AGENDA NO. 4

PLANNING COMMISSION *STAFF REPORT*

DATE: December 13, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D10-00006) TO ESTABLISH FINAL ARCHITECTURAL PLANS TO BE IMPLEMENTED WITHIN THE MORRO HILLS VILLAGE "L" SUBDIVISION. THE SITE IS APPROXIMATELY 27.45 ACRES IN SIZE AND IS SITUATED ALONG THE EASTERN PORTION OF THE MORRO HILLS MASTER PLANNED COMMUNITY IN THE NORTH VALLEY NEIGHBORHOOD. – THE GREENS @ ARROWOOD – TOLL LAND XX LTD PARTNERSHIP**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Approve Development Plan D10-00006 by adopting Planning Commission Resolution No. 2010-P36 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

The project under consideration is a 79-unit single-family residential development situated on a 27.45-acre site located east of Vandegrift Boulevard and south of Camp Pendleton within the eastern portion of the Morro Hills Master Planned Community. The development plan under consideration is for the establishment of five single-family residential floor plans, each with three architectural design options, and four distinct color palettes for potential home buyers to select from and have constructed on a preferred lot location. The five floor plans offered would have a total building area for the proposed residential units ranging from 2,900 square feet to 4,108 square feet in size.

The property is zoned RE-A-MP-1 (Residential Estate - A - Master Plan-1) on the City of Oceanside Zoning Map, and is designated EA-R-MP-1-96 (Estate-A-Residential Master Plan-1-96) on the General Plan Land Use Map. The 79 Lot Village "L" subdivision approved as part of Tentative Map (T-12-99) is comprised of 1 acre lot minimums with each lot containing a 10,000+ sq. ft. lot area for residential purposes. The remaining area of each lot has been incorporated into the golf course with an easement to the course operator and golf course users. 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 subject site is located on the eastern portion of the Morro Hills Master Planned Community, and is situated between the golf course's fairways. Currently the Village "L" area is being Rough graded consistent with the project's original approvals. The residential portions of the site are relatively flat and step down from north to south. Elevations of the proposed pads range from a high of approximately 334 feet above mean sea level (MSL) on the northern portion of the site to a low of 217 feet MSL on the southern portion of the site.

The project site is bordered by single-family residential units to the north (Village "F"), the golf course to the west with single-family residential units (Villages "M", "K", and "I") just beyond the golf course, open space developed with a golf course to the south, and agricultural crop production areas beyond the golf course to the east.

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

<u>Development Plan D10-00006</u> represents a request for the following:

(a) To establish five single-family residential floor plans, each with three architectural design options, and four distinct color palettes 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; and,

(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 79 single-family residential units on a previously subdivided 27.45-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	1 acre w/ a 10,000 sq. ft. usable lot area for residential purposes	1 acre w/ a 10,000 + 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 7.5 ft. 15 ft. 20 ft.	Minimum Dependent Upon Plan Type Selected 25 ft./ 15ft. to Garages turned 90 degrees to street 7.5 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	One story - 18 ft. (max) Two story - 30 ft. (max)	(Depends on Plan Type) 17'-8" (Max) 29'-7" (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 EA-R-MP-1-96 (Estate-A-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 manmade 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 Master Planned Community approval ensured that Village "L" was sited in a manner that integrates the subdivision into the gently sloping topography to the south, and integrated into the Golf Course community design to the maximum extent feasible. In order to provide for a superior integration into the golf course environment, the applicant is proposing to finish all single-family residences exclusively with subtle earth tone colors and through appropriate setbacks from the edge of the golf course fairways. 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 79 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 Plan?

DISCUSSION

The proposal consists of the development of 79 single-family residential units on a previously subdivided 27.45-acre site. The applicant has proposed five floor plans with three architectural styles (Manor, 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 "L":

Toll Brothers

Toll Brothers at Arrowood
JOB# 350-10104
COLOR SELECTION CHART

RASSENIAN LACONI

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 2928A BARREN	CL 2846N WIGWAM	CL 2657 ASTEROID	CL 2747N ROVER	CL 2899N VINE BLOOM	CL 2638N LUMBERJACK	CL 2627N CHOCOLATE BROWNIE	CLC 1218D SONATA	CL 2685A LOGWOOD	CL 2517N TANNIN	CL 2866A DOTCOM
TRIM	CL 2903M CITADEL	CL 2903M CITADEL	CL 2663D	CL 2684 DECK CHAIR	CL 2744D DINGO	CL 2701W TAN WRAP	CLC 1249W ROLLING STONE	CLC 1250M SOYA BEAM	CLC 1229D PAIGE	CL 2803M 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 2996A TUSSOCK	CL 3106A STEEL WOOL	CL 2857N WETLANDS	CL 2616N OAK GALL	CL 3124D CADIZ	CL 3036A PETAL PLUCKER	CL 2996N 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 2762W SPRITE	CLC 1252M ONION	CL 2762W DRENNAN	CL 2753M QUARRY	CL 2764D 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	3806	3846	3806	3645	SCC 6607	3520	SCC 6630	—	—	—	—
EAGLE FLAT SMOOTH	—	—	—	—	—	—	—	—	4634	SCS 6628	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 79 proposed units would be accessed off of one single public road referred to as Village 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 Village Drive into five separate segments would meet the intent of providing visual variation and would provide for greater variation along the street front. Village Drive has been broken into five segments, with each segment containing the following number of lots:

Segment Number	Number of Lots	Lot Numbers
Segment A	18	1-5 & 67-99
Segment B	5	6-10
Segment C	24	51-66 & 11-18
Segment D	17	19-29 & 45-50
Segment E	15	30-44

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 "L" 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- Manor	2,900	4	2.5	3-car
1- Spanish Colonial	2,900			
1- Mediterranean	2,900			
2- Manor	3,405	5	2.5	3-car
2- Spanish Colonial	3,405			
2- Mediterranean	3,405			
3- Manor	3,701	5	4.5	3-car
3- Spanish Colonial	3,701			
3- Mediterranean	3,701			
3- *w/optional bonus room and opt. front deck*	+255			
4- Manor	3,777	5	4.5	3-car
4- Spanish Colonial	3,777			
4- Mediterranean	3,777			
5- Manor	4,108	5	4.5	3-car
5- Spanish Colonial	4,108			
5- Mediterranean	4,108			

The proposed 79 lot single-family residential development for village "L" 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. Five 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.

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 79 lot Village "L" 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 (D10-00006) by adopting PlanningCommission Resolution No. 2010-P36.

PREPARED BY:

Richard Greenbauer
Senior Planner

SUBMITTED BY:

FOR:

Jerry Hittleman
City Planner

Attachments:

1. Site/Development/Architectural Plans
2. Planning Commission Resolution 2010-P36
3. Planning Commission Resolution 2002-P23
4. Planning Commission Resolution 2000-P40

RECEIVED
NOV 22 2010
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Site Plan

THE GREENS AT ARROWOOD

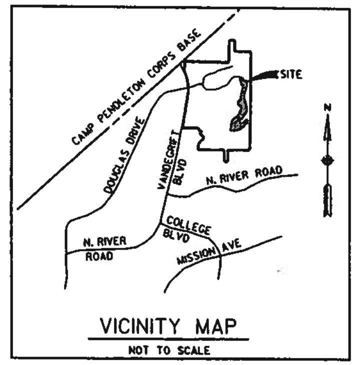
NEIGHBORHOOD 'L' MORRO HILLS VILLAGE AND GOLF COURSE

LOT COVERAGE TABLE

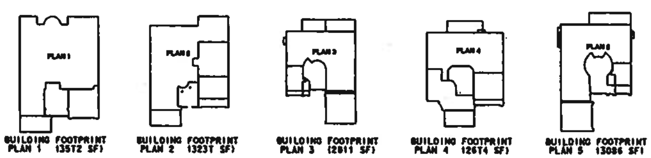
LOT#	BLD. TYPE	TM PAD ELEVATION (FT)	PROPOSED PAD ELEVATION (FT)	TM LOT AREA SQ. FT.	PROPOSED LOT AREA SQ. FT.	BLD. AREA-SF	LOT CVRG-%
1	PLAN 1	333.8	334.3	11646	12396	3573	28.8%
2	PLAN 1	330.4	330.3	11620	11929	3573	29.9%
3	PLAN 1	327.3	327.7	11261	11041	3572	32.4%
4	PLAN 1	324.1	326.4	11610	13167	3573	29.3%
5	PLAN 1	321.9	322.6	11077	12087	3373	29.6%
6	PLAN 1	291.9	294.2	12973	12977	3573	27.5%
7	PLAN 1	292.9	294.9	14196	14271	3572	25.0%
8	PLAN 1	293.3	294.3	11650	11562	3573	30.9%
9	PLAN 1	292.1	294.9	14715	14190	3572	25.2%
10	PLAN 1	291.9	293.0	12676	15663	3572	29.5%
11	PLAN 1	285.1	285.2	12140	13113	3572	29.5%
12	PLAN 1	283.9	283.2	13130	13237	3572	27.0%
13	PLAN 1	279.1	276.6	12001	12684	3373	29.2%
14	PLAN 1	279.9	279.1	11373	10462	3573	34.1%
15	PLAN 1	271.1	271.2	11297	10911	3573	34.0%
16	PLAN 1	266.9	266.9	11073	11387	3572	31.4%
17	PLAN 1	261.3	261.7	11398	11177	3572	32.0%
18	PLAN 1	255.6	255.3	12340	11299	3572	30.8%
19	PLAN 2	243.3	245.3	8490	10073	3237	32.1%
20	PLAN 3	241.9	241.3	9442	10017	3237	32.3%
21	PLAN 2	235.7	237.1	9777	10030	3237	32.3%
22	PLAN 1	231.3	233.9	10640	10634	3572	33.6%
23	PLAN 1	227.6	226.9	10660	10334	3572	34.6%
24	PLAN 3	222.9	226.3	9897	10002	3237	32.4%
25	PLAN 2	219.3	228.2	9442	10000	3237	32.4%
26	PLAN 2	214.9	716.2	9519	10000	3237	33.4%
27	PLAN 2	212.9	217.3	9074	10020	3237	32.3%
28	PLAN 1	212.9	217.6	9414	11361	3573	31.4%
29	PLAN 1	212.2	616.1	9400	11084	3378	32.2%
30	PLAN 3	213.6	217.6	10651	10109	3277	32.0%
31	PLAN 1	313.3	217.4	9913	10577	3578	33.8%
32	PLAN 1	313.3	317.9	10493	10926	3372	32.7%
33	PLAN 1	215.3	220.8	10639	10073	3572	32.6%
34	PLAN 1	221.4	223.9	9967	10016	3572	33.6%
35	PLAN 1	223.9	225.9	9387	10700	3872	33.4%
36	PLAN 3	227.3	229.1	9377	10024	3237	32.3%
37	PLAN 3	230.1	231.2	3126	10049	3237	32.2%
38	PLAN 2	232.7	234.3	9507	10040	3237	32.2%
39	PLAN 1	234.0	236.9	10113	10087	3572	38.4%
40	PLAN 1	135.3	378.1	10208	11062	3572	32.3%
41	PLAN 1	235.0	338.1	10716	13223	3573	27.0%
42	PLAN 1	233.5	239.3	14260	13005	3572	26.3%
43	PLAN 1	226.0	223.9	20181	20483	3572	17.4%
44	PLAN 1	220.0	T20.0	22784	23226	3372	18.4%
45	PLAN 1	316.0	319.4	13195	13733	3572	28.1%
46	PLAN 1	210.3	222.0	12701	12426	3373	26.7%
47	PLAN 1	230.6	229.6	14348	14420	3322	24.8%
48	PLAN 1	236.3	238.0	11168	11733	3573	30.4%
49	PLAN 1	203.6	242.3	11960	11200	3872	31.9%
50	PLAN 1	240.9	247.3	12222	12020	3572	29.7%
51	PLAN 1	253.6	255.0	17181	13201	3573	27.1%
52	PLAN 1	258.6	260.9	13180	12224	3573	29.2%
53	PLAN 1	264.2	265.6	11715	11719	3573	30.5%
54	PLAN 1	269.6	T70.1	11899	11909	9872	30.5%
55	PLAN 1	771.4	274.9	10835	10036	3573	33.6%
56	PLAN 1	376.6	277.2	11446	11529	3572	31.0%
57	PLAN 1	270.7	279.0	12219	13313	3372	26.8%
58	PLAN 1	280.5	280.6	11961	11088	3572	26.8%
59	PLAN 1	282.5	282.7	12390	12493	3573	26.8%
60	PLAN 1	284.6	284.5	10731	10609	3372	33.7%
61	PLAN 1	286.7	287.0	10711	10710	3372	33.4%
62	PLAN 1	330.0	380.1	10756	10794	3372	73.2%
63	PLAN 1	291.0	291.3	10830	10030	3372	33.0%
64	PLAN 1	293.2	293.6	10012	10013	3572	33.0%
65	PLAN 1	295.4	295.7	10799	10633	3378	33.6%
66	PLAN 1	297.0	297.0	10974	10950	3072	32.6%
67	PLAN 1	300.3	361.1	11997	13144	3572	29.4%
68	PLAN 1	303.7	304.3	12683	12545	3572	28.9%
69	PLAN 1	306.1	306.9	10033	10671	3372	33.6%
70	PLAN 1	308.3	308.9	10710	10717	3572	37.3%
71	PLAN 1	310.5	311.0	10656	10693	3372	32.9%
72	PLAN 1	313.0	313.2	10681	10681	3572	33.4%
73	PLAN 1	319.1	315.4	10820	10820	3573	33.0%
74	PLAN 1	317.3	317.6	10789	10724	3573	33.1%
75	PLAN 1	318.9	319.7	11010	11013	3572	32.4%
76	PLAN 1	321.4	321.9	11877	11373	3572	30.1%
77	PLAN 1	323.3	323.9	11733	11767	3572	30.4%
78	PLAN 1	325.2	305.3	11950	11940	3579	29.9%
79	PLAN 1	727.3	337.7	11444	11443	3572	31.2%

LEGEND

- RETAINING WALLS (VARIES) — SEE DETAIL THIS SHEET
- LOT NUMBER (37)
- PAD ELEVATION [307.4]
- BUILDING TYPE (R-reverse) (7) (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)
- 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'
- PROJECT ASSOCIATION LOTS — P.A. LOTIC THRU N)
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT

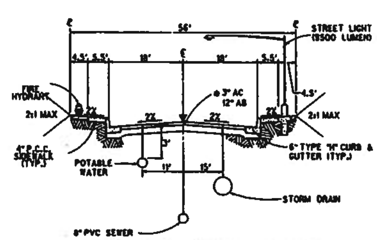


VICINITY MAP
NOT TO SCALE

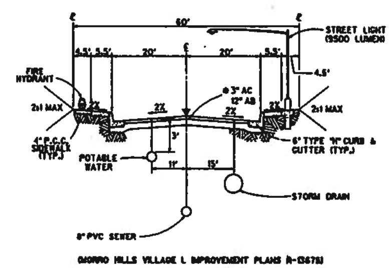


BUILDING FOOTPRINT PLAN 1 (3572 SF) | BUILDING FOOTPRINT PLAN 2 (3237 SF) | BUILDING FOOTPRINT PLAN 3 (2811 SF) | BUILDING FOOTPRINT PLAN 4 (2674 SF) | BUILDING FOOTPRINT PLAN 5 (3086 SF)

TYPICAL BUILDINGS
NOT TO SCALE



MORRO HILLS VILLAGE L IMPROVEMENT PLANS R-13675
TYPICAL PUBLIC STREET SECTION
VILLAGE DR. 92+07.25 - 99+55.49
STREET "L3"
NOT TO SCALE
* SUBJECT TO R-VALUE TEST RESULTS DURING CONSTRUCTION



MORRO HILLS VILLAGE L IMPROVEMENT PLANS R-13675
TYPICAL PUBLIC STREET SECTION
VILLAGE DR 61+48.86 - 92+07.25
NOT TO SCALE
* SUBJECT TO R-VALUE TEST RESULTS DURING CONSTRUCTION

GENERAL NOTES

TOTAL ACREAGE / SQUARE FOOTAGE: 109.68 ACRES/ 4,777,660.9 SF
EXISTING ZONING: RE-A-MP, OS-MP
PROPOSED ZONING: RE-A-MP, OS-MP
NUMBER OF LOTS: 79
NUMBER OF DWELLING UNITS: 79
DENSITY: 0.72 UNITS/ACRE
CONTOUR INTERVALS: 2'
MAXIMUM SLOPE GRADIENT: 2:1
PERCENT OF REQUIRED LANDSCAPING: N/A
PROPOSED LANDSCAPING (PERCENT): 0%
OFF-STREET PARKING REQUIRED: 237
OFF-STREET PARKING PROPOSED: 237
GROSS FLOOR AREA OF PROPOSED BUILDINGS: PLAN 1: 3572 SF; PLAN 2: 3237 SF; PLAN 3: 2811 SF; PLAN 3: 2674 SF; PLAN 3: 3086 SF

AMOUNT OF PROPOSED BUILDING COVERAGE: 282,193/5.61%
PERCENT OF COMMON OPEN SPACE AND USABLE OPEN SPACE: 75.3%
PERCENT OF PROJECT IN STREETS: 6.1%
PERCENT OF PROJECT IN PAVEMENT: 3.1%
AMOUNT OF GRADING PROPOSED: 0 CY. PREVIOUSLY GRADED PER DWG 2496
GENERAL PLAN DESIGNATION: RE-A

AS A CONDITION OF DEVELOPMENT, IT SHALL BE REQUIRED THAT THE DEVELOPER PROVIDE EACH LOT WITH FRONTYARD LANDSCAPING

LEGAL DESCRIPTION

PARCEL "C" AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. PLA-10-06, AS EVIDENCED BY DOCUMENT RECORDED NOV. 19, 2007 AS INSTRUMENT NO. 2007-0726271 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 1: (3572/12,396) x 100 = 28.8%

REFERENCE MATERIAL

DRAINAGE STUDY FOR MORRO HILLS EAST VILLAGE L
JUNE 8, 2010
PREPARED BY RICK ENGINEERING COMPANY
JOB NUMBER 15290-B

GEOTECHNICAL REPORT AND REVIEW OF GRADING PLANS MORRO HILLS VILLAGE AND GOLF COURSE VILLAGE L
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: 06073C0466 G
DATED JANUARY 19, 2001

REFERENCE DRAWINGS

MORRO HILLS PHASE 1 GRADING PLANS 2084
MORRO HILLS PHASE 2 GRADING PLANS 2099
MORRO HILLS VILLAGE L GRADING PLANS 2496
MORRO HILLS VILLAGE L EROSION CONTROL PLANS 2496 ERO
MORRO HILLS VILLAGE L IMPROVEMENT PLANS R-13675

ASSESSOR'S PARCEL NUMBER

122-521-01, 122-521-25, 122-521-31

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

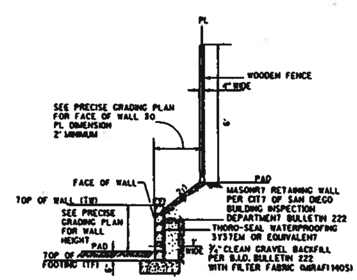
PROJECT ARCHITECT

LSA ARCHITECTURE
8018 E. SANTA ANA CANYON ROAD
SUITE 100-121
ANAHEIM, CA 92808
(717) 667-8247

PROJECT LANDSCAPE ARCHITECTS

RAINVILLE AND BYE
100 WEST MAIN STREET, SUITE 11
TUSTIN, CA 92780
(714) 638-7200

DATE: 11-15-10



DETAIL: BULLETIN 222

REGISTERED PROFESSIONAL ENGINEER • STATE OF CALIFORNIA • CIVIL

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

Site Plan
THE GREENS AT ARROWOOD PLAN

MORRO HILLS NEIGHBORHOOD 'L' VILLAGE AND GOLF COURSE
SHEET 1 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

LOT	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5
1	X	X	X	X	X
2	X	X	X	X	X
3	X	X	X	X	X
4	X	X	X	X	X
5	X	X	X	X	X
6	X	X	X	X	X
7	X	X	X	X	X
8	X	X	X	X	X
9	X	X	X	X	X
10	X	X	X	X	X
11	X	X	X	X	X
12	X	X	X	X	X
13	X	X	X	X	X
14	X	X	X	X	X
15	X	X	X	X	X
16	X	X	X	X	X
17	X	X	X	X	X
18	X	X	X	X	X
19	NO	X	X	X	X
20	NO	X	X	X	X
21	NO	X	X	X	X
22	X	X	X	X	X
23	X	X	X	X	X
24	NO	X	X	X	X
25	NO	X	X	X	X
26	NO	X	X	X	X
27	NO	X	X	X	X
28	X	X	X	X	X
29	X	X	X	X	X
30	NO	X	X	X	X
31	X	X	X	X	X
32	X	X	X	X	X
33	X	X	X	X	X
34	X	X	X	X	X
35	X	X	X	X	X
36	NO	X	X	X	X
37	NO	X	X	X	X
38	NO	X	X	X	X
39	X	X	X	X	X
40	X	X	X	X	X

LOT	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5
41	X	X	X	X	X
42	X	X	X	X	X
43	X	X	X	X	X
44	X	X	X	X	X
45	X	X	X	X	X
46	X	X	X	X	X
47	X	X	X	X	X
48	X	X	X	X	X
49	X	X	X	X	X
50	X	X	X	X	X
51	X	X	X	X	X
52	X	X	X	X	X
53	X	X	X	X	X
54	X	X	X	X	X
55	X	X	X	X	X
56	X	X	X	X	X
57	X	X	X	X	X
58	X	X	X	X	X
59	X	X	X	X	X
60	X	X	X	X	X
61	X	X	X	X	X
62	X	X	X	X	X
63	X	X	X	X	X
64	X	X	X	X	X
65	X	X	X	X	X
66	X	X	X	X	X
67	X	X	X	X	X
68	X	X	X	X	X
69	X	X	X	X	X
70	X	X	X	X	X
71	X	X	X	X	X
72	X	X	X	X	X
73	X	X	X	X	X
74	X	X	X	X	X
75	X	X	X	X	X
76	X	X	X	X	X
77	X	X	X	X	X
78	X	X	X	X	X
79	X	X	X	X	X

# LOTS	PLAN 1 S	PLAN 1 Med	PLAN 1 Mon	PLAN 2 S	PLAN 2 Med	PLAN 2 Mon	PLAN 3 S	PLAN 3 Med	PLAN 3 Mon	PLAN 4 S	PLAN 4 Med	PLAN 4 Mon	PLAN 5 S	PLAN 5 Med	PLAN 5 Mon	TOTAL
PH M	2															0
1	5															0
2	6															0
3	8															0
4	6															0
5	6															0
6	3															0
7	4															0
8	7															0
9	7															0
10	5															0
11	6															0
12	5															0
13	4															0
	70	0	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 "A"

LOT #	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5
1					
2					
3					
4					
5					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
TOTAL # OF LOTS	19	0	0	0	0	0
Max # of plan types 110 lots x 60% = 101		10	10	10	10	10

Area "B"

LOT #	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5
6					
7					
8					
9					
10					
TOTAL # OF LOTS	5	0	0	0	0	0
Max # of plan types 15 lots x 60% = 3)		3	3	3	3	3

AREA "C"

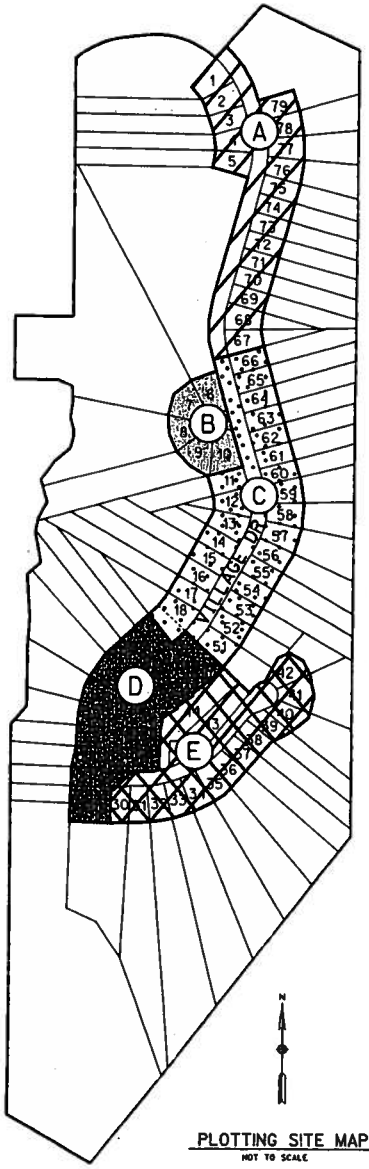
LOT #	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5
11					
12					
13					
14					
15					
16					
17					
18					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
TOTAL # OF LOTS	24	0	0	0	0	0
Max # of plan types 126 lots x 60% = 101		14	14	14	14	14

AREA "D"

LOT #	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
45					
46					
47					
48					
49					
50					
TOTAL # OF LOTS	17	0	0	0	0	0
Max # of plan types 117 lots x 60% = 101		10	10	10	10	10

AREA "E"

LOT #	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
TOTAL # OF LOTS	15	0	0	0	0	0
Max # of plan types 115 lots x 60% = 9)		9	9	9	9	9



PLOTTING SITE MAP
NOT TO SCALE

Street Name		# of Lots	Lot Numbers	SYMBOL
Village Drive	A	18	1-5 & 67-79	
Village Drive	B	5	6-10	
Village Drive	C	24	51-66 &11-18	
Village Drive	D	17	19-29 & 45-50	
Village Drive	E	15	30-44	
Total		79		

Guidelines for the plotting: Village "L"

Morro Hills Village and Golf Course Master Plan Guidelines:

1. Plotting shall alternate floor plans/elevation so that no individual elevation is plotted for more than 60% of the total units on any individual street (as defined on the Plotting Site Map, Areas A - E).

2. No two units with identical front elevations shall be plotted on adjacent lots on the same side of the street.

Additional Requirements:

1. If the same plan type is selected adjacent to each other, a different elevation and color scheme will be required.
2. There shall be a separation of three intervening lots before the same elevation and color scheme can be repeated for the same plan type.

