

PLAN 3
MEDITERRANEAN ELEVATION (OPT. DECK)

THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

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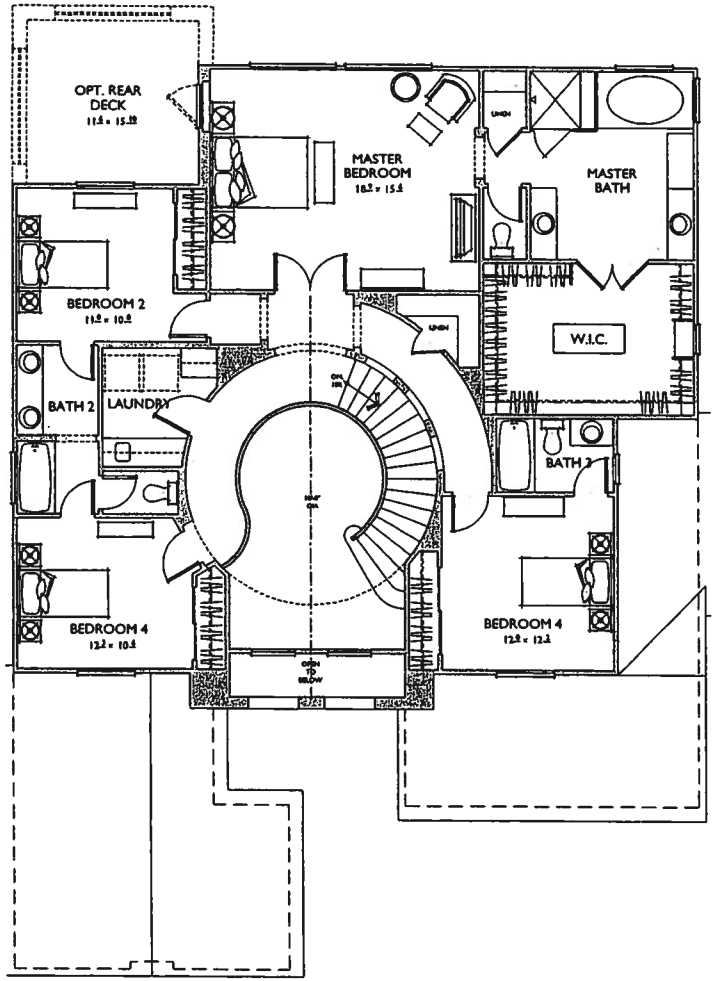
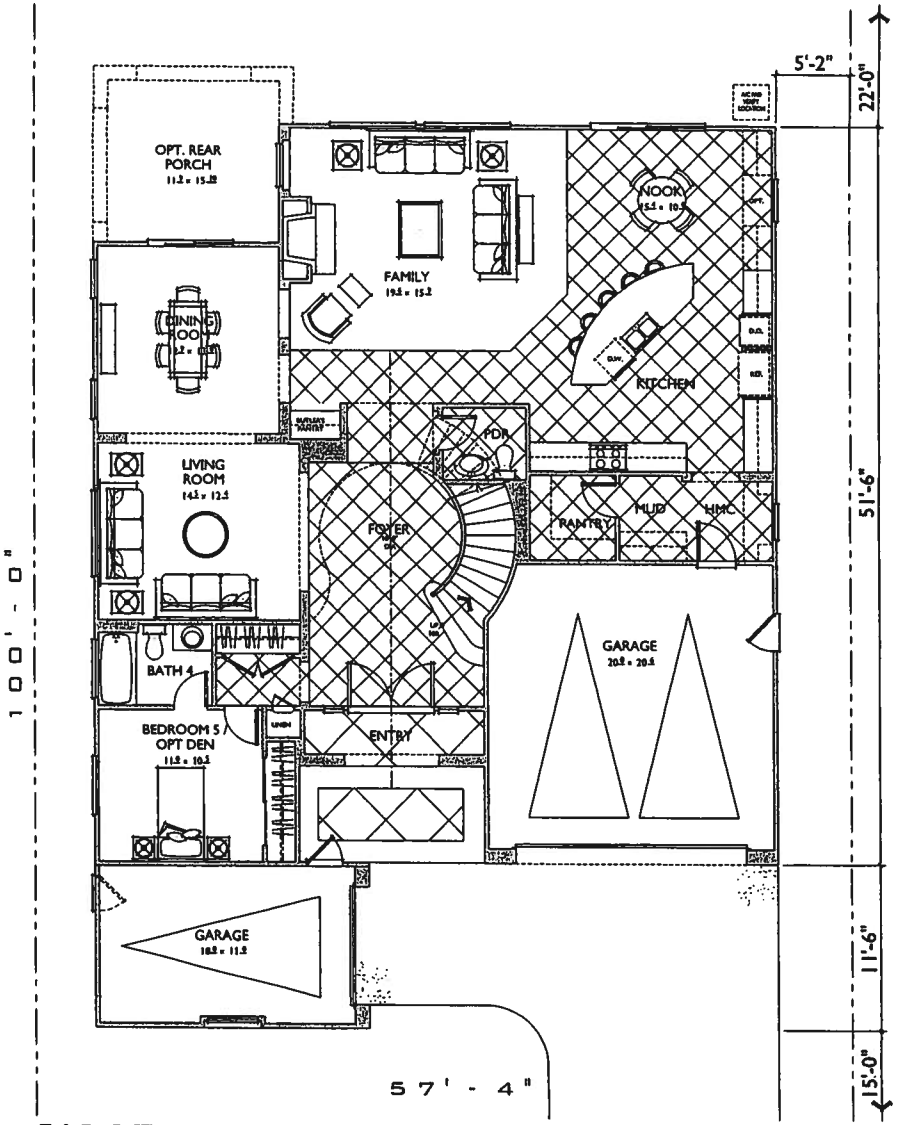


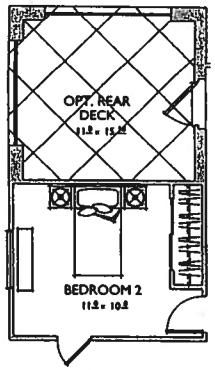
SECOND FLOOR

SPANISH

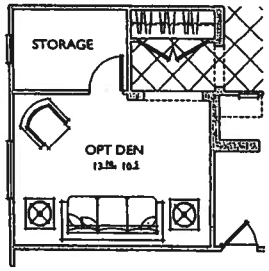


FIRST FLOOR

SPANISH



OPT. REAR DECK



OPT. DEN . STORAGE

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE
OCEANSIDE, CA. 92058
P: 760.757.7057
F: 760.757.7058

FOOTAGE:

FIRST FLOOR:	1,81
SECOND FLOOR:	1,597
TOTAL:	3,407
GARAGE:	605
DECKS/PORCHES:	65
OPT.DECKS	222
TOTAL:	477

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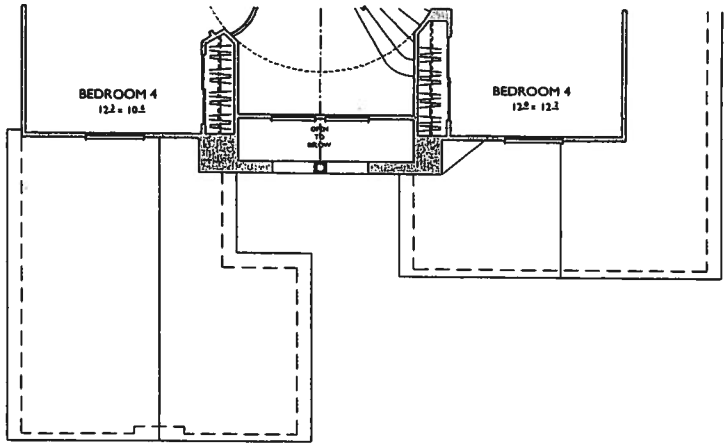
PLAN 4
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

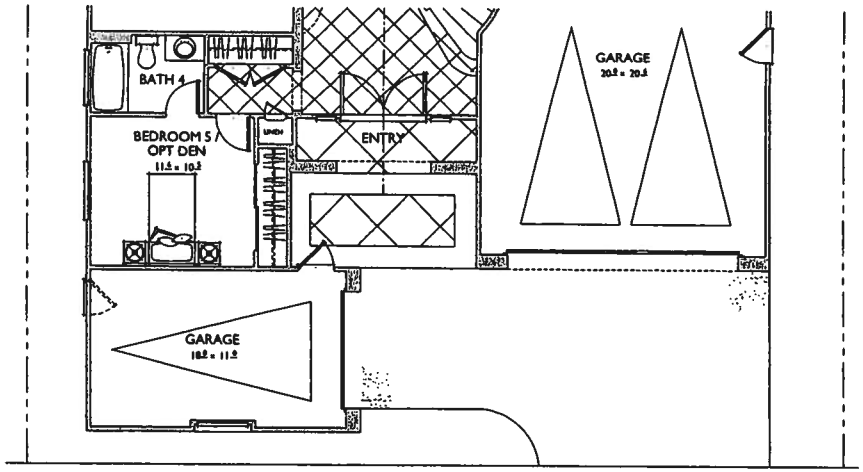
Toll Brothers

TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92862
P: 714.347.1300



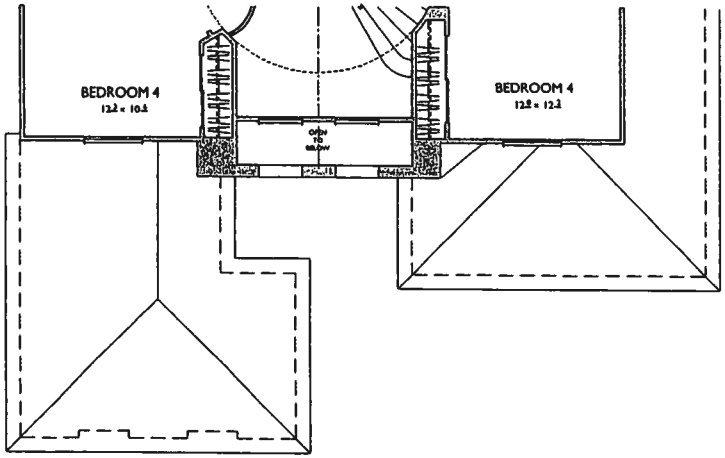
SECOND FLOOR

MANOR



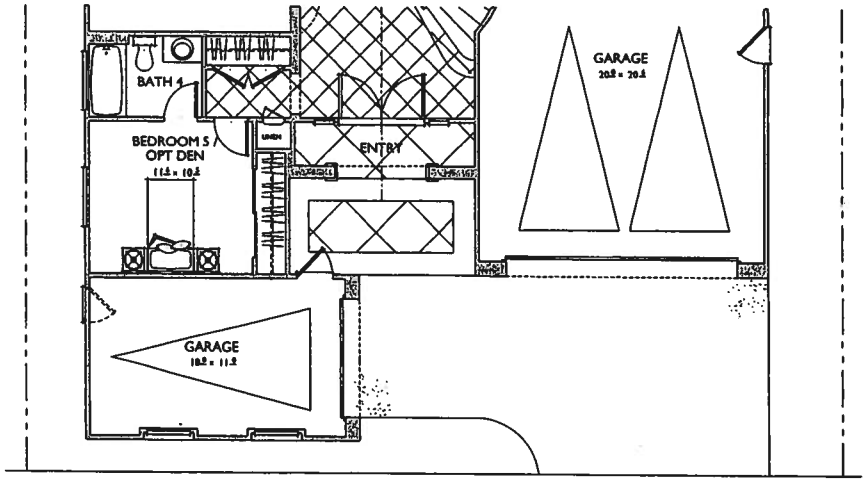
FIRST FLOOR

MANOR



SECOND FLOOR

MEDITERRANEAN



FIRST FLOOR

MEDITERRANEAN

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE B
OCEANSIDE, CA. 92058
P : 760.757.7057
F : 760.757.7058

FOOTAGE:

FIRST FLOOR:	1,81
SECOND FLOOR:	1,59
TOTAL:	3,40
GARAGE:	41
DECKS/PORCHES:	6
OPT.DECKS	222
TOTAL:	47

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PLAN 4
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

Toll Brothers

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725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92862
P : 714.347.1300

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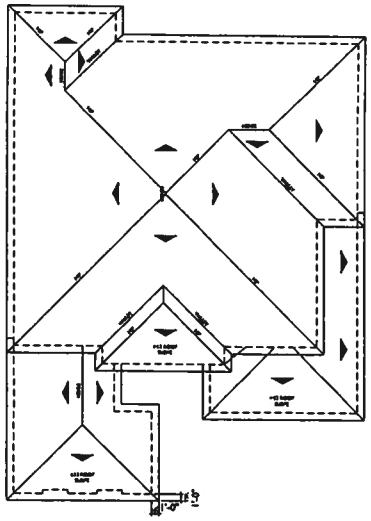
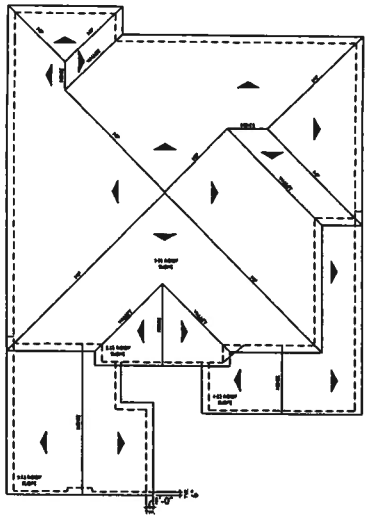
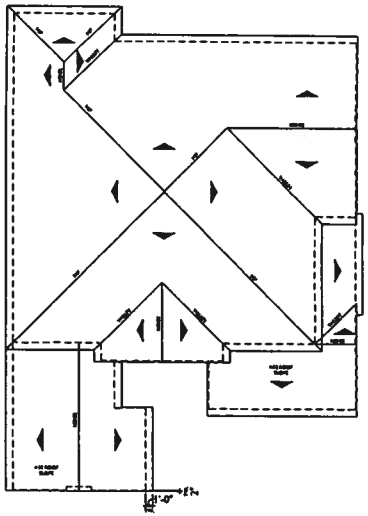


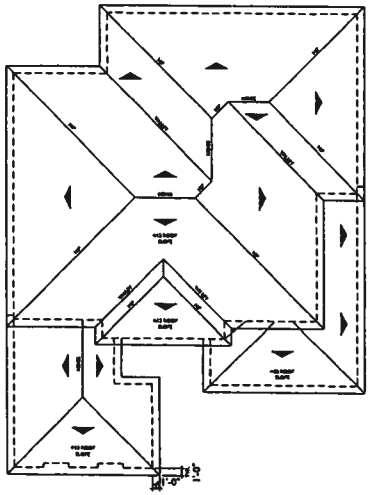
MEDITERRANEAN ROOF PLAN (w/ OPT. DECK)



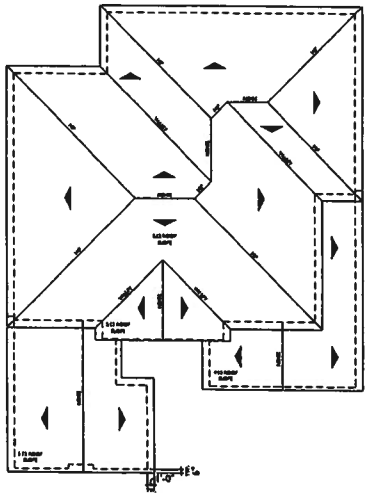
MANOR ROOF PLAN (w/ OPT. DECK)



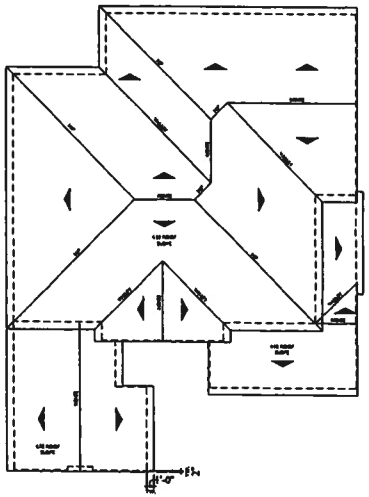
SPANISH ROOF PLAN (w/ OPT. DECK)



MEDITERRANEAN ROOF PLAN



MANOR ROOF PLAN



SPANISH ROOF PLAN

PROJECT ADDRESS:
BELLINGHAM DRIVE / VISTA POINTE BL
OCEANSIDE, CA. 92058
P : 760.757.7057
F : 760.757.7058

ROOF PLANS
PLAN 4
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/8" = 1'-0"

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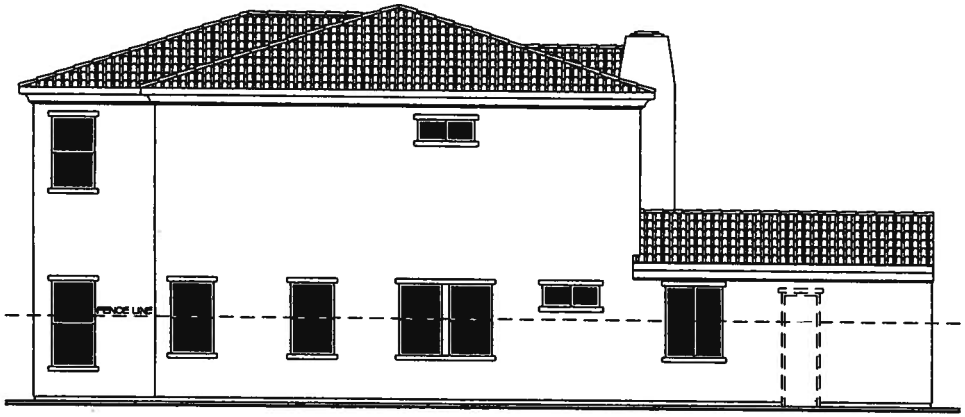
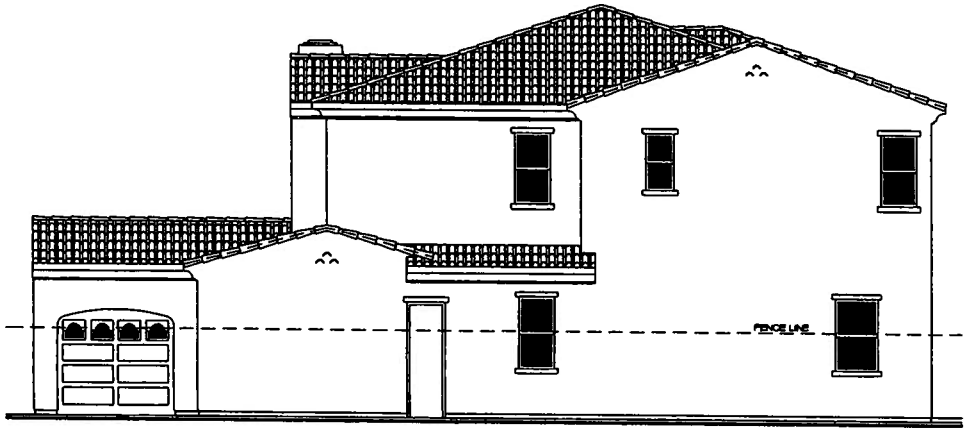
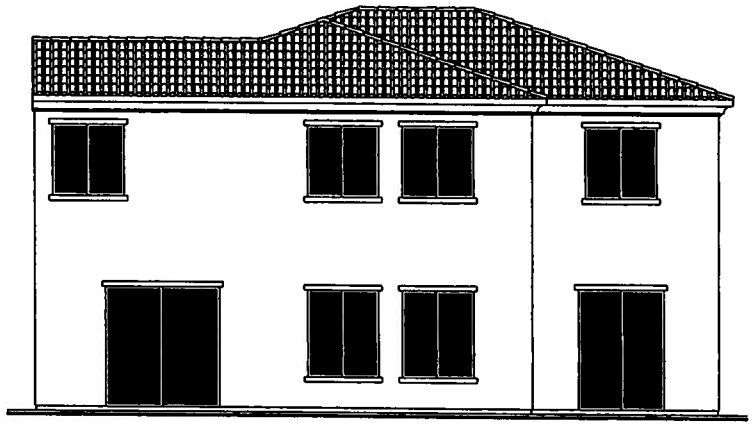