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.6767
(FAX)619.291.4165
rickengineering.com
San Diego Riverside Bakersfield Orange Phoenix Tucson

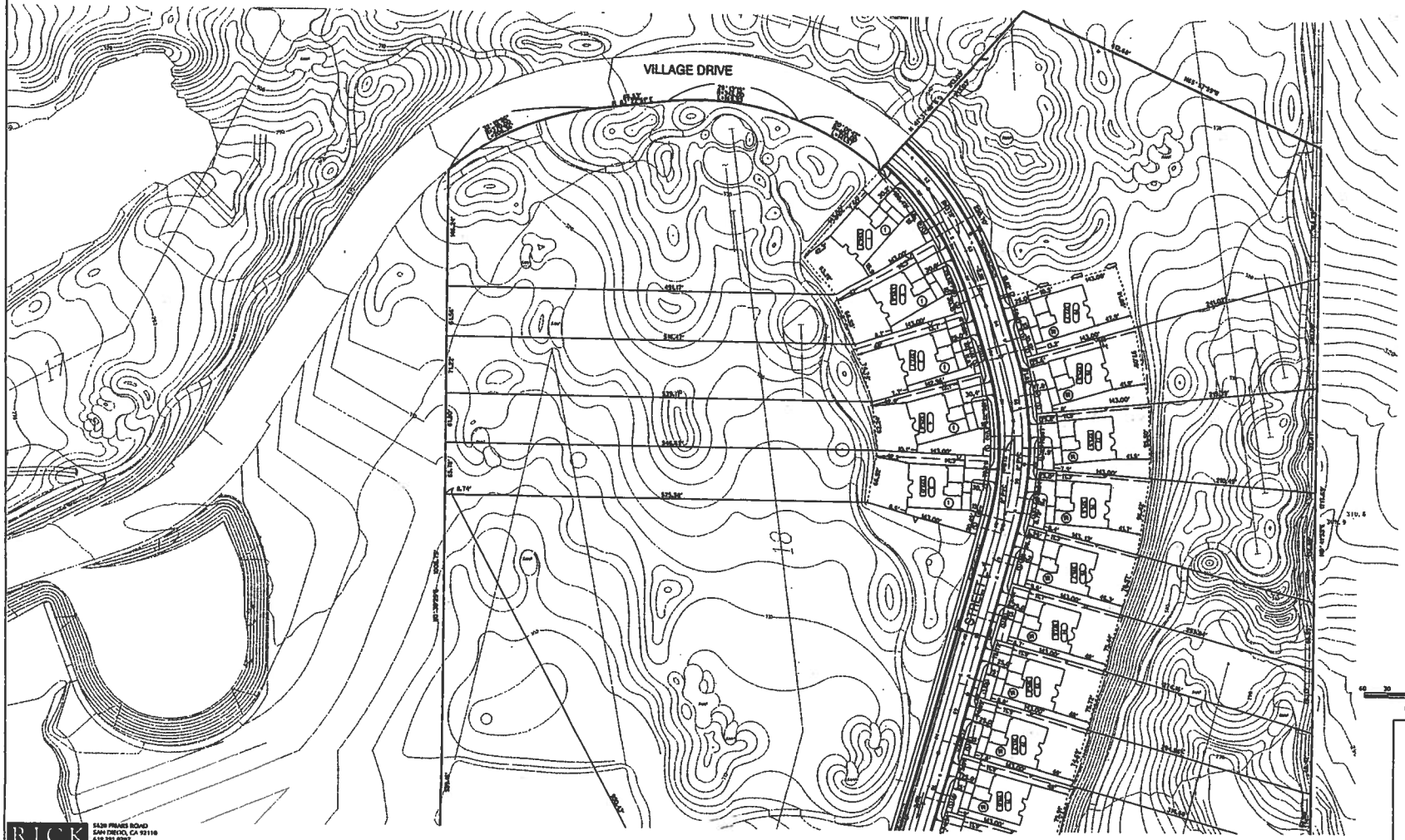
REGISTERED PROFESSIONAL ENGINEER
RAY E. RUSCH
No. 34 CIVIL ENGINEERING
STATE OF CALIFORNIA

Site Plan
THE GREENS AT ARROWOOD PLAN

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 2 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

© 2000 Rick Engineering Company

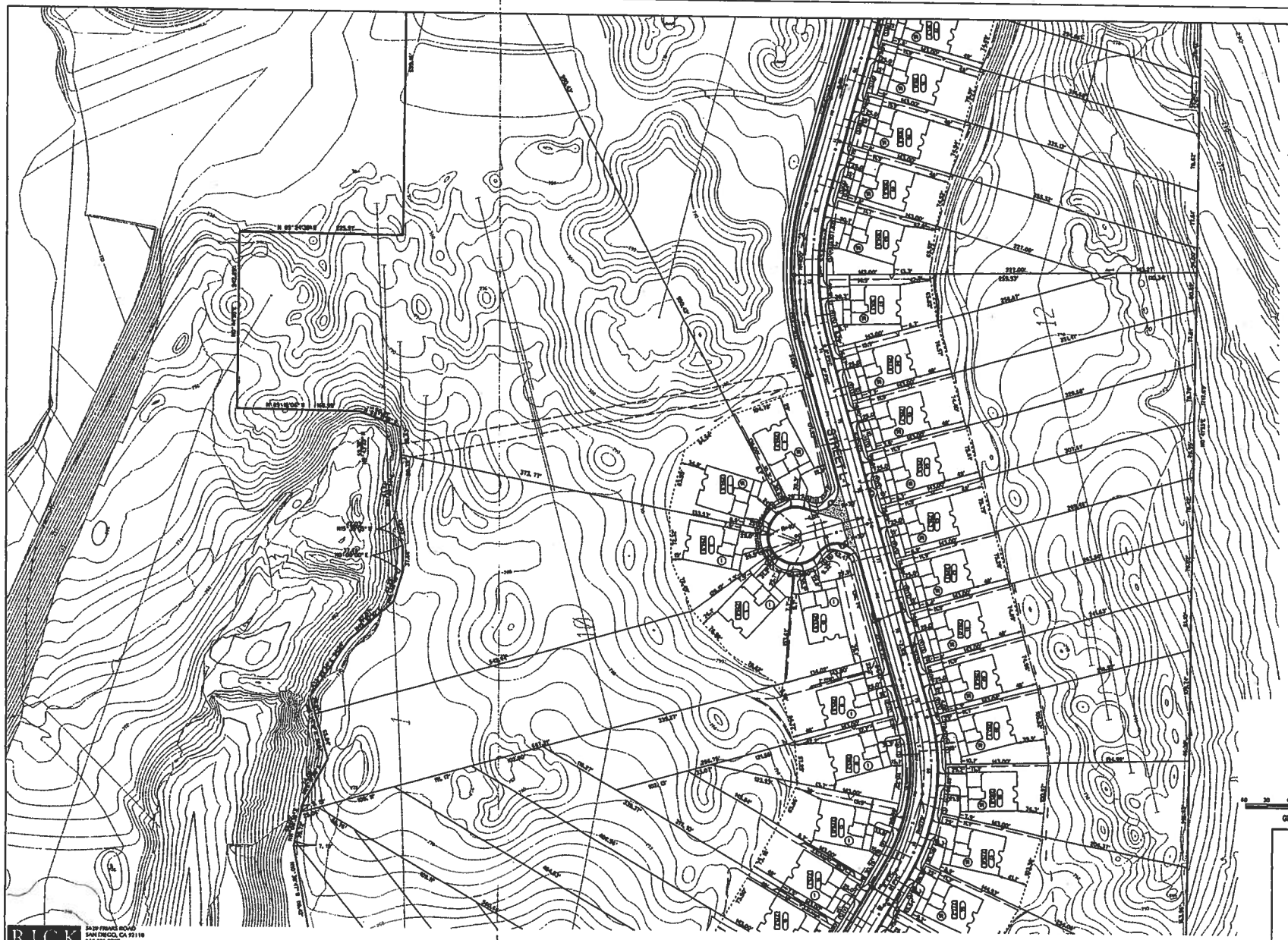


Site Plan
THE GREENS AT ARROWOOD PLAN 1

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 3 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

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

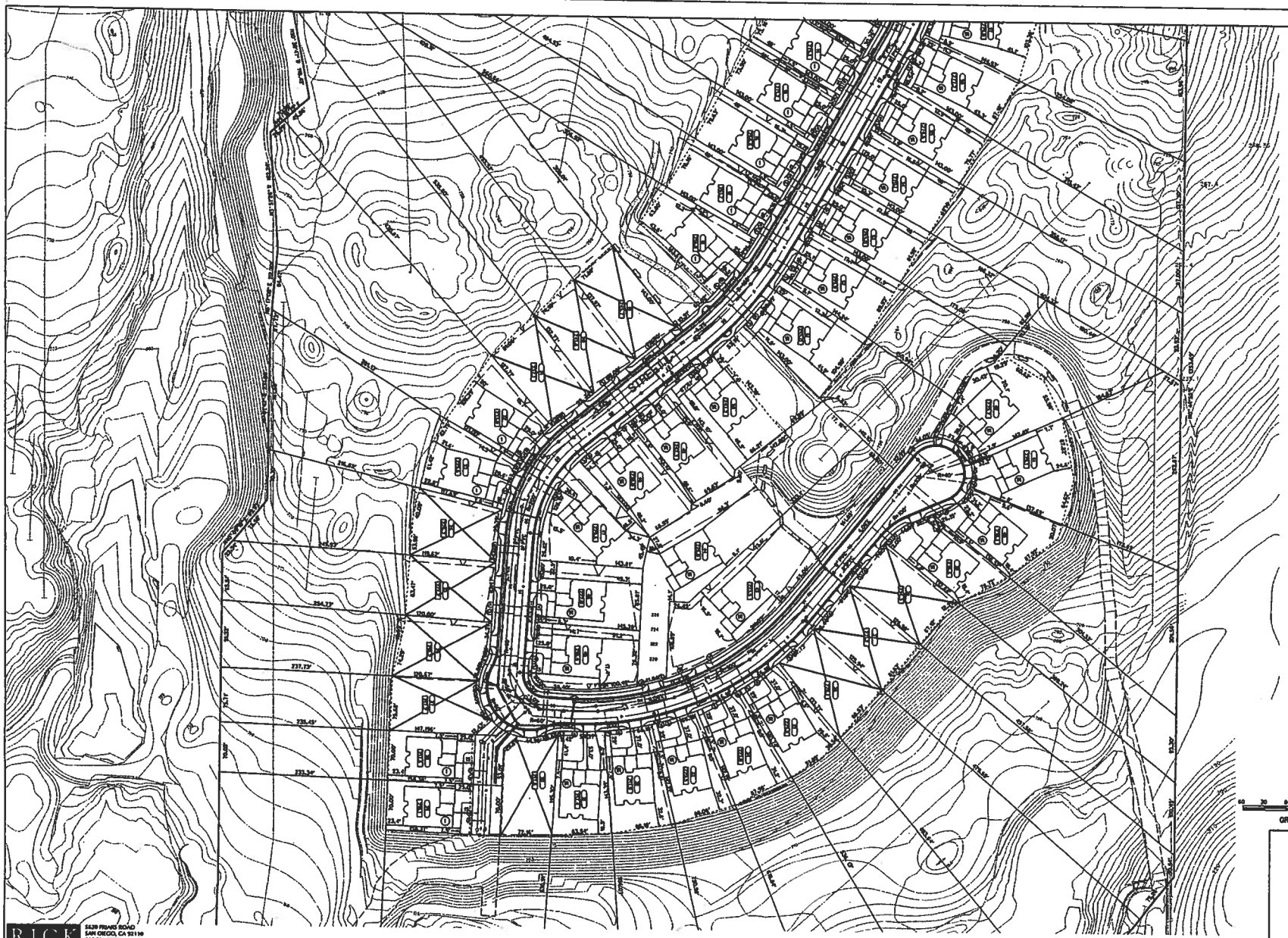


Site Plan
THE GREENS AT ARROWOOD PLAN 1

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 4 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

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



NOTE: An X on the Site Plan indicates that the plan type does not fit on that specific lot

GRAPHIC SCALE 1" = 60'

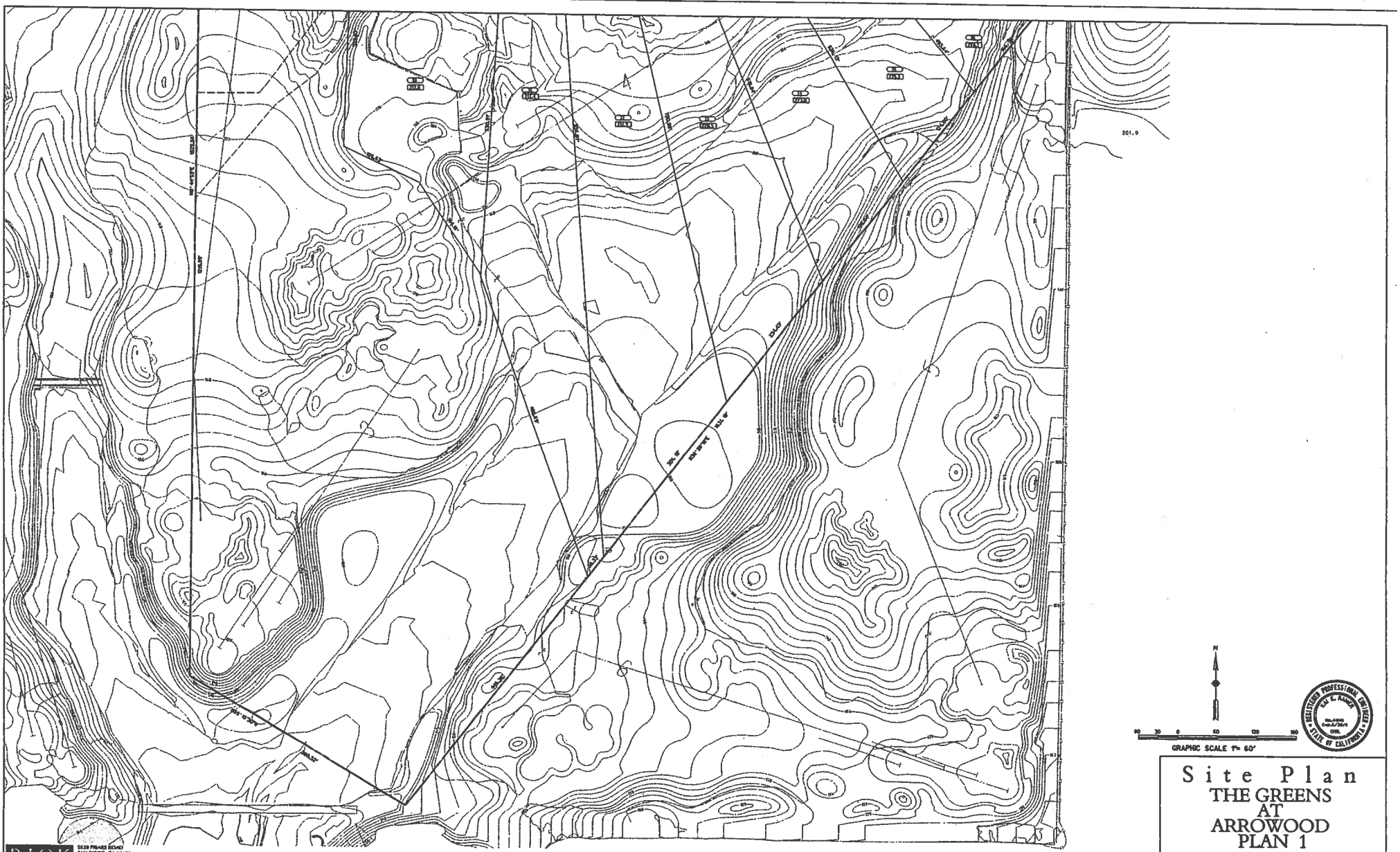
Site Plan
THE GREENS AT ARROWOOD PLAN 1

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 5 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165
rickengineering.com
San Diego | Riverside | Sacramento | Orange | Phoenix | Tucson

© 2005 RICK ENGINEERING COMPANY

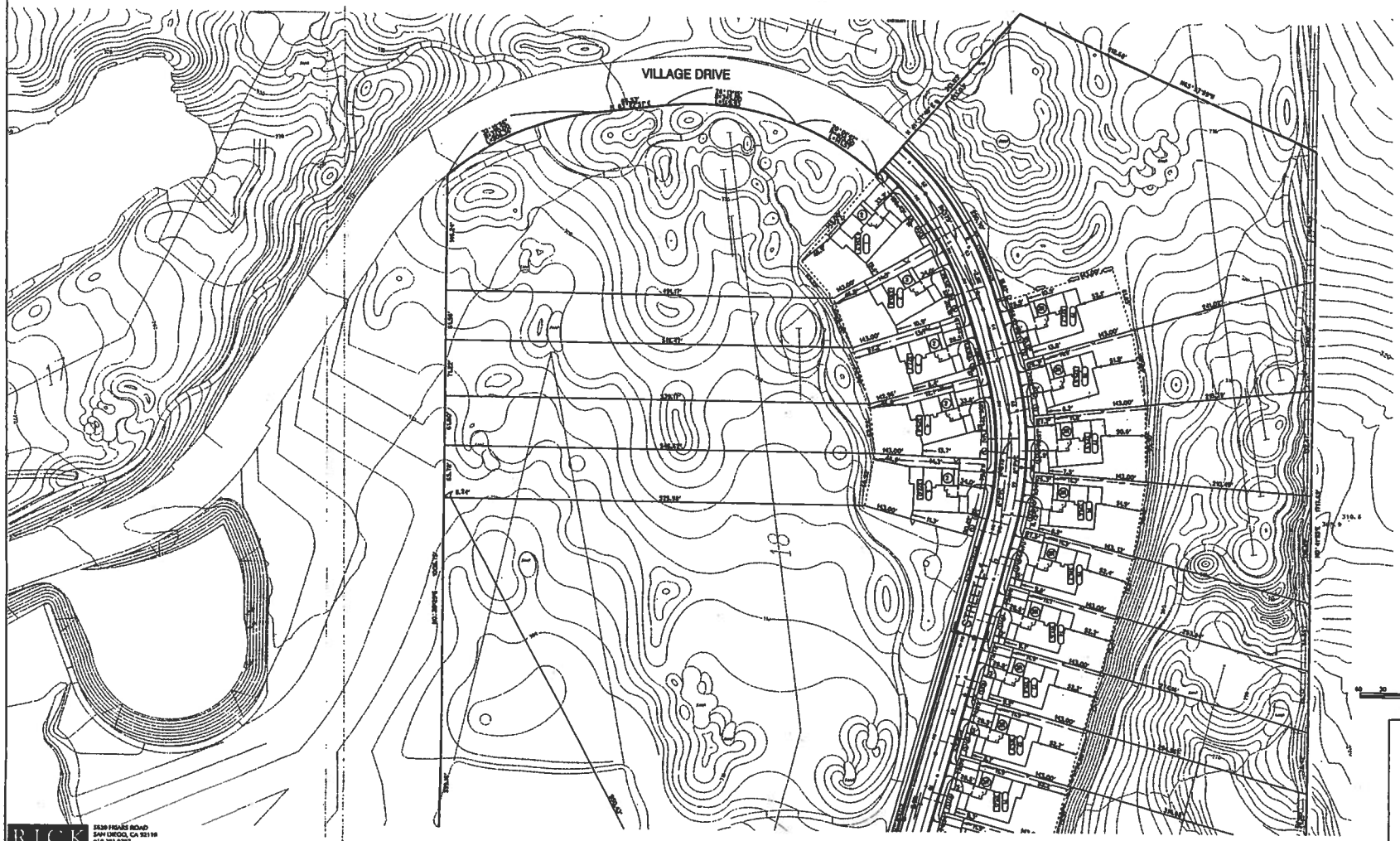


Site Plan
THE GREENS AT ARROWOOD PLAN 1

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 6 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

RICK ENGINEERING COMPANY
5638 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.8707
FAX 619.291.4165
rickengineering.com

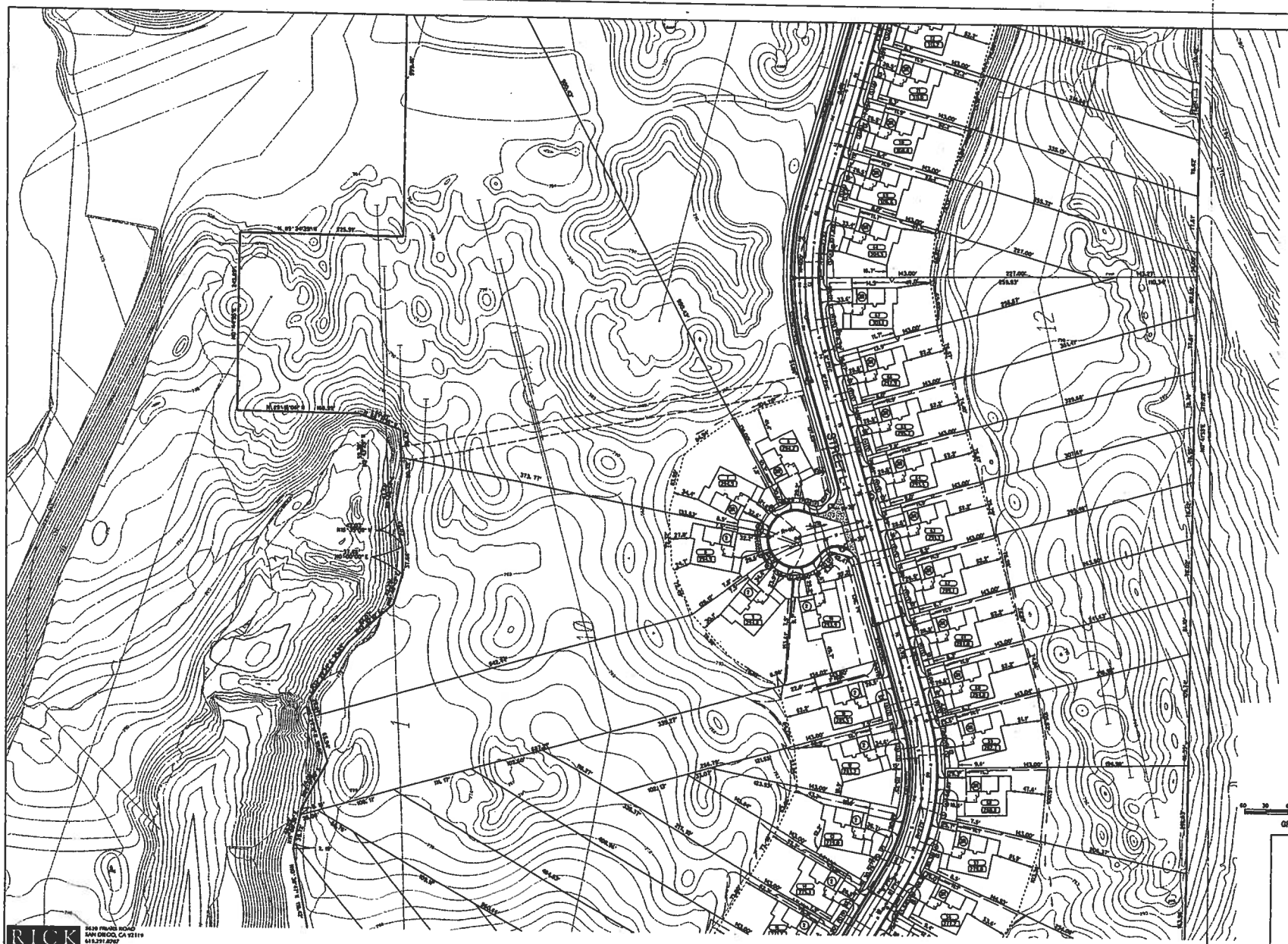


Site Plan
THE GREENS AT ARROWOOD PLAN 2

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 7 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

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

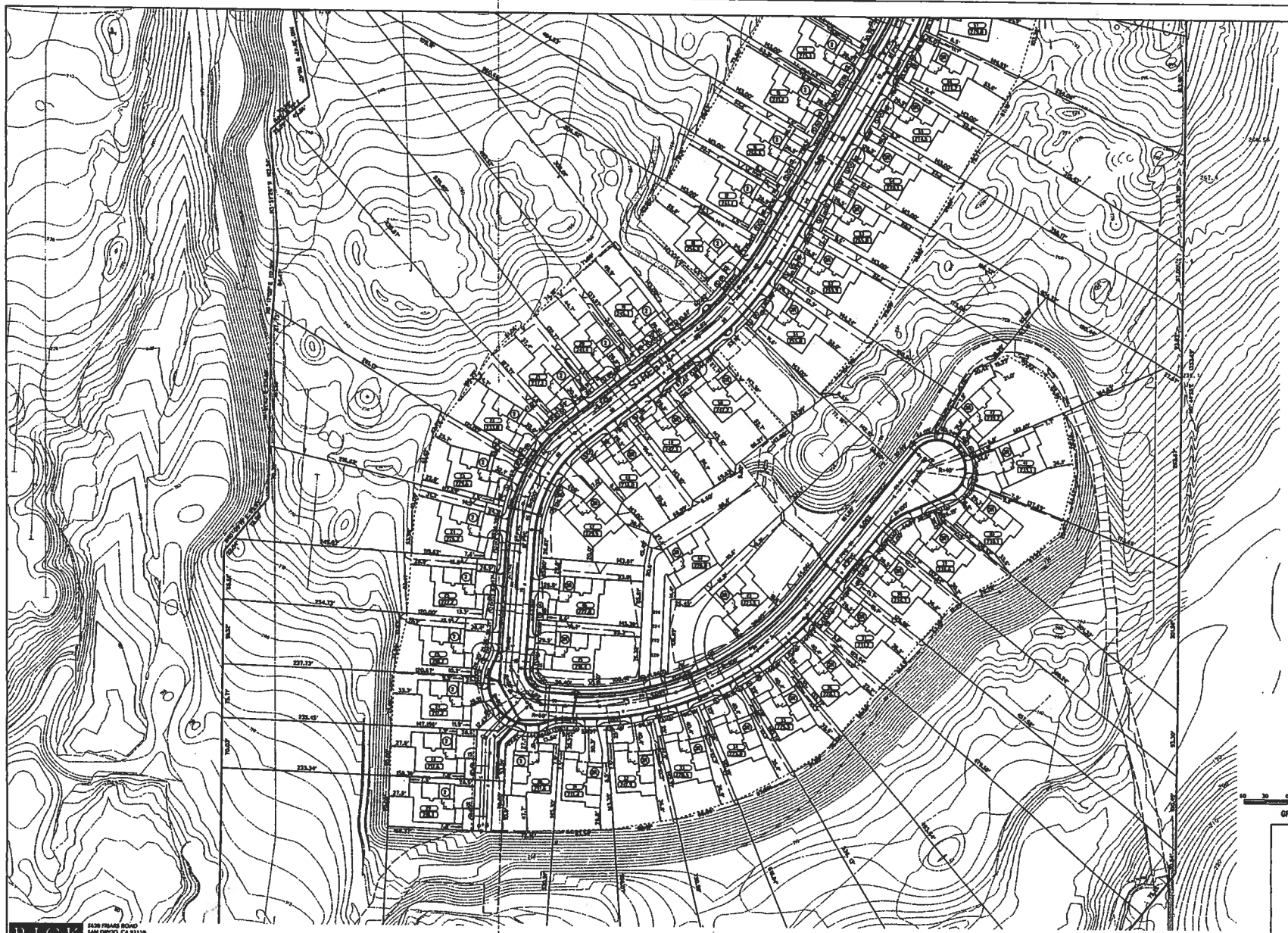


Site Plan
THE GREENS AT ARROWOOD PLAN 2

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 8 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