2 LEFT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"

1 FRONT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — SPANISH
SCALE : 1/4"=1'-0"



3 REAR ELEVATION — SPANISH
SCALE : 1/4"=1'-0"

PLAN 4
SPANISH ELEVATION
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

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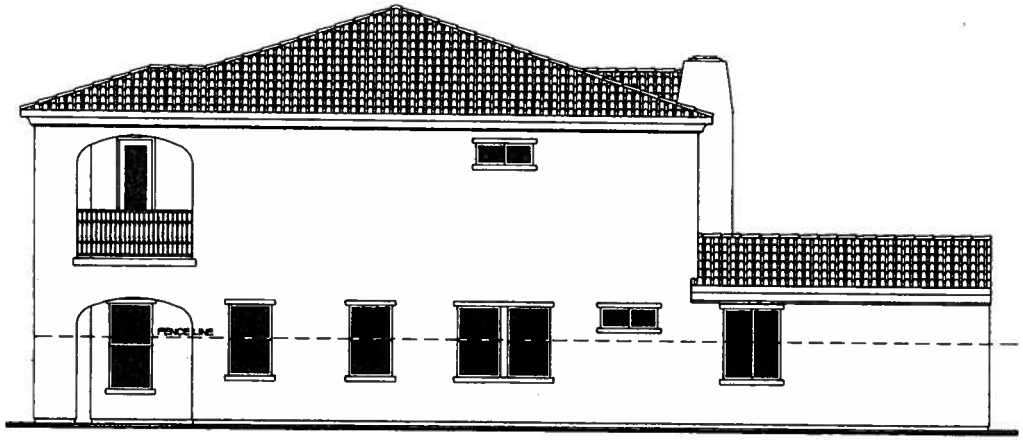
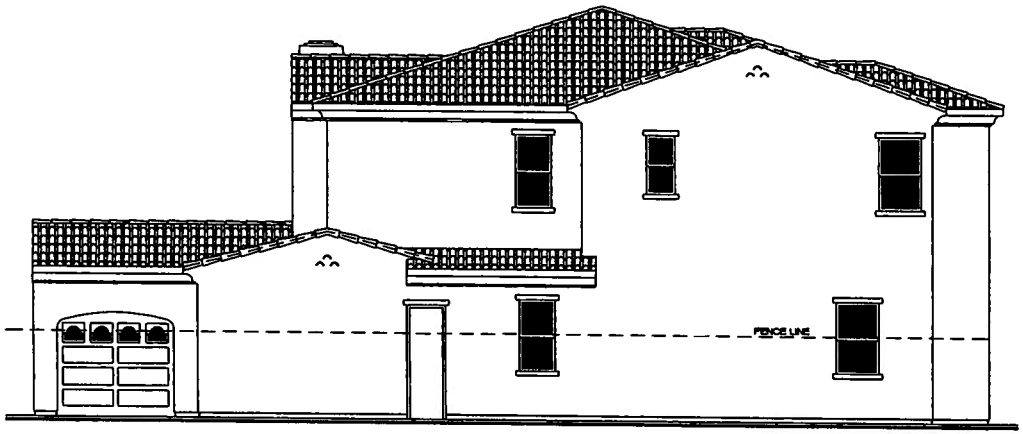


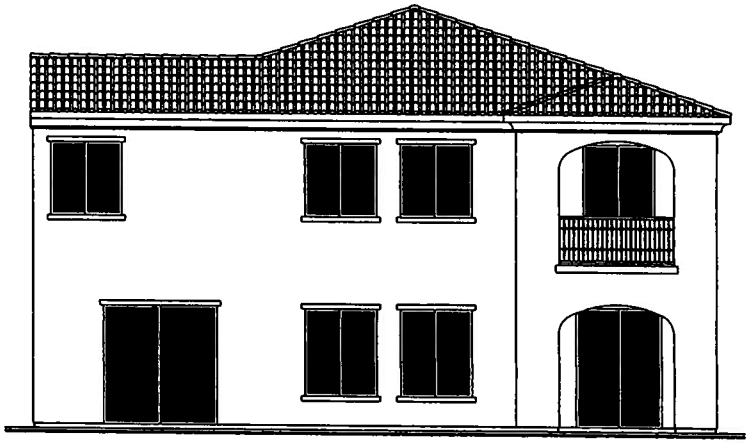
2 LEFT ELEVATION SPANISH

1 FRONT ELEVATION SPANISH



4 RIGHT ELEVATION SPANISH

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



3 REAR ELEVATION SPANISH

PLAN 4

SPANISH ELEVATION (w/ OPT. DECK)

THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

Toll Brothers

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ORANGE, CA. 92862
P : 714.347.1300

SCALE 1/4" = 1'-0"

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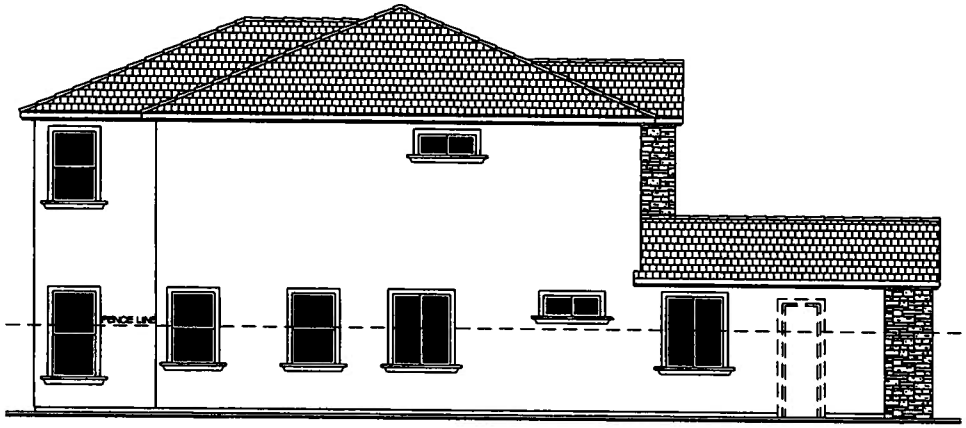
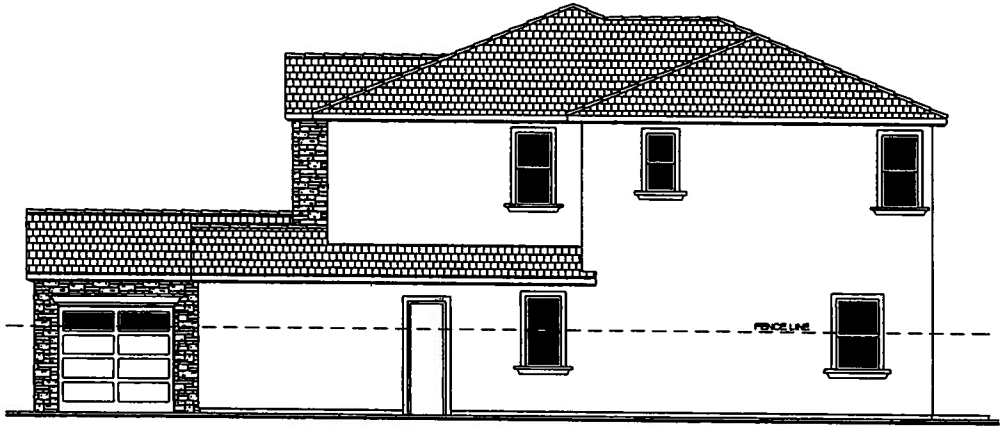
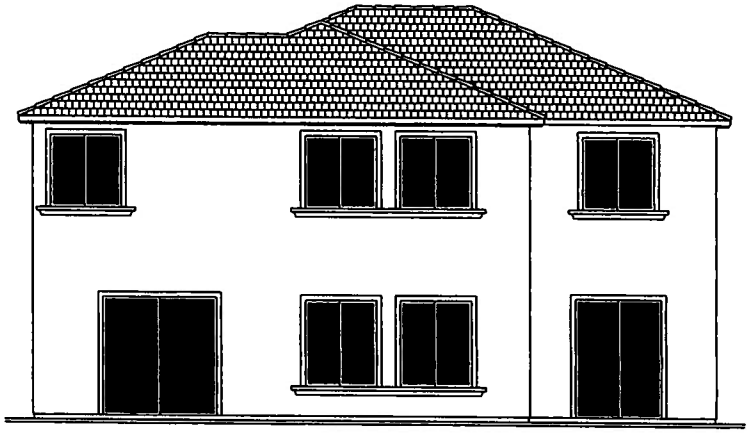


2 LEFT ELEVATION — MANOR
SCALE : 1/4"=1'-0"

1 FRONT ELEVATION — MANOR
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — MANOR
SCALE : 1/4"=1'-0"



3 REAR ELEVATION — MANOR
SCALE : 1/4"=1'-0"

PLAN 4
MANOR ELEVATION
THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

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ORANGE, CA. 92862
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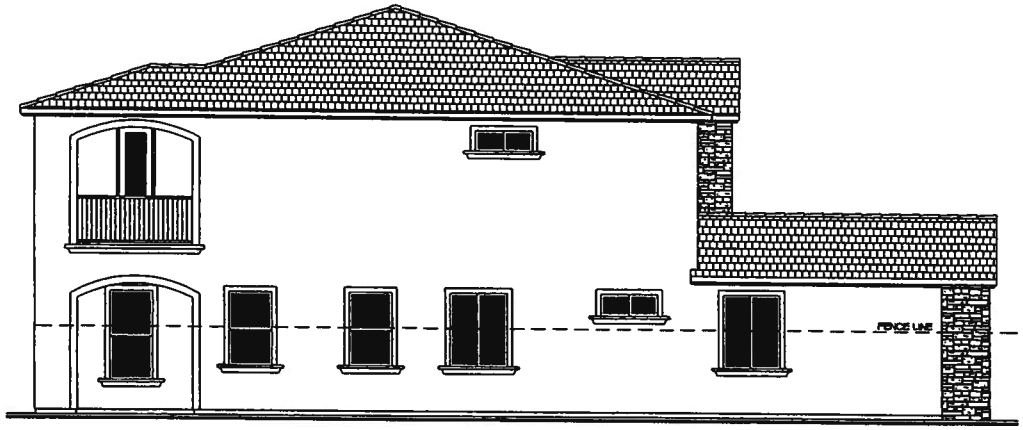
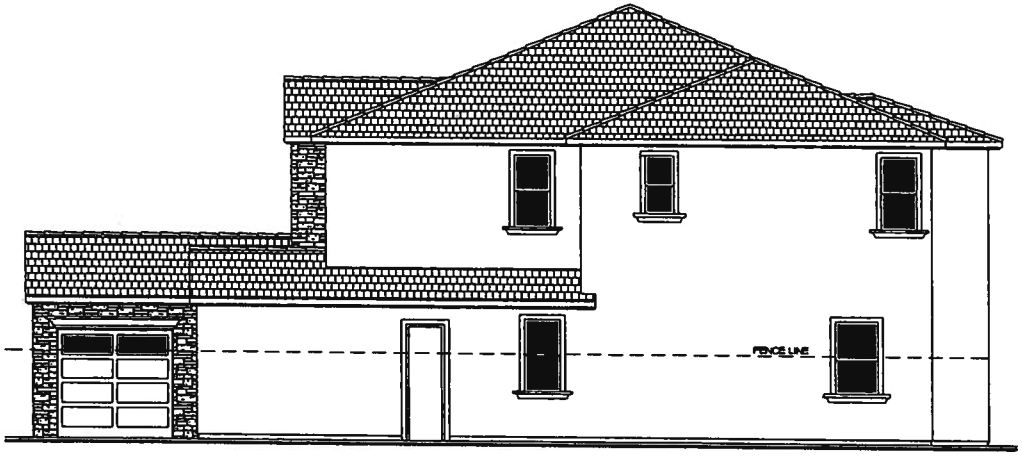
350.10104

A-33



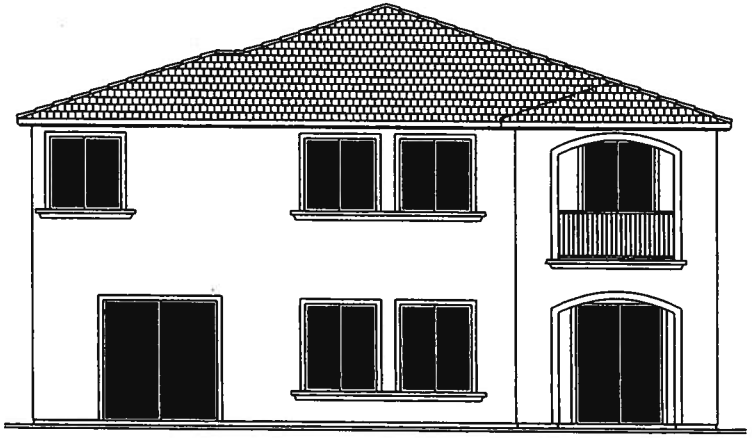
2 LEFT ELEVATION MANOR

1 FRONT ELEVATION MANOR



4 RIGHT ELEVATION MANOR

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



3 REAR ELEVATION MANOR

PLAN 4

MANOR ELEVATION (w/ OPT. DECK)

THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

Toll Brothers

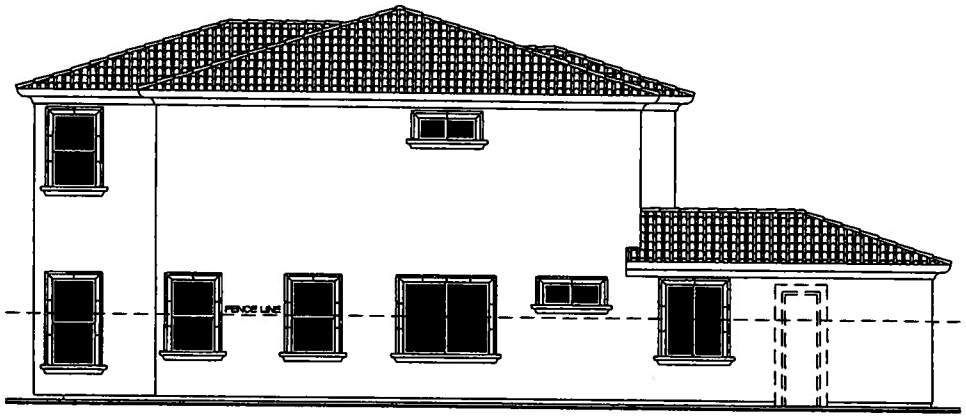
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92862
P : 714.347.1300

09.14.10

BASSENIAN LAGONI

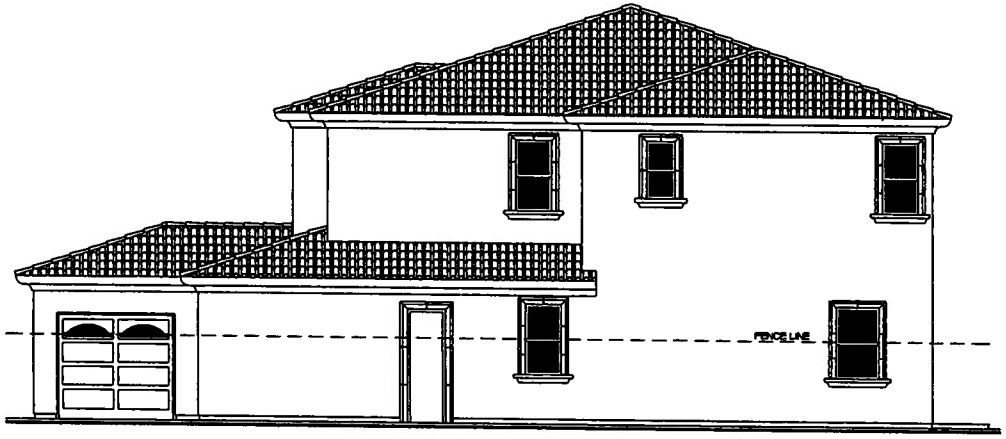
350.10104

A-34

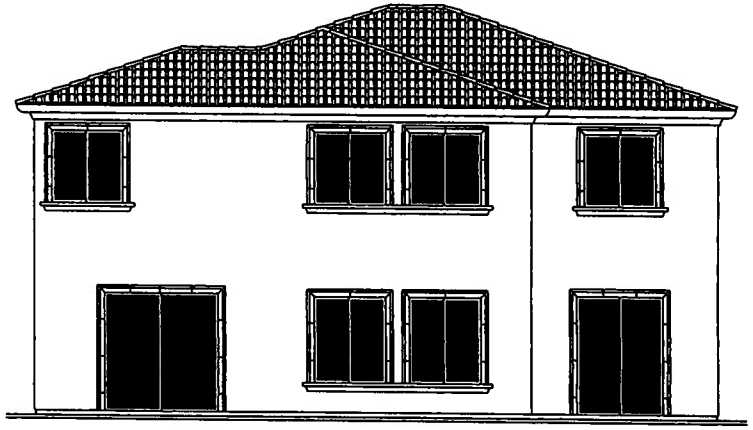


2 LEFT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"

1 FRONT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"



3 REAR ELEVATION — MEDITERRANEAN
SCALE : 1/4"=1'-0"

PLAN 4
MEDITERRANEAN ELEVATION

THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

Toll Brothers

TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD, #500
ORANGE, CA. 92862
P : 714.347.1300

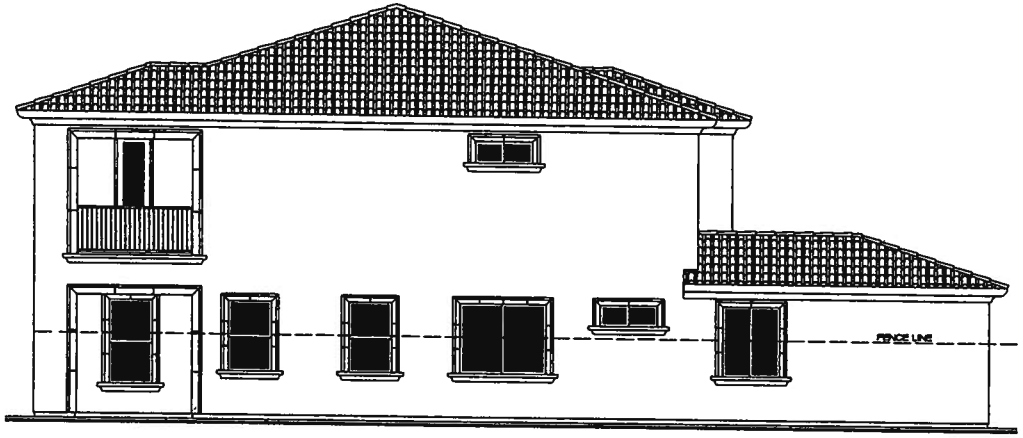
SCALE 1/4" = 1'-0"

09.14.10

BASSENIAN LAGONI

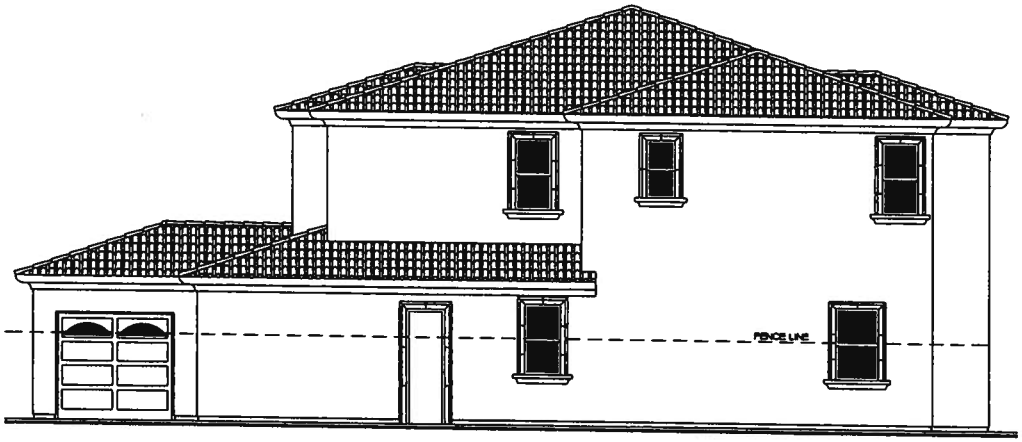
350.10104

A-35



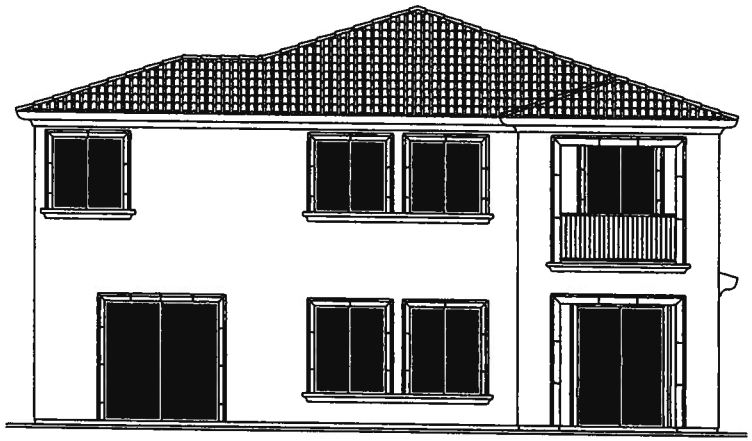
2 LEFT ELEVATION MEDITERRANEAN

1 FRONT ELEVATION MEDITERRANEAN



4 RIGHT ELEVATION MEDITERRANEAN

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



3 REAR ELEVATION MEDITERRANEAN

PLAN 4
MEDITERRANEAN ELEVATION (w/ OPT. DECK)

THE FAIRWAYS AT ARROWOOD

OCEANSIDE, CALIFORNIA

SCALE 1/4" = 1'-0"

Toll Brothers
TOLL BROTHERS, INC.
725 W. TOWN & COUNTRY RD. #500
ORANGE, CA. 92862
P : 714.347.1300

09.14.10

BASSENIAN LAGONI

350.10104

A-36

PLANNING COMMISSION
RESOLUTION NO. 2011-P01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D10-00007
APPLICANT: Toll Land XX Ltd. Partner
LOCATION: Vista Pointe Boulevard. & Bellingham Drive

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan under the provisions of Articles 10, 30, 40, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

construction of 123 single-family homes within the Morro Hills Master Planned Community known as Village K and modify the pad area finish grade by less than 1'-0"; on certain real property described in the project description;

WHEREAS, the Planning Commission, after giving the required notice, did on the 10th day of January, 2011 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has no substantial changes or evidence that would impact the approved Final Supplemental Environmental Impact Report (FSEIR) for the site and the Morro Hills Village and Golf Course as per Article 11, Section 15162, Subsequent EIRs and Negative Declarations;

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

////////

////////

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$0.713 per square foot or $713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is $37,205 for a 2" meter.
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is $50,501for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is $23,358 for a 2" meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

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

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

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

FINDINGS:

For the Development Plan:

1. The site plan and physical design of the project are consistent with the Zoning Ordinance because the project, as designed, meets or exceeds the development standards established in the Zoning Ordinance and the Morro Hills Village Master Plan.
2. The Development Plan is consistent with the General Plan of the City because the use is permitted by the General Plan, it is consistent with the intent of the designated land use, and it is compatible with the surrounding existing land uses.
3. The project site can be adequately served by existing public facilities, services and utilities because the site has been previously developed and the necessary infrastructure to serve the use is already in place.
4. The project, as proposed, is compatible with the existing and potential development on adjoining properties and in the surrounding neighborhood because the use and the intent is permitted in the Zone. The residential Development plan would meet all development standards and would be consistent in terms of bulk and scale as many of the surrounding developments.
5. The site plan and physical design of the project is consistent with section 1.24 and 1.25 of the Land Use Element of the General Plan because the project site is currently developed and contains no natural topographic features; and will not lead to slope instability, flooding, or erosion hazards to life or property because those threats have been designed out of the project; there are no significant natural resources on site to preserve; there are

no natural hazards in proximity to the site and the project meets all setback requirements; the project is not subject to the Development Guidelines for Hillsides or Section 3039 of the Ordinance because the site contains no qualifying slopes.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D10-00007), subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check (As of January 1, 2008 the 2007 California Building Code, and 2007 California Electrical Code).
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.
3. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30)
4. The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
5. This development is subject to all conditions of approval listed in Resolution No. 2000-P40 and No. 2002-P23.