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



GRAPHIC SCALE 1" = 60'

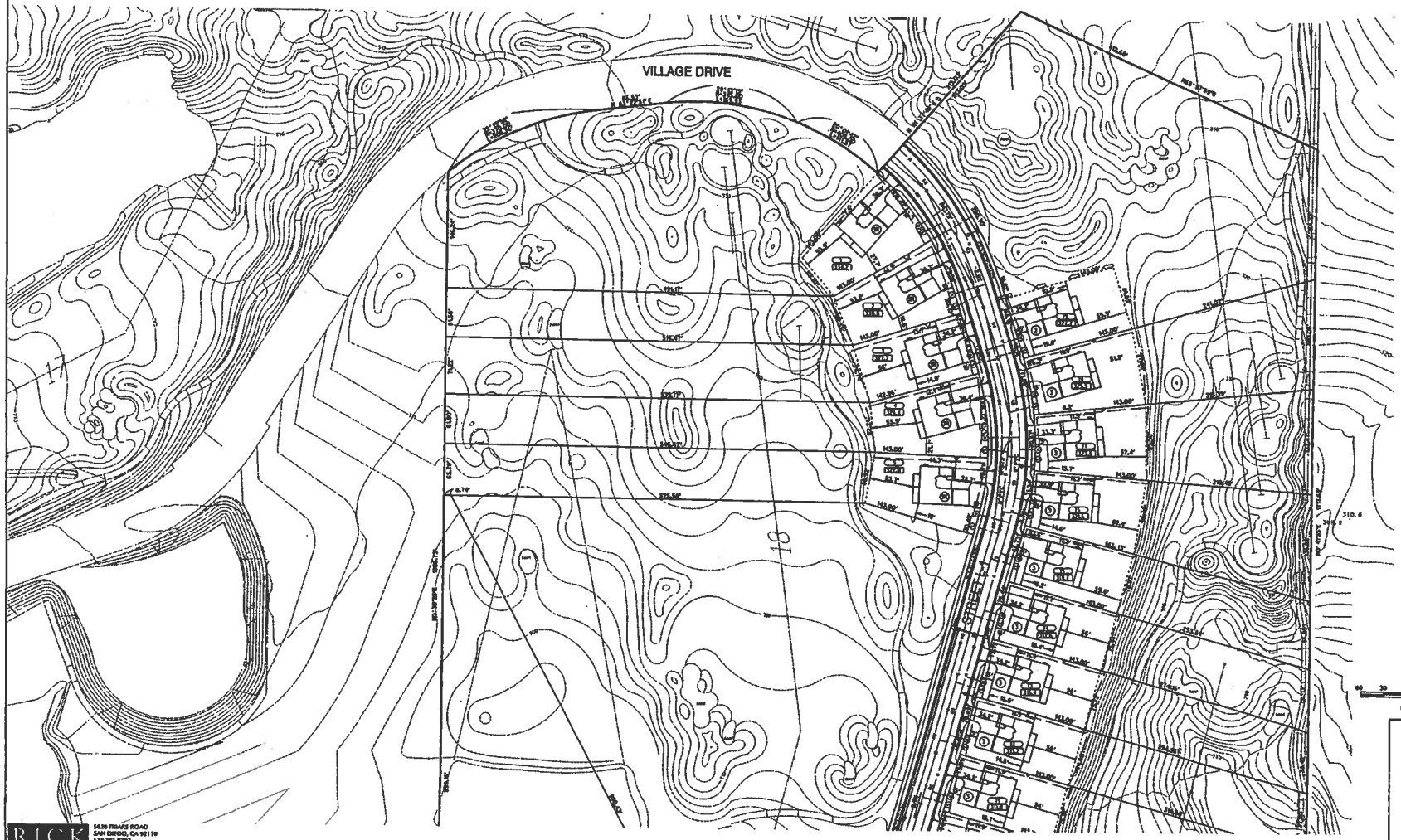
Site Plan
THE GREENS AT ARROWOOD PLAN 2

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 9 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0507
FAX 619.291.4165
rick@rickengineering.com
San Diego Riverside Temecula Orange Phoenix Tucson

© 2006 Rick Engineering Company



RICK ENGINEERING COMPANY
5620 FRANKS ROAD
SAN DIEGO, CA 92119
619.291.8787
FAX619.291.4165

Site Plan
THE GREENS AT ARROWOOD PLAN 3

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 10 OF 19

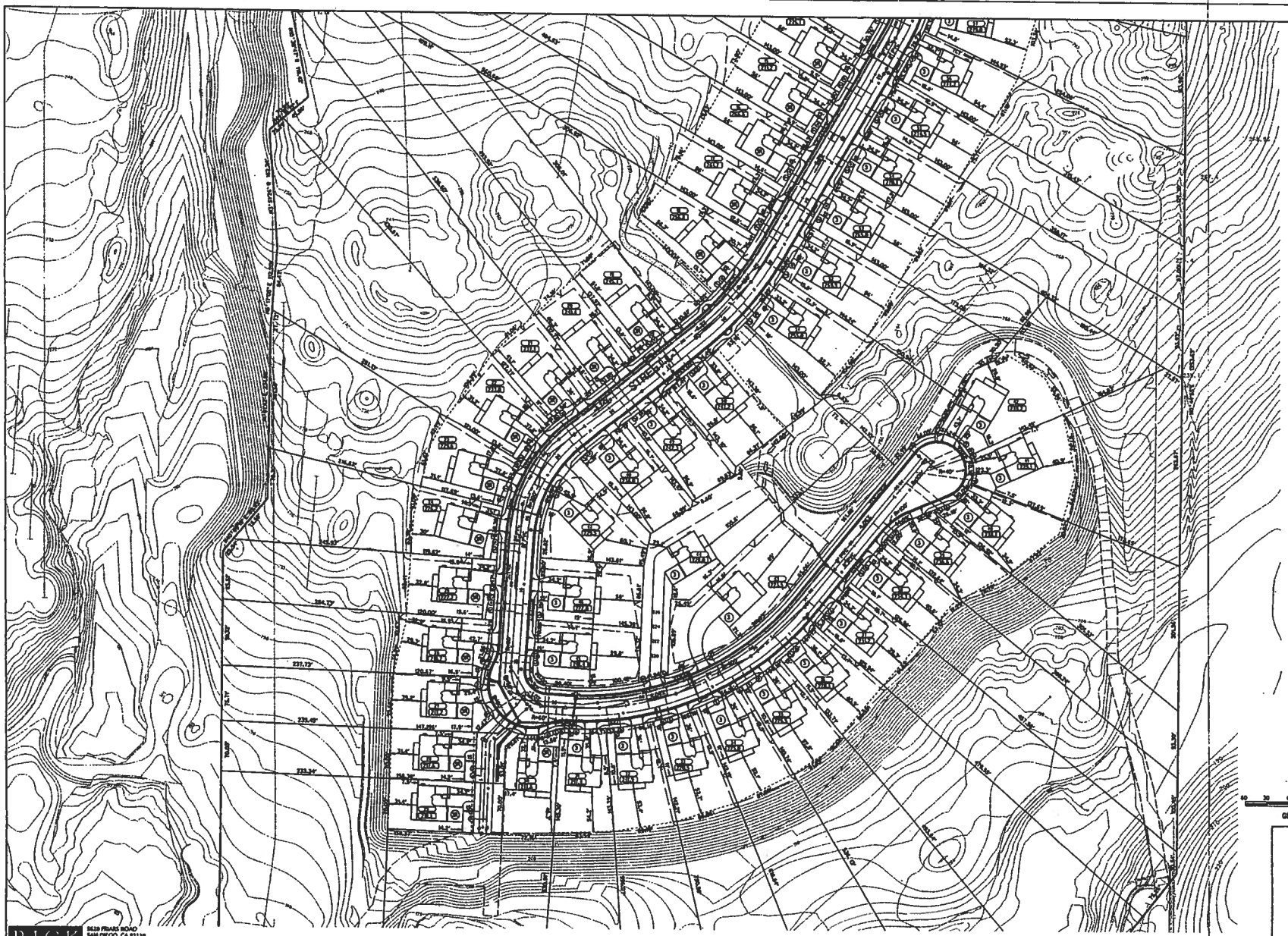
PRELIMINARY
NOT FOR CONSTRUCTION

Site Plan
THE GREENS AT ARROWOOD PLAN 3

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 11 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

RICK ENGINEERING COMPANY
5620 TRIANS ROAD
SAN DIEGO, CA 92110
619.291.0707
FAX 619.291.4165



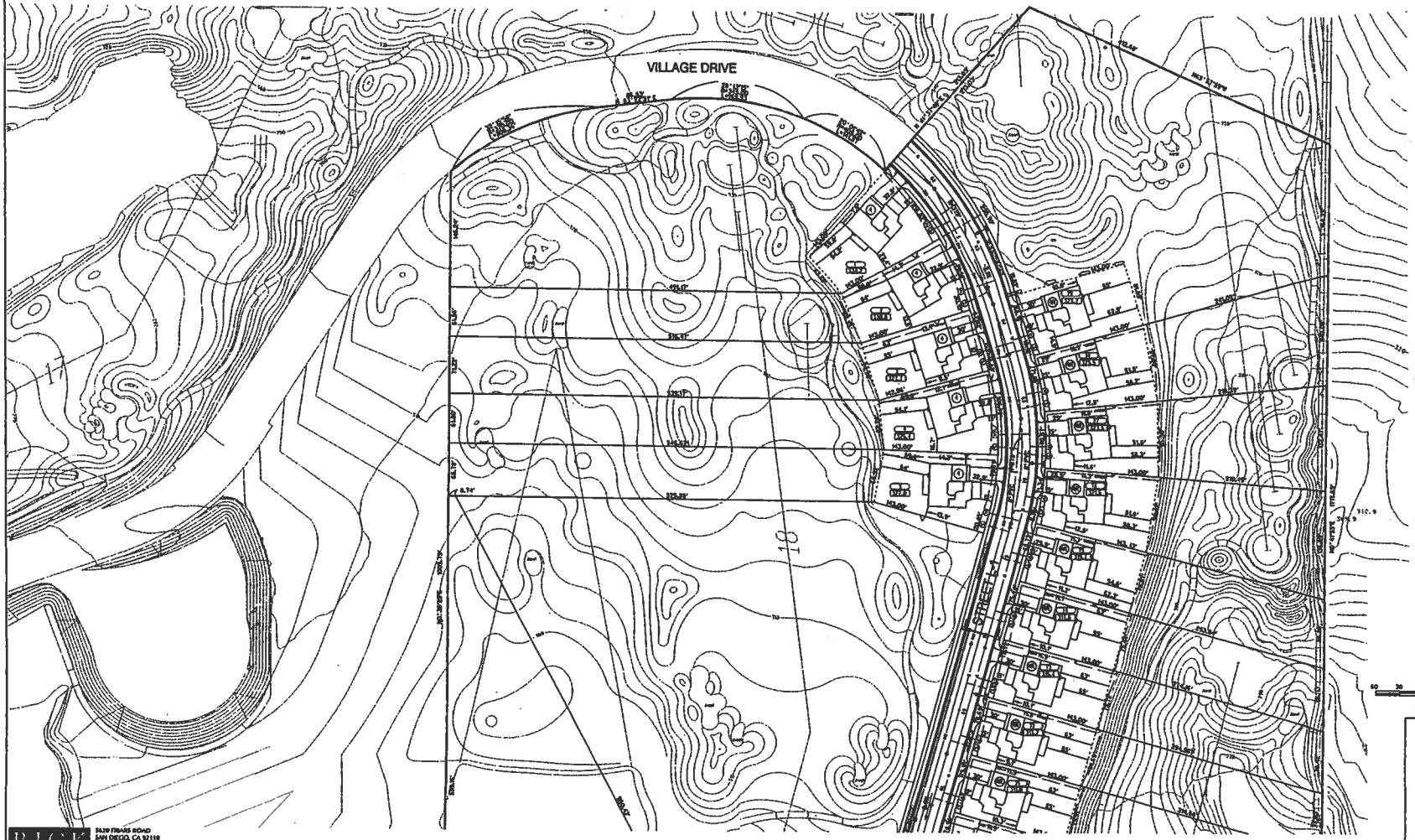
GRAPHIC SCALE 1" = 60'

Site Plan
THE GREENS AT ARROWOOD PLAN 3

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 12 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
FAX 619.291.4165
rickengineering.com
San Diego Riverside Sacramento Orange Phoenix Tucson



GRAPHIC SCALE 1" = 60'

Site Plan
THE GREENS AT ARROWOOD PLAN 4

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 13 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

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

© 2006 Rick Engineering Company

GRAPHIC SCALE 1" = 60'

Site Plan
THE GREENS AT ARROWOOD PLAN 4

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 14 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
FAX619.291.4165
rickengineering.com
San Diego Riverside Sacramento Orange Phoenix Tucson

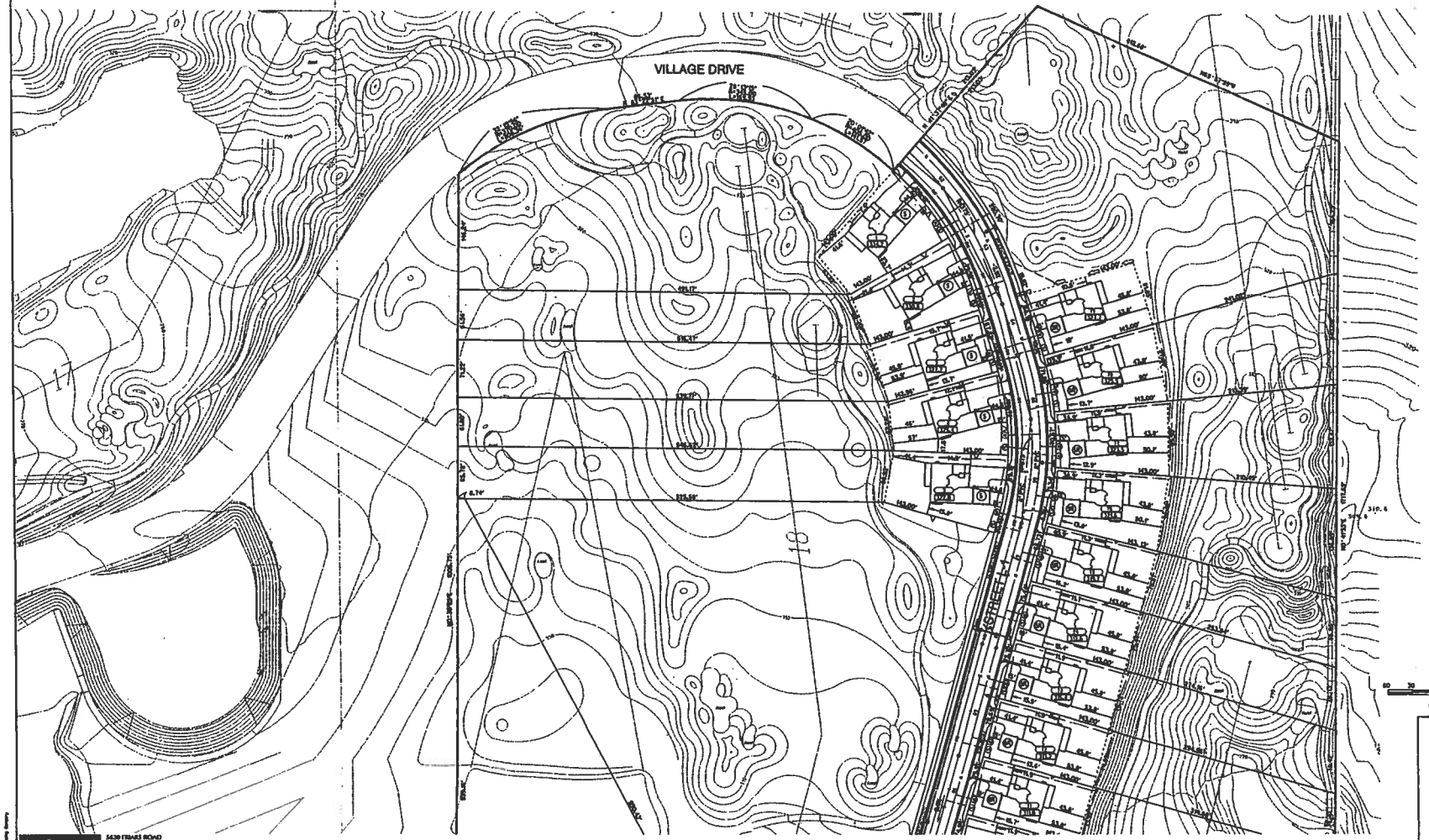
GRAPHIC SCALE 1" = 60'

Site Plan
THE GREENS AT ARROWOOD PLAN 4

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 15 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0507
FAX619.291.4165
rickengineering.com

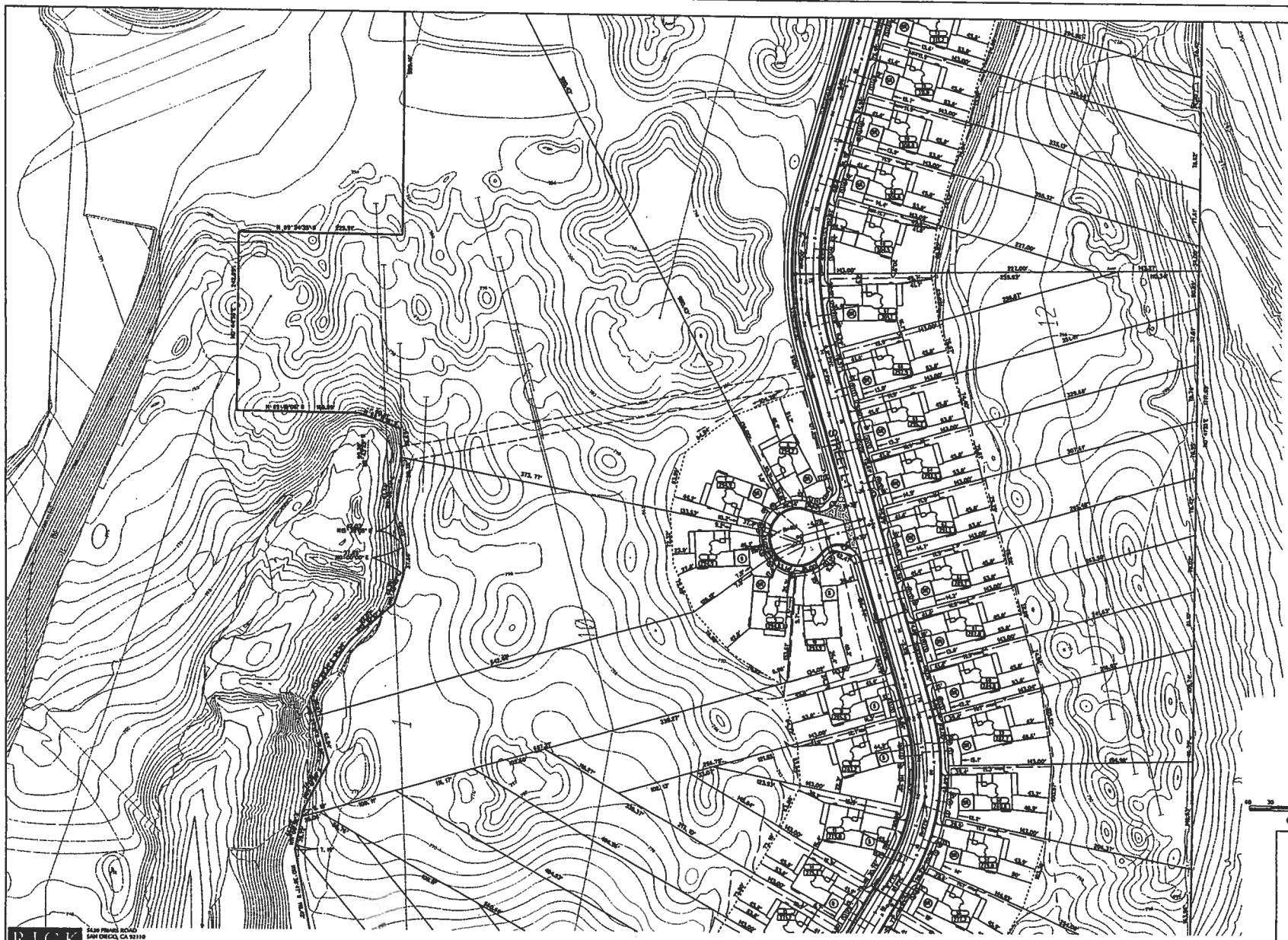


Site Plan
THE GREENS AT ARROWOOD PLAN 5

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 16 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

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

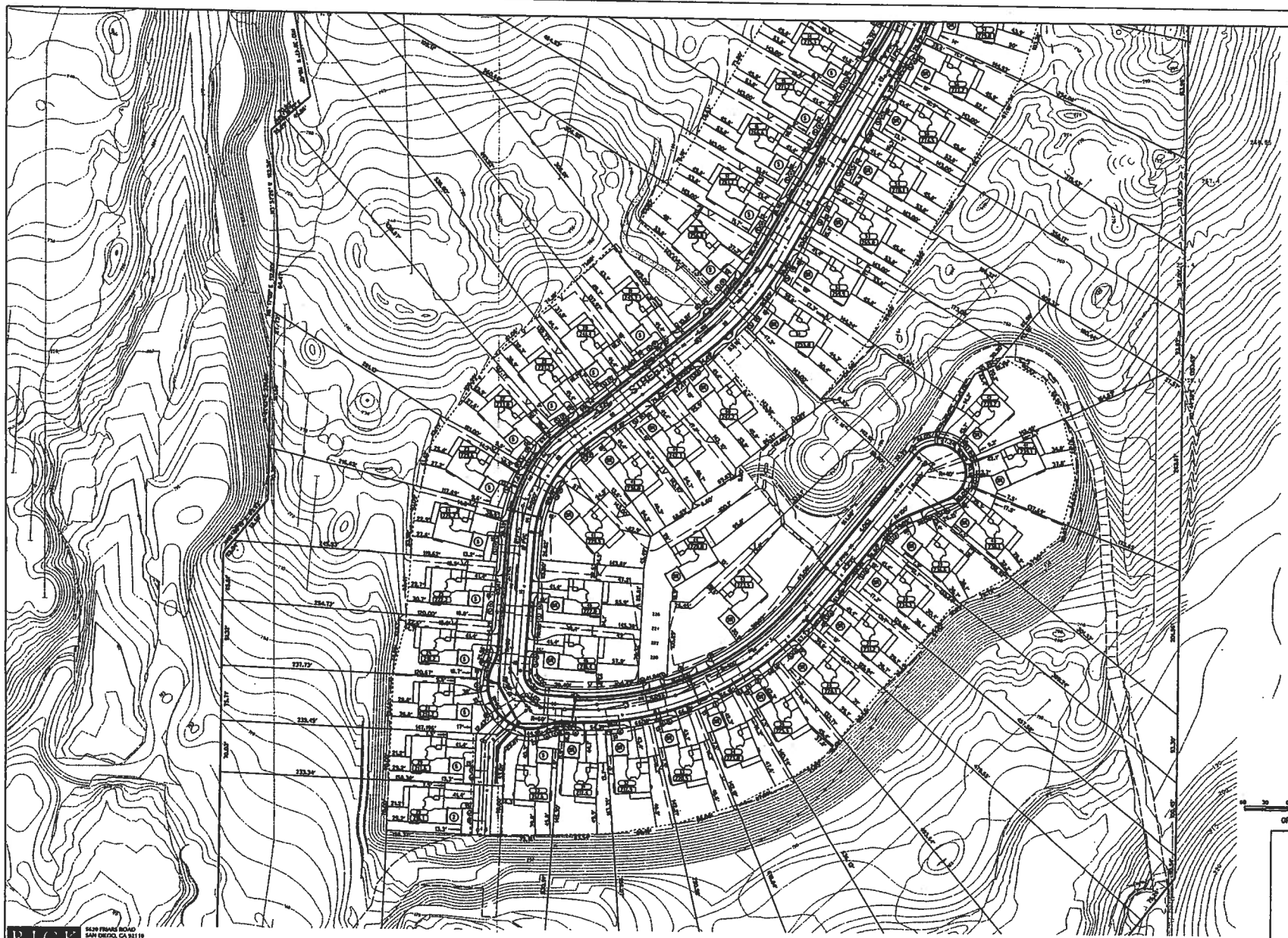


Site Plan
THE GREENS AT ARROWOOD PLAN 5

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 17 OF 19

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

PRELIMINARY
NOT FOR CONSTRUCTION



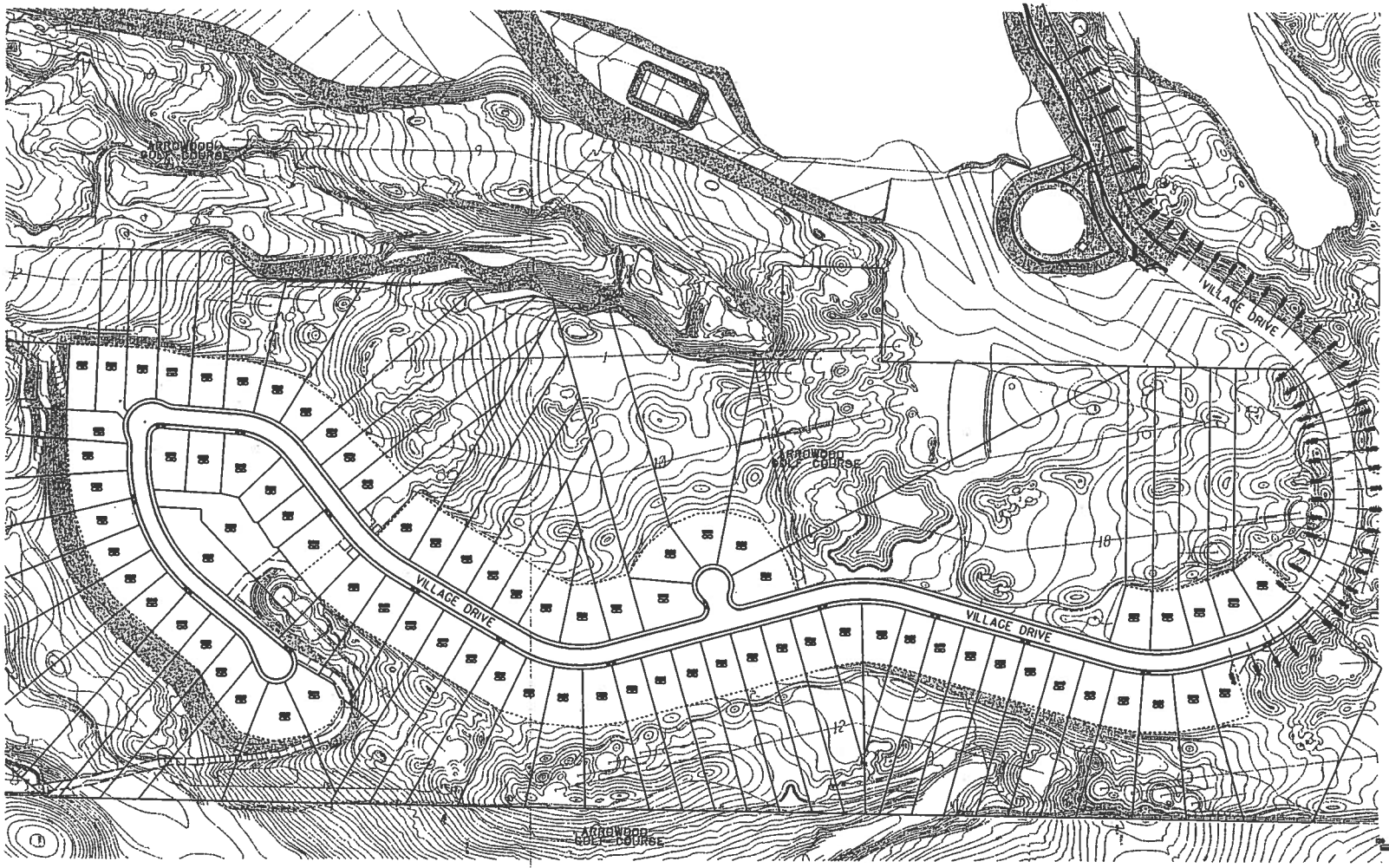
GRAPHIC SCALE 1" = 60'