Fire:

6. Submit a copy of as-built plans on a CD for all projects on the job site. A site plan indicating the fire access and hydrant locations must also be submitted on CD Rom.
7. Fire Department requirements shall be placed on plans in the notes section.
8. The size of fire hydrant outlets shall be 2 ½ "X 4
9. The fire hydrants shall be installed and tested prior to placing any combustible materials on the job site.

10. The developer shall supply the Fire Department with updated map and hydrant locations in a digital format compatible with the Fire Department's mapping program upon approval of final improvements plans.

11. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design and Processing Manual Standard Drawing No. M-13.

12. All weather access roads shall be installed and made serviceable prior to and maintained during time of construction.

13. Buildings shall meet Oceanside sprinkler ordinance in effect at the time of building permit application.

14. In accordance with the Oceanside Fire Code Section 505, approved addresses for commercial, industrial, and residential occupancies shall be placed on the structure in such a position as to be plainly visible and legible from the street or roadway fronting the property. Numbers shall be contrasting with their background and meet the current City of Oceanside size and design standard.

15. Single-family dwellings require 4-inch address numbers.

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

17. Buildings shall meet Oceanside Fire Department's current codes at the time of building permit application.

18. Fire apparatus access roadsshall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs and shall be provided with an approved paved surface to provide all-weather driving capabilities.

19. The gradient for a fire apparatus access roadway shall not exceed 12 percent. Note gradient on all streets.

20. Any new development that necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in a format (PDF, GIS and/or CAD) as approved by the FAHJ or compatible with current department mapping services. The Fire Department is authorized to charge a reasonable fee for updating all response maps.

21. All water mains which support fire hydrants shall be looped as required by City of Oceanside Engineer's Manual.

22. When a cul-de-sac exceeds 500 feet, all buildings beyond 500 feet from the intersection will be equipped with automatic fire sprinklers. Pinehurst Drive cul-de-sac total length is 560 feet. Residential units at lots 46, 47 and 48 must be fire sprinklered.

Planning:

23. The Development Plan shall expire on January 10, 2014, unless implemented in accordance with the City of Oceanside Zoning Ordinance or unless a time extension is granted by the Planning Commission.

24. This development plan is subject to all conditions of approval listed in Resolution No's. 2000-P40 and 2002-P23, unless modified by this resolution.

25. This Development Plan (D10-00007) only approves the construction of 123 single-family homes within the Morro Hills Master Plan Community K as depicted on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without the City Planner or Planning Commission approval. Substantial deviations shall require a revision to the Development Plan and Conditional Use Permit, or a new Development Plan and Conditional Use Permit, as determined by the City Planner.

26. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Development Plan (D10-00007). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

27. A covenant or other recordable document approved by the City Attorney shall be prepared by the developer and recorded prior to issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

28. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,

mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

29. All single-family dwelling unit projects shall dispose of or recycle solid waste in a manner provided in City Ordinance 13.3.

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

31. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

32. If any aspect of the project fencing and walls is not covered by an approved Development Plan, the construction of fencing and walls shall conform to the development standards of the City Zoning Ordinance and/or the Morro Hills Village and Golf Course Master Plan, as deemed applicable. In no case, shall the construction of fences and walls (including combinations thereof) exceed the limitations of the zoning code, unless expressly granted by a Variance or other development approval.

33. The floor plan/elevation/ and color scheme, as approved by the Planning Commission, shall be indicated on plans and maintained in a plotting matrix table, and shall be submitted as a separate plan sheet with each phase of development. The table shall be submitted to the Development Services Department/Planning Division prior to building permit issuance.

34. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

35. Failure to meet any conditions of approval for this development shall constitute a violation of the Development Plan.

36. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the

Description and Justification Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

37. The applicant, tenants, or successors in interest shall comply with the City's business license requirements as necessary.

38. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Division and Planning Division for permit plan check, and prior to issuance of any building permit.

39. Plotting shall alternate floor plans/elevations so that no individual elevation is plotted for more than 60 percent of the total units on any of the five designated segment areas approved as part of this development plan.

40. No two units with identical front elevations shall be plotted on adjacent lots on the same side of the street or immediately across from each other.

41. If the same plan type is selected adjacent to each other, a different elevation and color scheme will be required.

42. There will be a separation of three intervening lots before the same elevation and color scheme can be repeated for the same plan type.

43. Twenty-five percent of exterior openings, doors/windows, shall be recessed or projected a minimum of two inches and shall be vinyl, wood or colored aluminum (no mill finishes).

44. Garage doors shall be designed to set into walls rather than being flush with exterior walls.

45. Walls and fences over 42 inches in height shall be held behind the front plane of the house by a minimum of six feet.

46. This project is subject to the provisions of Chapter 14C of the City Code regarding Inclusionary Housing.

47. This project shall comply with all provisions of the City's Affirmative Fair Housing Marketing Agreement policy. Such agreement shall be submitted to and approved by the Housing and Neighborhood Services Director prior to the recordation of a final map or the issuance of a building permit for the project, whichever comes first.

48. This project shall comply with all applicable mitigation measures for the Morro Hills EIR.

49. Garages shall be kept available and useable for the parking of tenant's automobiles at all times.

/////////

Water Utilities:

50. This development shall have the same conditions of approval as per Resolution 2000-P40.

PASSED AND ADOPTED Resolution No. 2011-P01 on January 10, 2011 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Robert Neal, Chairperson
Oceanside Planning Commission

ATTEST:

_____
Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2011-P01.

Dated: January 10, 2011

Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may be required as stated herein:

_____ _____
Applicant/Representative Date

PLANNING COMMISSION
RESOLUTION NO. 2002-P23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TIME EXTENSION FOR A TENTATIVE MAP, DEVELOPMENT PLANS AND CONDITIONAL USE PERMITS ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: T-12-99, D-33-99 thru D-37-99, C-48-99 thru C-51-99
APPLICANT: Richland Communities, Inc.
LOCATION: East of Vandegrift Boulevard and south of Camp Pendleton

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a time extension to Tentative Map, Development Plans and Conditional Use Permits under the provisions of Articles 10, 11, 30, 41 & 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

828-unit single family residential subdivision, golf course, a 12-acre school site, small village center, day care, church site, community activity center and a country store on 474-acres;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 20th day of May, 2002, conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, no environmental determinations is required. The previously certified Environmental Impact Report remains in place.

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. R91-38	$2,200 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	$5,334 per acre
Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	$1,301 per unit
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.05 per square foot
Traffic Signal Fee	Ordinance No. 87-19	$7.80 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01	$177 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 99-21	Fee based meter size
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 99-20	Based on meter size
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2000-3	Based on meter size.
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code	$1,000 per development project + $100 per unit plus $7,875 per unit

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

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

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

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

FINDINGS:

For the Time Extension to the Tentative Map, Development Plans and Conditional Use Permits:

1. The project has been conditioned for payment of all applicable impact fees, and therefore will be paying its fair share toward needed public services.
2. There have been no changes in City policy, nor have there been any substantial change affecting the surrounding area since the original approval, and therefore this time extension will not adversely affect the City's General Plan nor any existing applicable City policy.
3. The applicant has made a diligent good faith effort to record the final map within the time period originally approved.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve the Time Extension for Tentative Map (T-12-99), Development Plans (D-33-99 through D-37-99) and Conditional Use Permit (C-48-99 through C-51-99) subject to the following conditions:

Planning:

1. This Tentative Map, Development Plans and Conditional Use Permits shall expire May 30, 2004, unless implemented as required by the Subdivision and Zoning Ordinance.

2. That all of the conditions of Resolution No. 2000-P40 adopted on May 30, 2000 continue to apply, except that Condition No. 81 which is amended to change the expiration date to May 30, 2004.

3. All new development of single-family and multi-family residential units shall include hot water pipe insulation and installation of a hot water re-circulation device or design to provide hot water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No. 02-OR126-1.

PASSED AND ADOPTED Resolution No. 2002-P23 on May 20, 2002 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

George Barrante, Chairman
Oceanside Planning Commission

ATTEST:

_____

Gerald S. Gilbert, Secretary

I, GERALD S. GILBERT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2002-P23.

Dated:_____

PLANNING COMMISSION
RESOLUTION NO. 2000- P40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TENTATIVE MAP, DEVELOPMENT PLANS AND CONDITIONAL USE PERMITS ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO:	T-12-99, D-33-99 thru D-37-99, C-48-99 thru C-51-99
APPLICANT:	Richland Communities, Inc.
LOCATION:	East of Vandegrift Blvd. and south of Camp Pendleton

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Tentative Map, Development Plans and Conditional Use Permits under the provisions of Articles 10, 11, 30, 41 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

to create an 828-unit single family residential subdivision, a golf course, a 12-acre school site and a small village center with a day care and church site, a community/activity center and a country store on 474 acres;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 30th day of May, 2000 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; a second addendum to the Final Supplemental Environmental Impact Report (FSEIR) for the site was certified and inclusive of the findings for the Morro Hills Village and Golf Course Master Plan and the Mitigation and Monitoring and Reporting Program contain herein as Exhibit B;

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. R91-38	$2,200 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	Depends on area (range is $1,705-$9,575 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	$.441 per square foot or $441 per thousand square feet for non-residential uses and $1,301 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$.31 per square foot non-residential $1.93 per square foot residential
Traffic Signal Fee	Ordinance No. 87-19	$7.80 per vehicle trip
Thoroughfare and Bridge Fee	Ordinance No. 83-01	$177 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 99-21	Fee based on water meter size
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 99-20	Based on capacity or water meter size

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 99-2	Based on meter size. Residential is typically $1,872 per unit; Non-residential is $9729 for a 2" meter.
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code	$1,000 per development project + $100 per unit plus $4,007 per unit

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

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

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

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

FINDINGS:

For the Tentative Map:

1. That the proposed map is consistent with the General Plan of the City or any applicable specific plan or other applicable ordinance including the approved Master Plan for the property.

2. That the site is physically suitable for the 828 units and type and density of development.

3. That the design of the subdivision or the proposed improvements will not cause substantial environment damage or substantially and avoidable injure fish or wildlife or their habitat.

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

5. That the subdivision complies with all other applicable ordinances, regulations and guidelines of the City of Oceanside, including but not limited to the Local Coastal Plan, Hillside regulations and the Local Floodplain Ordinance.

For Development Plan (D-33-99) for Neighborhood C/D:

1. That the site plan for Neighborhood C/D and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance and consistent with the approved Master Plan for the property.

2. That the Development Plan as proposed conforms to the General Plan of the City.

3. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

4. That the project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

5. That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan and the Development Guidelines of Hillsides.

For Development Plan (D-34-99) for Neighborhood G:

6. That the site plan for Neighborhood G and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance and the approved Master Plan for the property.

7. That the Development Plan as proposed conforms to the General Plan of the City.

8. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

9. That the project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

10. That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan and the Development Guidelines of Hillsides.

For Development Plan (D-35-99) for the Commercial Site:

11. That the site plan for the Village Center and physical design of the project as proposed are consistent with the purposes of the Zoning Ordinance and the Master Plan for the property.

12. That the Development Plan as proposed conforms to the General Plan of the City.

13. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

~~14. That the project as proposed is compatible with the existing and potential~~ development on adjoining properties or in the surrounding neighborhood.

For Development Plan (D-36-99) for the Golf Course Clubhouse and Ancillary Buildings:

15. That the site plan and physical design for the Golf Course Clubhouse and Ancillary buildings of the project as proposed are consistent with the purposes of the Zoning Ordinance and the Master Plan for the property.

16. That the Development Plan as proposed conforms to the General Plan of the City.

17. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

18. That the project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

For Development Plan (D-37-99) for the Elementary School:

19. That the site plan and physical design of the elementary school of the project as proposed are consistent with the purposes of the Zoning Ordinance and the Master Plan for the property.

20. That the Development Plan as proposed conforms to the General Plan of the City.

21. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

22. That the project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

For Conditional Use Permit (C-48-99) for the daycare/church:

1. That the proposed location of the daycare/church use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located and is consistent with the Master Plan for the property.

2. That the proposed location of the conditional use and the proposed ~~conditions under which it would be operated or maintained will be~~ consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

3. That the proposed conditional use will comply with the provisions of the Zoning Ordinance , including any specific condition required for the proposed conditional use in the district in which it would be located.

For Conditional Use Permit (C-49-99) for the Golf Course, Club House and Driving Range:

4. That the proposed location of the golf course use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located and is consistent with the Master Plan for the property.

5. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The golf course shall be available for public use for a fee in accordance with the Master Plan Text.

6. That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

For Conditional Use Permit (C-50-99) Elementary School:

7. That the proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located and is consistent with the Master Plan for the property.

8. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

9. ~~That the proposed conditional use will comply with the provisions of the~~ Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

For Conditional Use Permit (C-51-99), Reduced Frontage Lots:

10. That the proposed location of the use or reduced frontages for Lots 2, 3, 21, 24, 25, 26, 27, 100, 101, 102 and 103 in Neighborhood C/D, Lots 32, 33, 34 and 40 in Neighborhood E, Lot 90 in Neighborhood G, Lots 5, 9, 12, 13, 19, 20, 21, 22, 23, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 63 and 64 in Neighborhoods H/I and Lots 28 and 29 in Neighborhood L are in accord

with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located.

11. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

12. That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby APPROVE Tentative Map (T-12-99), Development Plans (D-33-99 thru D-37-99) Conditional Use Permits (C-48-99 thru C-51-99) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on date of submittal for Building Department plan check.

2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.

3. Site development, parking, access into buildings and building interiors shall comply with Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).

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

5. Application for Building Permit will not be accepted for this project until plans indicate that they have been prepared by a licensed design professional (Architect or Engineer). The design professional's name, address, phone number, State license number and expiration date shall be printed in the title block of the plans.

6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans. In addition,

all lighting showcasing building architecture shall be shown on the above noted plans.

Engineering:

7. Vehicular access rights to Vandegrift Boulevard and Douglas Drive shall be relinquished to the City from all abutting lots.

8. Property line returns, knuckles, and all street right-of-way alignments, street dedications, exact geometric and widths shall be dedicated and improved as required by the City Engineer.

9. Multiple final maps may be filed prior to the expiration of the tentative map. The City Engineer shall require the dedication and construction of necessary utilities, streets and other improvements outside the area of any particular final map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development. The boundaries of any multiple final map increment shall be subject to the approval of the City Engineer.

10. Prior to approval of the first final map a phasing plan for the construction of required onsite and offsite, public and private improvements shall be approved by the City Engineer. All necessary improvements, as required by the City Engineer, shall be completed prior to the issuance of any building permits.

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

12. Where proposed off-site improvements including but not limited to slopes, public utility facilities, and drainage facilities are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City as required. The applicant shall provide documentary proof satisfactory to the City that such easements or other interest in real property have been obtained prior to the approval of the final map. Additionally, the City may at its sole discretion require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.

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

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

b) All grading and construction activities shall be limited to the hours of 7 AM to 6 PM, Monday through Friday, unless otherwise extended by the City, and should utilize the latest technology for quiet equipment. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

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

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

14. Pursuant to the State Map Act, improvements shall be required at the time of development. A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to these conditions and certificate setting forth the recordation shall be placed on the final map.

15. All streets shall be improved with concrete curbs and gutters, street lights, 5 foot wide sidewalks and pavement, providing a parkway width of at least 10 feet, except where turnouts are provided unless altered by the City Engineer. All street dedications, alignments, widths and exact geometrics shall be as approved by the City Engineer.

16. Curb radius at the cul-de-sac turnarounds shall be at least 40 feet with a minimum 50 foot radius right-of-way line.

17. The developer shall provide public street dedication as required to serve the property.

18. The exact alignment, width, and design of all median islands, turning lanes, travel lanes, driveways, striping and all other traffic calming and control devices and measures, including turnouts, bike lanes, and width transitions, shall be approved by the City Engineer at the time of final design. Required left-turn pockets shall be constructed with appropriate transitions per State Department of Transportation (CalTrans) Traffic Manual and as directed by the City Engineer.

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

20. All traffic signal contributions, drainage fees, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuing of any building permits in accordance with City policies. The subdivider or developer shall also be required to join into, contribute, or participate in any improvement lighting, or other special district affecting or affected by this project. Approval of the tentative map shall constitute the developer's approval of such payments and his agreement to pay for any other similar assessments or charges in effect at the time any increment is submitted for final map or building permit approval, and to join, contribute or participate in such district.

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

22. A raised landscaped concrete median shall be required on Douglas Drive from Vandegrift to the Village Center and on Vandegrift within the project boundaries as determined by the City Engineer.

23. Parking lot striping shall be shown on precise grading/private improvement plans for parking lots. Any on-site traffic control or any traffic calming devices are subject to the review and approval of the City Engineer and Planning Director.

24. All streets shall be improved with street name signs, and traffic control devices, as regulated by the City Engineer. Sight distance requirements at all street intersections shall conform to the intersectional sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

25. Landscaping plans for trees, bushes, and shrubs, or plans for the construction of walls, fences or other structures at or near intersections must conform to sight distance requirements and must be submitted to an approved by the City Engineer prior to the issuance of building permits and prior to the implementation of any landscape improvements.

26. A traffic control plan shall be submitted to and approved by the City Engineer prior to the start of work within open City rights-of-way. Traffic control during the construction of streets which have been opened to public travel shall be in accordance with construction signing, marking and other protection as required by the CalTrans Traffic Manual. Traffic control during construction adjacent to or within all public streets must also meet CalTrans standards.

27. Grading and drainage facilities shall be designed to adequately accommodate the local storm water runoff and shall be in accordance with the City's Engineers Manual and as directed by the City Engineer.

28. Development shall be in accordance with City Floodplain Management Regulations and Stormwater Management and Discharge Regulations.

29. Storm drain facilities shall be designed and located such that the inside travel lanes on Vandegrift Boulevard and Douglas Drive shall be passable during conditions of a 100-year frequency storm.

30. Storm drain easements shall be dedicated when required. The subdivider or developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

31. All drainage picked up in an underground system shall remain in an underground system until outlet into an approved channel. Subject to approval of the City Engineer and final design, the golf course will serve as an acceptable channel for conveyance of runoff.

32. The project storm drain system in Aldea and Rena Drives shall be designed to operate within the capacity of the existing system. In the event this project exceeds the capacity as provided for by the existing system, this project shall be required to provide a complete downstream analysis and shall be responsible for all downstream improvements as determined by the analyses.

33. The applicant shall obtain any necessary permits and clearances from the U.S. Army Corps of Engineers, California Dept. of Fish and Game, U.S. Fish and Wildlife Service and or San Diego Regional Water Quality Control Board

(including NPDES), San Diego County Health Department prior to the issuance of grading permits.

34. On-site grading design and construction shall be in accordance with the City's current Grading Ordinance. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formation in the tracts or projects. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer. Graded areas designed to re-vegetated with native habitat will only require temporary irrigation systems as necessary to establish vegetation and eliminate potential erosion problems.

35. The applicant shall provide adequate erosion control devices for all areas, including the borrow sites, during grading and at the completion of each phase of grading. This shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the Engineering Department.

36. All existing overhead utility lines either transversing the project or immediately adjacent thereto, and all new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be constructed underground in accordance with the City's Subdivision Ordinance.

37. Street lights shall be installed along all streets in the subdivision or project under the City's LS-2 rate schedule (City owned). The subdivider or developer shall pay all applicable fees, energy charges, and/or assessments and shall agree to the formulation of or the annexation to any appropriate street lighting district. Street lights plans shall be submitted and approved prior to recordation of Final Map or issuance of building permits whichever is applicable.

38. The developer shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the City Engineer.

39. Any existing broken concrete curb, gutter or sidewalk constructed by this project, or damaged by construction activities from this project shall be repaired or replaced as required by the City Engineer.

40. As directed by the City Engineer and Water Utilities Director, the project shall be responsible to secure and provide reclaimed water or other secondary source of irrigation water for use on the golf course and major common area slopes. The design of a separate water system or other

alternative solution shall be approved by the Director of the Water Utilities Department. Appropriate securities for the approved solution shall be in place prior to the recordation of the first final map within the Master Plan.