Site Plan
THE GREENS AT ARROWOOD PLAN 5

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 18 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.6707
619.291.4165
rickengineering.com



Site Plan
THE GREENS AT ARROWOOD PLAN

MORRO HILLS NEIGHBORHOOD 'L'
VILLAGE AND GOLF COURSE
SHEET 19 OF 19

PRELIMINARY
NOT FOR CONSTRUCTION

RICK ENGINEERING COMPANY
3620 FRIARS ROAD
SAN DIEGO, CA 92110
619.297.8707
FAX619.291.4165

RECEIVED
DEC 03 2010
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

THE GREENS at ARROWOOD

Toll Brothers

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

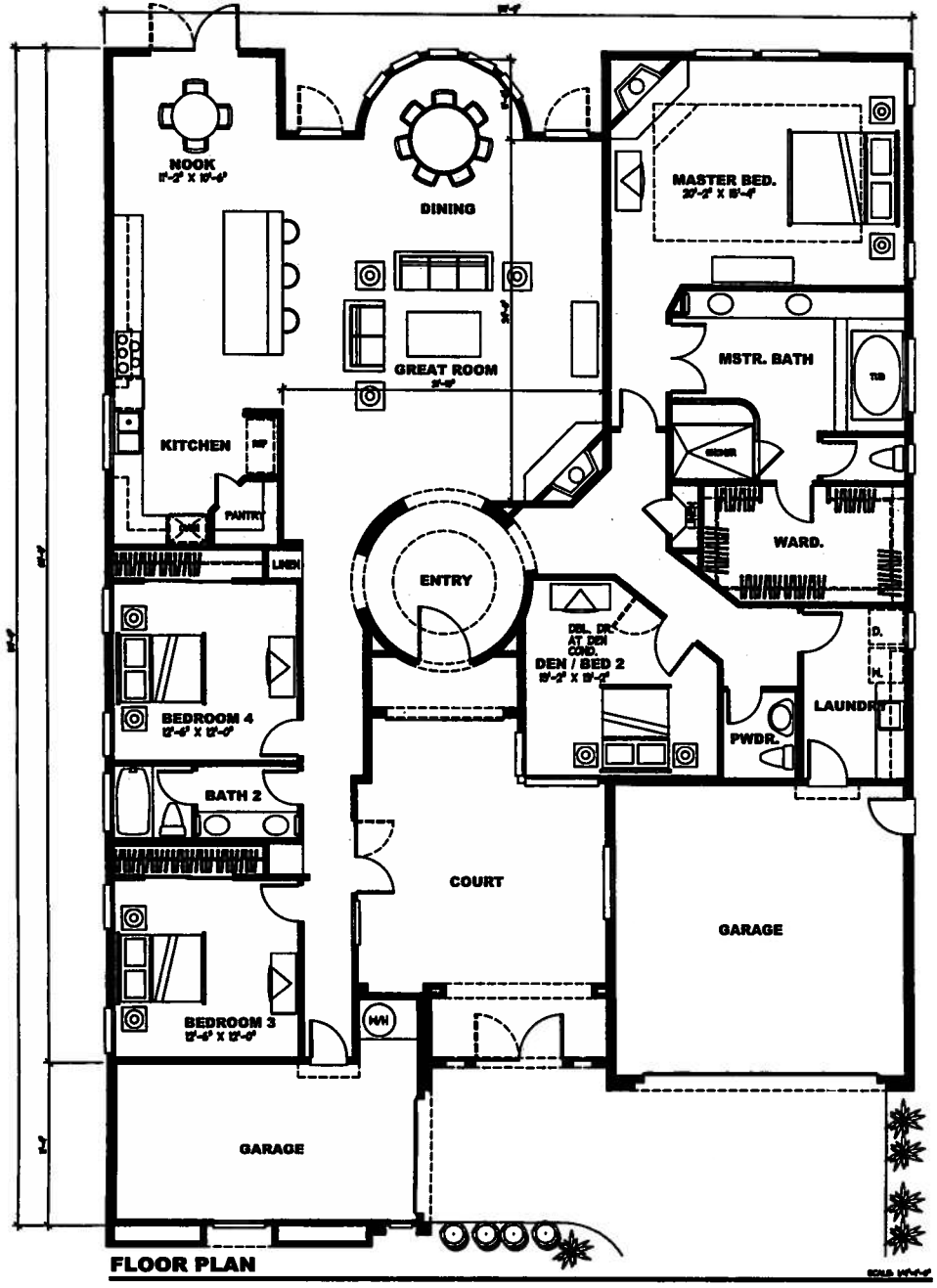
THE GREENS at ARROWOOD

Architecture
2018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 1/13/10

Sheet C

Of



FLOOR PLAN

PLAN 1
FLOOR PLAN

SQUARE FOOTAGE	
FIRST FLOOR	2,400 SQ. FT.
TOTAL	2,400 SQ. FT.
GARAGE 1	348 SQ. FT.
GARAGE 2	427 SQ. FT.
PORCH	54 SQ. FT.

Toll Brothers

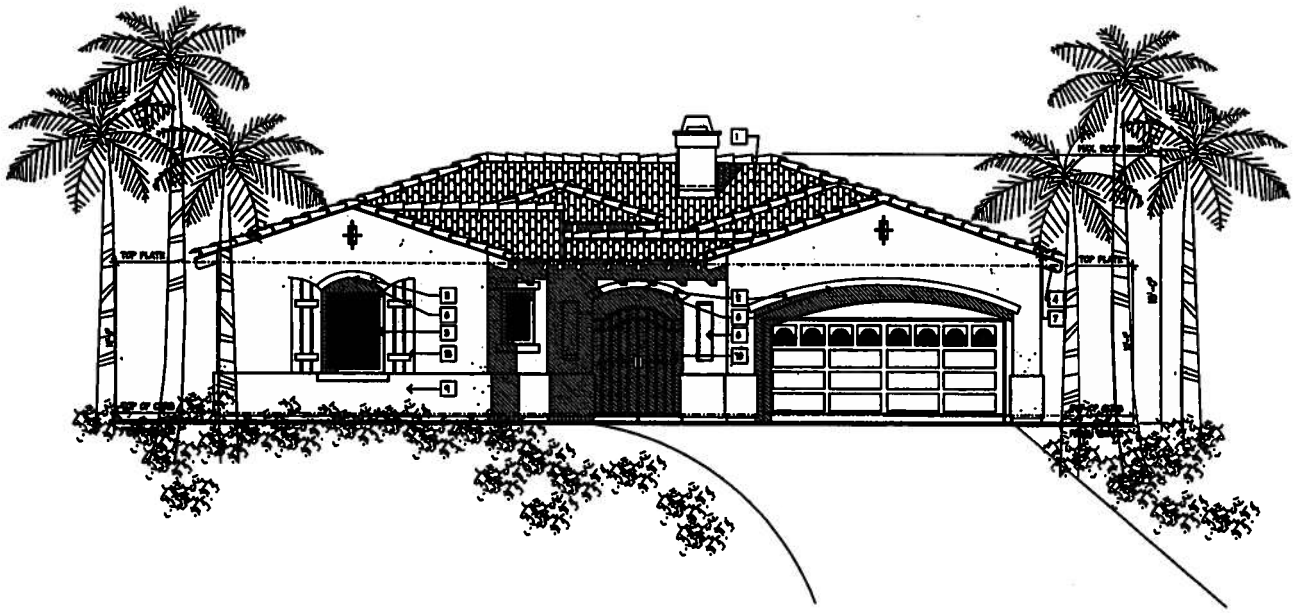
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
6118 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 1.1 Of



FRONT ELEVATION - "SPANISH COLONIAL"

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

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 1
FRONT ELEVATION
"SPANISH COLONIAL"

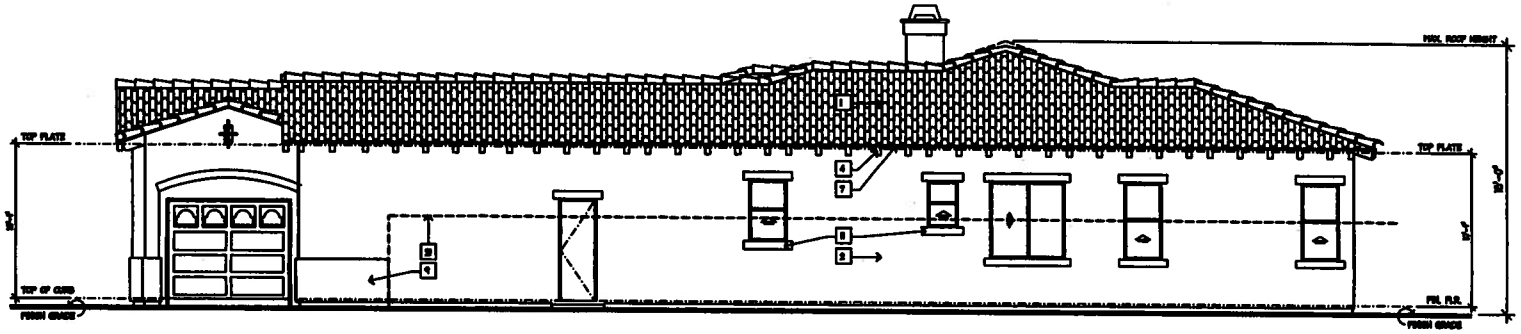
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

L S A
Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

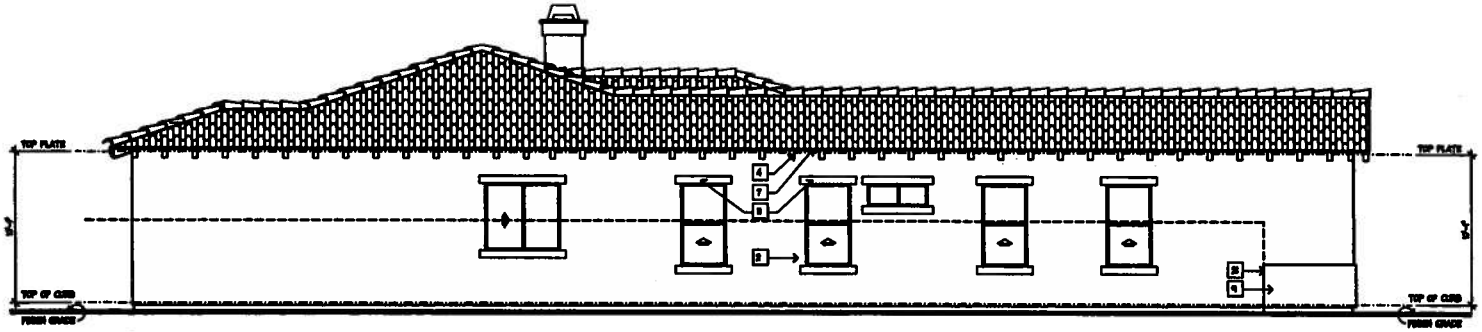
Date: 11/30/10

Sheet **1.2** Of



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 1
SIDE ELEVATIONS
"SPANISH COLONIAL"

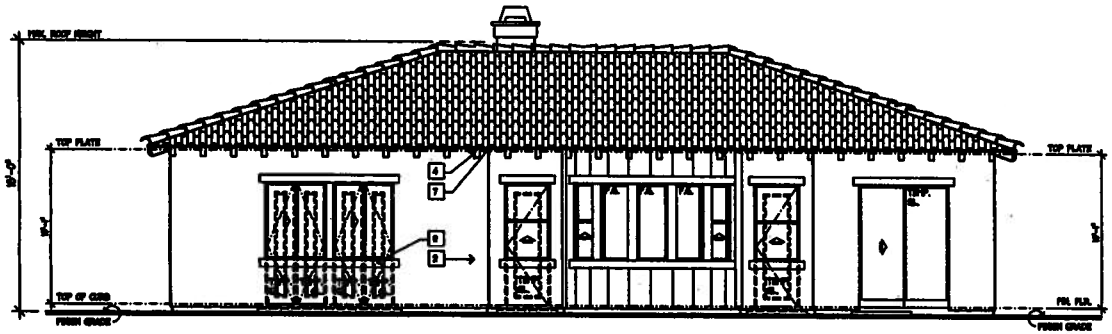
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

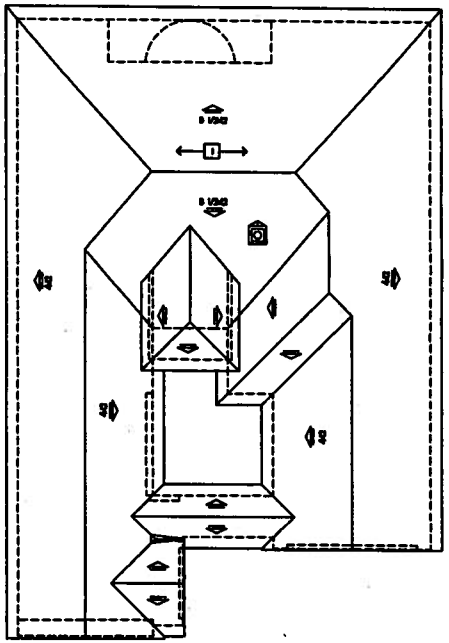
Date: 11/30/10

Sheet 1.3 Of



REAR ELEVATION

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



ROOF PLAN

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

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE M.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. M.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 1
SIDE ELEVATIONS
"SPANISH COLONIAL"

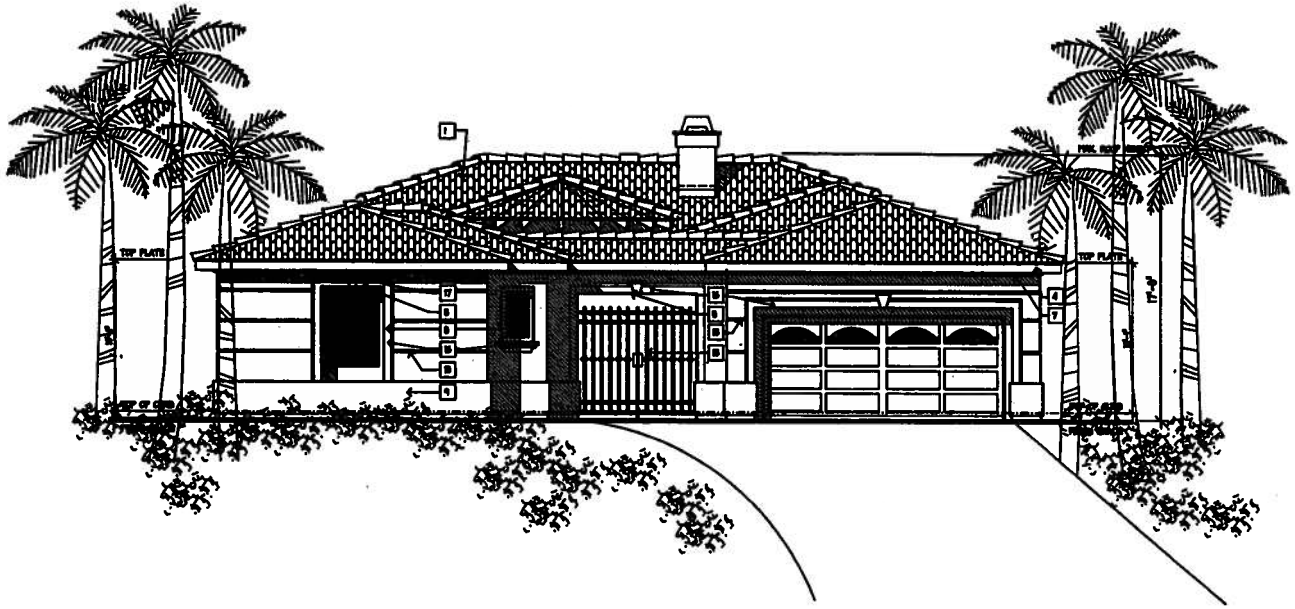
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA
Architecture
8519 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8347

Date: 11/30/10

Sheet **1.4** Of



FRONT ELEVATION - "MEDITERRANEAN"

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE M.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUARDS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 1
FRONT ELEVATION
"MEDITERRANEAN"

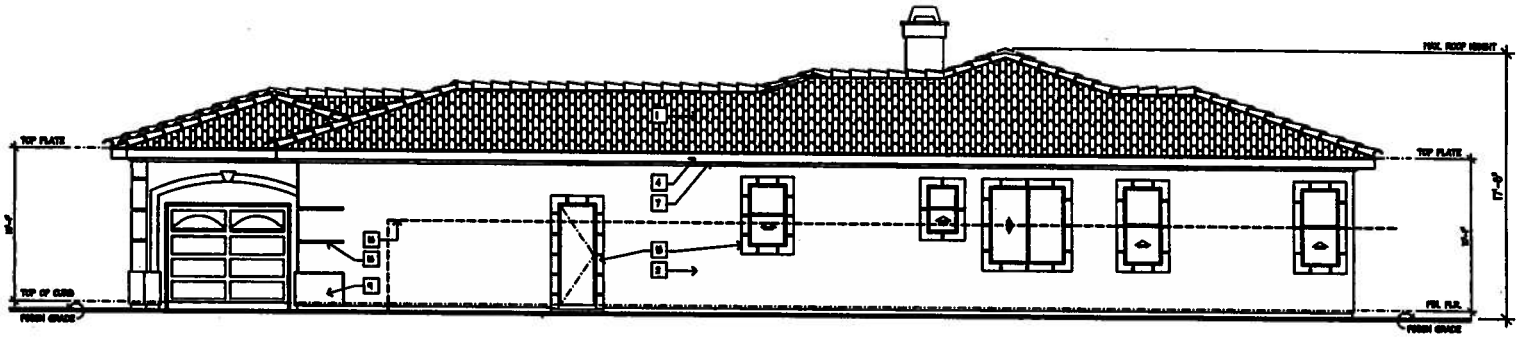
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

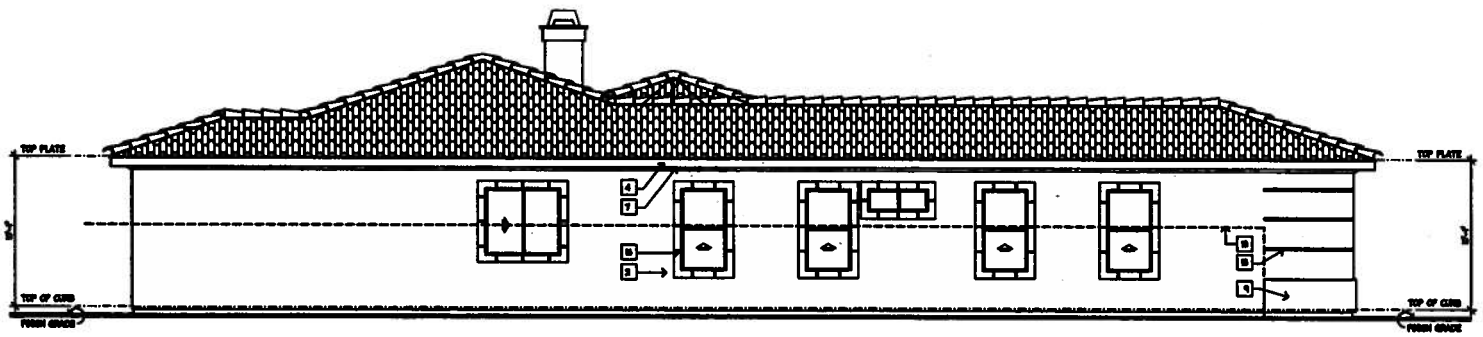
LSA Architecture
3013 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 1.5 Of



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUARDS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 1
SIDE ELEVATIONS
"MEDITERRANEAN"

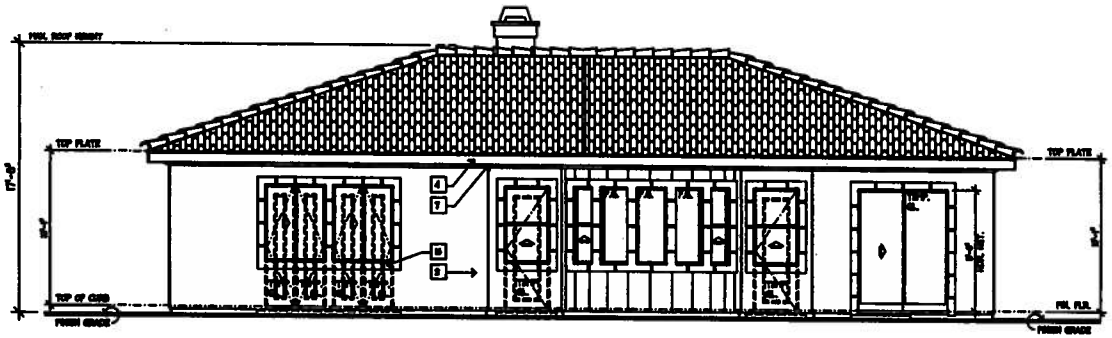
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

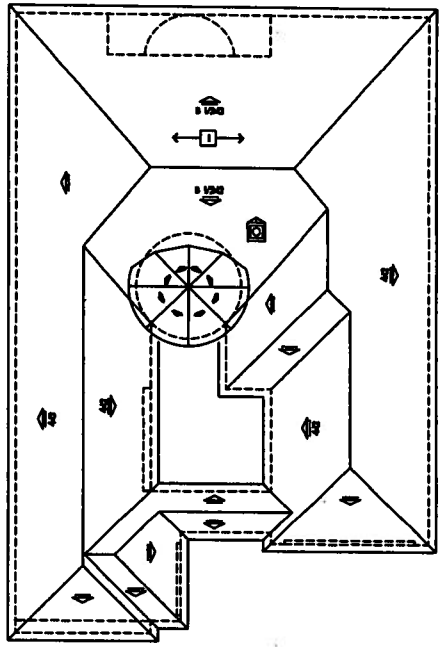
LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet **1.6** Of



REAR ELEVATION



ROOF PLAN

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUARD (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 1
REAR ELEVATION
"MEDITERRANEAN"

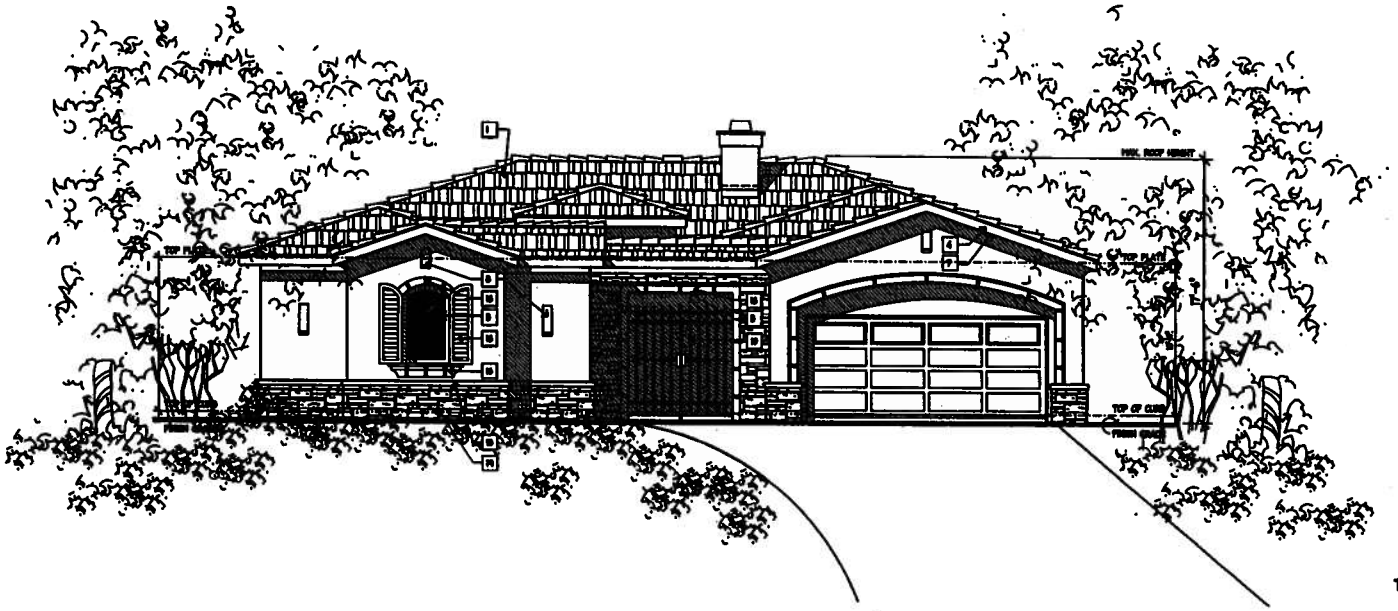
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet **1.7** Of



FRONT ELEVATION - "MANOR"

SCALE 1/4"=1'-0"

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUAGING (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 1
FRONT ELEVATION
"MANOR"