41. The proposed project shall provide a storm system detention basin. The design shall be such that the post-project outflow shall be less than or equal to pre-project conditions based on a 100-year flood event. In the event the project cannot provide adequate detention, the project shall construct all downstream drainage facilities from the project boundary to the San Luis Rey River as directed by the City Engineer

42. Any detention basin within the golf course shall be maintained by the Golf Course Management or the Master Homeowners' Association. The project's CC&R's shall contain provisions for the maintenance of the detention basin by the Golf Course management or Master HOA. In the event a detention basin is built by the project developer on land acquired for that purpose adjacent to the golf course to correct a pre-existing flood condition, the facility shall be dedicated to the City and the City shall maintain it.

43. In the event the project is designed with a detention basin, the project shall process a revision to the City's Master Plan of Drainage. The revision to the Master Plan of Drainage shall include a complete downstream storm drain analysis for the area southerly of the project. The study shall identify all downstream improvements necessary to adequately convey storm water from the project boundary to the San Luis Rey River.

44. The final map shall include a non-title sheet for assessment purposes. The non-title sheet shall show the public street areas assigned to the individual lots and shall show all open space areas. The non-title sheet shall include the gross lot areas including the street area. The assessment shall be based upon the lot area as shown on the non-title sheet, including street area. Prior to the recordation of the final map, the developer shall pay a $2,000.00 fee for the re-calculation of the assessments over the remaining area of the Morro Hills improvement district.

45. All required off-site letters of permission to grade and private easements shall be obtained prior to the issuance of grading permits for the project and prior to the recordation of a final map affected by off-site easement.

46. This project shall participate in the Pilgrim Creek Drainage Basin channel improvements in accordance with the "Joint Improvement, Phasing, Funding, and Reimbursement Agreement" for the Vandegrift Corridor which has been approved by the City Council. This agreement includes improvements to the Pilgrim Creek Drainage Basin for which this project shall participate by paying the appropriate fees defined in that agreement.

Any participation in the Pilgrim Creek Drainage Basin improvements shall be above and beyond the standard participation in the City's Master Drainage Program.

47. The developer shall obtain any necessary permits and clearances from the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego County Health Department, prior to the issuance of grading permits.

48. All combined public utility easements shall be located on one lot. Where combined utility easement cannot be maintained on one lot, separate standard easements may be dedicated on adjacent lots.

49. Complete alluvium removals and soils remediation is not required within the golf course area. The utility trenches and utility easements, right-of-way, building envelopes, or other structural fills as determined by the City Engineer within the golf course shall be completely remediated to the satisfaction of the City Engineer. A deed restriction shall be recorded against the golf course property indicating that further grading would be required for any further development within the golf course area.

50. All sump conditions along the public and private streets shall be provided with secondary surface outlets.

51. All required offsite water, storm drain, roadway, intersection and other required improvements shall be constructed in accordance with the "Joint Improvement, Phasing, Funding, and Reimbursement Agreement" for the Vandegrift Corridor.

52. The following traffic improvements shall be the responsibility of this project. The dedication of any necessary right-of-way and the design of the traffic improvements shall be approved by the City Engineer:

a) The developer shall install 2-inch P.V.C. conduit and interconnect cable along Vandegrift Boulevard across the frontage of the project. Pull boxes shall be spaced 200 feet apart.

b) The intersection of Vandegrift Boulevard and Douglas Drive shall be dedicated and improved with the first final map of this Tentative Map.

c) Vandegrift Boulevard from Douglas Drive to the south boundary of Neighborhood J shall be dedicated and improved with the first final map to record of either Neighborhood G or J as a modified Major Arterial. The right-of-way shall be improved as a divided highway with

a raised landscaped median with five travel lanes (three lanes northbound and two lanes southbound), and bike lanes with widths, transitions and geometrics as approved by the City Engineer. Improvements are to be full width and shall include curb, gutter, and sidewalk on both sides of Vandegrift Boulevard.

d) Vandegrift Boulevard from Douglas Drive to the north boundary of Neighborhood C,D shall be dedicated and improved with the final map for Neighborhood C, D as a modified Major Arterial. The right-of-way shall be improved as a divided highway with a raised landscaped median with five travel lanes (three lanes northbound and two lanes southbound), and bike lanes with widths, transitions and geometrics as approved by the City Engineer. The improvements are to be full width and shall include curb, gutter, and sidewalk on both sides of Vandegrift Boulevard.

e) Improve Vandegrift Boulevard, Reach 1A, including intersection and signalization improvements by the 600 Lot Bench Mark, as defined in the "Joint Improvement, Phasing, Funding, and Reimbursement Agreement" for the Vandegrift Corridor.

f) Improve Vandegrift Boulevard, Reach 1B, including intersection and signalization improvements by the 1000 Lot Bench Mark, as defined in the "Joint Improvement, Phasing, Funding, and Reimbursement Agreement" for the Vandegrift Corridor.

g) Traffic signals shall be constructed and/or modified at the intersection(s) of Vandegrift Boulevard and Castellano Way, Vandegrift Boulevard and Douglas Drive, North River Road and Vandegrift Boulevard, North River Road and College Boulevard. The design, construction and operation shall be as required by the City Engineer and as defined in the "Joint Improvement, Phasing, Funding, and Reimbursement Agreement" for the Vandegrift Corridor.

53. Concurrent with the recordation of the first Final Map for this Tentative Map, the Foss Lake parcel shall be transferred or encumbered with an easement to a non-profit organization which shall be responsible for maintaining it as a natural open space in perpetuity. The agreement between the developer and the non-profit organization shall be approved by the City Planning Director prior to the recordation of the first Final Map.

54. The lot for the village center shall be recorded and deeded to the master HOA with the first recorded map on the eastside of Vandegrift Boulevard. The community building, village green and associated parking will be completed prior to the issuance of the 100th building permit.

55. Concurrent with the first Final map for the Tentative Map, the park at the southwest corner of Vandegrift Boulevard and Douglas Drive shall be dedicated and improved. All required plans and permits for the park, including but not limited to improvement plans, grading plans, landscape plans and any necessary permits, shall be approved by all required agencies and City Departments, and appropriate securities in place prior to the recordation of the first Final Map for the Tentative Map. The park grading shall begin with the first grading permit for the project and shall be completed within two years. Light standards for the park shall be installed prior to the issuance of the first certificate of occupancy for the project. The park's primary source of irrigation water shall be reclaimed water or an alternative water supply to potable water.

56. The parcels and easements comprising the golf course and natural open space shall be encumbered with a deed restriction to be recorded with the first Final Map of this Tentative Map with a recorded covenant making the golf course publicly accessible for a fee, in perpetuity. The course irrigation system shall be fully operational prior to the issuance of the 150th building permit for homes within this Tentative Map. The golf course shall be ready for use prior to the issuance of the 300th building permit for homes within this Tentative Map or within 18 months of a fully operational irrigation system, whichever comes first. The golf course's primary source of water shall be non-potable, such as reclaimed water or well water. The golf course may use potable water as a secondary water source.

57. All grading activities adjacent to riparian areas shall occur between August 1 and March 1, unless otherwise determined by the City Engineer, the Fish and Wildlife Service and any other agency with jurisdiction. Since significant grading activities will occur during the rainy season, the project erosion control plans shall be prepared to address all potential impacts to the surrounding properties and shall be prepared and implemented in accordance with the City's Grading Ordinance and to the satisfaction of the City Engineer.

58. All slopes and other exposed and/or disturbed areas shall be protected with a hydroseed mix, punched straw, or other appropriate and acceptable means to prevent erosion immediately upon completion of each stage of grading.

59. Landscape plans shall be submitted with each final map and shall be approved by the Planning Director and City Engineer prior to the issuance of a grading permit. All landscape construction plans shall be in substantial conformance with the approved concepts and themes illustrated in the Master Landscape Plan.

60. The landscape plans shall include all slopes as shown on the grading plans. The slope planting shall be installed within 180 days following the completion of the slope grading, or as determined by the City Engineer. The project landscape architect shall submit a letter to the City Engineer certifying the initial planting of the slopes has been installed, fully germinated, and effectively covers the slopes prior to final completion of the grading or occupancy permits for any homes.

61. Prior to, or concurrent with the first final map for this TM, utility plans shall be approved by the City Engineer and appropriate securities in place. The utility plans shall include, but not be limited to all utilities required to serve the project including the off-site sewer and reclaimed lines. The utility improvements shall be completed, to the satisfaction of the City Engineer, prior to the issuance of any building permit.

62. Prior to grading, a project-wide preliminary (mass) grading plan shall be approved by the City Engineer. The grading plan shall include construction phase boundaries and anticipated construction schedules.

63. Curb return radii shall be 35 feet at the intersections of Douglas Drive and Vandegrift Boulevard and Vandegrift Boulevard and Street "V3". All other curb return radii in the tract shall be a minimum of 25 feet.

64. Bus turnouts and shelters shall be constructed as directed by the City Engineer and NCTD. The design of the bus turnouts shall be to the standards established by the City Engineer with additional right-of-way dedicated as required. The bus shelters shall match the architecture for the Morro Hills project.

65. The main sewer line, including the downstream connection to the Foss Lake trunkline, shall be constructed concurrent with the first final map. Construction of the sewer line shall be completed, to the satisfaction of the City Engineer, prior to the issuance of any building permits.

66. The developer may record a financial map for project financing purposes without completing final engineering or posting the appropriate securities necessary to record a Final Map.

<u>Fire</u>:

67. A minimum fire flow of 2000 gallons per minute shall be provided.

68. The size of Fire hydrant outlets shall be 2 1/2" X 4."

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

70. All-weather access roads shall be installed and made serviceable prior to and during time of construction. Sec. 901.3 Uniform Fire Code.

71. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per City Vehicle Code Section 22500.1.

72. All security gates, if any, shall have a Knox-box override and shall have strobe activation capability, unless otherwise approved by the Fire Marshall.

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

74. All existing fire hydrants within 400 feet of the project shall be shown on the plot plan.

75. ~~Fire hydrants on the plot plan are conceptual only. The final number and~~ location shall be as approved by the Fire Marshall.

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

77. All open areas that are needed for biological resources shall be landscaped with approved fire retardant/anti-erosion type plants with an approved irrigation system and maintenance program as approved by the Fire Marshall.

78. The structure or business exterior address shall conform to the Uniform Fire Code Section 901, Article 9 and local fire code requirements for the display of a numerical address for the premises.

79. The developer shall supply the Fire Department with updated map and hydrant location information in a digital format compatible with the Fire Department's mapping program upon approval of final improvement plans.

80. Blue hydrant identification markers shall be placed in the center of the street, adjacent to the street hydrants.

<u>Planning and Environmental</u>:

81. This Tentative Map shall expire on May 30, 2002, unless implemented in accord with the Ordinance or unless a time extension is granted by the Planning Commission.

82. The Development Plans and Conditional Use Permits shall expire on May 30, 2002, unless implemented as required by the Zoning Ordinance, unless a time extension is granted by the Planning Commission.

83. This Development Plan (D-33-99) approves only 110-unit residential subdivision as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

84. This Development Plan (D-34-99) approves only 90-unit residential subdivision as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

85. This Development Plan (D-35-99) approves only the Village Center as shown on the plans and exhibits presented to the Planning Commission for review and approval. Plans for the daycare/church and commercial use shall be reviewed and approved by the Planning Commission at a future date.

86. This Development Plan (D-36-99) approves only the golf course, clubhouse and ancillary buildings as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

87. This Development Plan (D-37-99) approves only the elementary school site as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

88. This Conditional Use Permit (C-48-99) approves the daycare/church site in concept as shown on the plans and exhibits presented to the Planning Commission. Final site plan and architecture shall be brought back to the Planning Commission for review and approval.

89. This Conditional Use Permit (C-49-99) approves only a golf course, clubhouse and driving range as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department

approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

90. This Conditional Use Permit (C-50-99) approves an elementary school site as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit. A joint use agreement between the City and the Bonsall School District shall be entered into for use of the school facilities concurrent with the opening of the school.

91. This Conditional Use Permit (C-51-99) approves only reduced frontage lots for Lots 2, 3, 21, 24, 25, 26, 27, 100, 101, 102 and 103 in Neighborhood C/D, Lots 32, 33, 34 and 40 in Neighborhood E, Lot 90 in Neighborhood G, Lots 5, 9, 12, 13, 19, 20, 21, 22, 23, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 63 and 64 in Neighborhoods H/I, and Lots 28 and 29 in Neighborhood L as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department Approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

92. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permits and Development Plans.

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

94. Park fees shall be paid as required by City policy at the time building permits are issued. Credit for the park site and all park and recreational improvements shall be authorized for the entire Master Plan area in accordance with the provisions of Chapter 32D of the City Code. Prior to the recording of the 1st Final Map for the Master Plan area, precise grading and improvement plans for the park shall be approved and a bond shall be posted for the estimated improvements for the park construction in amounts sufficient to implement the park facility plan as approved by the City.

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

96. All mitigation measures identified in the approved second addendum of the Final Supplemental Environmental Impact Report and associated documents shall be complied with as stated in those documents.

97. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer and Planning Director prior to issuance of grading permits or recordation of the first final map, whichever is first. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. The following special landscaping requirements shall be met:

a) Median and parkway landscaping shall be shown on the plans for Vandegrift Boulevard, Douglas Drive and Street A and shall meet the criteria of the City of Oceanside and/or CalTrans Landscape Median Guidelines.

b) The parkway landscaping for Vandegrift Boulevard shall extend on the west side of the street along the project boundary. This landscaping shall include a minimum of 24-inch box street trees, shrubs, and ground cover that will sufficiently screen the existing slope areas as approved by the Planning Director and City Engineer. The street trees shall be a minimum of 20 foot on center where there are existing houses and 30 foot on center where the land is vacant. The landscape plans for these improvements shall be approved prior to the recordation of the first final map. These landscaping improvements shall be under construction, to the satisfaction of the City Engineer, prior to the issuance of the first building permit.

c) Median and parkway tree plantings along collector and arterial roads shall be a minimum of two-inch diameter trees so as to ensure a mature landscape theme is achieved in a reasonable amount of time.

d) A recreation facility-phasing plan so that amenities are provided through each phase of development shall be part of the landscape plan approval.

e) Median landscaping shall be shown on the plan for Vandegrift Boulevard and shall meet the criteria of the City of Oceanside Landscape Median Guidelines. The tree specified for the median shall be Quercus Ilex (Holly Oak) and shall be a minimum of 2" diameter.

f) The developer shall be responsible for irrigating and landscaping all embankments within the project, and all slopes along major streets.

g) Street/parkway trees (minimum 15 gallon) shall be planted at a minimum of one tree per unit or lot and two trees per corner lot. Approved root barriers shall be incorporated.

h) Arterial street trees in parkways shall be planted at a minimum of 30 feet on center (unless subject to Condition No. (C)) each side of street, as a solitary planting. Approved root barriers shall be incorporated.

i) Local street trees in parkways shall be planted at a minimum of 30 feet on center, each side of street, as a solitary planting. Approved root barriers shall be incorporated.

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

k) The landscape design criteria and development standards for the site shall be as specified within the Master Plan Text. Any change in the design standards or the plant pallet shall require approval of the Planning Director and City Engineer. Native vegetation shall be used within the project area and the golf course whenever feasible to the satisfaction of the Planning Director and City Engineer. Landscaping and fencing treatments for the southerly detention basin shall be incorporated around the perimeter of this site and maintained by the golf course operator.

l) Vandegrift Boulevard trees in parkways shall be planted at a minimum of 30 feet on center, each side of street, as a solitary planting. Approved root barriers shall be incorporated. The parkway tree shall be Rhus Lancea (African Sumac) and shall be a minimum 2" diameter.

m) At the natural open space interface areas, the plantings shall consist of California native trees and shrubs, randomly spaced equal to or less than 30 feet on center in a linear planting.

n) Crimson Lake Bougainvillea, the official City Flower, shall be used on this site. San Diego Red Bougainvillea is an acceptable alternate.

o) All homes shall be provided with front yard landscaping, in compliance with Water Conservation Ordinance No. 91-15, including automatic irrigation, xeriscape plant palette, foundation shrubs and 15 gallon minimum size tree as specified with the Master Development Plan Text.

p) All revegetation and landscaping requirements, as specified in the Mitigation Monitoring and Reporting Program, shall be applied to this project and shall be the responsibility of the project applicant/developer, including the approval of a Master Landscape Plan prior to the issuance of any grading permits or approval of the first final map for the Master Plan area, whichever is first. The maintenance and monitoring of this revegetation and landscaping shall be the responsibility of the project applicant/developer for the first 5 years after the initial plant establishment of each area.

q) Prior to the issuance of occupancy permits, a qualified landscape architect shall submit a letter to the City Engineer which certifies that the initial planting of manufactured slopes had been installed, fully germinated, and effectively covers the required slopes. A bond shall be established to insure replacement of landscaping which fails to germinate for a five-year period. Monitoring and yearly written verification by a qualified landscape architect for a period of five years following the installation of the landscaping is required and replacement of landscaping would be based on this annual report.

98. A Vandegrift Streetscape Enhancement plan shall be submitted for the improvement of fences and landscaping within the parkway and adjacent slopes where homes exist from the northerly boundary of Sunwest Village I/Sonoma Hills I to the North River Road/Redondo Drive intersection. The plan shall be reviewed and approved by the Planning Director and City Engineer. The developer shall fund the design work plus contribute a minimum of $125,000 toward the improvements. The developer shall secure the complete implementation of the plan prior to the issuance of the first building permit on the east side of Vandegrift Boulevard.

99. All landscaping, fences, walls, etc. on the individual private lots and in any adjoining public parkway that is not maintained by the Master Homeowners Association, Private Homeowners Association, Maintenance District shall be permanently maintained by the owner, his assigns or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials;

irrigation systems as necessary and general cleanup of the landscaped and open areas, and walkways, walls, fences, etc.

100. Model Landscape plans and Front Yard Landscape plans designed in compliance with Water Conservation Ordinance No. 91-15, shall be submitted as schematic drawings and shall be approved and signed by the Engineering Department and the Planning Department prior to the issuance of building permits. No bonding shall be required. Precise Grading Plans for model homes shall be prepared by a Civil Engineer and shall be approved by the City Engineer prior to the issuance of building permits. Prior to the issuance of occupancy permits, the City's Landscape Technician/Inspector shall review each unit requested for occupancy to ensure that the installation of planting and irrigation has occurred in conformance with the approved schematic drawings. The irrigation system will also be tested to ensure adequate operation and coverage.

101. Front yard landscaping with a complete irrigation system, in compliance with Water Conservation Ordinance No. 91-15, shall be required.

102. A program for Landscape Maintenance District (LMD) notification shall include, but not be limited to, the following:

a) Written notification to each prospective and actual buyer of the existence of an assessment district, the amount of the assessment, the timing of the payments and some acknowledgment to be signed by each buyer and filed with the City. The form shall be City drafted or an alternative approved by the City Attorney and provided to each prospective or actual buyer prior to the opening of escrow for each unit.

b) A written acknowledgment shall be obtained by the developer from each buyer, prior to the close of escrow for each dwelling unit, which such acknowledgment shall contain a statement indicating the buyer's receipt of the written notice and the buyer's understanding of the potential formation or existence of the maintenance district. The escrow instructions shall contain this requirement. The developer shall furnish copies of any such notice and acknowledgment to the City Engineer within thirty (30) days of the close of escrow for said dwelling unit. In the event that any portion or all of the property is sold prior to actual construction of dwelling units on such property, then each new or subsequent developer shall be required to provide the notice and obtain the acknowledgment.

c) The escrow instructions shall also provide that the buyer shall be given a written statement from the lender stating whether the qualifying

costs include the maintenance district, which statement shall be given to the close of escrow; and the escrow instructions shall provide the escrow shall not close until the buyer has received this statement from the lender.

d) A means of notifying lenders and financing institutions, as part of the escrow process for each sale, of the existence of the district, the amount of the assessment and the timing of the payments.

e) A means of including a consideration of the amount of the assessment in the analysis of the qualifications of potential homebuyers.

f) A means of recording the above information with the title information on each home.

103. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's) included within this Tentative Map shall provide for the maintenance of all common open space, medians and commonly owned fences and walls and adjacent parkways. The maintenance shall include normal care and irrigation of landscaping, repair and replacement of plant material and irrigation systems as necessary; and general cleanup of the landscaped and open area, parking lots and walkways. The C.C. & R's shall be subject to the review and approval of the City Attorney prior to the approval of the final map. The C.C. & R's are required to be recorded prior to or concurrently with the final map. Any amendments to the C.C. & R's in which the association relinquishes responsibility for the maintenance of any common open space shall not be permitted without the specific approval of the City of Oceanside. Such a clause shall be a part of the C.C. & R's. The C.C. & R's shall also contain provisions for the following:

a) Prohibition of parking or storage of recreational vehicles, trailers or boats.

b) Provisions regulating individual patio covers, room additions and other appurtenances.

c) Maintenance of median landscaping by the Association.