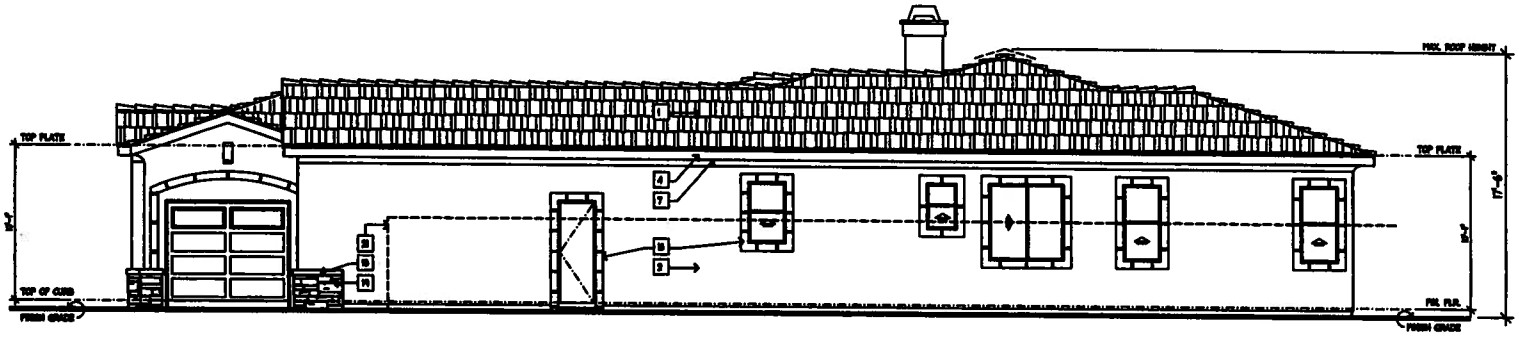
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

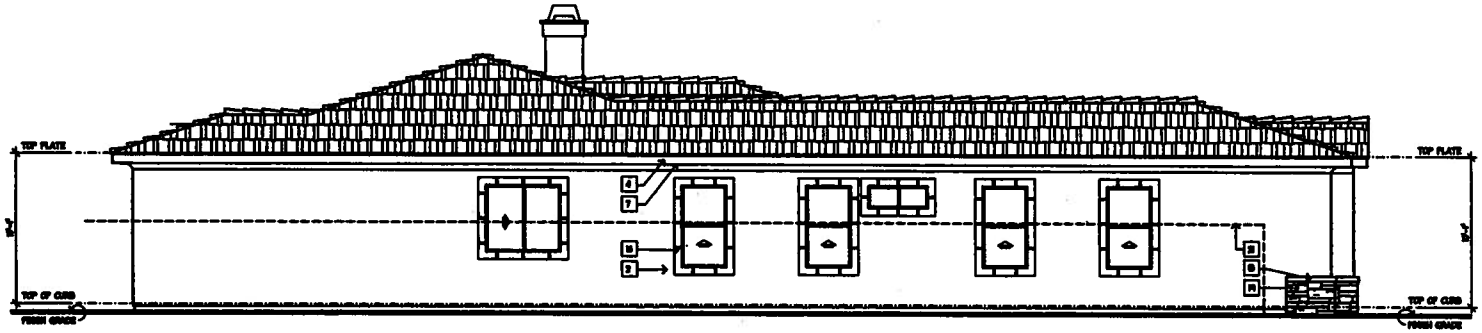
LSA
Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet **1.8** Of



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. H.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 1
SIDE ELEVATIONS
"MANOR"

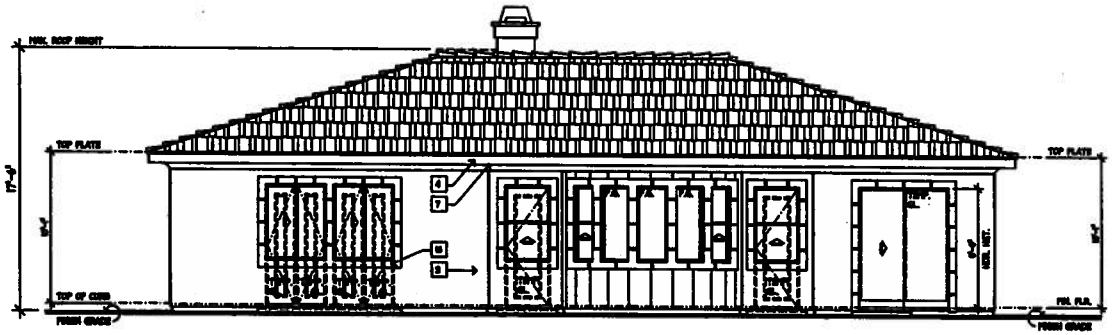
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

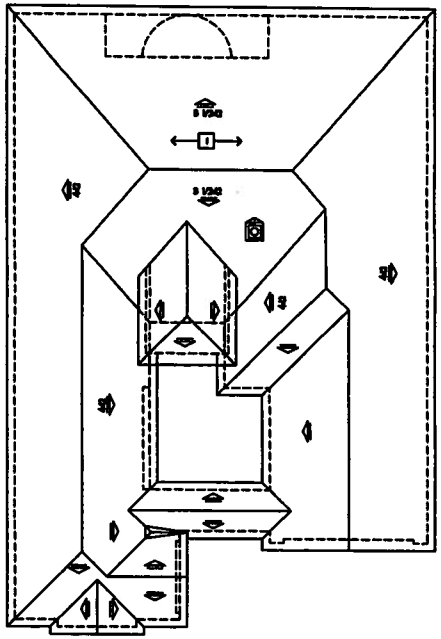
Date: 11/30/10

Sheet **1.9** Of



REAR ELEVATION

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



ROOF PLAN

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

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 1
REAR ELEVATION
"MANOR"

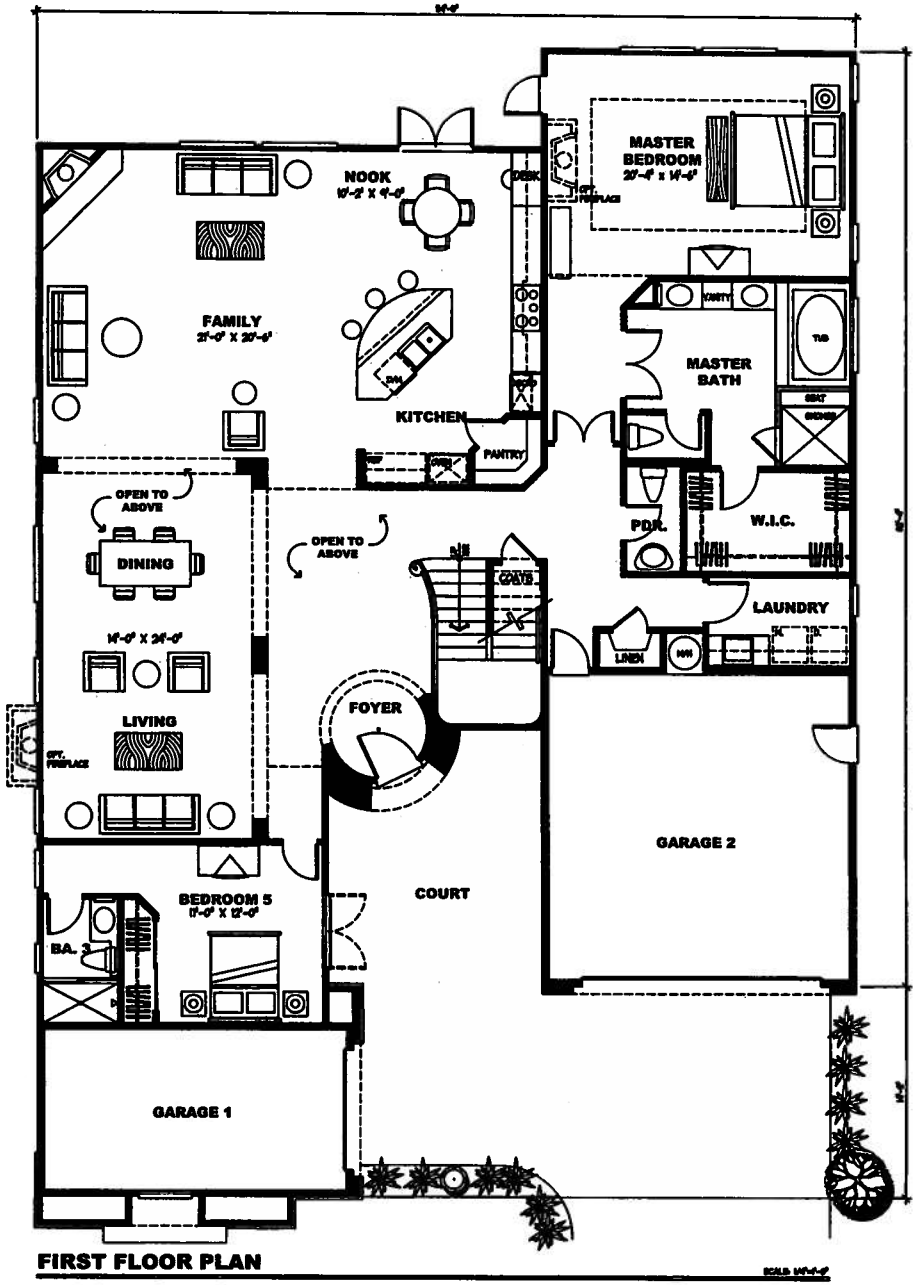
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8112 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet **1.10** Of



FIRST FLOOR PLAN

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

PLAN 2
FIRST FLOOR PLAN

SQUARE FOOTAGE

FIRST FLOOR	2,574	SQ. FT.
SECOND FLOOR	842	SQ. FT.
TOTAL	3,416	SQ. FT.
GARAGE 1	255	SQ. FT.
GARAGE 2	444	SQ. FT.
PORCH	5	SQ. FT.

Toll Brothers

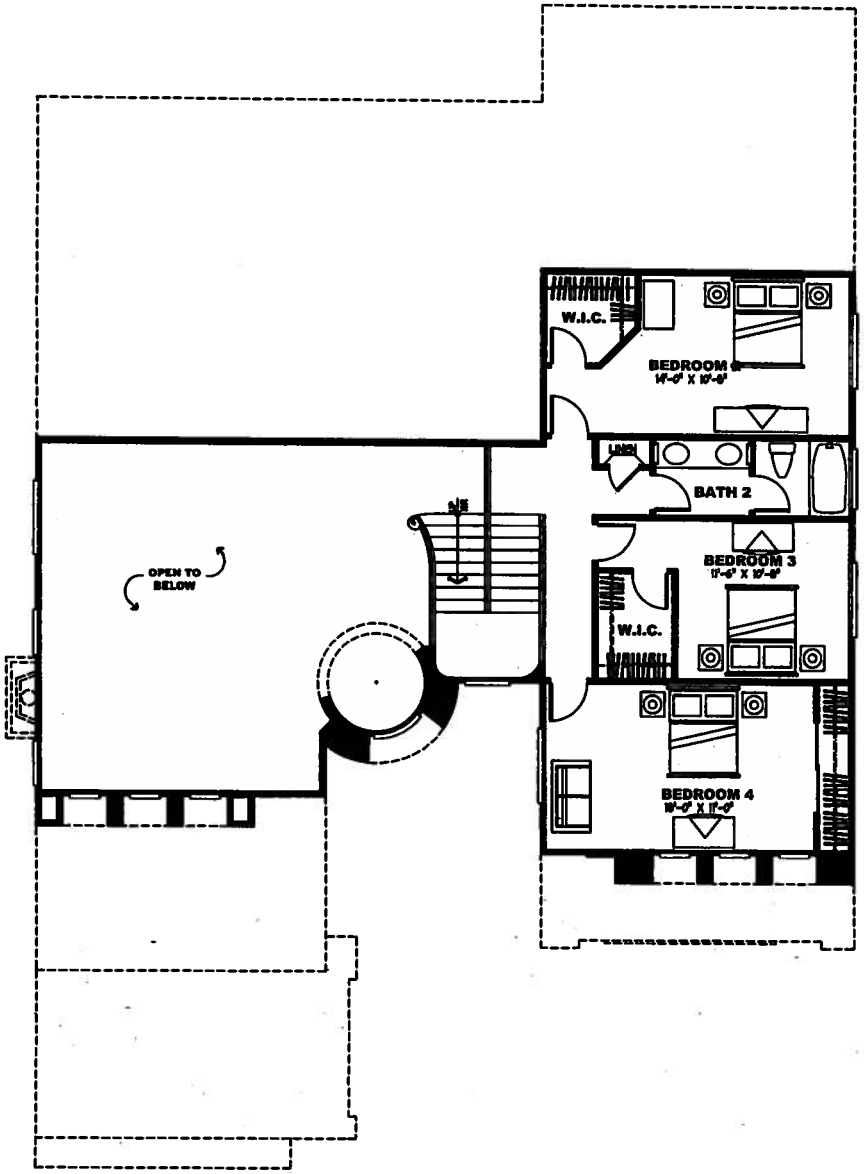
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 2.1 Of



SECOND FLOOR PLAN

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

PLAN 2
SECOND FLOOR PLAN

Toll Brothers

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

Architecture
8533 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet
2.2
Of

FRONT ELEVATION - "SPANISH COLONIAL"

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 2
FRONT ELEVATION
"SPANISH COLONIAL"

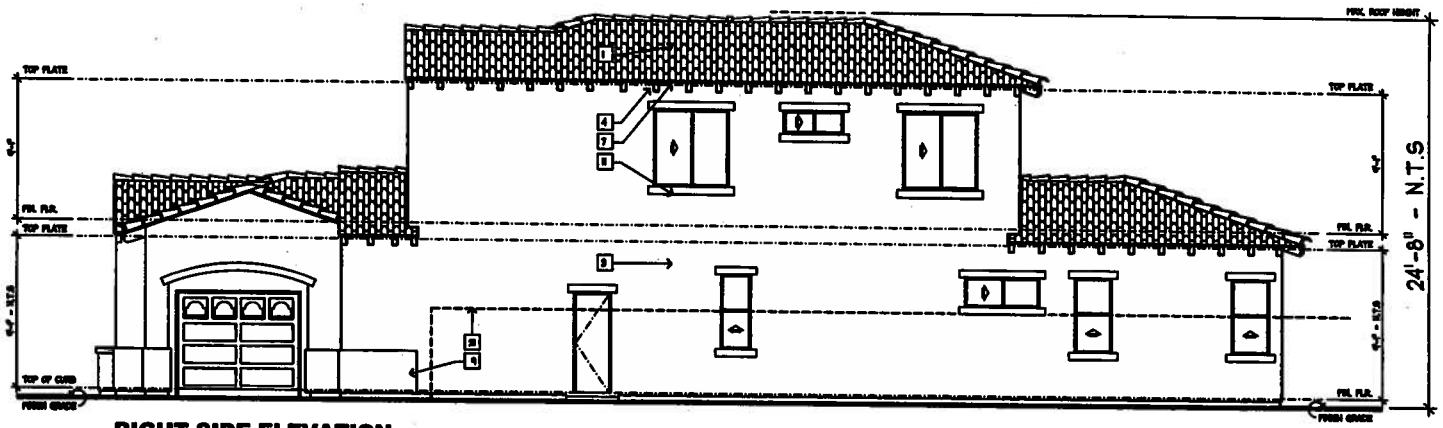
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

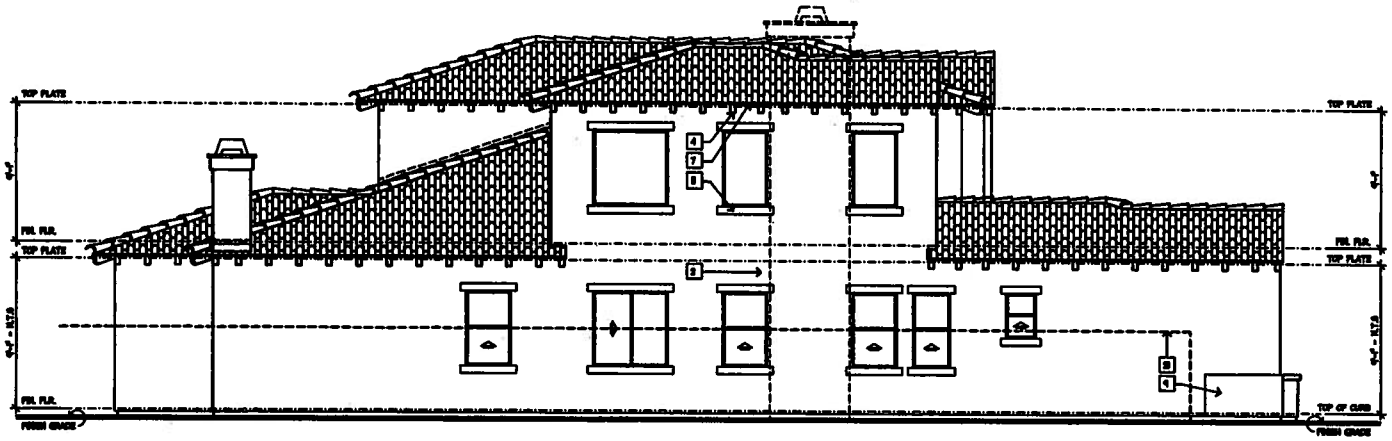
LSA
Architecture
8115 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet
2.3
Of



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 2
FRONT ELEVATION
"SPANISH COLONIAL"

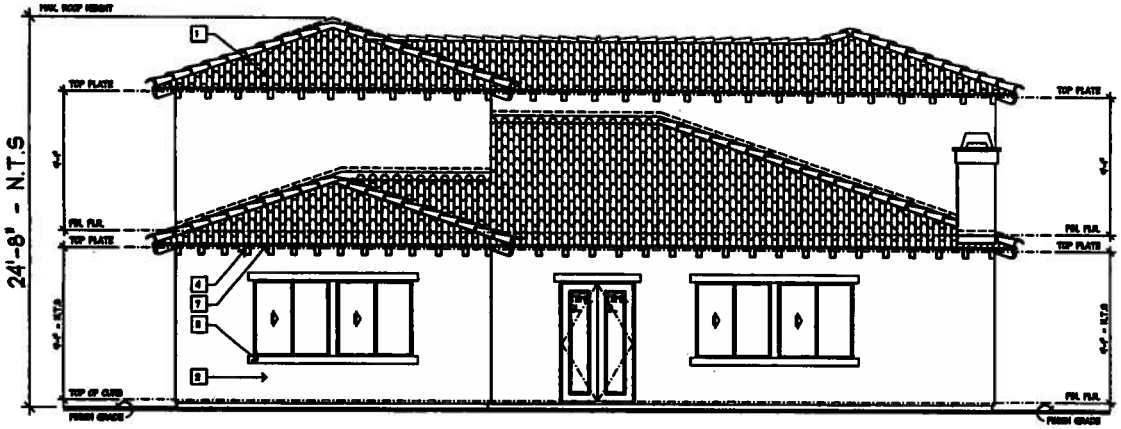
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

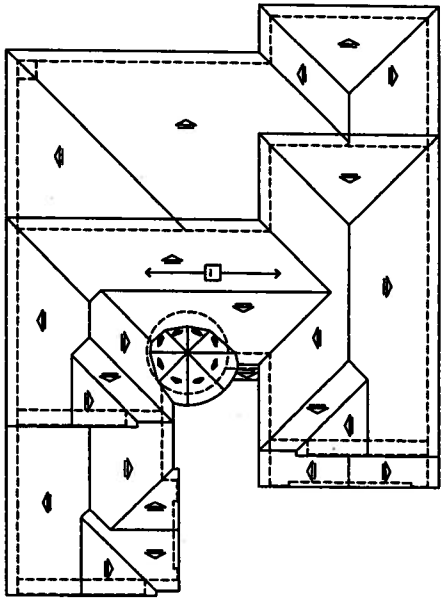
LSA Architecture
2818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 657-8247

Date: 11/30/10

Sheet **2.4** Of



REAR ELEVATION



ROOF PLAN

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 2
ROOF ELEVATION
"SPANISH COLONIAL"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA
Architecture
3818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 2.5 Of

FRONT ELEVATION - "MEDITERRANEAN"

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

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUARDS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 2
FRONT ELEVATION
"MEDITERRANEAN"

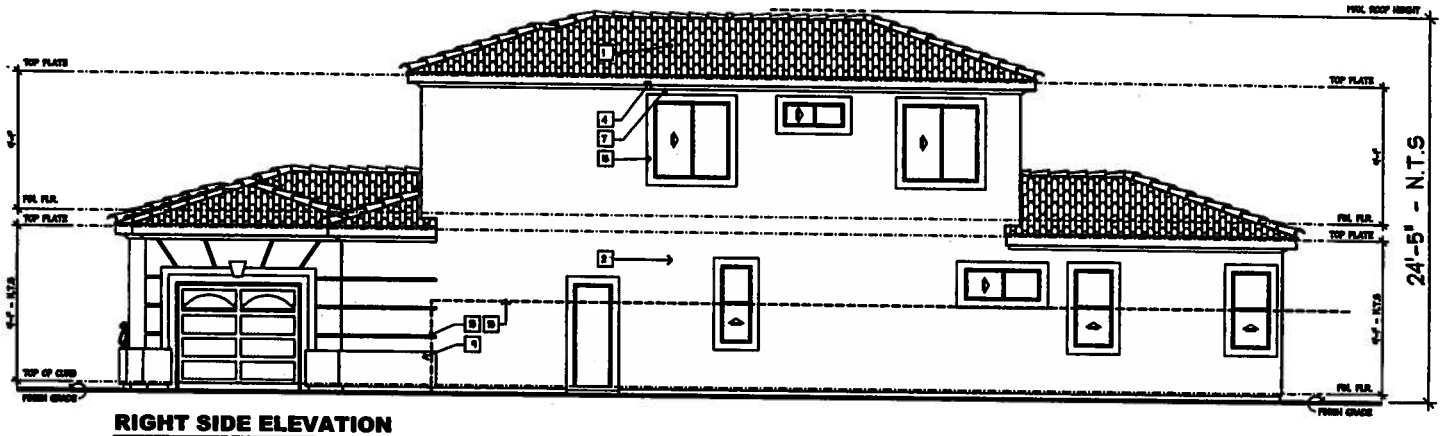
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

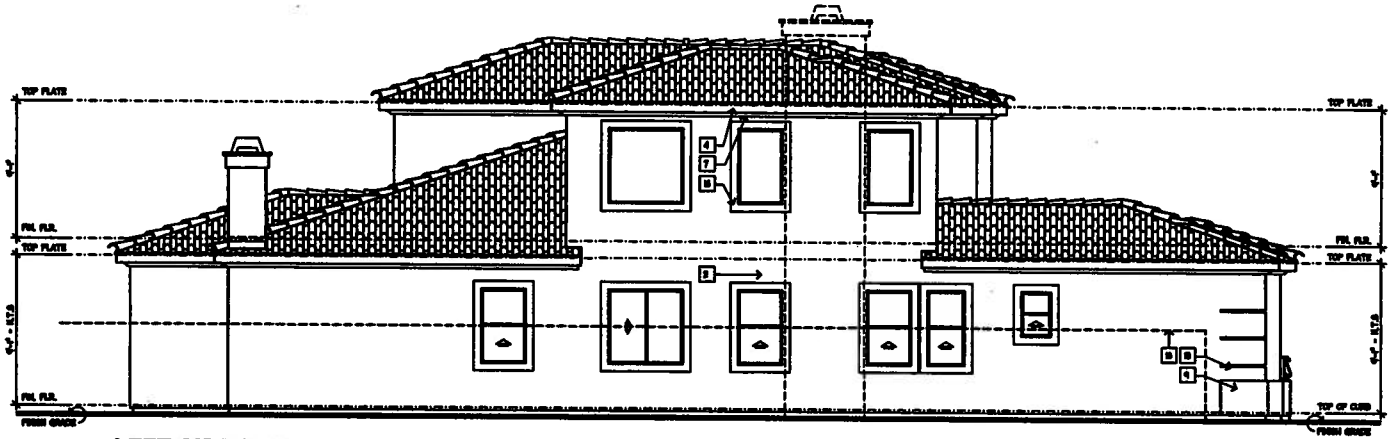
LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet **2.6** Of



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUIONS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 2
FRONT ELEVATION
"MEDITERRANEAN"

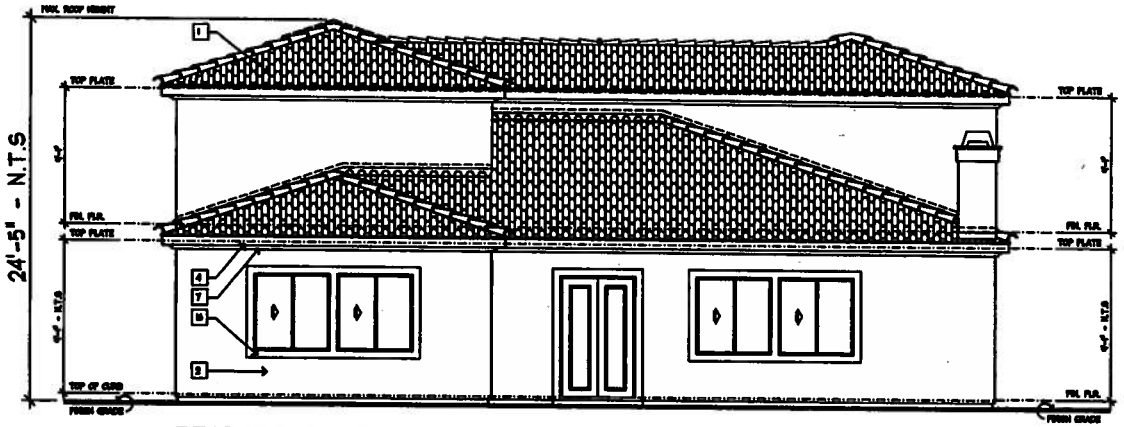
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

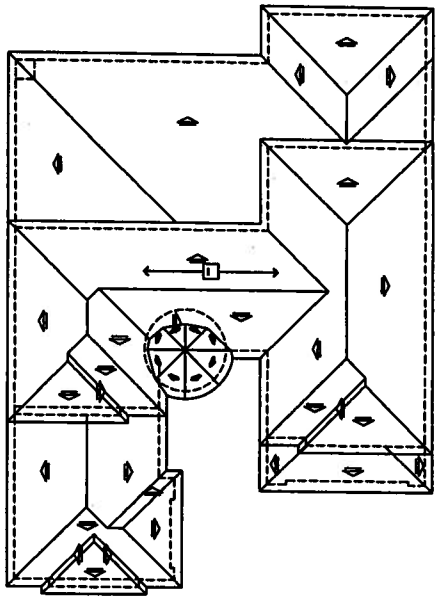
LSA Architecture
8810 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet **2.7** Of