104. Prior to the approval of the first final map for any portion of property included within Tentative Map, Covenants, Conditions and Restrictions (CC&R's) for a Master Homeowner Association shall be prepared by the subdivider or other developer and shall be recorded prior to and/or concurrently with the recordation of such first final map. All property, except the golf course, covered by Tentative Map shall be included in the Master Homeowner Association and any other appropriate Homeowners Association; each portion

of the property covered by the Tentative Map shall be annexed into the appropriate Homeowners Association prior to the approval of the Final Map for each such portion. The other portions of the property covered by this Tentative Map shall be annexed into the appropriate Associations as such property is finaled, and appropriate maintenance provisions shall be added to the CC&R's at that time. The CC&R's shall contain at a minimum the following provisions:

a) Provisions for the maintenance by the Master Association of all entry landscaping and monumentation, perimeter fencing and walls, and walls and fencing surrounding common open space areas, landscaping adjacent to non-loaded streets, the medians within the project and along Vandegrift Boulevard, and the parkways along Douglas Drive and Vandegrift and any onsite common open space areas not maintained by any other mechanism, including provisions establishing mechanisms to ensure adequate and continued monetary funding for such maintenance by the Homeowners Association.

b) Provisions that maintenance of items in (a) above shall include normal care and irrigation of landscaping, repair and replacement of plant material and irrigation systems as necessary, care and maintenance of all walls and fences, and general cleanup of landscape and open areas, parking lots and walkways.

c) Provisions to ensure the annexation into said Homeowners Associations of each portion of the area covered by the Tentative Map as it is finaled.

d) Provisions to ensure that future homeowners will have the ability to access the recreational amenities provided throughout the entire Morro Hills Village project.

e) Provisions specifying that neither the CC&R's nor any contract of sale, lease, or other written document or any means or method shall be established or shall attempt to establish any requirement, restriction, or limitation on this developer or any person, individual or entity which would operate, directly or indirectly, to prevent or preclude any other developers of this land or any person, individual, or entity complying with all applicable provisions of the Tentative Map and other City ordinances, rules, policies, or regulations.

f) Provisions prohibiting the appropriate Homeowners Association from relinquishing its obligation to maintain the specific areas as required in Subsections (a) above without the prior consent of the Oceanside Planning Commission or City Council.

g) Provisions stating that none of the above provisions of the CC&R's shall be deleted or modified without the consent of the City Attorney, that the City shall have the right, but no the obligation, to enforce any of the above provisions and that in the event the City pursues legal action to enforce any of its rights, the City shall be entitled to reasonable attorney's fees.

h) Garages shall be kept available and useable for the parking of resident's automobiles at all times.

i) The City Attorney may require such additional provisions to be inserted into the CC&R's as he or she deems may be reasonably necessary to accomplish the purpose and intent of this Resolution.

105. Prior to the approval of a final map or building permit, the applicant, as landowner, shall execute and record a deed in a form and content acceptable to the City Attorney, which shall provide a disclosure to be made to all purchasers the following:

a) That the site is adjacent to an agricultural use and that the purchaser and its successor may be subject to the effects, odors and conditions inherent in agricultural operations and the purchaser shall not object to the agricultural operations, nor seek to eliminate it, so long as the agricultural operations are conducted in a lawful manner.

b) That the owner understands that the site is in close proximity to Marine Corps Base, Camp Pendleton, an active year round training facility. Due to the location of the property, owners/occupants will experience noise and visual impacts and can frequently expect to see and hear aircraft, ordnance, and troops. Additionally, noise impacts from live fire ranges located on base may be amplified by weather conditions, such as low clouds of Santa Ana winds. As an active training facility, the base has the potential to operate 24 hours a day, 7 days a week. In most cases, however, night firing of artillery or aerial bombing is restricted after 10 o'clock in the evening by a self imposed curfew. There are exceptions, however, when it is necessary to operate at night after this time in order to meet operational requirements or in support of critical training events.

c) That the owner understands that the site is adjacent to a biologically sensitive area and that the owner may be subject to mosquitoes or other nuisances inherent from the location adjacent to these biologically sensitive areas and that the owner assumes the liability from those

nuisances and shall not object to any reasonable action necessary to maintain the viability of these sensitive areas.

d) That the owner understands that the site is adjacent to an active recreational park, which includes lighted ball fields, and may experience visual and noise nuisances inherent with an active recreational use and that the owner assume the liability from those nuisances and that the owner shall not object to the active recreational park so as to force the nonviability of the active park use.

e) The owner understands that the site is adjacent to an elementary school and recreation field and may experience visual and noise nuisances inherent in such school and recreation activity including the potential for lighted recreational fields and that the owner assumes the liability from those nuisances and that the owner shall not object to the active school and recreational field uses so as to force the non-viability of the use.

106. ~~A trash enclosure (or trash enclosures) for the park, golf~~ course and clubhouse and village green center must be provided as required by Chapter 13 of the City Code and shall also include additional space for storage and collection of recyclable materials per City standards. The enclosure (or enclosures) must be built in a flat, accessible location as determined by the City Engineer. The enclosure (or enclosures) shall meet City standards including being constructed of concrete block reinforced with rebar and filled with cement. A concrete slab must be poured with a berm on the inside of the enclosure to prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000 pound service vehicle. Trash enclosures and driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer. If the City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement must be signed by the property owner and shall remain in effect for the life of the project. All trash enclosures shall be designed to provide user access without the use and opening of the service doors for the bins. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the appertaining building architecture. These designs shall be shown on the landscape plans and shall be approved by the Planning Director.

107. The property owner or owners shall be responsible for trash abatement on the site, and shall keep the site free of litter, trash and other nuisances.

108. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operation. This notification's provision shall run with the life of the project.

109. Unless expressly waived or altered by the Master Plan Text, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Master Plan Text, Description and Justification, Management Plan, Mitigation Monitoring and Reporting Program and other materials and information submitted with this application, unless specifically modified by an adopted condition of approval.

110. The maximum height of any fence and wall shall be 6 feet (front yard = 3.5 feet). All fences and walls for the project shall be as shown within the Master Plan Text unless modified by the conditions of approval for the project. Any fences and walls not specifically shown with the Master Plan Text shall be approved by the Planning Director prior to construction. All fences and walls shall be shown on the landscape and improvement or grading plans. All wood fences shall be treated with a wood preservative.

111. All retaining and other freestanding walls, fences, and enclosures shall be architecturally designed in a manner similar to and consistent with the primary structures (stucco block, split-face block or slump stone). These items shall be approved by the Planning Department prior to the issuance of building permits.

112. A covenant or other recordable document approved by the City Attorney shall be prepared by the developer and recorded prior to the approval of the final map. The covenant shall provide that the property is subject to this Resolution, and shall generally list the conditions of approval.

113. All street names shall be approved by the Planning Department prior to the approval of the final map for each phase of development.

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

115. All mechanical roof-top and ground equipment for non-residential buildings shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen

and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

116. A Comprehensive Sign Program (CSP) shall be submitted to the Planning Department and approved prior to the issuance of sign permits. This CSP may be more restrictive than the standards outlined in the Sign Ordinance.

117. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Department. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

118. In the event any final pad elevation has a three foot or more differential to a contiguous lot within the approved subdivision that requires a retaining wall at the property line, that portion of a side yard fence behind the front yard set-back shall be either: 3 foot solid with 3 feet of view material or 4 foot solid and 2 feet of view material. Solid fencing material shall be consistent with the primary structures and may include: stucco block, split-face block, slump stone or solid wood treated with a water proof wood preservative. View fencing materials include: galvanized tubular steel, wrought iron or lattice wood treated with a wood preservative. All fencing materials and heights shall be called out on the landscaping materials and are subject to the approval of the Planning Director and City Engineer.

119. All rear wood fences adjacent to public right of way and/or visible from the public right of way shall be stained or otherwise finished with a waterproof material.

120. All street names shall be approved by the Planning Department prior to the approval of the final map for each phase of development. (For residential projects).

121. The new panhandle access driveways shall meet the minimum standards for width and pavement, as prescribed in the Zoning Ordinance.

122. The following unit type and floor plan mix, as approved by the Planning Commission, shall be indicated on plans submitted to the Building Department and Planning Department for building permit:

Neighborhood C/D

	Sq.Ft.	# Bedrms.	# Baths	# Stories	# Units	%
Plan 1	1,622	3	2	1	24	22
Plan 2	1,896	4	31/2	2	26	24
Plan 3	2,040	4	3	2	28	26
Plan 4	2,224	4	3	2	32	28

Neighborhood G

	Sq.Ft.	# Bedrms.	# Baths	# Stories	# Units	%
Plan 1	2,000	3	2	1	27	30
Plan 2	2,200	4	21/2	2	30	34
Plan 3	2,450	4	3	2	32	36

123. Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the Planning Department prior to the issuance of building permits.

124. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Department and Planning Department.

125. This project is subject to the provisions of Chapter 14C of the City Code regarding Inclusionary Housing.

126. This project shall comply with all provisions of the City's Affirmative Fair Housing Marketing Agreement policy. Such agreement shall be submitted to and approved by the Housing and Neighborhood Services Director prior to the recordation of a final map or the issuance of a building permit for the project, whichever comes first.

127. For all other neighborhoods, development plans and floor plans and elevations shall be reviewed and approved by the Planning Commission. These plans shall be in conformance with the Design Guidelines contained within the Master Plan Text. If Village L develops as a custom lot development an Administrative Development Plan may be processed for each individual custom home.

128. All conditions as prescribed in Exhibit C are a part of the Master Plan requirements and shall be complied with and made a part of the conditions of this Tentative Map, Development Plans and Conditional Use Permits.

129. Prior to the recordation of the first final map on the east side of Vandegrift Boulevard a private agreement and restrictive covenant shall be entered into as specified in Exhibit C of the Master Plan. Evidence of such agreement shall be presented to the Planning Director, City Engineer and City Attorney and shall be recorded concurrent with the first final map.

130. Village L and F shall contain lot sizes that collectively average one acre in size and actual useable lot area reserved exclusively for each homeowner, net of the golf course easement, shall be a minimum of 10,000 square feet. Easements shall be reserved across such lots for the benefit of the golf course. The golf course owner/operator shall indemnify individual homeowners and arrangements shall be made with the County Assessor's office to assure that golf course expenses are assessed to the golf course and not the individual homeowners.

131. The permanent clubhouse building will be completed within 5 years from the time the golf course is fully ready for use. Fully ready for use is defined as prior to the issuance of the 300th building permit or within 18 months of a fully operation irrigation system for the golf course, whichever comes first.

Water Utilities:

132. All public water and/or sewer facilities not located within the public right-of-way, shall be provided with adequate sized easements.

133. No trees or structures shall be located within any public utility easement.

134. The developer will be responsible for developing all water and sewer facilities necessary to this property. Any relocation of water and/or sewer lines are the responsibility of the developer.

135. The developer shall construct a public reclamation water system that will serve each parcel that is located in the proposed project, in accordance with City of Oceanside Ordinance No. 91-P15. The proposed reclamation water system shall be located in the public streets or in a public utility easement.

136. A separate water meter for irrigation purposes shall be installed.

137. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing an approved type backwater valve, per Section 710 of the Uniform Plumbing Code.

138. All public easements shall be accessable at all times with an all weather road or as approved by the Water Utilities Director.

139. All water and sewer facilities shall be constructed per City of Oceanside Standard Plans and Specifications.

140. The developer shall fulfill the requirements of contributing higher assessment fees for the Morro Hills Water Improvement District in accordance with the agreement dated March 22, 1989.

Community Services:

141. The City shall not, at the present or at any future time, assume the responsibility for the maintenance of any medians, landscaping, slopes, open space or common grounds for this project excepting those off-site slopes and parkways specified in the Master Plan conditions of approval that are not included in a landscape maintenance district.

PASSED AND ADOPTED Resolution No. 2000-P40 on May 30, 2000 by the following vote, to wit:

AYES: Barrante, Miller, Schaffer, Bockman, Chadwick, Akin and Hartley

NAYS: None

ABSENT: None

ABSTAIN: None

George Barrante, Chairman
Oceanside Planning Commission

ATTEST:

Mike Blessing, Secretary

I, MIKE BLESSING, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2000-P40.

Dated: May 30, 2000

PLANNING COMMISSION
RESOLUTION NO. 2000- P40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TENTATIVE MAP, DEVELOPMENT PLANS AND CONDITIONAL USE PERMITS ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO:	T-12-99, D-33-99 thru D-37-99, C-48-99 thru C-51-99
APPLICANT:	Richland Communities, Inc.
LOCATION:	East of Vandegrift Blvd. and south of Camp Pendleton

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Tentative Map, Development Plans and Conditional Use Permits under the provisions of Articles 10, 11, 30, 41 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

to create an 828-unit single family residential subdivision, a golf course, a 12-acre school site and a small village center with a day care and church site, a community/activity center and a country store on 474 acres;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 30th day of May, 2000 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; a second addendum to the Final Supplemental Environmental Impact Report (FSEIR) for the site was certified and inclusive of the findings for the Morro Hills Village and Golf Course Master Plan and the Mitigation and Monitoring and Reporting Program contain herein as Exhibit B;

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. R91-38	$2,200 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	Depends on area (range is $1,705-$9,575 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	$.441 per square foot or $441 per thousand square feet for non-residential uses and $1,301 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$.31 per square foot non-residential $1.93 per square foot residential
Traffic Signal Fee	Ordinance No. 87-19	$7.80 per vehicle trip
Thoroughfare and Bridge Fee	Ordinance No. 83-01	$177 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 99-21	Fee based on water meter size
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 99-20	Based on capacity or water meter size

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 99-2	Based on meter size. Residential is typically $1,872 per unit; Non-residential is $9729 for a 2" meter.
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code	$1,000 per development project + $100 per unit plus $4,007 per unit

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

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

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

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

FINDINGS:

For the Tentative Map:

1. That the proposed map is consistent with the General Plan of the City or any applicable specific plan or other applicable ordinance including the approved Master Plan for the property.

2. That the site is physically suitable for the 828 units and type and density of development.

3. That the design of the subdivision or the proposed improvements will not cause substantial environment damage or substantially and avoidable injure fish or wildlife or their habitat.

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

5. That the subdivision complies with all other applicable ordinances, regulations and guidelines of the City of Oceanside, including but not limited to the Local Coastal Plan, Hillside regulations and the Local Floodplain Ordinance.

For Development Plan (D-33-99) for Neighborhood C/D:

1. That the site plan for Neighborhood C/D and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance and consistent with the approved Master Plan for the property.

2. That the Development Plan as proposed conforms to the General Plan of the City.

3. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

4. That the project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

5. That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan and the Development Guidelines of Hillsides.

For Development Plan (D-34-99) for Neighborhood G:

6. That the site plan for Neighborhood G and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance and the approved Master Plan for the property.

7. That the Development Plan as proposed conforms to the General Plan of the City.

8. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

9. That the project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

10. That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan and the Development Guidelines of Hillsides.

For Development Plan (D-35-99) for the Commercial Site:

11. That the site plan for the Village Center and physical design of the project as proposed are consistent with the purposes of the Zoning Ordinance and the Master Plan for the property.

12. That the Development Plan as proposed conforms to the General Plan of the City.

13. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

14. That the project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

For Development Plan (D-36-99) for the Golf Course Clubhouse and Ancillary Buildings:

15. That the site plan and physical design for the Golf Course Clubhouse and Ancillary buildings of the project as proposed are consistent with the purposes of the Zoning Ordinance and the Master Plan for the property.

16. That the Development Plan as proposed conforms to the General Plan of the City.

17. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

18. That the project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

For Development Plan (D-37-99) for the Elementary School:

19. That the site plan and physical design of the elementary school of the project as proposed are consistent with the purposes of the Zoning Ordinance and the Master Plan for the property.

20. That the Development Plan as proposed conforms to the General Plan of the City.

21. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

22. That the project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

For Conditional Use Permit (C-48-99) for the daycare/church:

1. That the proposed location of the daycare/church use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located and is consistent with the Master Plan for the property.

2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

3. That the proposed conditional use will comply with the provisions of the Zoning Ordinance , including any specific condition required for the proposed conditional use in the district in which it would be located.

For Conditional Use Permit (C-49-99) for the Golf Course, Club House and Driving Range:

4. That the proposed location of the golf course use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located and is consistent with the Master Plan for the property.

5. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The golf course shall be available for public use for a fee in accordance with the Master Plan Text.

6. That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

For Conditional Use Permit (C-50-99) Elementary School:

7. That the proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located and is consistent with the Master Plan for the property.

8. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

9. That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

For Conditional Use Permit (C-51-99), Reduced Frontage Lots:

10. That the proposed location of the use or reduced frontages for Lots 2, 3, 21, 24, 25, 26, 27, 100, 101, 102 and 103 in Neighborhood C/D, Lots 32, 33, 34 and 40 in Neighborhood E, Lot 90 in Neighborhood G, Lots 5, 9, 12, 13, 19, 20, 21, 22, 23, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 63 and 64 in Neighborhoods H/I and Lots 28 and 29 in Neighborhood L are in accord

with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located.

11. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

12. That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby APPROVE Tentative Map (T-12-99), Development Plans (D-33-99 thru D-37-99) Conditional Use Permits (C-48-99 thru C-51-99) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on date of submittal for Building Department plan check.

2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.

3. Site development, parking, access into buildings and building interiors shall comply with Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).

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

5. Application for Building Permit will not be accepted for this project until plans indicate that they have been prepared by a licensed design professional (Architect or Engineer). The design professional's name, address, phone number, State license number and expiration date shall be printed in the title block of the plans.

6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans. In addition,

all lighting showcasing building architecture shall be shown on the above noted plans.

Engineering:

7. Vehicular access rights to Vandegrift Boulevard and Douglas Drive shall be relinquished to the City from all abutting lots.

8. Property line returns, knuckles, and all street right-of-way alignments, street dedications, exact geometric and widths shall be dedicated and improved as required by the City Engineer.

9. Multiple final maps may be filed prior to the expiration of the tentative map. The City Engineer shall require the dedication and construction of necessary utilities, streets and other improvements outside the area of any particular final map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development. The boundaries of any multiple final map increment shall be subject to the approval of the City Engineer.

10. Prior to approval of the first final map a phasing plan for the construction of required onsite and offsite, public and private improvements shall be approved by the City Engineer. All necessary improvements, as required by the City Engineer, shall be completed prior to the issuance of any building permits.

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

12. Where proposed off-site improvements including but not limited to slopes, public utility facilities, and drainage facilities are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City as required. The applicant shall provide documentary proof satisfactory to the City that such easements or other interest in real property have been obtained prior to the approval of the final map. Additionally, the City may at its sole discretion require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.

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

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

b) All grading and construction activities shall be limited to the hours of 7 AM to 6 PM, Monday through Friday, unless otherwise extended by the City, and should utilize the latest technology for quiet equipment. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

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

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

14. Pursuant to the State Map Act, improvements shall be required at the time of development. A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to these conditions and certificate setting forth the recordation shall be placed on the final map.

15. All streets shall be improved with concrete curbs and gutters, street lights, 5 foot wide sidewalks and pavement, providing a parkway width of at least 10 feet, except where turnouts are provided unless altered by the City Engineer. All street dedications, alignments, widths and exact geometrics shall be as approved by the City Engineer.

16. Curb radius at the cul-de-sac turnarounds shall be at least 40 feet with a minimum 50 foot radius right-of-way line.

17. The developer shall provide public street dedication as required to serve the property.

18. The exact alignment, width, and design of all median islands, turning lanes, travel lanes, driveways, striping and all other traffic calming and control devices and measures, including turnouts, bike lanes, and width transitions, shall be approved by the City Engineer at the time of final design. Required left-turn pockets shall be constructed with appropriate transitions per State Department of Transportation (CalTrans) Traffic Manual and as directed by the City Engineer.

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

20. All traffic signal contributions, drainage fees, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuing of any building permits in accordance with City policies. The subdivider or developer shall also be required to join into, contribute, or participate in any improvement lighting, or other special district affecting or affected by this project. Approval of the tentative map shall constitute the developer's approval of such payments and his agreement to pay for any other similar assessments or charges in effect at the time any increment is submitted for final map or building permit approval, and to join, contribute or participate in such district.

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

22. A raised landscaped concrete median shall be required on Douglas Drive from Vandegrift to the Village Center and on Vandegrift within the project boundaries as determined by the City Engineer.

23. Parking lot striping shall be shown on precise grading/private improvement plans for parking lots. Any on-site traffic control or any traffic calming devices are subject to the review and approval of the City Engineer and Planning Director.

24. All streets shall be improved with street name signs, and traffic control devices, as regulated by the City Engineer. Sight distance requirements at all street intersections shall conform to the intersectional sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

25. Landscaping plans for trees, bushes, and shrubs, or plans for the construction of walls, fences or other structures at or near intersections must conform to sight distance requirements and must be submitted to an approved by the City Engineer prior to the issuance of building permits and prior to the implementation of any landscape improvements.

26. A traffic control plan shall be submitted to and approved by the City Engineer prior to the start of work within open City rights-of-way. Traffic control during the construction of streets which have been opened to public travel shall be in accordance with construction signing, marking and other protection as required by the CalTrans Traffic Manual. Traffic control during construction adjacent to or within all public streets must also meet CalTrans standards.

27. Grading and drainage facilities shall be designed to adequately accommodate the local storm water runoff and shall be in accordance with the City's Engineers Manual and as directed by the City Engineer.

28. Development shall be in accordance with City Floodplain Management Regulations and Stormwater Management and Discharge Regulations.

29. Storm drain facilities shall be designed and located such that the inside travel lanes on Vandegrift Boulevard and Douglas Drive shall be passable during conditions of a 100-year frequency storm.

30. Storm drain easements shall be dedicated when required. The subdivider or developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

31. All drainage picked up in an underground system shall remain in an underground system until outlet into an approved channel. Subject to approval of the City Engineer and final design, the golf course will serve as an acceptable channel for conveyance of runoff.

32. The project storm drain system in Aldea and Rena Drives shall be designed to operate within the capacity of the existing system. In the event this project exceeds the capacity as provided for by the existing system, this project shall be required to provide a complete downstream analysis and shall be responsible for all downstream improvements as determined by the analyses.

33. The applicant shall obtain any necessary permits and clearances from the U.S. Army Corps of Engineers, California Dept. of Fish and Game, U.S. Fish and Wildlife Service and or San Diego Regional Water Quality Control Board

(including NPDES), San Diego County Health Department prior to the issuance of grading permits.

34. On-site grading design and construction shall be in accordance with the City's current Grading Ordinance. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formation in the tracts or projects. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer. Graded areas designed to re-vegetated with native habitat will only require temporary irrigation systems as necessary to establish vegetation and eliminate potential erosion problems.

35. The applicant shall provide adequate erosion control devices for all areas, including the borrow sites, during grading and at the completion of each phase of grading. This shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the Engineering Department.

36. All existing overhead utility lines either transversing the project or immediately adjacent thereto, and all new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be constructed underground in accordance with the City's Subdivision Ordinance.

37. Street lights shall be installed along all streets in the subdivision or project under the City's LS-2 rate schedule (City owned). The subdivider or developer shall pay all applicable fees, energy charges, and/or assessments and shall agree to the formulation of or the annexation to any appropriate street lighting district. Street lights plans shall be submitted and approved prior to recordation of Final Map or issuance of building permits whichever is applicable.

38. The developer shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the City Engineer.

39. Any existing broken concrete curb, gutter or sidewalk constructed by this project, or damaged by construction activities from this project shall be repaired or replaced as required by the City Engineer.

40. As directed by the City Engineer and Water Utilities Director, the project shall be responsible to secure and provide reclaimed water or other secondary source of irrigation water for use on the golf course and major common area slopes. The design of a separate water system or other

alternative solution shall be approved by the Director of the Water Utilities Department. Appropriate securities for the approved solution shall be in place prior to the recordation of the first final map within the Master Plan.

41. The proposed project shall provide a storm system detention basin. The design shall be such that the post-project outflow shall be less than or equal to pre-project conditions based on a 100-year flood event. In the event the project cannot provide adequate detention, the project shall construct all downstream drainage facilities from the project boundary to the San Luis Rey River as directed by the City Engineer

42. Any detention basin within the golf course shall be maintained by the Golf Course Management or the Master Homeowners' Association. The project's CC&R's shall contain provisions for the maintenance of the detention basin by the Golf Course management or Master HOA. In the event a detention basin is built by the project developer on land acquired for that purpose adjacent to the golf course to correct a pre-existing flood condition, the facility shall be dedicated to the City and the City shall maintain it.

43. In the event the project is designed with a detention basin, the project shall process a revision to the City's Master Plan of Drainage. The revision to the Master Plan of Drainage shall include a complete downstream storm drain analysis for the area southerly of the project. The study shall identify all downstream improvements necessary to adequately convey storm water from the project boundary to the San Luis Rey River.

44. The final map shall include a non-title sheet for assessment purposes. The non-title sheet shall show the public street areas assigned to the individual lots and shall show all open space areas. The non-title sheet shall include the gross lot areas including the street area. The assessment shall be based upon the lot area as shown on the non-title sheet, including street area. Prior to the recordation of the final map, the developer shall pay a $2,000.00 fee for the re-calculation of the assessments over the remaining area of the Morro Hills improvement district.

45. All required off-site letters of permission to grade and private easements shall be obtained prior to the issuance of grading permits for the project and prior to the recordation of a final map affected by off-site easement.

46. This project shall participate in the Pilgrim Creek Drainage Basin channel improvements in accordance with the "Joint Improvement, Phasing, Funding, and Reimbursement Agreement" for the Vandegrift Corridor which has been approved by the City Council. This agreement includes improvements to the Pilgrim Creek Drainage Basin for which this project shall participate by paying the appropriate fees defined in that agreement.

Any participation in the Pilgrim Creek Drainage Basin improvements shall be above and beyond the standard participation in the City's Master Drainage Program.

47. The developer shall obtain any necessary permits and clearances from the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego County Health Department, prior to the issuance of grading permits.

48. All combined public utility easements shall be located on one lot. Where combined utility easement cannot be maintained on one lot, separate standard easements may be dedicated on adjacent lots.

49. Complete alluvium removals and soils remediation is not required within the golf course area. The utility trenches and utility easements, right-of-way, building envelopes, or other structural fills as determined by the City Engineer within the golf course shall be completely remediated to the satisfaction of the City Engineer. A deed restriction shall be recorded against the golf course property indicating that further grading would be required for any further development within the golf course area.

50. All sump conditions along the public and private streets shall be provided with secondary surface outlets.

51. All required offsite water, storm drain, roadway, intersection and other required improvements shall be constructed in accordance with the "Joint Improvement, Phasing, Funding, and Reimbursement Agreement" for the Vandegrift Corridor.

52. The following traffic improvements shall be the responsibility of this project. The dedication of any necessary right-of-way and the design of the traffic improvements shall be approved by the City Engineer:

a) The developer shall install 2-inch P.V.C. conduit and interconnect cable along Vandegrift Boulevard across the frontage of the project. Pull boxes shall be spaced 200 feet apart.

b) The intersection of Vandegrift Boulevard and Douglas Drive shall be dedicated and improved with the first final map of this Tentative Map.

c) Vandegrift Boulevard from Douglas Drive to the south boundary of Neighborhood J shall be dedicated and improved with the first final map to record of either Neighborhood G or J as a modified Major Arterial. The right-of-way shall be improved as a divided highway with

a raised landscaped median with five travel lanes (three lanes northbound and two lanes southbound), and bike lanes with widths, transitions and geometrics as approved by the City Engineer. Improvements are to be full width and shall include curb, gutter, and sidewalk on both sides of Vandegrift Boulevard.

d) Vandegrift Boulevard from Douglas Drive to the north boundary of Neighborhood C,D shall be dedicated and improved with the final map for Neighborhood C, D as a modified Major Arterial. The right-of-way shall be improved as a divided highway with a raised landscaped median with five travel lanes (three lanes northbound and two lanes southbound), and bike lanes with widths, transitions and geometrics as approved by the City Engineer. The improvements are to be full width and shall include curb, gutter, and sidewalk on both sides of Vandegrift Boulevard.

e) Improve Vandegrift Boulevard, Reach 1A, including intersection and signalization improvements by the 600 Lot Bench Mark, as defined in the "Joint Improvement, Phasing, Funding, and Reimbursement Agreement" for the Vandegrift Corridor.

f) Improve Vandegrift Boulevard, Reach 1B, including intersection and signalization improvements by the 1000 Lot Bench Mark, as defined in the "Joint Improvement, Phasing, Funding, and Reimbursement Agreement" for the Vandegrift Corridor.

g) Traffic signals shall be constructed and/or modified at the intersection(s) of Vandegrift Boulevard and Castellano Way, Vandegrift Boulevard and Douglas Drive, North River Road and Vandegrift Boulevard, North River Road and College Boulevard. The design, construction and operation shall be as required by the City Engineer and as defined in the "Joint Improvement, Phasing, Funding, and Reimbursement Agreement" for the Vandegrift Corridor.

53. Concurrent with the recordation of the first Final Map for this Tentative Map, the Foss Lake parcel shall be transferred or encumbered with an easement to a non-profit organization which shall be responsible for maintaining it as a natural open space in perpetuity. The agreement between the developer and the non-profit organization shall be approved by the City Planning Director prior to the recordation of the first Final Map.

54. The lot for the village center shall be recorded and deeded to the master HOA with the first recorded map on the eastside of Vandegrift Boulevard. The community building, village green and associated parking will be completed prior to the issuance of the 100th building permit.

55. Concurrent with the first Final map for the Tentative Map, the park at the southwest corner of Vandegrift Boulevard and Douglas Drive shall be dedicated and improved. All required plans and permits for the park, including but not limited to improvement plans, grading plans, landscape plans and any necessary permits, shall be approved by all required agencies and City Departments, and appropriate securities in place prior to the recordation of the first Final Map for the Tentative Map. The park grading shall begin with the first grading permit for the project and shall be completed within two years. Light standards for the park shall be installed prior to the issuance of the first certificate of occupancy for the project. The park's primary source of irrigation water shall be reclaimed water or an alternative water supply to potable water.

56. The parcels and easements comprising the golf course and natural open space shall be encumbered with a deed restriction to be recorded with the first Final Map of this Tentative Map with a recorded covenant making the golf course publicly accessible for a fee, in perpetuity. The course irrigation system shall be fully operational prior to the issuance of the 150th building permit for homes within this Tentative Map. The golf course shall be ready for use prior to the issuance of the 300th building permit for homes within this Tentative Map or within 18 months of a fully operational irrigation system, whichever comes first. The golf course's primary source of water shall be non-potable, such as reclaimed water or well water. The golf course may use potable water as a secondary water source.

57. All grading activities adjacent to riparian areas shall occur between August 1 and March 1, unless otherwise determined by the City Engineer, the Fish and Wildlife Service and any other agency with jurisdiction. Since significant grading activities will occur during the rainy season, the project erosion control plans shall be prepared to address all potential impacts to the surrounding properties and shall be prepared and implemented in accordance with the City's Grading Ordinance and to the satisfaction of the City Engineer.

58. All slopes and other exposed and/or disturbed areas shall be protected with a hydroseed mix, punched straw, or other appropriate and acceptable means to prevent erosion immediately upon completion of each stage of grading.

59. Landscape plans shall be submitted with each final map and shall be approved by the Planning Director and City Engineer prior to the issuance of a grading permit. All landscape construction plans shall be in substantial conformance with the approved concepts and themes illustrated in the Master Landscape Plan.

60. The landscape plans shall include all slopes as shown on the grading plans. The slope planting shall be installed within 180 days following the completion of the slope grading, or as determined by the City Engineer. The project landscape architect shall submit a letter to the City Engineer certifying the initial planting of the slopes has been installed, fully germinated, and effectively covers the slopes prior to final completion of the grading or occupancy permits for any homes.

61. Prior to, or concurrent with the first final map for this TM, utility plans shall be approved by the City Engineer and appropriate securities in place. The utility plans shall include, but not be limited to all utilities required to serve the project including the off-site sewer and reclaimed lines. The utility improvements shall be completed, to the satisfaction of the City Engineer, prior to the issuance of any building permit.

62. Prior to grading, a project-wide preliminary (mass) grading plan shall be approved by the City Engineer. The grading plan shall include construction phase boundaries and anticipated construction schedules.

63. Curb return radii shall be 35 feet at the intersections of Douglas Drive and Vandegrift Boulevard and Vandegrift Boulevard and Street "V3". All other curb return radii in the tract shall be a minimum of 25 feet.

64. Bus turnouts and shelters shall be constructed as directed by the City Engineer and NCTD. The design of the bus turnouts shall be to the standards established by the City Engineer with additional right-of-way dedicated as required. The bus shelters shall match the architecture for the Morro Hills project.

65. The main sewer line, including the downstream connection to the Foss Lake trunkline, shall be constructed concurrent with the first final map. Construction of the sewer line shall be completed, to the satisfaction of the City Engineer, prior to the issuance of any building permits.

66. The developer may record a financial map for project financing purposes without completing final engineering or posting the appropriate securities necessary to record a Final Map.

<u>Fire</u>:

67. A minimum fire flow of 2000 gallons per minute shall be provided.

68. The size of Fire hydrant outlets shall be 2 1/2" X 4."

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

70. All-weather access roads shall be installed and made serviceable prior to and during time of construction. Sec. 901.3 Uniform Fire Code.

71. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per City Vehicle Code Section 22500.1.

72. All security gates, if any, shall have a Knox-box override and shall have strobe activation capability, unless otherwise approved by the Fire Marshall.

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

74. All existing fire hydrants within 400 feet of the project shall be shown on the plot plan.

75. Fire hydrants on the plot plan are conceptual only. The final number and location shall be as approved by the Fire Marshall.

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

77. All open areas that are needed for biological resources shall be landscaped with approved fire retardant/anti-erosion type plants with an approved irrigation system and maintenance program as approved by the Fire Marshall.

78. The structure or business exterior address shall conform to the Uniform Fire Code Section 901, Article 9 and local fire code requirements for the display of a numerical address for the premises.

79. The developer shall supply the Fire Department with updated map and hydrant location information in a digital format compatible with the Fire Department's mapping program upon approval of final improvement plans.

80. Blue hydrant identification markers shall be placed in the center of the street, adjacent to the street hydrants.

Planning and Environmental:

81. This Tentative Map shall expire on May 30, 2002, unless implemented in accord with the Ordinance or unless a time extension is granted by the Planning Commission.

82. The Development Plans and Conditional Use Permits shall expire on May 30, 2002, unless implemented as required by the Zoning Ordinance, unless a time extension is granted by the Planning Commission.

83. This Development Plan (D-33-99) approves only 110-unit residential subdivision as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

84. This Development Plan (D-34-99) approves only 90-unit residential subdivision as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

85. This Development Plan (D-35-99) approves only the Village Center as shown on the plans and exhibits presented to the Planning Commission for review and approval. Plans for the daycare/church and commercial use shall be reviewed and approved by the Planning Commission at a future date.

86. This Development Plan (D-36-99) approves only the golf course, clubhouse and ancillary buildings as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

87. This Development Plan (D-37-99) approves only the elementary school site as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

88. This Conditional Use Permit (C-48-99) approves the daycare/church site in concept as shown on the plans and exhibits presented to the Planning Commission. Final site plan and architecture shall be brought back to the Planning Commission for review and approval.

89. This Conditional Use Permit (C-49-99) approves only a golf course, clubhouse and driving range as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department

approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

90. This Conditional Use Permit (C-50-99) approves an elementary school site as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit. A joint use agreement between the City and the Bonsall School District shall be entered into for use of the school facilities concurrent with the opening of the school.

91. This Conditional Use Permit (C-51-99) approves only reduced frontage lots for Lots 2, 3, 21, 24, 25, 26, 27, 100, 101, 102 and 103 in Neighborhood C/D, Lots 32, 33, 34 and 40 in Neighborhood E, Lot 90 in Neighborhood G, Lots 5, 9, 12, 13, 19, 20, 21, 22, 23, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 63 and 64 in Neighborhoods H/I, and Lots 28 and 29 in Neighborhood L as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department Approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

92. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permits and Development Plans.

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

94. Park fees shall be paid as required by City policy at the time building permits are issued. Credit for the park site and all park and recreational improvements shall be authorized for the entire Master Plan area in accordance with the provisions of Chapter 32D of the City Code. Prior to the recording of the 1st Final Map for the Master Plan area, precise grading and improvement plans for the park shall be approved and a bond shall be posted for the estimated improvements for the park construction in amounts sufficient to implement the park facility plan as approved by the City.

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

96. All mitigation measures identified in the approved second addendum of the Final Supplemental Environmental Impact Report and associated documents shall be complied with as stated in those documents.

97. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer and Planning Director prior to issuance of grading permits or recordation of the first final map, whichever is first. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. The following special landscaping requirements shall be met:

a) Median and parkway landscaping shall be shown on the plans for Vandegrift Boulevard, Douglas Drive and Street A and shall meet the criteria of the City of Oceanside and/or CalTrans Landscape Median Guidelines.

b) The parkway landscaping for Vandegrift Boulevard shall extend on the west side of the street along the project boundary. This landscaping shall include a minimum of 24-inch box street trees, shrubs, and ground cover that will sufficiently screen the existing slope areas as approved by the Planning Director and City Engineer. The street trees shall be a minimum of 20 foot on center where there are existing houses and 30 foot on center where the land is vacant. The landscape plans for these improvements shall be approved prior to the recordation of the first final map. These landscaping improvements shall be under construction, to the satisfaction of the City Engineer, prior to the issuance of the first building permit.

c) Median and parkway tree plantings along collector and arterial roads shall be a minimum of two-inch diameter trees so as to ensure a mature landscape theme is achieved in a reasonable amount of time.

d) A recreation facility-phasing plan so that amenities are provided through each phase of development shall be part of the landscape plan approval.

e) Median landscaping shall be shown on the plan for Vandegrift Boulevard and shall meet the criteria of the City of Oceanside Landscape Median Guidelines. The tree specified for the median shall be Quercus Ilex (Holly Oak) and shall be a minimum of 2" diameter.

f) The developer shall be responsible for irrigating and landscaping all embankments within the project, and all slopes along major streets.

g) Street/parkway trees (minimum 15 gallon) shall be planted at a minimum of one tree per unit or lot and two trees per corner lot. Approved root barriers shall be incorporated.

h) Arterial street trees in parkways shall be planted at a minimum of 30 feet on center (unless subject to Condition No. (C)) each side of street, as a solitary planting. Approved root barriers shall be incorporated.

i) Local street trees in parkways shall be planted at a minimum of 30 feet on center, each side of street, as a solitary planting. Approved root barriers shall be incorporated.

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

k) The landscape design criteria and development standards for the site shall be as specified within the Master Plan Text. Any change in the design standards or the plant pallet shall require approval of the Planning Director and City Engineer. Native vegetation shall be used within the project area and the golf course whenever feasible to the satisfaction of the Planning Director and City Engineer. Landscaping and fencing treatments for the southerly detention basin shall be incorporated around the perimeter of this site and maintained by the golf course operator.

l) Vandegrift Boulevard trees in parkways shall be planted at a minimum of 30 feet on center, each side of street, as a solitary planting. Approved root barriers shall be incorporated. The parkway tree shall be Rhus Lancea (African Sumac) and shall be a minimum 2" diameter.

m) At the natural open space interface areas, the plantings shall consist of California native trees and shrubs, randomly spaced equal to or less than 30 feet on center in a linear planting.

n) Crimson Lake Bougainvillea, the official City Flower, shall be used on this site. San Diego Red Bougainvillea is an acceptable alternate.

o) All homes shall be provided with front yard landscaping, in compliance with Water Conservation Ordinance No. 91-15, including automatic irrigation, xeriscape plant palette, foundation shrubs and 15 gallon minimum size tree as specified with the Master Development Plan Text.

p) All revegetation and landscaping requirements, as specified in the Mitigation Monitoring and Reporting Program, shall be applied to this project and shall be the responsibility of the project applicant/developer, including the approval of a Master Landscape Plan prior to the issuance of any grading permits or approval of the first final map for the Master Plan area, whichever is first. The maintenance and monitoring of this revegetation and landscaping shall be the responsibility of the project applicant/developer for the first 5 years after the initial plant establishment of each area.

q) Prior to the issuance of occupancy permits, a qualified landscape architect shall submit a letter to the City Engineer which certifies that the initial planting of manufactured slopes had been installed, fully germinated, and effectively covers the required slopes. A bond shall be established to insure replacement of landscaping which fails to germinate for a five-year period. Monitoring and yearly written verification by a qualified landscape architect for a period of five years following the installation of the landscaping is required and replacement of landscaping would be based on this annual report.

98. A Vandegrift Streetscape Enhancement plan shall be submitted for the improvement of fences and landscaping within the parkway and adjacent slopes where homes exist from the northerly boundary of Sunwest Village I/Sonoma Hills I to the North River Road/Redondo Drive intersection. The plan shall be reviewed and approved by the Planning Director and City Engineer. The developer shall fund the design work plus contribute a minimum of $125,000 toward the improvements. The developer shall secure the complete implementation of the plan prior to the issuance of the first building permit on the east side of Vandegrift Boulevard.

99. All landscaping, fences, walls, etc. on the individual private lots and in any adjoining public parkway that is not maintained by the Master Homeowners Association, Private Homeowners Association, Maintenance District shall be permanently maintained by the owner, his assigns or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials;

irrigation systems as necessary and general cleanup of the landscaped and open areas, and walkways, walls, fences, etc.

100. Model Landscape plans and Front Yard Landscape plans designed in compliance with Water Conservation Ordinance No. 91-15, shall be submitted as schematic drawings and shall be approved and signed by the Engineering Department and the Planning Department prior to the issuance of building permits. No bonding shall be required. Precise Grading Plans for model homes shall be prepared by a Civil Engineer and shall be approved by the City Engineer prior to the issuance of building permits. Prior to the issuance of occupancy permits, the City's Landscape Technician/Inspector shall review each unit requested for occupancy to ensure that the installation of planting and irrigation has occurred in conformance with the approved schematic drawings. The irrigation system will also be tested to ensure adequate operation and coverage.

101. Front yard landscaping with a complete irrigation system, in compliance with Water Conservation Ordinance No. 91-15, shall be required.

102. A program for Landscape Maintenance District (LMD) notification shall include, but not be limited to, the following:

a) Written notification to each prospective and actual buyer of the existence of an assessment district, the amount of the assessment, the timing of the payments and some acknowledgment to be signed by each buyer and filed with the City. The form shall be City drafted or an alternative approved by the City Attorney and provided to each prospective or actual buyer prior to the opening of escrow for each unit.

b) A written acknowledgment shall be obtained by the developer from each buyer, prior to the close of escrow for each dwelling unit, which such acknowledgment shall contain a statement indicating the buyer's receipt of the written notice and the buyer's understanding of the potential formation or existence of the maintenance district. The escrow instructions shall contain this requirement. The developer shall furnish copies of any such notice and acknowledgment to the City Engineer within thirty (30) days of the close of escrow for said dwelling unit. In the event that any portion or all of the property is sold prior to actual construction of dwelling units on such property, then each new or subsequent developer shall be required to provide the notice and obtain the acknowledgment.

c) The escrow instructions shall also provide that the buyer shall be given a written statement from the lender stating whether the qualifying

costs include the maintenance district, which statement shall be given to the close of escrow; and the escrow instructions shall provide the escrow shall not close until the buyer has received this statement from the lender.

d) A means of notifying lenders and financing institutions, as part of the escrow process for each sale, of the existence of the district, the amount of the assessment and the timing of the payments.

e) A means of including a consideration of the amount of the assessment in the analysis of the qualifications of potential homebuyers.

f) A means of recording the above information with the title information on each home.

103. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's) included within this Tentative Map shall provide for the maintenance of all common open space, medians and commonly owned fences and walls and adjacent parkways. The maintenance shall include normal care and irrigation of landscaping, repair and replacement of plant material and irrigation systems as necessary; and general cleanup of the landscaped and open area, parking lots and walkways. The C.C. & R's shall be subject to the review and approval of the City Attorney prior to the approval of the final map. The C.C. & R's are required to be recorded prior to or concurrently with the final map. Any amendments to the C.C. & R's in which the association relinquishes responsibility for the maintenance of any common open space shall not be permitted without the specific approval of the City of Oceanside. Such a clause shall be a part of the C.C. & R's. The C.C. & R's shall also contain provisions for the following:

a) Prohibition of parking or storage of recreational vehicles, trailers or boats.

b) Provisions regulating individual patio covers, room additions and other appurtenances.

c) Maintenance of median landscaping by the Association.

104. Prior to the approval of the first final map for any portion of property included within Tentative Map, Covenants, Conditions and Restrictions (CC&R's) for a Master Homeowner Association shall be prepared by the subdivider or other developer and shall be recorded prior to and/or concurrently with the recordation of such first final map. All property, except the golf course, covered by Tentative Map shall be included in the Master Homeowner Association and any other appropriate Homeowners Association; each portion

of the property covered by the Tentative Map shall be annexed into the appropriate Homeowners Association prior to the approval of the Final Map for each such portion. The other portions of the property covered by this Tentative Map shall be annexed into the appropriate Associations as such property is finaled, and appropriate maintenance provisions shall be added to the CC&R's at that time. The CC&R's shall contain at a minimum the following provisions:

a) Provisions for the maintenance by the Master Association of all entry landscaping and monumentation, perimeter fencing and walls, and walls and fencing surrounding common open space areas, landscaping adjacent to non-loaded streets, the medians within the project and along Vandegrift Boulevard, and the parkways along Douglas Drive and Vandegrift and any onsite common open space areas not maintained by any other mechanism, including provisions establishing mechanisms to ensure adequate and continued monetary funding for such maintenance by the Homeowners Association.

b) Provisions that maintenance of items in (a) above shall include normal care and irrigation of landscaping, repair and replacement of plant material and irrigation systems as necessary, care and maintenance of all walls and fences, and general cleanup of landscape and open areas, parking lots and walkways.

c) Provisions to ensure the annexation into said Homeowners Associations of each portion of the area covered by the Tentative Map as it is finaled.

d) Provisions to ensure that future homeowners will have the ability to access the recreational amenities provided throughout the entire Morro Hills Village project.

e) Provisions specifying that neither the CC&R's nor any contract of sale, lease, or other written document or any means or method shall be established or shall attempt to establish any requirement, restriction, or limitation on this developer or any person, individual or entity which would operate, directly or indirectly, to prevent or preclude any other developers of this land or any person, individual, or entity complying with all applicable provisions of the Tentative Map and other City ordinances, rules, policies, or regulations.

f) Provisions prohibiting the appropriate Homeowners Association from relinquishing its obligation to maintain the specific areas as required in Subsections (a) above without the prior consent of the Oceanside Planning Commission or City Council.

g) Provisions stating that none of the above provisions of the CC&R's shall be deleted or modified without the consent of the City Attorney, that the City shall have the right, but no the obligation, to enforce any of the above provisions and that in the event the City pursues legal action to enforce any of its rights, the City shall be entitled to reasonable attorney's fees.

h) Garages shall be kept available and useable for the parking of resident's automobiles at all times.

i) The City Attorney may require such additional provisions to be inserted into the CC&R's as he or she deems may be reasonably necessary to accomplish the purpose and intent of this Resolution.

105. Prior to the approval of a final map or building permit, the applicant, as landowner, shall execute and record a deed in a form and content acceptable to the City Attorney, which shall provide a disclosure to be made to all purchasers the following:

a) That the site is adjacent to an agricultural use and that the purchaser and its successor may be subject to the effects, odors and conditions inherent in agricultural operations and the purchaser shall not object to the agricultural operations, nor seek to eliminate it, so long as the agricultural operations are conducted in a lawful manner.

b) That the owner understands that the site is in close proximity to Marine Corps Base, Camp Pendleton, an active year round training facility. Due to the location of the property, owners/occupants will experience noise and visual impacts and can frequently expect to see and hear aircraft, ordnance, and troops. Additionally, noise impacts from live fire ranges located on base may be amplified by weather conditions, such as low clouds of Santa Ana winds. As an active training facility, the base has the potential to operate 24 hours a day, 7 days a week. In most cases, however, night firing of artillery or aerial bombing is restricted after 10 o'clock in the evening by a self imposed curfew. There are exceptions, however, when it is necessary to operate at night after this time in order to meet operational requirements or in support of critical training events.

c) That the owner understands that the site is adjacent to a biologically sensitive area and that the owner may be subject to mosquitoes or other nuisances inherent from the location adjacent to these biologically sensitive areas and that the owner assumes the liability from those

nuisances and shall not object to any reasonable action necessary to maintain the viability of these sensitive areas.

d) That the owner understands that the site is adjacent to an active recreational park, which includes lighted ball fields, and may experience visual and noise nuisances inherent with an active recreational use and that the owner assume the liability from those nuisances and that the owner shall not object to the active recreational park so as to force the nonviability of the active park use.

e) The owner understands that the site is adjacent to an elementary school and recreation field and may experience visual and noise nuisances inherent in such school and recreation activity including the potential for lighted recreational fields and that the owner assumes the liability from those nuisances and that the owner shall not object to the active school and recreational field uses so as to force the non-viability of the use.

106. A trash enclosure (or trash enclosures) for the park, golf course and clubhouse and village green center must be provided as required by Chapter 13 of the City Code and shall also include additional space for storage and collection of recyclable materials per City standards. The enclosure (or enclosures) must be built in a flat, accessible location as determined by the City Engineer. The enclosure (or enclosures) shall meet City standards including being constructed of concrete block reinforced with rebar and filled with cement. A concrete slab must be poured with a berm on the inside of the enclosure to prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000 pound service vehicle. Trash enclosures and driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer. If the City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement must be signed by the property owner and shall remain in effect for the life of the project. All trash enclosures shall be designed to provide user access without the use and opening of the service doors for the bins. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the appertaining building architecture. These designs shall be shown on the landscape plans and shall be approved by the Planning Director.

107. The property owner or owners shall be responsible for trash abatement on the site, and shall keep the site free of litter, trash and other nuisances.

108. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operation. This notification's provision shall run with the life of the project.

109. Unless expressly waived or altered by the Master Plan Text, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Master Plan Text, Description and Justification, Management Plan, Mitigation Monitoring and Reporting Program and other materials and information submitted with this application, unless specifically modified by an adopted condition of approval.

110. The maximum height of any fence and wall shall be 6 feet (front yard = 3.5 feet). All fences and walls for the project shall be as shown within the Master Plan Text unless modified by the conditions of approval for the project. Any fences and walls not specifically shown with the Master Plan Text shall be approved by the Planning Director prior to construction. All fences and walls shall be shown on the landscape and improvement or grading plans. All wood fences shall be treated with a wood preservative.

111. All retaining and other freestanding walls, fences, and enclosures shall be architecturally designed in a manner similar to and consistent with the primary structures (stucco block, split-face block or slump stone). These items shall be approved by the Planning Department prior to the issuance of building permits.

112. A covenant or other recordable document approved by the City Attorney shall be prepared by the developer and recorded prior to the approval of the final map. The covenant shall provide that the property is subject to this Resolution, and shall generally list the conditions of approval.

113. All street names shall be approved by the Planning Department prior to the approval of the final map for each phase of development.

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

115. All mechanical roof-top and ground equipment for non-residential buildings shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen

and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

116. A Comprehensive Sign Program (CSP) shall be submitted to the Planning Department and approved prior to the issuance of sign permits. This CSP may be more restrictive than the standards outlined in the Sign Ordinance.

117. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Department. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

118. In the event any final pad elevation has a three foot or more differential to a contiguous lot within the approved subdivision that requires a retaining wall at the property line, that portion of a side yard fence behind the front yard set back shall be either: 3 foot solid with 3 feet of view material or 4 foot solid and 2 feet of view material. Solid fencing material shall be consistent with the primary structures and may include: stucco block, split-face block, slump stone or solid wood treated with a water proof wood preservative. View fencing materials include: galvanized tubular steel, wrought iron or lattice wood treated with a wood preservative. All fencing materials and heights shall be called out on the landscaping materials and are subject to the approval of the Planning Director and City Engineer.

119. All rear wood fences adjacent to public right of way and/or visible from the public right of way shall be stained or otherwise finished with a waterproof material.

120. All street names shall be approved by the Planning Department prior to the approval of the final map for each phase of development. (For residential projects).

121. The new panhandle access driveways shall meet the minimum standards for width and pavement, as prescribed in the Zoning Ordinance.

122. The following unit type and floor plan mix, as approved by the Planning Commission, shall be indicated on plans submitted to the Building Department and Planning Department for building permit:

Neighborhood C/D

	Sq.Ft.	# Bedrms.	# Baths	# Stories	# Units	%
Plan 1	1,622	3	2	1	24	22
Plan 2	1,896	4	31/2	2	26	24
Plan 3	2,040	4	3	2	28	26
Plan 4	2,224	4	3	2	32	28

Neighborhood G

	Sq.Ft.	# Bedrms.	# Baths	# Stories	# Units	%
Plan 1	2,000	3	2	1	27	30
Plan 2	2,200	4	21/2	2	30	34
Plan 3	2,450	4	3	2	32	36

123. Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the Planning Department prior to the issuance of building permits.

124. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Department and Planning Department.

125. This project is subject to the provisions of Chapter 14C of the City Code regarding Inclusionary Housing.

126. This project shall comply with all provisions of the City's Affirmative Fair Housing Marketing Agreement policy. Such agreement shall be submitted to and approved by the Housing and Neighborhood Services Director prior to the recordation of a final map or the issuance of a building permit for the project, whichever comes first.

127. For all other neighborhoods, development plans and floor plans and elevations shall be reviewed and approved by the Planning Commission. These plans shall be in conformance with the Design Guidelines contained within the Master Plan Text. If Village L develops as a custom lot development an Administrative Development Plan may be processed for each individual custom home.

128. All conditions as prescribed in Exhibit C are a part of the Master Plan requirements and shall be complied with and made a part of the conditions of this Tentative Map, Development Plans and Conditional Use Permits.

129. Prior to the recordation of the first final map on the east side of Vandegrift Boulevard a private agreement and restrictive covenant shall be entered into as specified in Exhibit C of the Master Plan. Evidence of such agreement shall be presented to the Planning Director, City Engineer and City Attorney and shall be recorded concurrent with the first final map.

130. Village L and F shall contain lot sizes that collectively average one acre in size and actual useable lot area reserved exclusively for each homeowner, net of the golf course easement, shall be a minimum of 10,000 square feet. Easements shall be reserved across such lots for the benefit of the golf course. The golf course owner/operator shall indemnify individual homeowners and arrangements shall be made with the County Assessor's office to assure that golf course expenses are assessed to the golf course and not the individual homeowners.

131. The permanent clubhouse building will be completed within 5 years from the time the golf course is fully ready for use. Fully ready for use is defined as prior to the issuance of the 300th building permit or within 18 months of a fully operation irrigation system for the golf course, whichever comes first.

<u>Water Utilities</u>:

132. All public water and/or sewer facilities not located within the public right-of-way, shall be provided with adequate sized easements.

133. No trees or structures shall be located within any public utility easement.

134. The developer will be responsible for developing all water and sewer facilities necessary to this property. Any relocation of water and/or sewer lines are the responsibility of the developer.

135. The developer shall construct a public reclamation water system that will serve each parcel that is located in the proposed project, in accordance with City of Oceanside Ordinance No. 91-P15. The proposed reclamation water system shall be located in the public streets or in a public utility easement.

136. A separate water meter for irrigation purposes shall be installed.

137. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing an approved type backwater valve, per Section 710 of the Uniform Plumbing Code.

138. All public easements shall be accessable at all times with an all weather road or as approved by the Water Utilities Director.

139. All water and sewer facilities shall be constructed per City of Oceanside Standard Plans and Specifications.

140. The developer shall fulfill the requirements of contributing higher assessment fees for the Morro Hills Water Improvement District in accordance with the agreement dated March 22, 1989.

Community Services:

141. The City shall not, at the present or at any future time, assume the responsibility for the maintenance of any medians, landscaping, slopes, open space or common grounds for this project excepting those off-site slopes and parkways specified in the Master Plan conditions of approval that are not included in a landscape maintenance district.

PASSED AND ADOPTED Resolution No. 2000-P40 on May 30, 2000 by the following vote, to wit:

AYES: Barrante, Miller, Schaffer, Bockman, Chadwick, Akin and Hartley

NAYS: None

ABSENT: None

ABSTAIN: None

George Barrante, Chairman
Oceanside Planning Commission

ATTEST:

Mike Blessing, Secretary

I, MIKE BLESSING, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2000-P40.

Dated: May 30, 2000

K.

Arrowood Village

STAFF USE ONLY

ACCEPTED 7-16-10 :

& DW

Application for Public Hearing

Community Development Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL. D10-00007	
C.U.P.	
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
TOLL LAND XX LIMITED PARTNERSHIP	T-1299(12)
3. ADDRESS	**4. PHONE/FAX/E-mail**
725 W. TOWN AND COUNTRY DR. #500, ORANGE, CA 92868	760.757.7057
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)	FAX: 760.757.7058
JOANN WATANABE	
6. ADDRESS	**7. PHONE/FAX/E-mail**
(SAME AS #3)	760.712.7752 jepstine@tollbrothersinc.com

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
VISTA POINTE BLVD./BELLINGHAM DR.	36.726 AC

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
MORRO HILLS	RE-B-MP	RE-B	122-521-28

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION

CONSTRUCTION OF 123 SINGLE FAMILY HOMES WITHIN MASTER PLANNED COMMUNITY KNOWN AS ARROWOOD.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
N/A	N/A	N/A	123	3.6/AC

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
2727SF - 3368SF	3 PER SFR	32%	45% MAXIMUM

PART IV – ATTACHMENTS

✓	24. DESCRIPTION/JUSTIFICATION	✓	25. LEGAL DESCRIPTION	✓	26. TITLE REPORT
✓	27. NOTIFICATION MAP & ~~LABELS~~ CD	✓	28. ENVIRONMENTAL INFO FORM	✓	29. PLOT PLANS
✓	30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).
JOANN WATANABE	7/8/10	

Sign:	35. OWNER (Print)	36. DATE
[signature]	BRAD HARE	JULY 8 2010

I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign: X [signature]

RECEIVED

NOV 30 2010

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Arrowood – Village "K"
The Fairways at Arrowood by Toll Brothers
Revised November 24, 2010

Description: Village "K" consists of 123 single family homes located along Vista Pointe Blvd. in the Arrowood (Morro Hills) master planned community. Approximately twenty (20) percent of the homes on the east side will be along golf course holes number 8 and 9. The lots are a minimum 6,000 SF, with a Zoning Designation of RE-B-MP-1(Residential Estate B – Master Plan 1) and a General Plan Land Use Designation of EB-R (Estate-B-Residential). The site slopes from north to south with pad elevations ranging from 283 feet to 237 feet. The homes within Village "K" will be across the street from Bellingham and Augusta to the west and south, and to the north adjacent to Breakaway (John Laing Homes) and the new proposed community of Eagle Ridge (TriPointe Homes).

Justification: The proposed architecture for The Fairways consists of four (4) floor plans, with three (3) elevations and four (4) color schemes. (The Morro Hills design guidelines require a minimum of 3 floor plans.). The size of the homes range from 2,717 to 3,407 SF, with 3 to 5 bedrooms and 2.5 to 4.5 bathrooms. The distinct exterior elevations of Spanish Colonial, Mediterranean and Manor will create a nice and varied streetscape along with the topography of Village "K". The variation in roof planes for these exteriors, along with the selected roof material of "S" tile and flat roof tile will create well articulated silhouettes. All homes will have 3-car garages with two (2) floor plans designed with a non-fronting garage to enhance the front elevation and general streetscape of the neighborhood. There will be no three car garage doors facing the street. The architecture and color schemes are compatible with the existing neighborhoods and the design guidelines contained in the Morro Hills Village and Golf Course Master Plan, dated May 2000. As required by condition number 127 of Resolution 2000-P39 the architectural plans will be reviewed by the planning department and will be approved at a planning commission hearing.

The homes will be designed with energy features such as tankless water heaters, optional hot water "on demand systems", Low E max glass windows, insulated ducts and hot water pipes, along with an increase in R-rated insulation in certain walls and ceilings of the home that exceed the minimum requirements for Title 24. Additionally we will offer the buyers the ability to sign a solar lease program which requires no initial up front cost, other than a monthly lease payment. The solar lease program is an added benefit for the buyer and they will be able to monitor their monthly energy savings. The solar lease program is a "win win" for the buyers as it does not require a purchase of a solar system and in some instances the monthly lease payments maybe offset by the monthly energy savings. We are currently offering the solar lease program in another Toll Community and the capture rate is just over 90 %.

The marketing program for The Fairways will allow the buyer to pick the lot, plan type, elevation and color scheme for their home site. This is Toll Brothers Inc. signature program that is used company wide to allow buyers to customize their home. We are proposing to offer this sales program to the buyers within the guidelines of the Morro Hills Village and Golf Course Master Plan and Toll Brothers internal criteria. We will provide a set of criteria to insure that the same plan type or elevation will NOT be next to each other or the same elevation will NOT be directly across the street from each other. Over the years we have developed internal guidelines for the "pick a lot" program to maintain a nice street scene and an even distribution of plan types and plan elevations.

To insure this program is consistent with the Morro Hills Village and Golf Course Master Plan - the specific requirement of plotting of homes with alternate plan types and elevations so that no individual elevation is plotted for more than 60% of the total units on any individual street and that no two homes with identical elevations will be plotted on adjacent lots on the same side of the street, we will have rules and guidelines for the sales program. In Village "K" the main street within the project is Bellingham Drive. Therefore we have split Bellingham Drive into five (5) plan areas (Areas A – E) based on the alignment and break up of the street for the purpose of applying the 60% rule to determine the maximum number of elevation/floorplan for the development.

If the same elevation type is selected adjacent to each other, we will require a different plan type and color scheme to avoid repetition and monotony of the street scene. Additionally there shall be a separation of three intervening lots before the same elevation and color scheme can be repeated for the same plan type.

With each building phase submitted to the City, we will provide an additional sheet (similar to sheet 2) with the precise grade plan to include an updated list of the approved lots, plan types and elevations to date and a matrix to monitor the 60% plotting criteria for each area to insure we have an equal distribution of plan types, elevations and color schemes throughout the community. Sheet 2 will assist the planning department with an updated spreadsheet to assist with the tracking of building permits issued to date, along with the proposed plotting for the current phase.

While we understand the market will dictate the plan types, we will monitor the selections of elevations and color schemes to insure variation of homes and avoid repetitiveness of a certain plan type, elevation or color scheme. In these soft market conditions, we believe this sales program will help the success of the project and the Arrowood community.

3. NEIGHBORHOODS E, G, & K - DESIGN GUIDELINES

Introduction

Neighborhoods E, G, and K are located in the Northern and Central planning areas of the Village. In total, these neighborhoods will provide up to 277 homes, 27 percent of the entire village total of 1,008 homes.

Lot size: 6,000 sf. minimum area
60 lf. minimum width

Setbacks

Front	20-foot minimum to the garage door, and 15-foot minimum to garages turned 90 degrees to the street.
Rear	15 feet
Side	5 foot minimum, 10 feet on corner lot

Building Heights

Maximum heights measured to the highest ridge line (chimneys may protrude per the building code).

One-story home: 18 feet Two-story home: 28 feet

Unit Mix (for each neighborhood)

	Minimum	Maximum
Number of floor plans	3	8
Number of front elevations per floor plans	3	16

Architect on top

9-23
10-11 Richard

Plotting

All units shall be plotted within the prescribed building envelope, as dictated by the approved Setbacks. Plotting shall alternate floor plans/elevation so that no individual elevation is plotted for more than 60 percent of the total units on any individual street. No two units with identical front elevations shall be plotted on adjacent lots on the same side of the street. Units may be plotted in phases or sequences, as long as they are plotted in conformance with the requirements of these guidelines.

If the units plotted on these lots do not utilize the entire building envelope, future homeowners shall have the ability to construct room additions within the envelope, as long as the overall building coverage does not exceed 45 percent. Homeowners shall have the ability to add trellis/patio covers within ten feet of the rear yard fence line or five feet of the side yard property line. These trellis structures can exceed the 45 percent building coverage.

Architecture

a. The architectural themes or styles used for the homes in these neighborhoods shall be consistent within the neighborhood, and compatible in the overall image of the village.

b. At least 35 percent of the units in this project, shall have at least three separate building planes on the street side elevations. The minimum offset in planes shall be 18 inches and shall include, but not be limited to building walls, windows, and roofs. The minimum depth between the faces of the forward-most plane and the rear plane on the front elevation shall be a minimum of eight feet. A plane must be a minimum of 25 square feet to receive credit under this section.

c. ✓ Roofs shall have a variety of planes to create well-articulated silhouettes.

d. ✓ The design of the unit exteriors shall be varied to create interest within the neighborhood streetscape. The following materials may be used on the front exteriors to create this variety: brick or brick veneer, wood trim, stucco, and stone.

e. A maximum of two chimneys shall be permitted in homes on 6,000-square foot lots.

f. ✓ At least three color schemes, shall be provided for the units within these neighborhoods. 3 Color schemes can be variations on roof tile design and color, trim color/texture, and stucco or siding color/texture.

g. Twenty-five percent of exterior openings, doors/windows, shall be recessed or projected a minimum of two inches and shall be with vinyl, wood or colored aluminum frames (no mill finishes).

h. Different windows types/material shall be limited to three per house. Any one elevation shall have a predominant window treatment. Any variation will be to upgrade to develop focus.