REAR ELEVATION



ROOF PLAN

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUARD (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 2
ROOF ELEVATION
"MEDITERRANEAN"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-131
Anaheim, CA 92808
(714) 647-8347

Date: 11/30/10

Sheet **2.8** Of

FRONT ELEVATION - "MANOR"

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

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
19. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 2
FRONT ELEVATION
"MANOR"

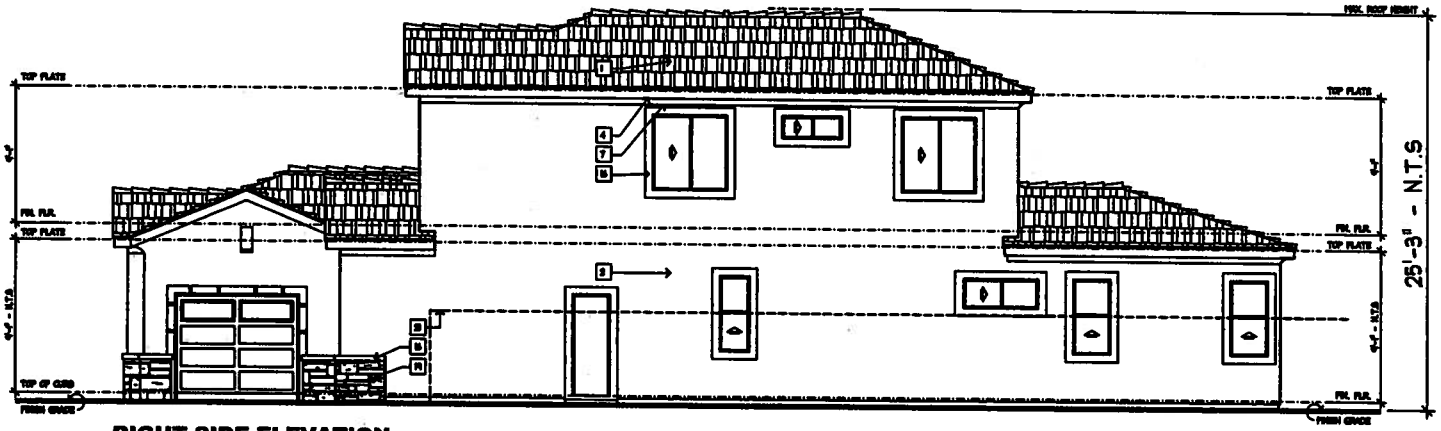
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

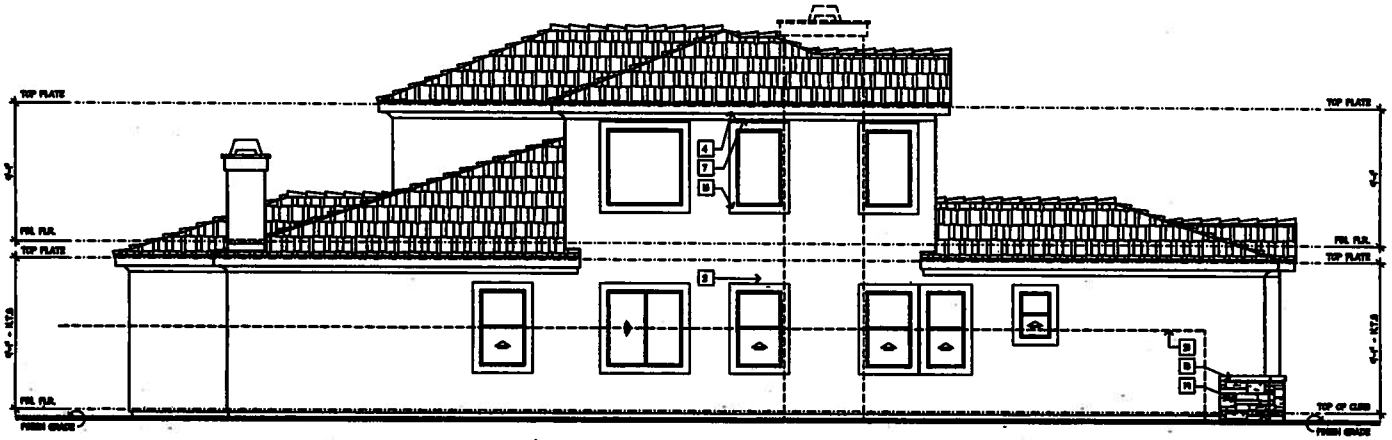
LSA
Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet
2.9
Of



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. M.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 2
FRONT ELEVATION
"MANOR"

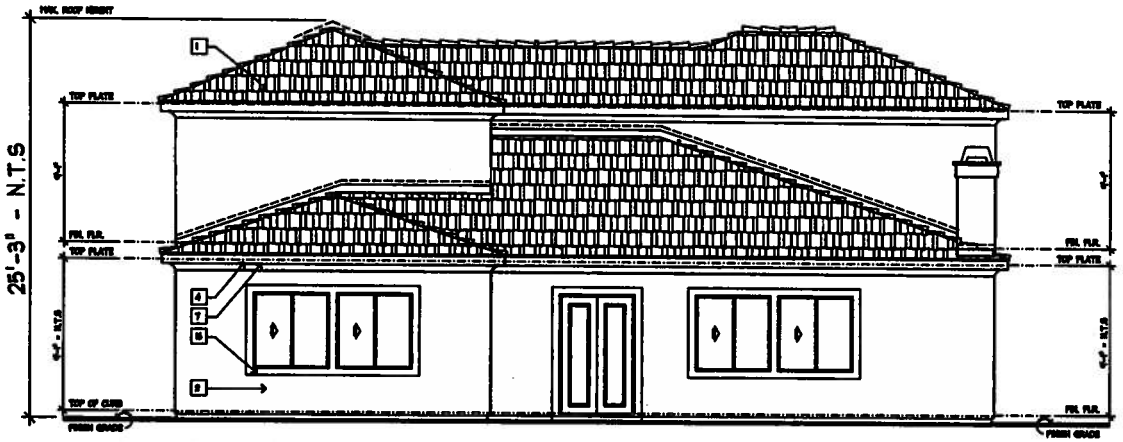
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

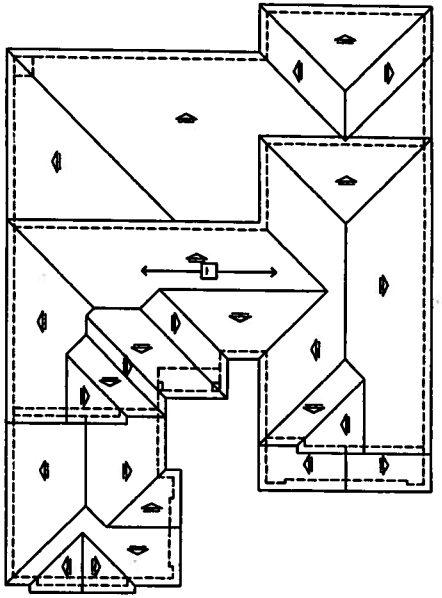
LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 2.10 Of



REAR ELEVATION



ROOF PLAN

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. M.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 2
ROOF ELEVATION
"MANOR"

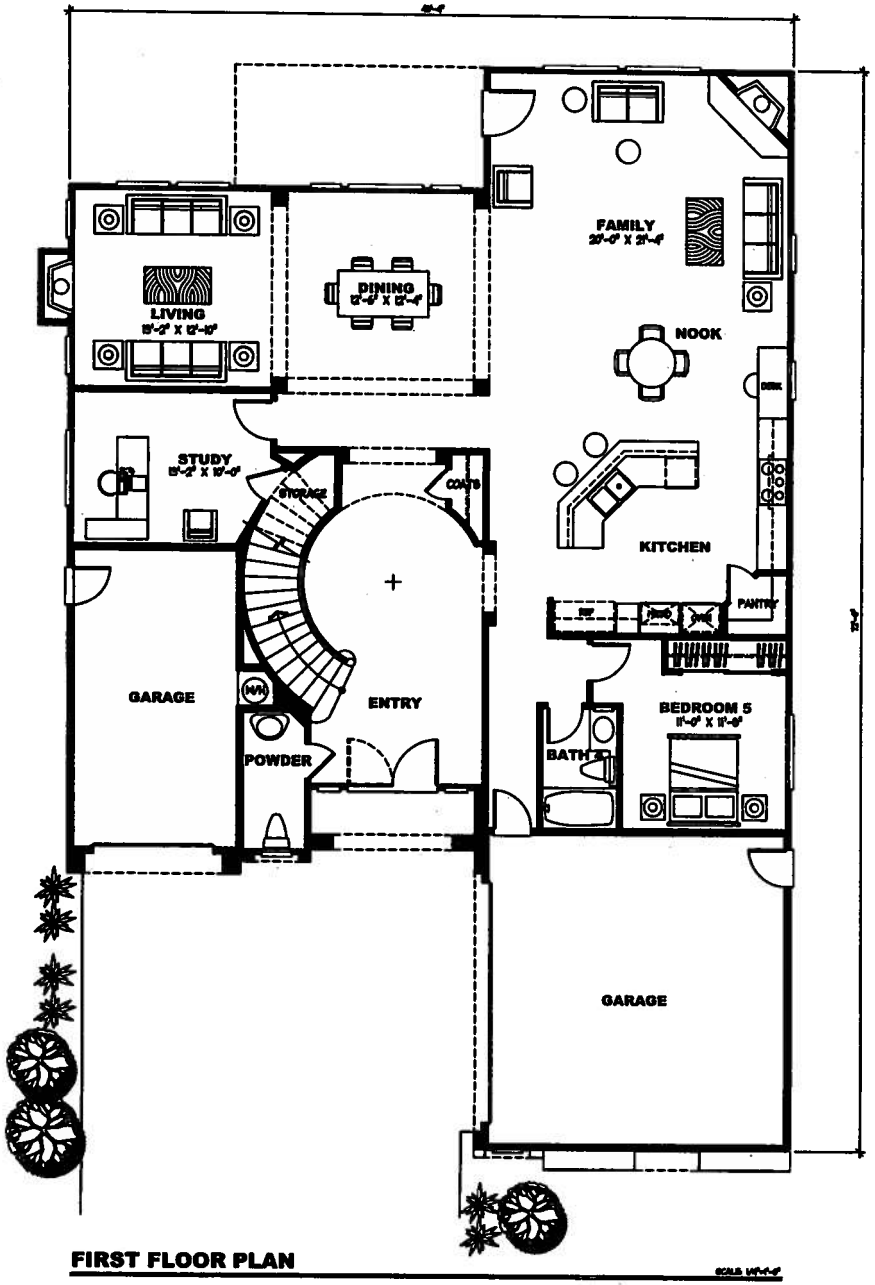
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-0247

Date: 11/30/10

Sheet 2.11 Of



FIRST FLOOR PLAN

PLAN 3
FIRST FLOOR PLAN

SQUARE FOOTAGE

FIRST FLOOR	1,992	SQ. FT.
SECOND FLOOR	1,714	SQ. FT.
TOTAL	3,706	SQ. FT.
GARAGE 1	236	SQ. FT.
GARAGE 2	487	SQ. FT.
PORCH	46	SQ. FT.
OPTIONAL BONUS ROOM	244	SQ. FT.
OPTIONAL DECK	295	SQ. FT.

Toll Brothers

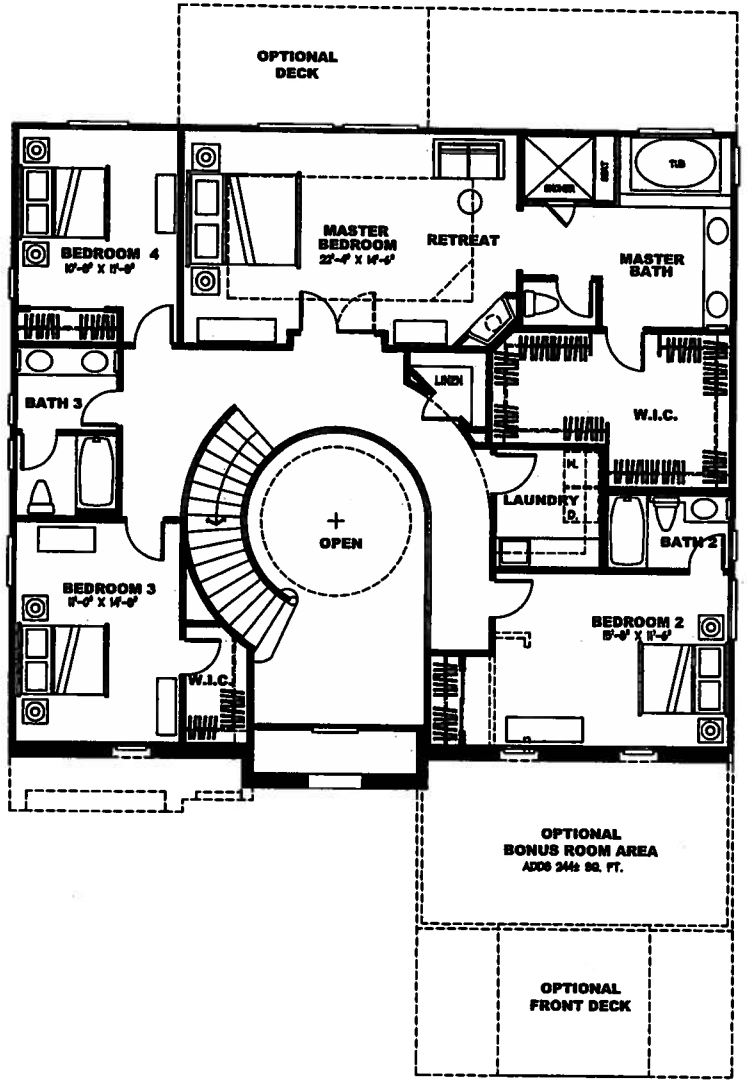
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8038 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 3.1 Of



SECOND FLOOR PLAN

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

PLAN 3
SECOND FLOOR PLAN

Toll Brothers

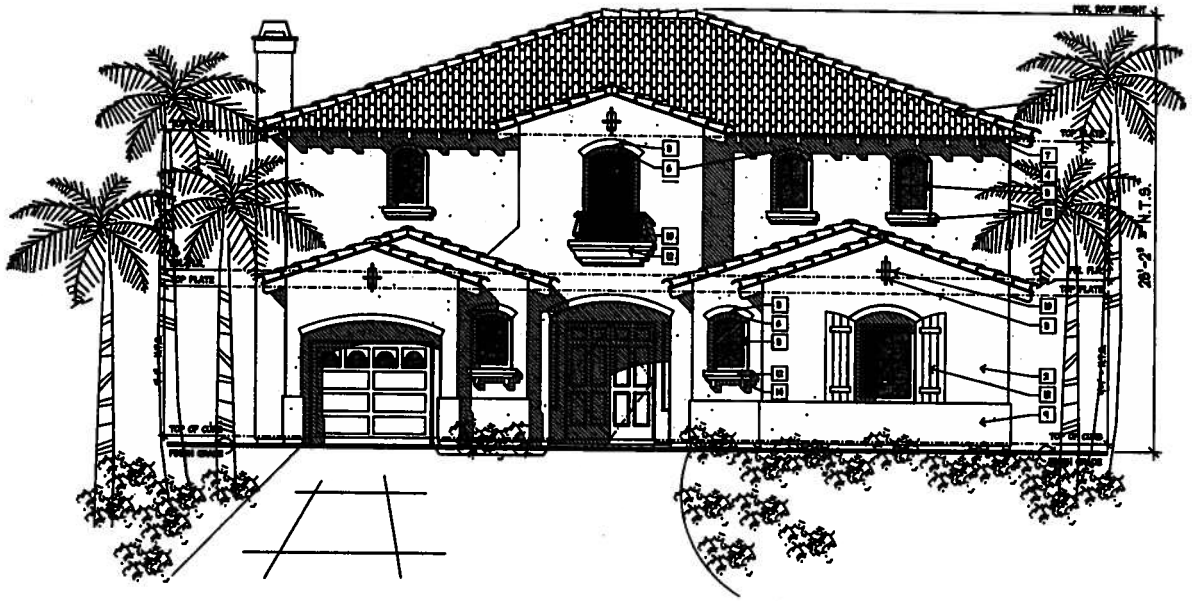
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

L S A
Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 3.2 Of



FRONT ELEVATION - "SPANISH COLONIAL"

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

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 3
FRONT ELEVATION
"SPANISH COLONIAL"

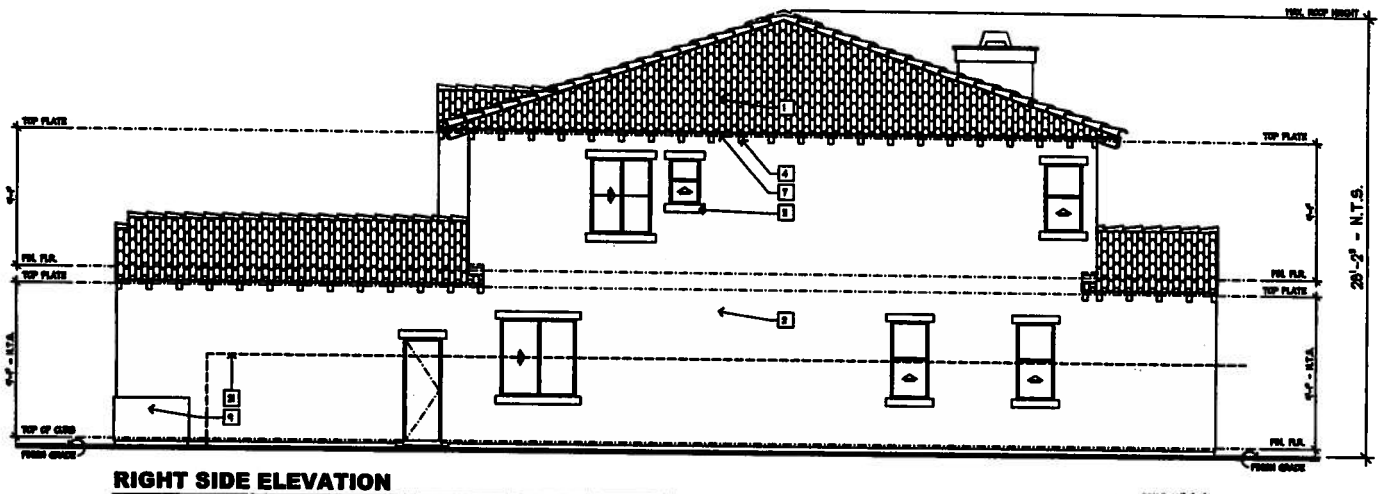
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

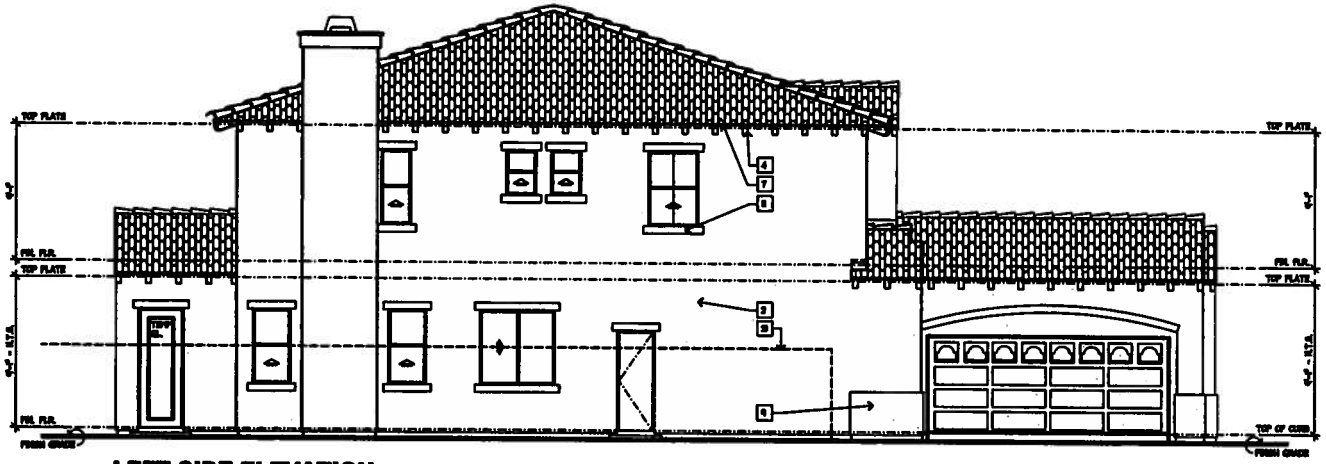
L S A
Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 3.3 Of



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 3
SIDE ELEVATIONS
"SPANISH COLONIAL"

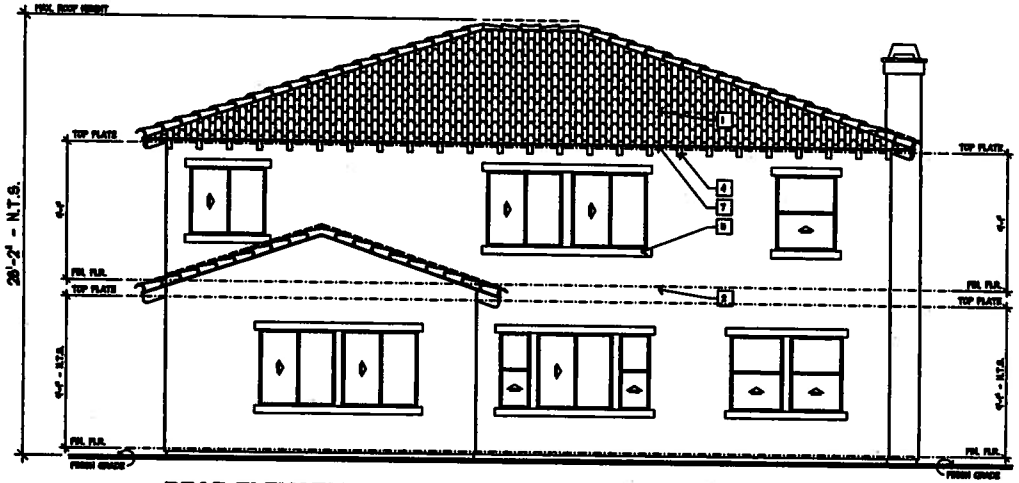
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8112 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

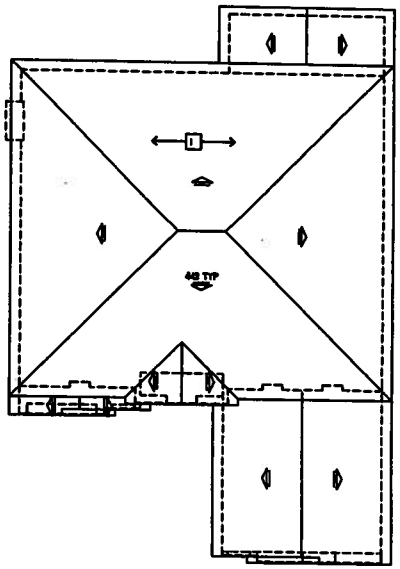
Date: 11/30/10

Sheet 3.4 Of



REAR ELEVATION

SCALE 1/8"=1'-0"



ROOF PLAN

SCALE 1/8"=1'-0"

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 3
REAR ELEVATION
"SPANISH COLONIAL"

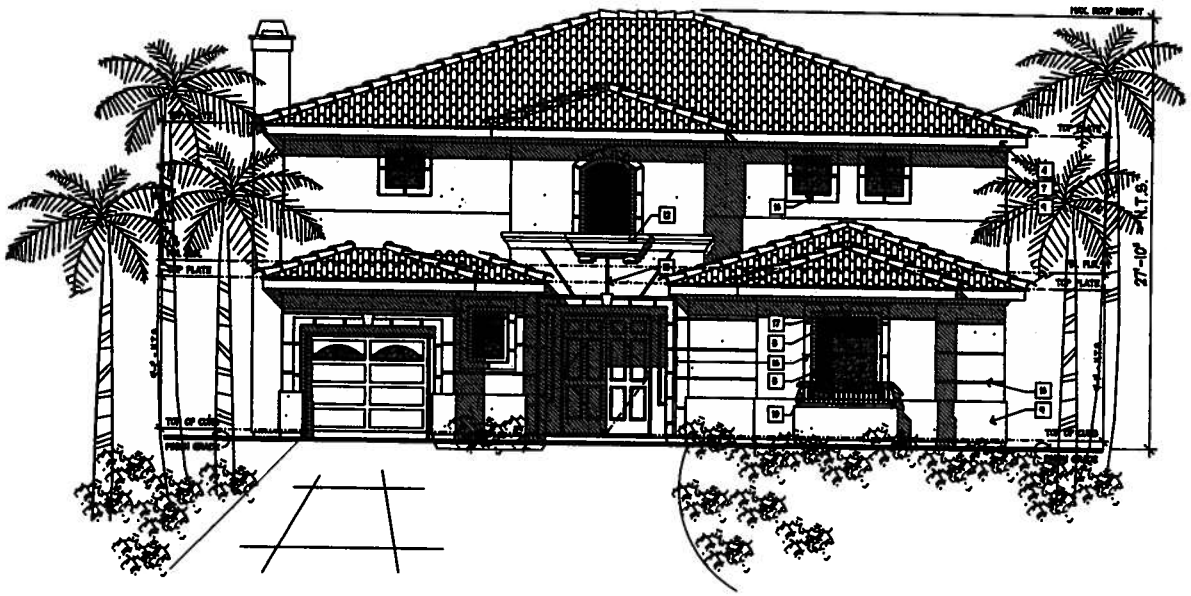
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

L S A
Architecture
8838 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 3.5 Of



FRONT ELEVATION - "MEDITERRANEAN"

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

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUARD (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 3
FRONT ELEVATION
"MEDITERRANEAN"

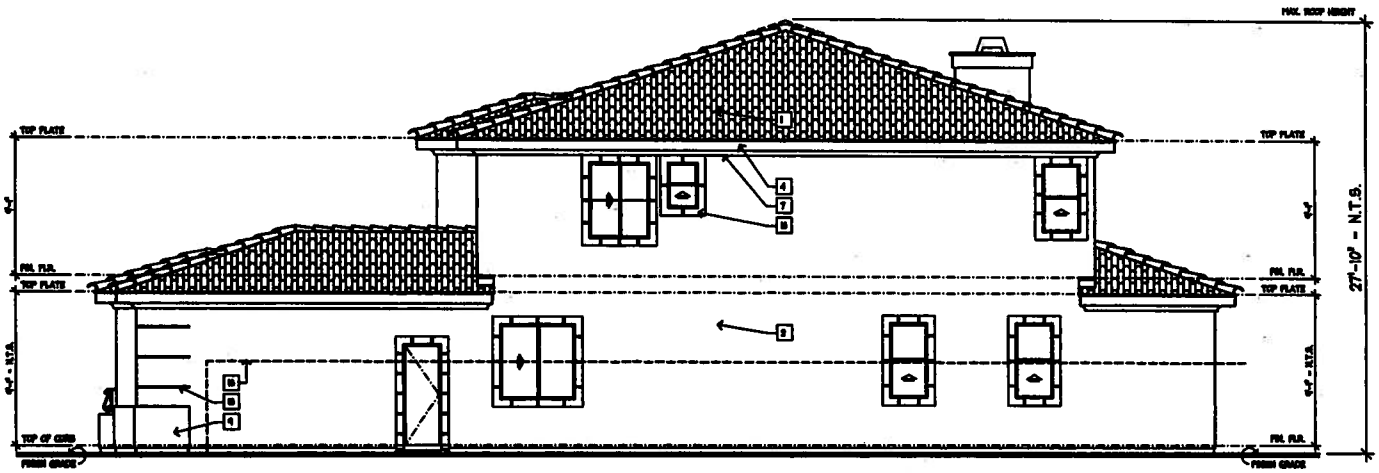
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