Garages

a. All garages that face onto the street shall provide a minimum of 20 feet between the face of the garage and the right-of-way or back of sidewalk (on private streets), to allow for driveway parking.

b. Three-car garage units shall be a mix of units with: (1) a three separate one-car garage doors all on the same plane; and 2) a unit with a two-garage door combination, first a one-car door and the second a two-car door. This combination of one and two-car door garages can be split into two separate garages. The driveways serving three-car garages, shall have a minimum width of 24 feet at the back of sidewalk and have a curvelinear side flaring to its greatest width at the entrance to the garage.

c. Garage doors shall be designed to set into the walls rather than being flush with exterior walls.

d. Non-fronting garages will provide a minimum of 15 feet between the garage sidewall and the right-of-way or back of sidewalk (on private streets).

Accessory Structures

The addition of these types of structures shall comply with the City of Oceanside's standards as defined by Section 3005 of the City Code and as modified herein. No Accessory Structures over six feet in height shall be placed within 15 feet of the rear edge or side yard edge of the building pad that is enclosed by an open fence without the review and approval of the Village Architectural Committee.

Walls and Fences

Walls and Fences for all residential lots within these neighborhoods which are not specifically defined in other sections of this document, shall be the following types. Solid barriers shall either match the "Village wall" in materials and color or use the industry standard "good neighbor" cedar fence on the flat pad. Walls and Fences over 42-inches in height, shall be held behind the front plane of the home by a minimum of six feet. Fencing of side property lines up a slope and the uphill rear property lines shall use fencing equal to the "golf course field fence" detail, (*see Exhibit 26*).

Irm
fence the
up slope

G. ARCHITECTURE - DESIGN GUIDELINES

The purpose of the Architectural Guidelines for the Morro Hills Village Master Plan is to encourage design that will have a distinct identity, expressing a thoughtful integration of building structures and their environment.

These guidelines are provided to give the City and the future residents of Morro Hills Villages the necessary assurances that this community will develop in accordance with the quality and character envisioned in the Master Plan.

It is anticipated that each neighborhood will be planned with distinct architectural styles which will be integrated into the Village to create interest, variation and a strong sense of identity.

The most likely styles will be based on Southern California vernacular, but the Master Plan will not seek to impose a limited range of named styles. The ability to allow architects a freer rein to develop varied styles will be a hallmark of Morro Hills Villages within the constraints imposed by the Master Plan. An Architectural Review Committee chaired by the Master Developer will promote architectural quality and diversity in design while maintaining overall compatibility.

Toll Brothers
America's Luxury Home Builder

Toll Brothers at Arrowood

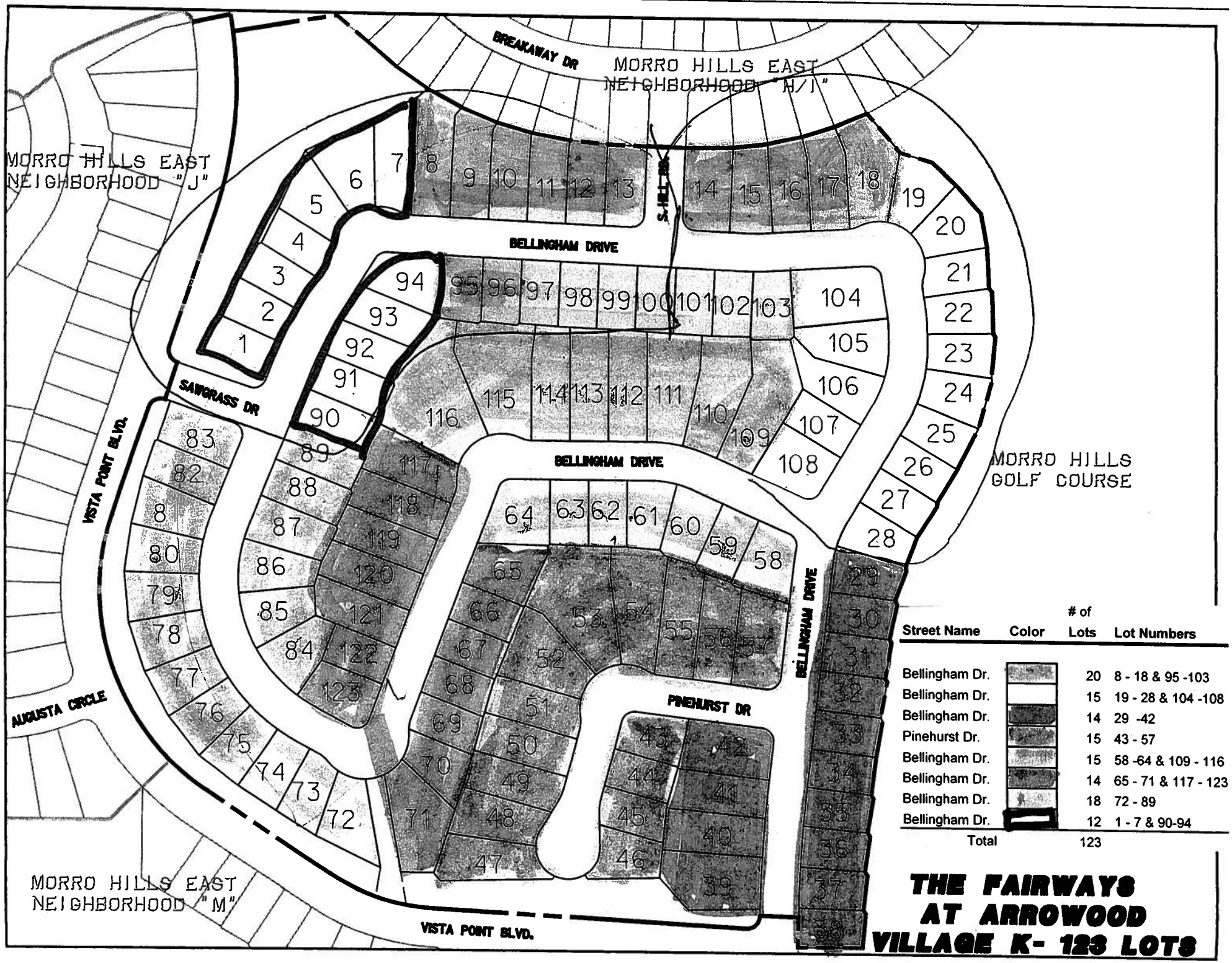
JOB# 350-10104
COLOR SELECTION CHART

BASSENIAN LAGONI architects

ROOF: EAGLE **STONE:** EL DORADO
PAINT: FRAZEE
MORTAR: ORCO BLENDED PRODUCT

JULY 8, 2010

	SCHEMES 1-4 SPANISH COLONIAL ELEVATIONS				SCHEMES 5-8 MEDITERRANEAN ELEVATIONS				SCHEMES 9-12 MANOR ELEVATIONS			
SCHEME #	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
FASCIA, TAILS & GARAGE DOOR	CL 2675D MOMMIA	CL 2926A BARREN	CL 2646N WIGWAM	CL 2657 ASTEROID	CL 2747N ROVER	CL 2896N VINE BLOOM	CL 2636N LUMBERJACK	CL 2627N CHOCOLATE BROWNIE	CLC 1218D SONATA	CL 2685A LOGWOOD	CL 2517N TANNIN	CL 2666A DOTCOM
TRIM	CL 2903M CITADEL	CL 2903M CITADEL	CL 2683D	CL 2684 DECK CHAIR	CL 2744D DINGO	CL 2791W TAN WRAP	CLC 1249W ROLLING STONE	CLC 1250M SOYA BEAM	CLC 1229D PAIGE	CL 2893M KNAPWEED	CLW 1008W MORRISSEY	CL 2781W PROSE
SHUTTERS	CLC 1210D THE LOFT	CL 2616N OAK GALL	SMOKED TROUT	CL 3085D ANZAC	CL 2597 LOG JAM	CL 2996A TUSSOCK	CL 3166A STEEL WOOL	CL 2957N WETLANDS	CL 2616N OAK GALL	CL 3124D CADIZ	CL 3036A PETAL PLUCKER	CL 2966N BOREAL
FRONT ENTRY DOOR	WALNUT	ENGLISH WALNUT	WALNUT	ENGLISH WALNUT	MAHOGANY	ENGLISH WALNUT	WALNUT	WALNUT	MAHOGANY	WALNUT	MAHOGANY	WALNUT
BASE STUCCO	CLW 1013W AKAMINA	CL 2821W MINISCULE	CL 2792W SPRITE	CLC 1252M ONION	CL 2762W DRENNAN	CL 2753M QUARRY	CL 2794D BURLAP	CL 2715D AMBER BREW	CL 2812W TELEGRAM	CLW 1016W PRAIRIE BLUFF	CL 2674M STORM BAY	CL 2744D DINGO
STONE	——	——	——	——	——	——	——	——	MESQUITE CLIFFSTONE	MESETA FIELDLEDGE	MANZANITA CLIFFSTONE	SHILO LIMESTONE
STONE MORTAR	——	——	——	——	——	——	——	——	DRYSTACK	WARM GRAY FLUSH MORTAR	DRYSTACK	NUFAD FLUSH MORTAR
EAGLE 'S' TILE	3680	3605	3646	3606	3645	SCC 8807	3520	SCC 8830	——	——	——	——
EAGLE FLAT SMOOTH	——	——	——	——	——	——	——	——	4634	SCB 8828	4671	4502
CLAY COOKERS	CL 2697N LOST LUGGAGE	CL 2697N LOST LUGGAGE	CL 2697N LOST LUGGAGE	CL 2697N LOST LUGGAGE	——	——	——	——	——	——	——	——
WROUGHT IRON	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY	CL 3177N BOUNDARY
WINDOW FRAME	SANDSTONE	SANDSTONE	SANDSTONE	SANDSTONE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
GUTTERS & DOWNSPOUT	BUCKSKIN BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BUCKSKIN BROWN	BEAVER BROWN	BUCKSKIN BROWN



Street Name	Color	# of Lots	Lot Numbers
Bellingham Dr.		20	8 - 18 & 95 -103
Bellingham Dr.		15	19 - 28 & 104 -108
Bellingham Dr.		14	29 -42
Pinehurst Dr.		15	43 - 57
Bellingham Dr.		15	58 -64 & 109 - 116
Bellingham Dr.		14	65 - 71 & 117 - 123
Bellingham Dr.		18	72 - 89
Bellingham Dr.		12	1 - 7 & 90-94
Total		123	

THE FAIRWAYS AT ARROWOOD VILLAGE K- 123 LOTS

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

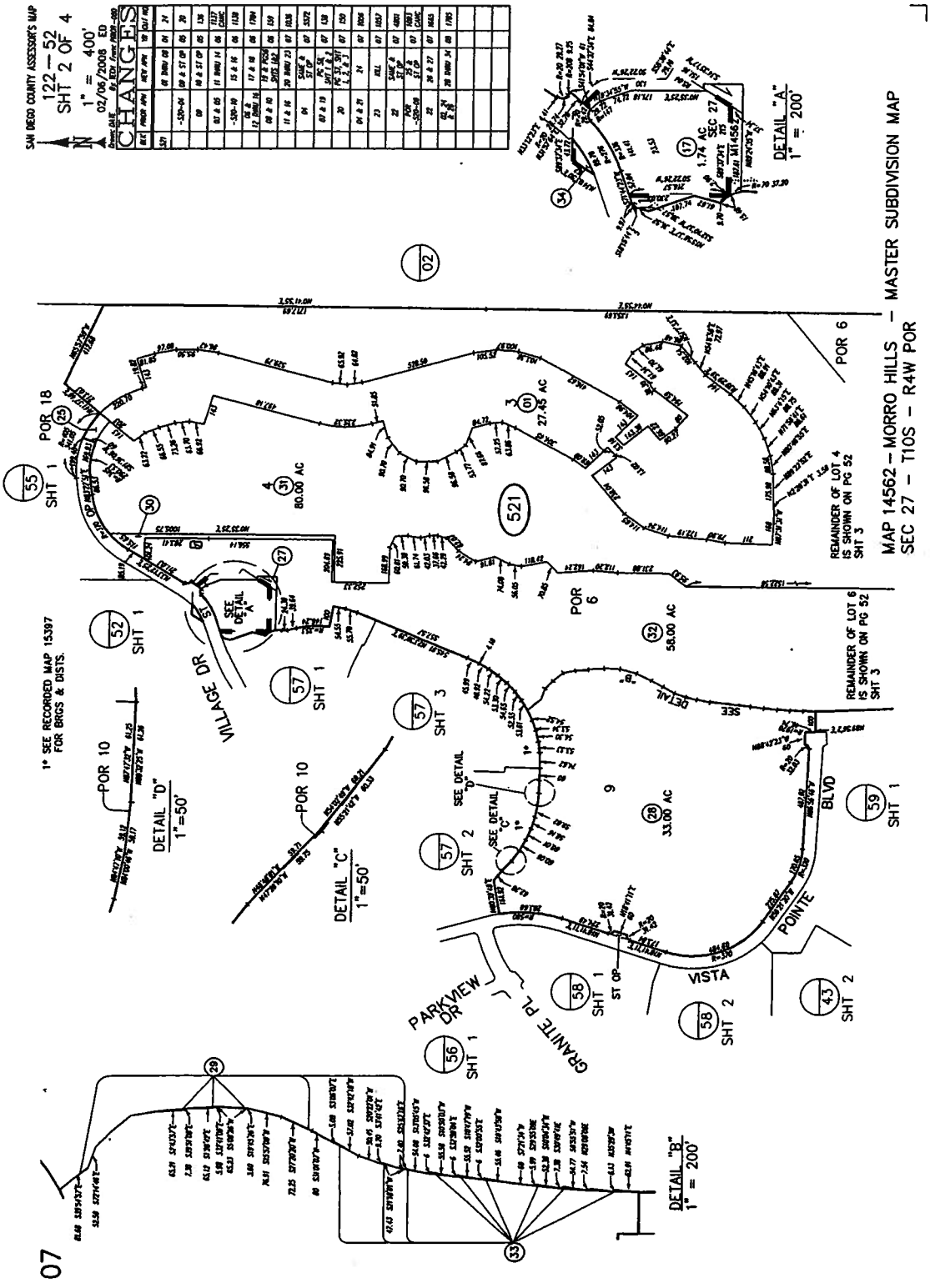
PARCEL "A" AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. PLA-10-06, AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 19, 2007 AS INSTRUMENT NO. 2007-0726271 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 9, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP 14562, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, AND THOSE PORTIONS OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. PLA-2-04, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED APRIL 5, 2005 AS INSTRUMENT NO. 2005-0276751, AND THOSE PORTIONS OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. PLA-20-05, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED MAY 17, 2006 AS INSTRUMENT NO. 2006-0349972, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MORRO HILLS VILLAGES "H" AND "I", IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 15397, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, SAID POINT BEING THE WESTERLY TERMINUS OF THAT COURSE SHOWN AS NORTH 80°39'48" EAST 161.92 FEET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: NORTH 80°39'48" EAST 161.92 FEET; THENCE SOUTH 52°35'34" EAST 62.28 FEET; THENCE SOUTH 48°48'01" EAST 59.71 FEET; THENCE SOUTH 54°02'49" EAST 60.21 FEET; THENCE SOUTH 61°28'46" EAST 60.06 FEET; THENCE SOUTH 66°25'53" EAST 60.01 FEET; THENCE SOUTH 73°40'57" EAST 58.16 FEET; THENCE SOUTH 79°07'25" EAST 59.02 FEET; THENCE SOUTH 84°47'10" EAST 59.12 FEET; THENCE SOUTH 87°47'32" EAST 61.25 FEET; THENCE SOUTH 88°17'54" EAST 60.00 FEET; THENCE NORTH 89°02'57" EAST 74.62 FEET; THENCE NORTH 83°13'04" EAST 53.33 FEET; THENCE NORTH 77°22'31" EAST 54.30 FEET; THENCE NORTH 71°31'56" EAST 53.34 FEET; THENCE NORTH 65°40'41" EAST 54.52 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 39°54'57" EAST 81.68 FEET; THENCE SOUTH 72°14'46" EAST 52.58 FEET; THENCE SOUTH 46°49'19" EAST 50.78 FEET; THENCE SOUTH 42°05'04" EAST 57.85 FEET; THENCE SOUTH 09°46'00" EAST 52.99 FEET; THENCE SOUTH 02°43'57" EAST 65.21 FEET; THENCE SOUTH 39°51'08" EAST 7.38 FEET; THENCE SOUTH 01°28'42" EAST 65.12 FEET; THENCE SOUTH 32°41'06" EAST 5.98 FEET; THENCE SOUTH 05°08'26" WEST 65.23 FEET; THENCE SOUTH 19°45'26" EAST 3.60 FEET; THENCE SOUTH 15°57'09" WEST 76.91 FEET; THENCE SOUTH 27°20'20" WEST 72.25 FEET; THENCE SOUTH 31°01'07" WEST 60.00 FEET; THENCE SOUTH 03°06'07" EAST 5.08 FEET; THENCE SOUTH 32°42'18" WEST 57.02 FEET; THENCE SOUTH 20°22'01" WEST 50.45 FEET; THENCE SOUTH 03°41'42" EAST 9.20 FEET; THENCE SOUTH 21°18'01" WEST 47.43 FEET; THENCE SOUTH 25°42'16" EAST 7.40 FEET; THENCE SOUTH 13°05'45" WEST 54.08 FEET; THENCE SOUTH 33°42'37" EAST 6.00 FEET; THENCE SOUTH 10°50'03" WEST 55.58 FEET; THENCE SOUTH 32°59'04" EAST 6.00 FEET; THENCE SOUTH 10°47'19" WEST 55.52 FEET; THENCE SOUTH 32°00'55" EAST 6.00 FEET; THENCE SOUTH 10°43'58" WEST 55.46 FEET; THENCE SOUTH 07°21'34" WEST 60.00 FEET; THENCE SOUTH 29°55'09" EAST 5.99 FEET; THENCE SOUTH 10°04'34" WEST 52.98 FEET; THENCE SOUTH 30°49'41" EAST 7.38 FEET; THENCE SOUTH 08°55'51" WEST 54.77 FEET; THENCE SOUTH 29°08'06" EAST 7.54 FEET; THENCE SOUTH 06°51'47" WEST 53.65 FEET; THENCE SOUTH 35°29'38" EAST 6.13 FEET; THENCE SOUTH 04°45'11" WEST 52.91 FEET TO A POINT ON THE NORTHERLY LINE OF MORRO HILLS VILLAGE "M" IN THE CITY OF OCEANSIDE,

COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 15386 FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: SOUTH 89°56'02" WEST 100.00 FEET TO THE BEGINNING OF A NON-TANGENT 1970.00 FOOT RADIUS CURVE CONCAVE EASTERLY, TO WHICH A RADIAL LINE BEARS SOUTH 89°56'02" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°21'34" A DISTANCE OF 46.74 FEET; THENCE NORTH 88°42'23" WEST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, TO WHICH A RADIAL LINE BEARS SOUTH 88°42'23" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°45'37" A DISTANCE OF 32.03 FEET; THENCE NORTH 86°56'46" WEST 487.02 FEET TO THE BEGINNING OF A TANGENT 320.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°35'27" A DISTANCE OF 170.85 FEET; THENCE NORTH 56°21'20" WEST 225.87 FEET TO THE BEGINNING OF A TANGENT 370.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'11" A DISTANCE OF 74.07 FEET TO THE BEGINNING OF A COMPOUND 370.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, BEING A POINT ON THE EASTERLY LINE OF MORRO HILLS VILLAGE "J" IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 15385, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°34'19" A DISTANCE OF 410.53 FEET; THENCE NORTH 18°41'11" EAST 173.84 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 31.42 FEET; THENCE NORTH 18°41'11" EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, TO WHICH A RADIAL LINE BEARS SOUTH 18°41'11" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 31.42 FEET; THENCE NORTH 18°41'11" EAST 224.49 FEET TO THE BEGINNING OF A TANGENT 580.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°01'24" A DISTANCE OF 283.68 FEET TO THE POINT OF BEGINNING.

APN: 122-521-28-00


SAN DIEGO COUNTY ASSESSOR'S MAP
122 – 52
SHT 2 OF 4
1" = 400'
02/06/2006
CHANGES
MAP 14562 – MORRO HILLS – MASTER SUBDIVISION MAP
SEC 27 – T10S – R4W POR
DETAIL "A"
1" = 200'
DETAIL "B"
1" = 200'
DETAIL "C"
1"=50'
DETAIL "D"
1"=50'
1" SEE RECORDED MAP 15397 FOR BRGS & DISTS.
VILLAGE DR
PARKVIEW DR
GRANITE PL
VISTA POINTE BLVD
POR 18
POR 10
POR 6
REMAINDER OF LOT 4 IS SHOWN ON PG 52 SHT 3
REMAINDER OF LOT 6 IS SHOWN ON PG 52 SHT 3
27.45 AC
80.00 AC
58.00 AC
33.00 AC
1.74 AC
521
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.