L S A
Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

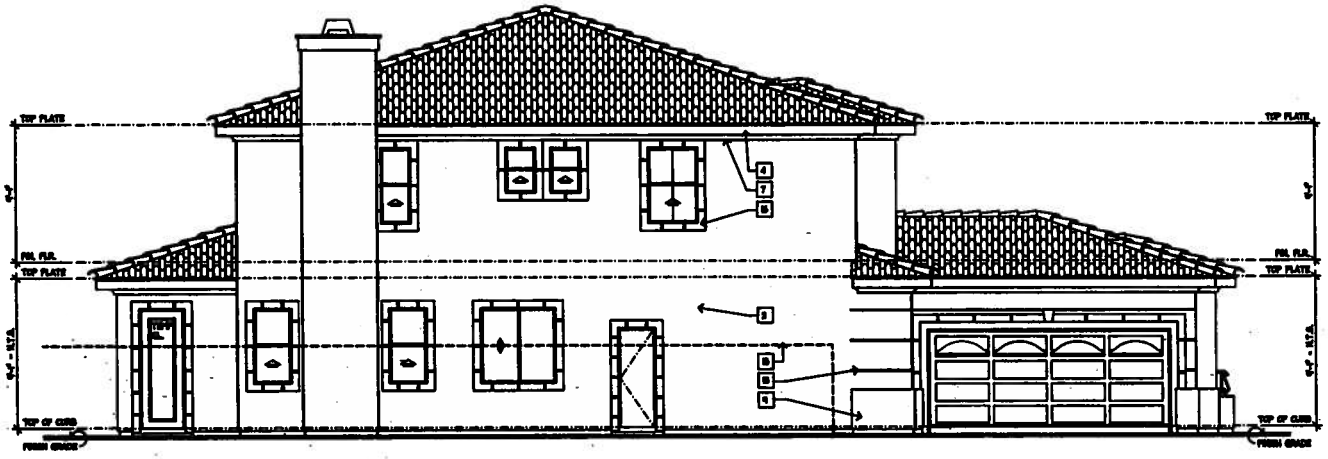
Date: 11/30/10

Sheet
3.6
Of



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUIONS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 3
SIDE ELEVATIONS
"MEDITERRANEAN"

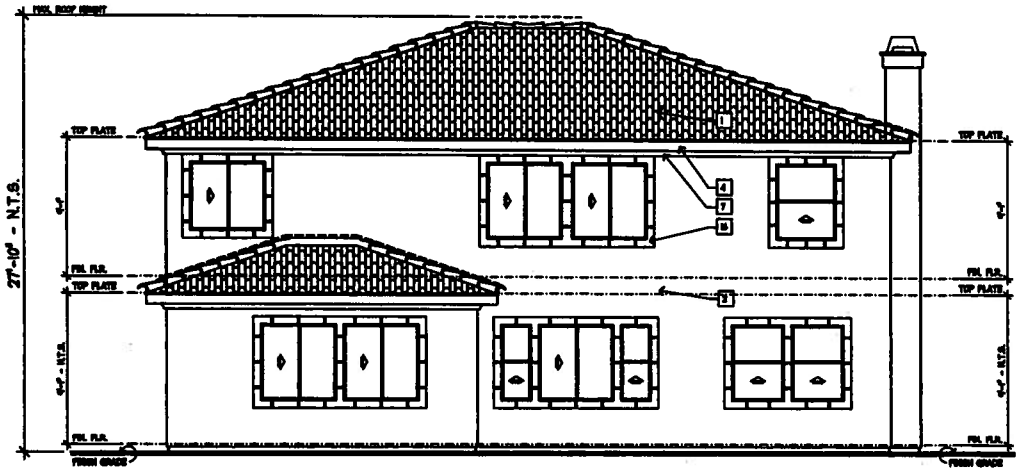
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8533 E. Santa Ana Canyon Road
Suite 100-123
Anaheim, CA 92808
(714) 667-8247

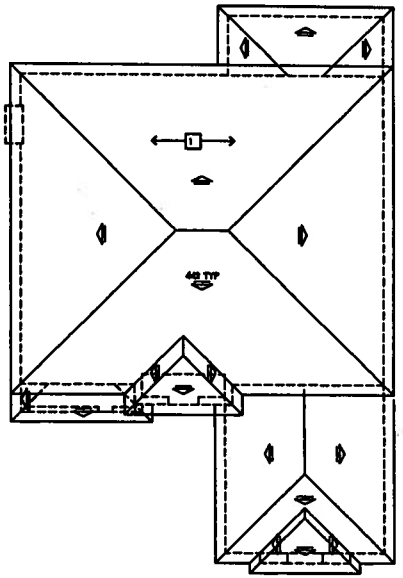
Date: 11/30/10

Sheet 3.7 Of



REAR ELEVATION

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



ROOF PLAN

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

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUIONS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 3
REAR ELEVATION
"MEDITERRANEAN"

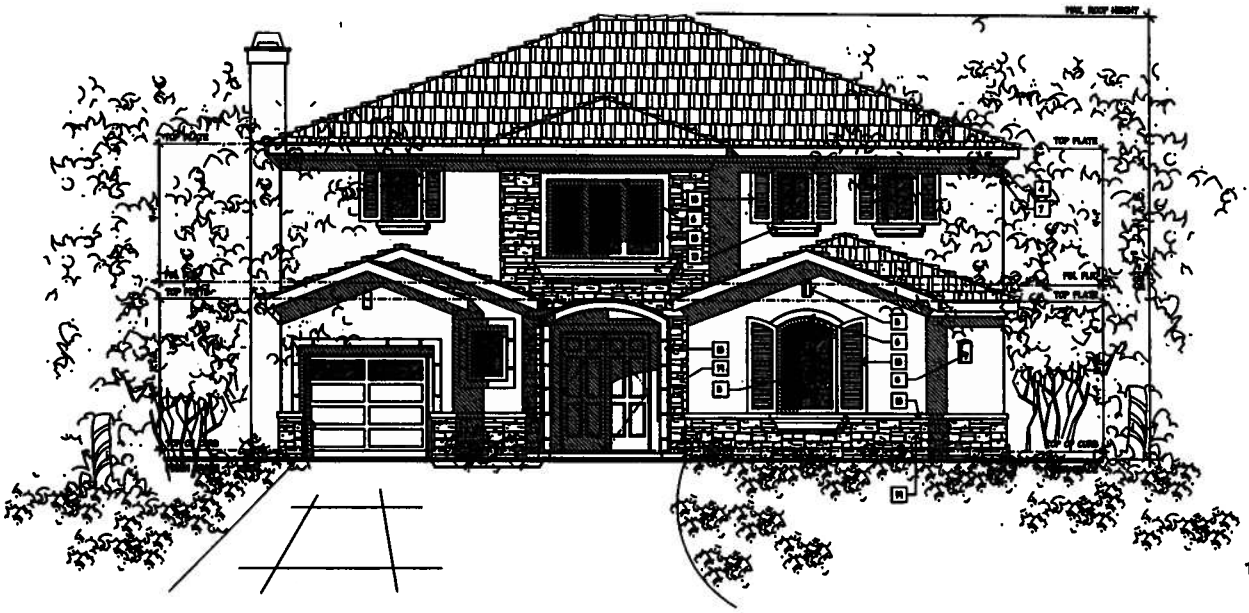
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

L S A
Architecture
8533 E. Santa Ana Canyon Road
Suite 100-123
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 3.8 Of



FRONT ELEVATION - "MANOR"

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

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. M.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 3
FRONT ELEVATION
"MANOR"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

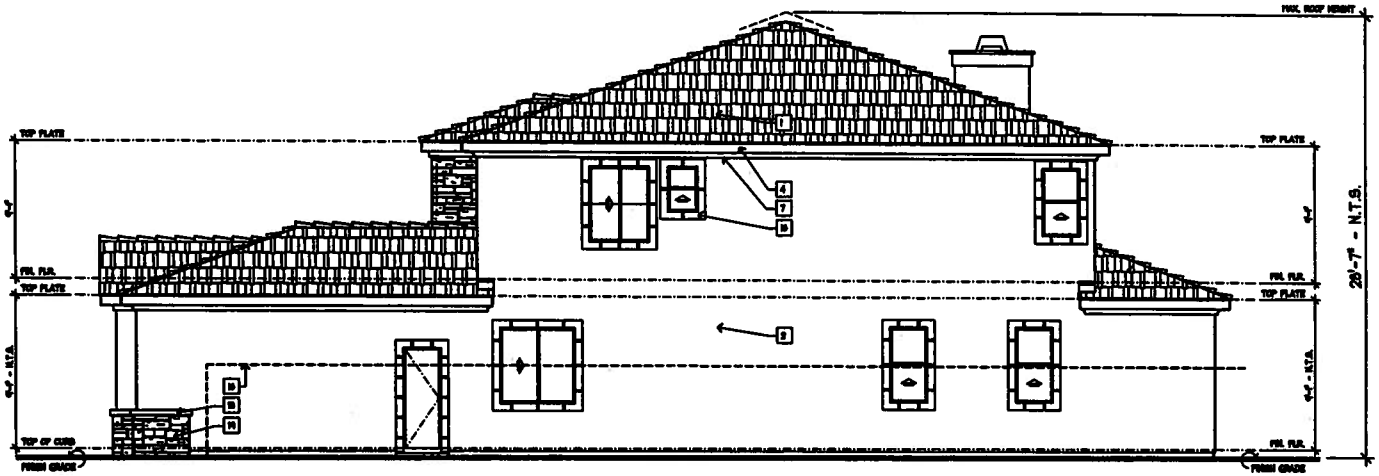
LSA Architecture
8133 E. Santa Ana Canyon Road
Suite 100-123
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet

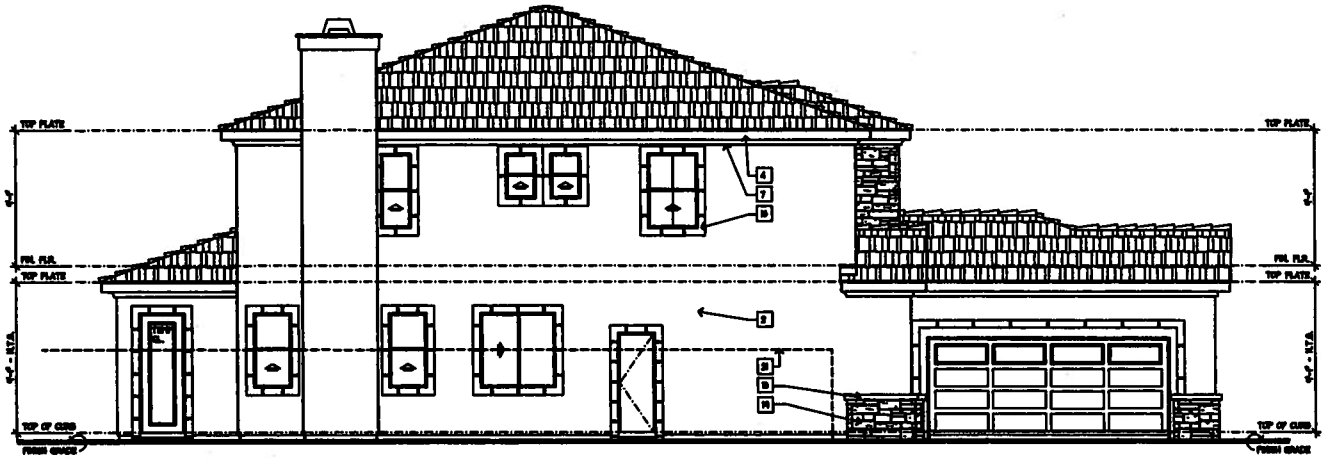
3.9

Of



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. H.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 3
SIDE ELEVATIONS
"MANOR"

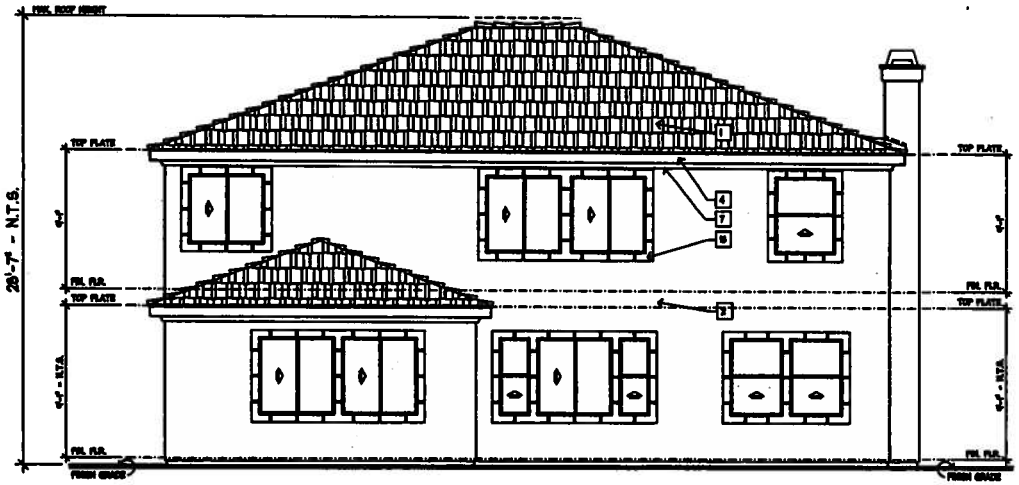
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
9320 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

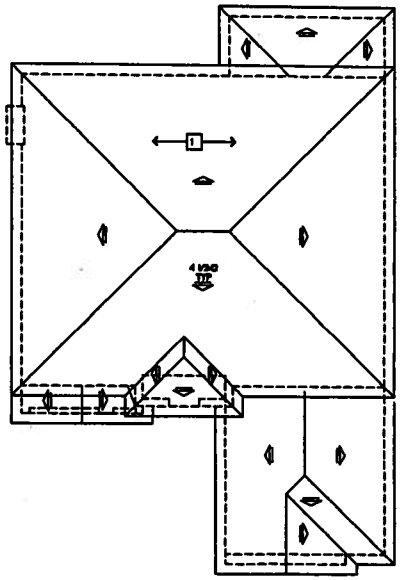
Date: 11/30/1

Sheet 3.10 Of



REAR ELEVATION

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



ROOF PLAN

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

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 3
REAR ELEVATION
"MANOR"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

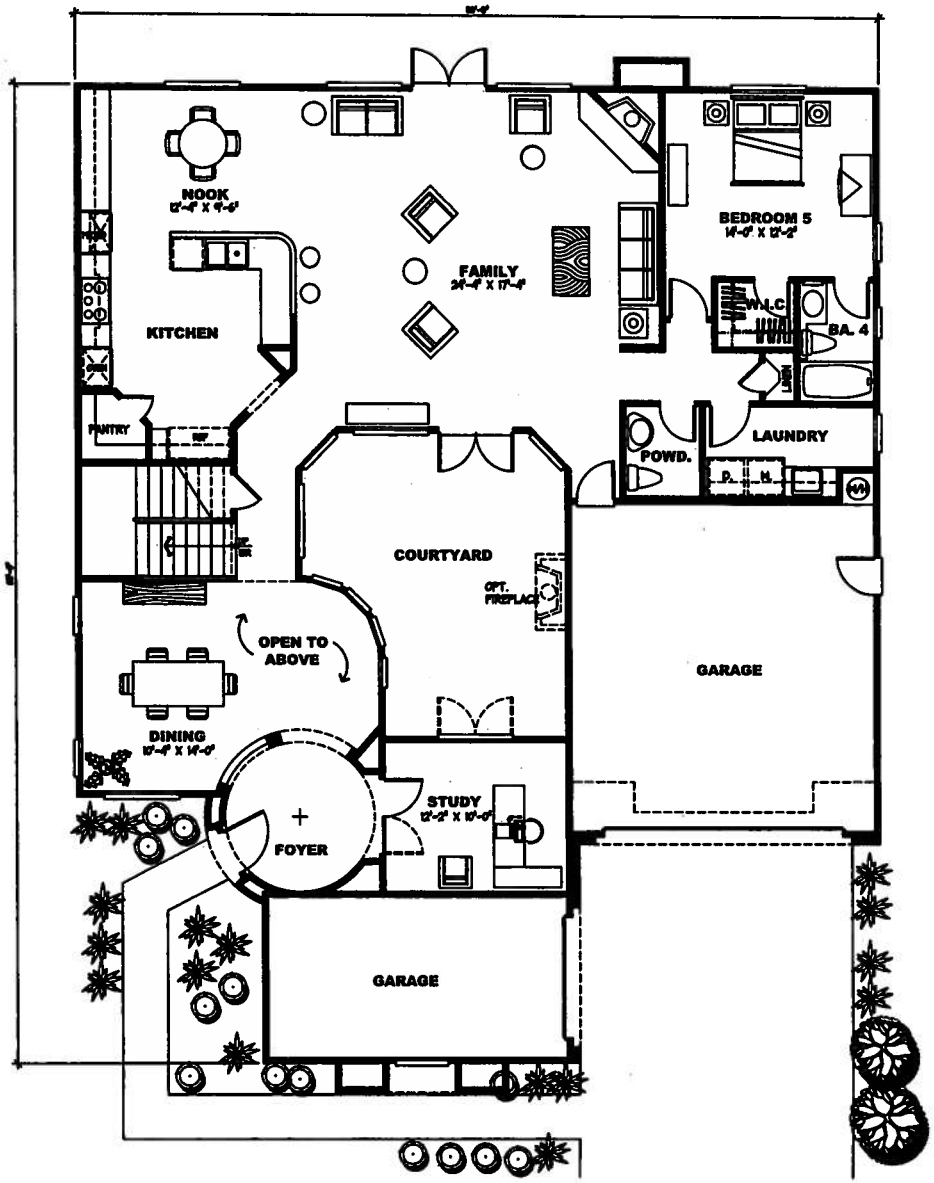
L S A
Architecture
8038 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8347

Date: 11/30/10

Sheet

3.11

Of



FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

PLAN 4
FIRST FLOOR PLAN

SQUARE FOOTAGE

FIRST FLOOR	1,186	SQ. FT.
SECOND FLOOR	1,602	SQ. FT.
TOTAL	2,788	SQ. FT.
GARAGE 1	227	SQ. FT.
GARAGE 2	454	SQ. FT.
OPTIONAL DECK	200	SQ. FT.

Toll Brothers

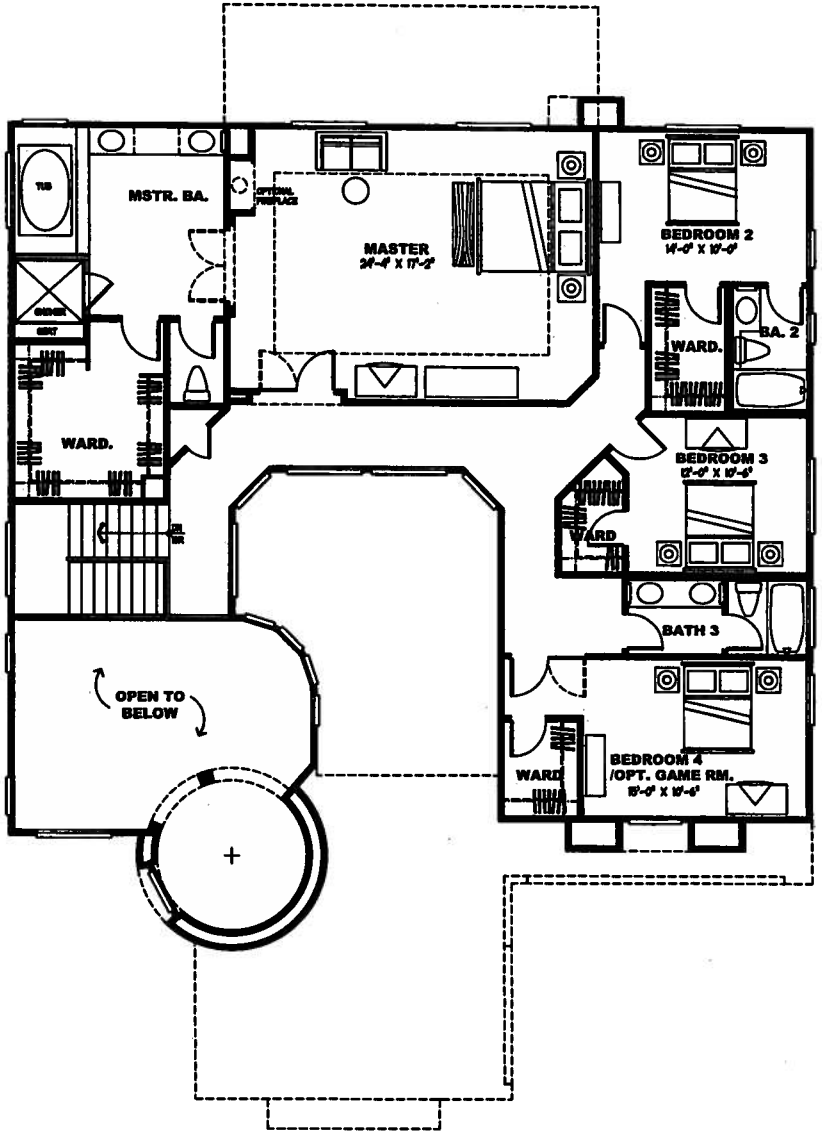
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8111 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 4.1 Of



SECOND FLOOR PLAN

PLAN 4
SECOND FLOOR PLAN

Toll Brothers

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

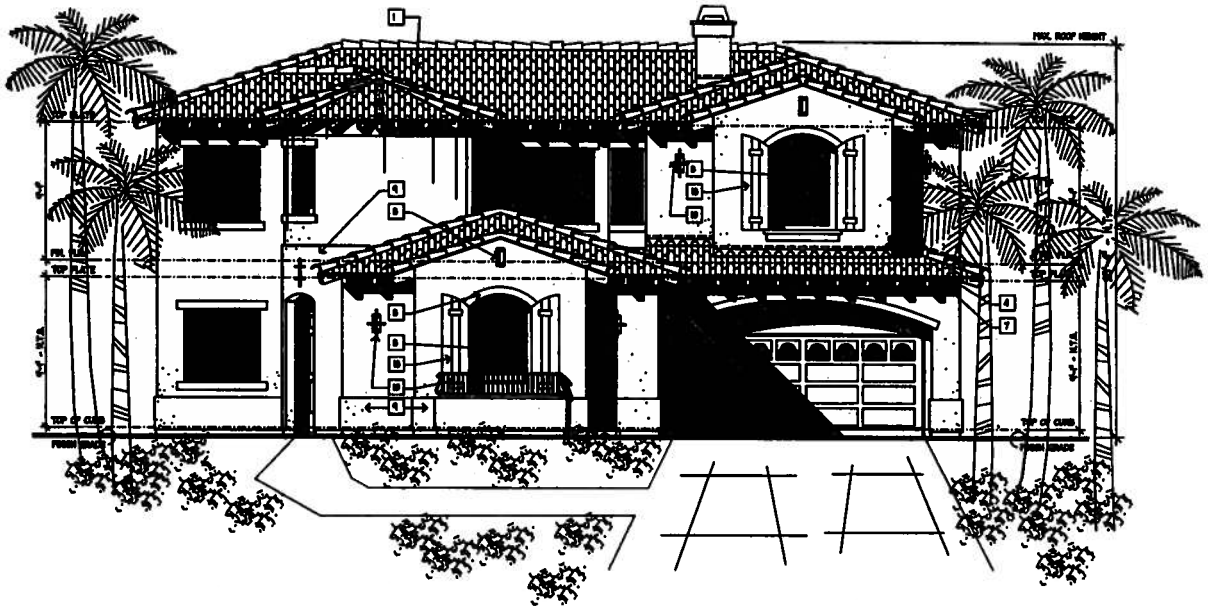
THE GREENS at ARROWOOD

LSA
Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 4.2

Of



FRONT ELEVATION - "SPANISH COLONIAL"

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

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 4
FRONT ELEVATION
"SPANISH COLONIAL"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

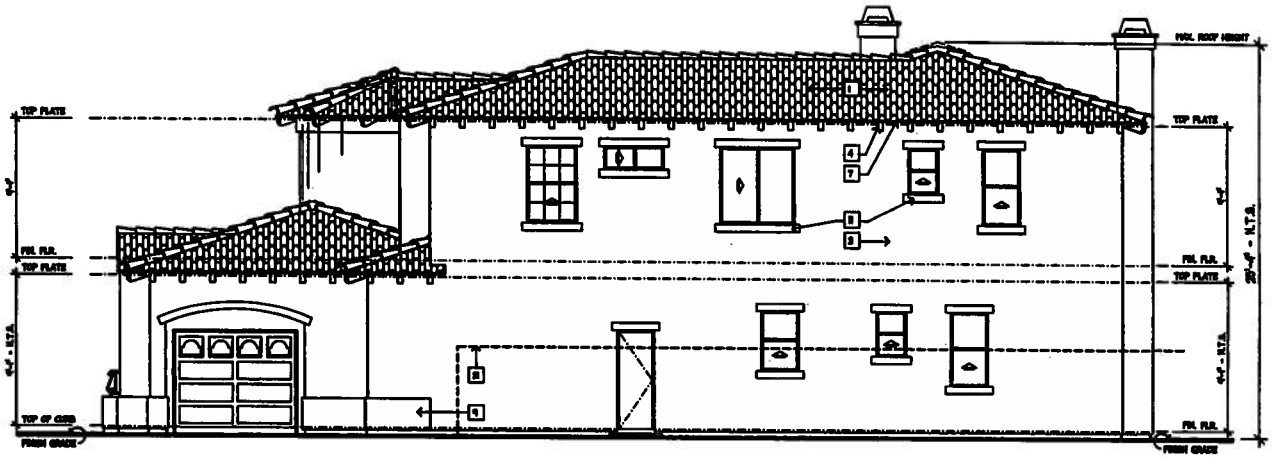
LSA Architecture
8133 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

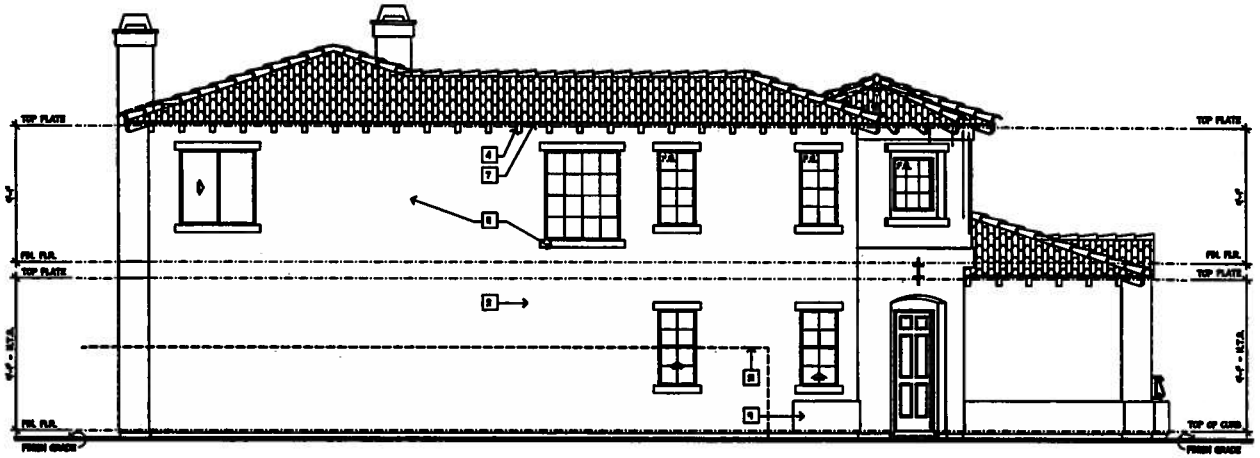
Sheet

4.3

Of



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 4
SIDE ELEVATIONS
"SPANISH COLONIAL"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

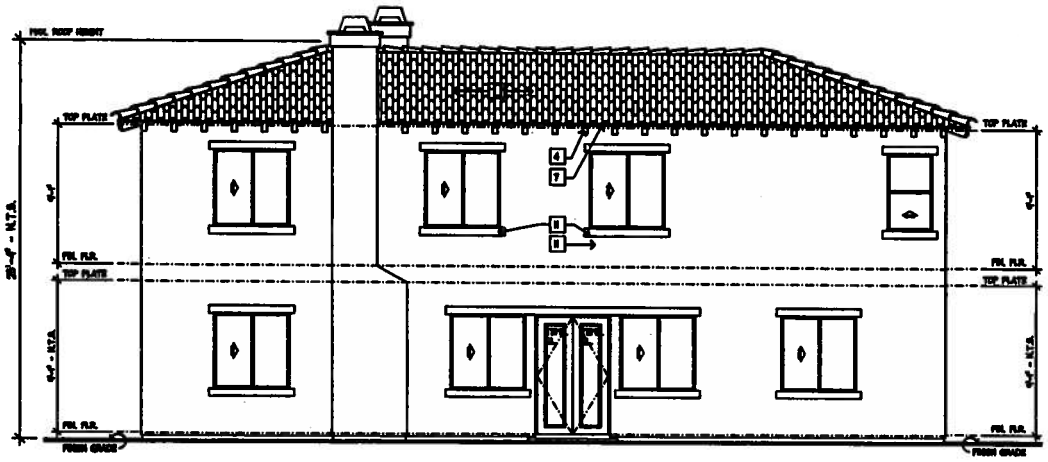
LSA Architecture
8822 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/1

Sheet

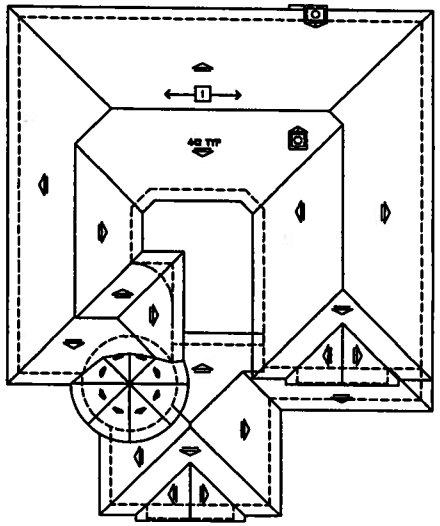
4.4

Of



REAR ELEVATION

SCALE 1/8"=1'-0"



ROOF PLAN

SCALE 1/8"=1'-0"

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 4
REAR ELEVATION
"SPANISH COLONIAL"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

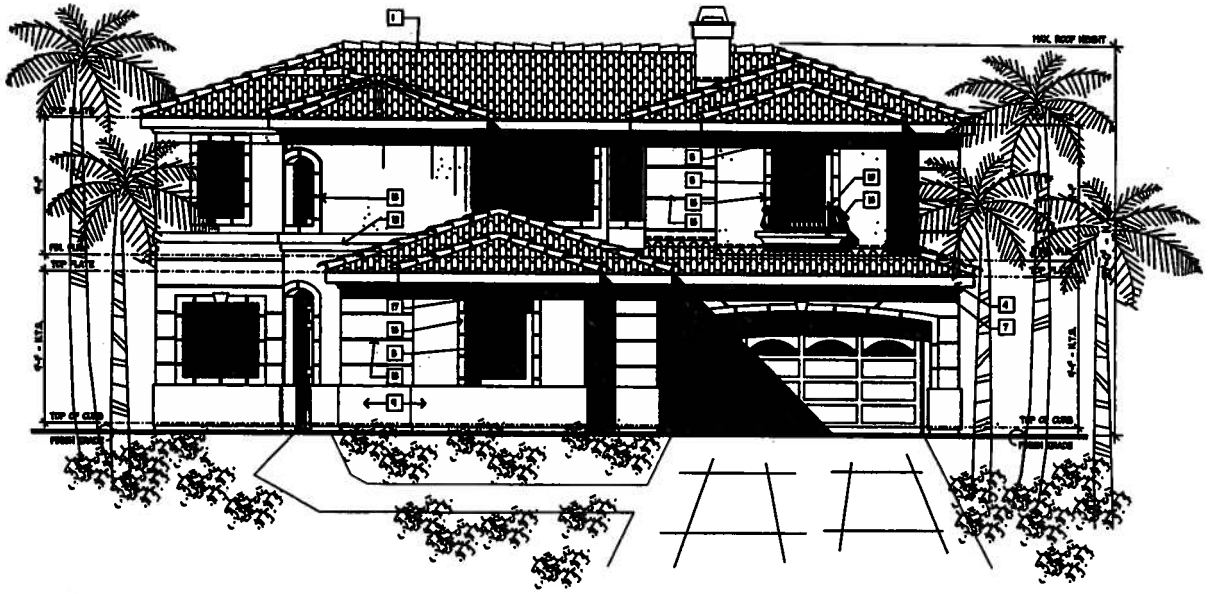
LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-9247

Date: 11/30/1

Sheet

4.5

Of



FRONT ELEVATION - "MEDITERRANEAN"

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUARDS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 4
FRONT ELEVATION
"MEDITERRANEAN"

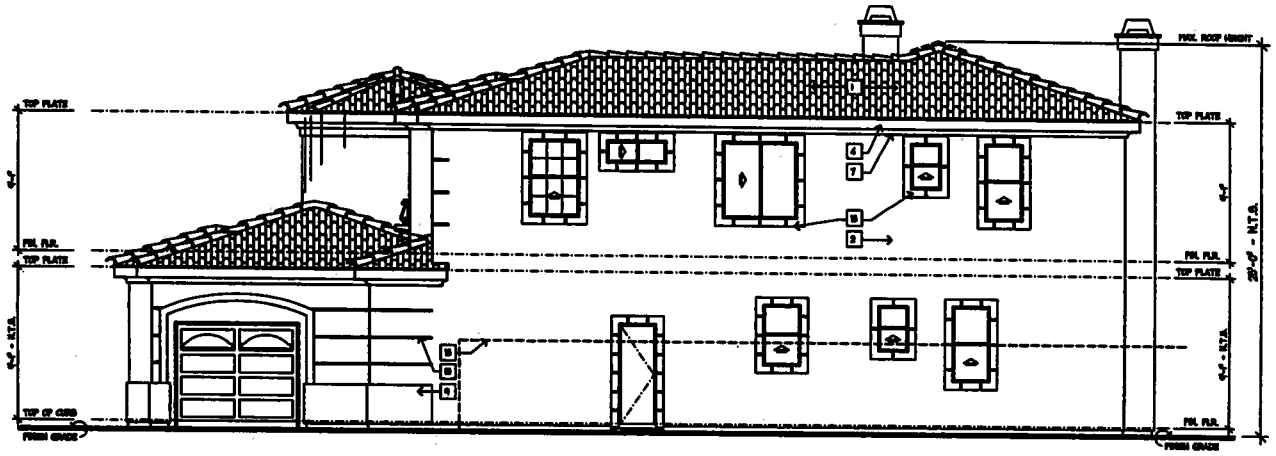
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

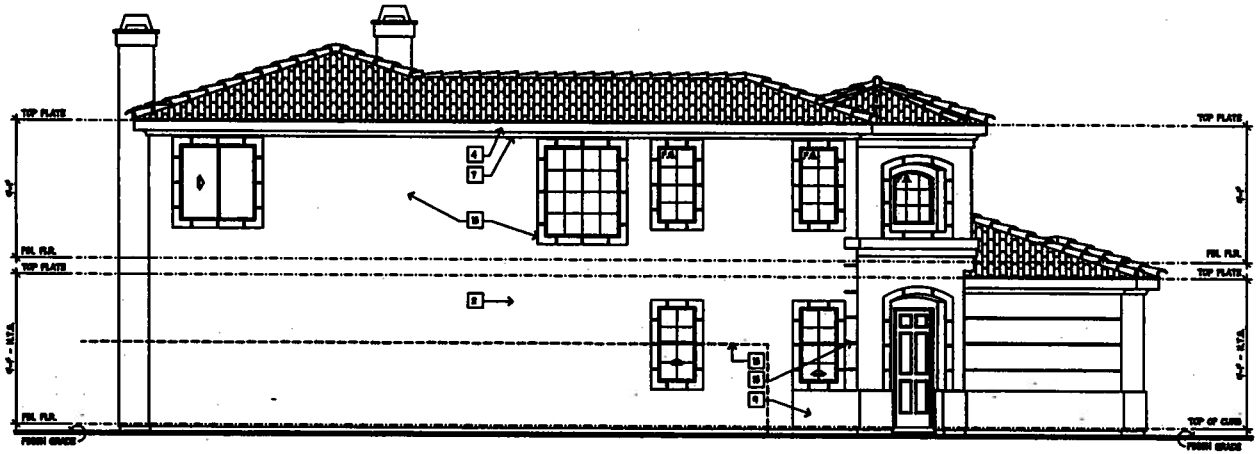
LSA Architecture
8038 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/1

Sheet 4.6 Of



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUIONS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 4
SIDE ELEVATIONS
"MEDITERRANEAN"

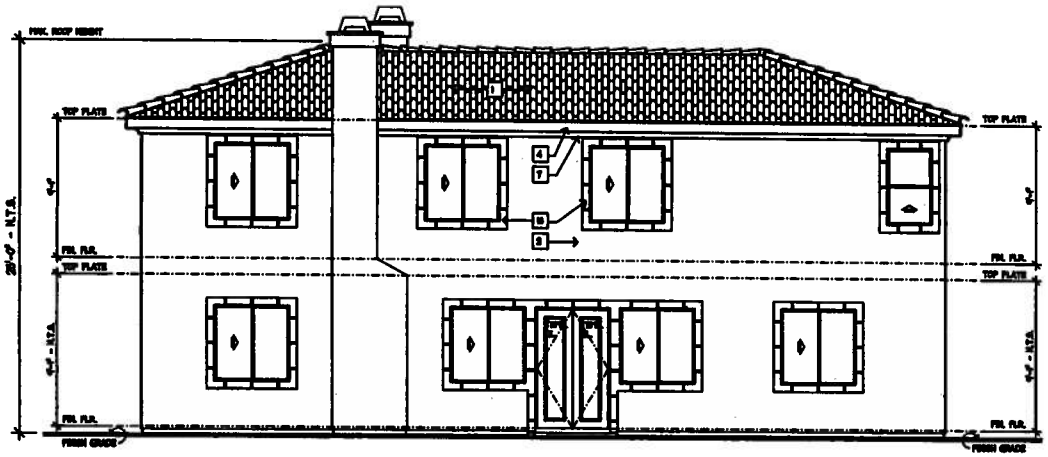
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

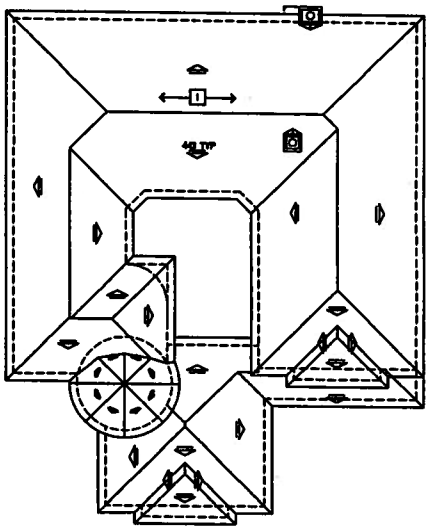
Architecture
8010 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/1

Sheet 4.7 Of



REAR ELEVATION



ROOF PLAN

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUIONS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 4
REAR ELEVATION
"MEDITERRANEAN"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

Architecture
8510 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/1

Sheet
4.8
Of

FRONT ELEVATION - "MANOR"

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

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 4
FRONT ELEVATION
"MANOR"

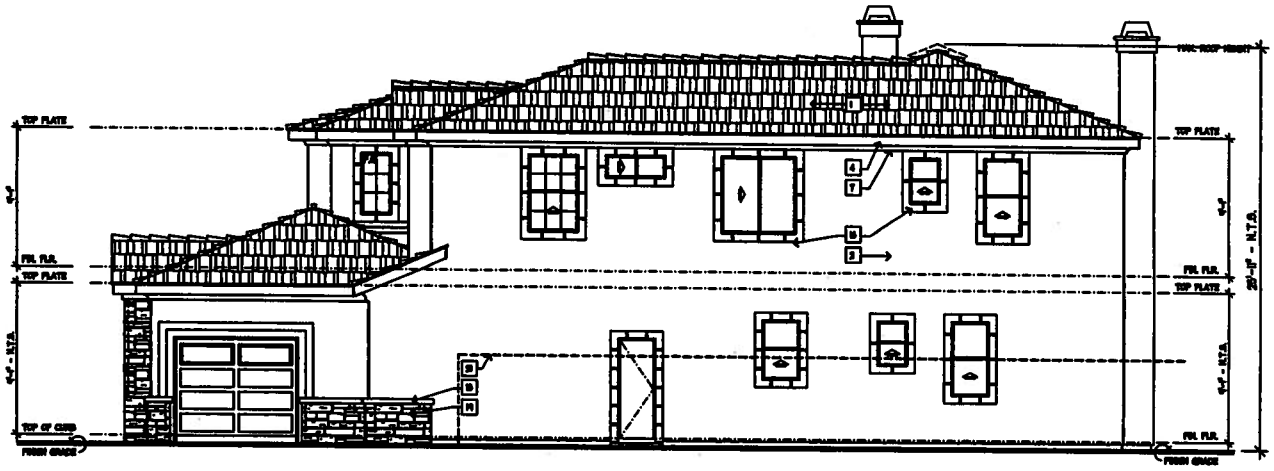
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

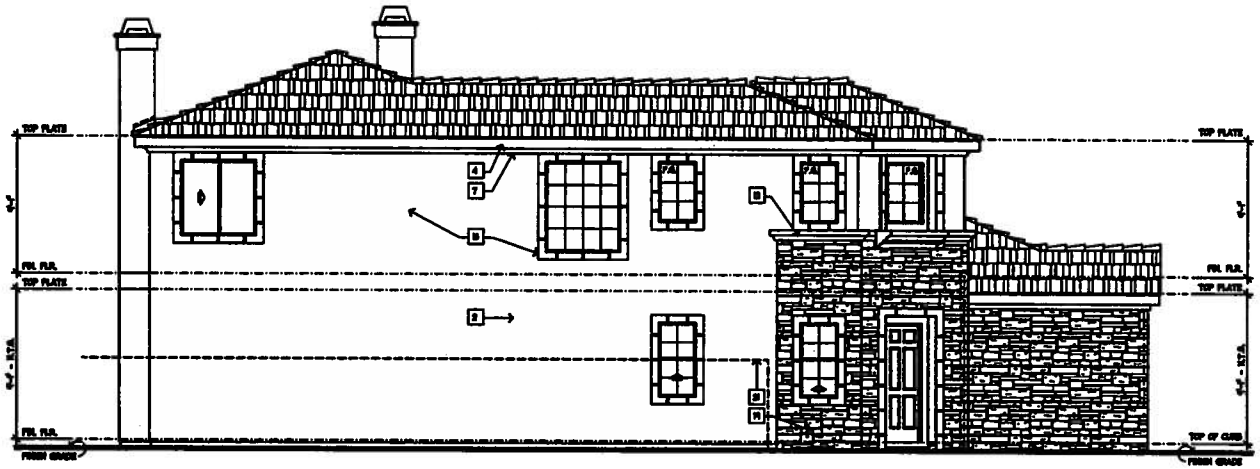
L S A
Architecture
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 687-8247

Date: 11/30/1

Sheet
4.9
Of



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. M.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 4
SIDE ELEVATIONS
"MANOR"

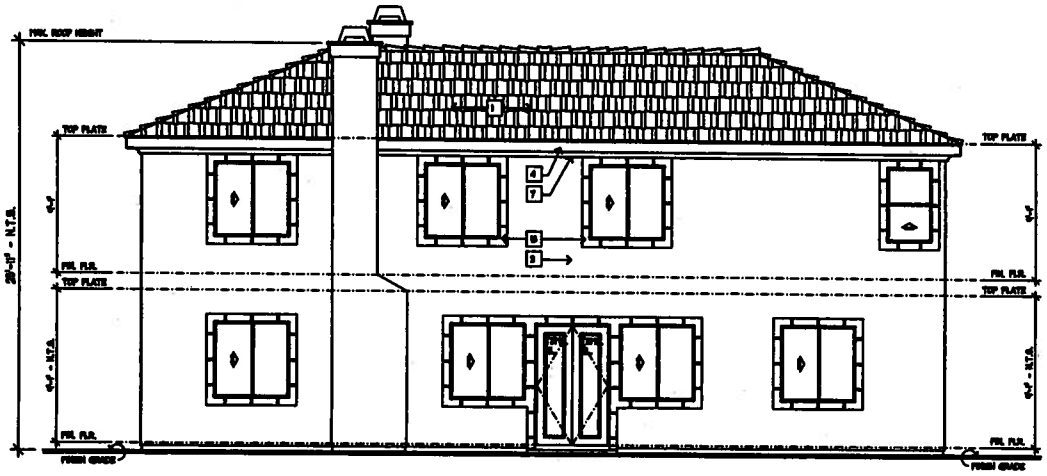
Toll Brothers
723 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8010 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

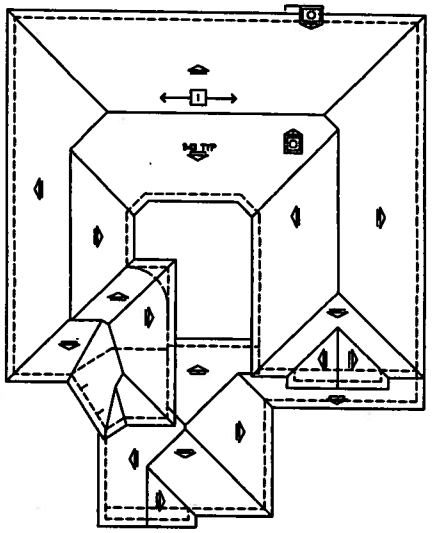
Date: 11/30/10

Sheet **4.10** Of



REAR ELEVATION

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



ROOF PLAN

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

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. H.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 4
REAR ELEVATION
"MANOR"

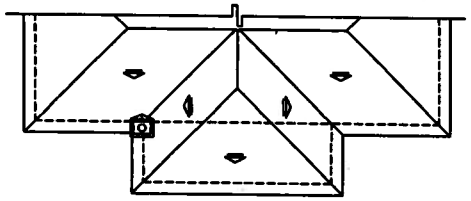
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

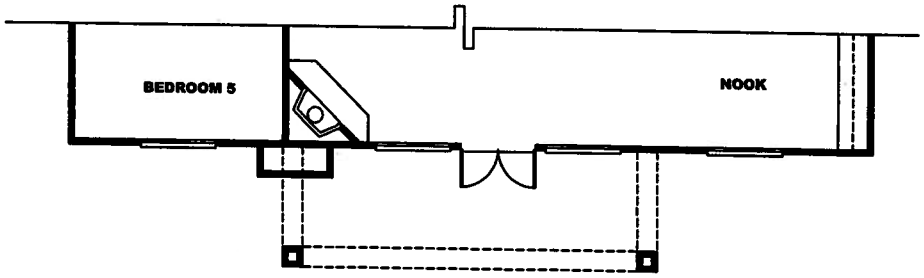
L S A
Architecture
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

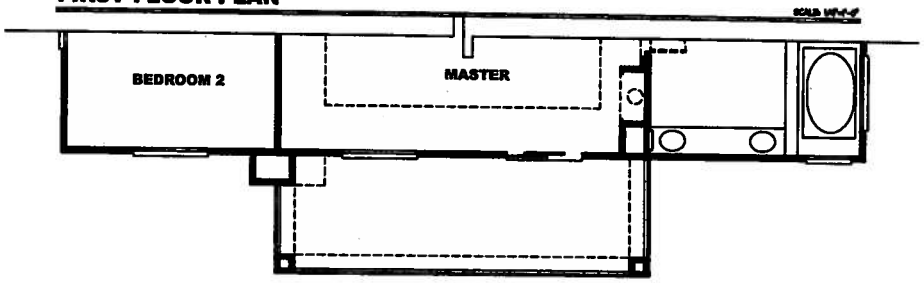
Sheet **4.11** Of



ROOF PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

RIGHT SIDE ELEVATION

REAR ELEVATION

LEFT SIDE ELEVATION

Toll Brothers

PLAN 4
OPTIONAL DECK
"SPANISH COLONIAL"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

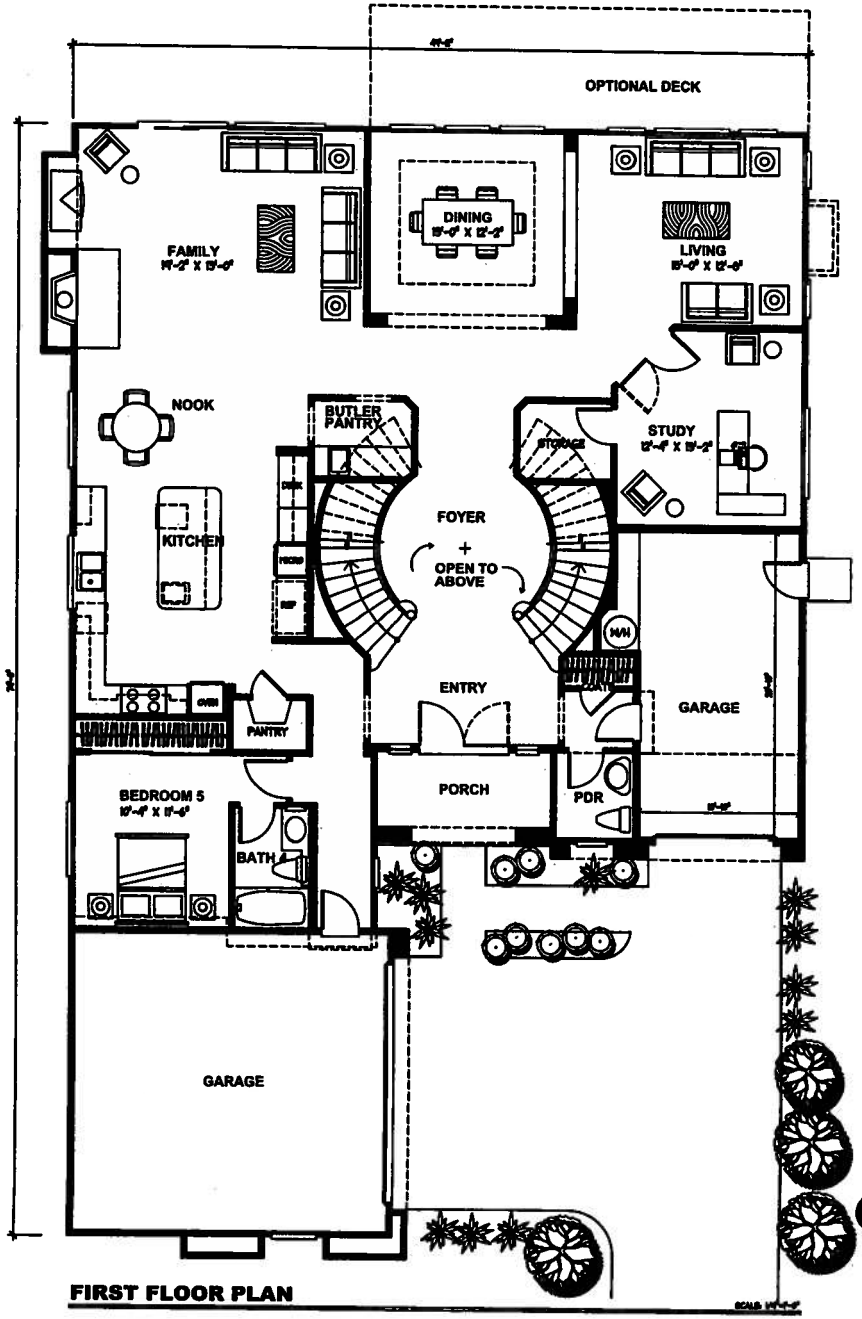
THE GREENS at ARROWOOD

LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet **4.12**

Of



FIRST FLOOR PLAN

PLAN 5
FIRST FLOOR PLAN

SQUARE FOOTAGE

FIRST FLOOR	2,165 SQ. FT.
SECOND FLOOR	1,964 SQ. FT.
TOTAL	4,129 SQ. FT.
GARAGE 1	349 SQ. FT.
GARAGE 2	440 SQ. FT.
PORCH	70 SQ. FT.
OPTIONAL DECK	259 SQ. FT.

Toll Brothers

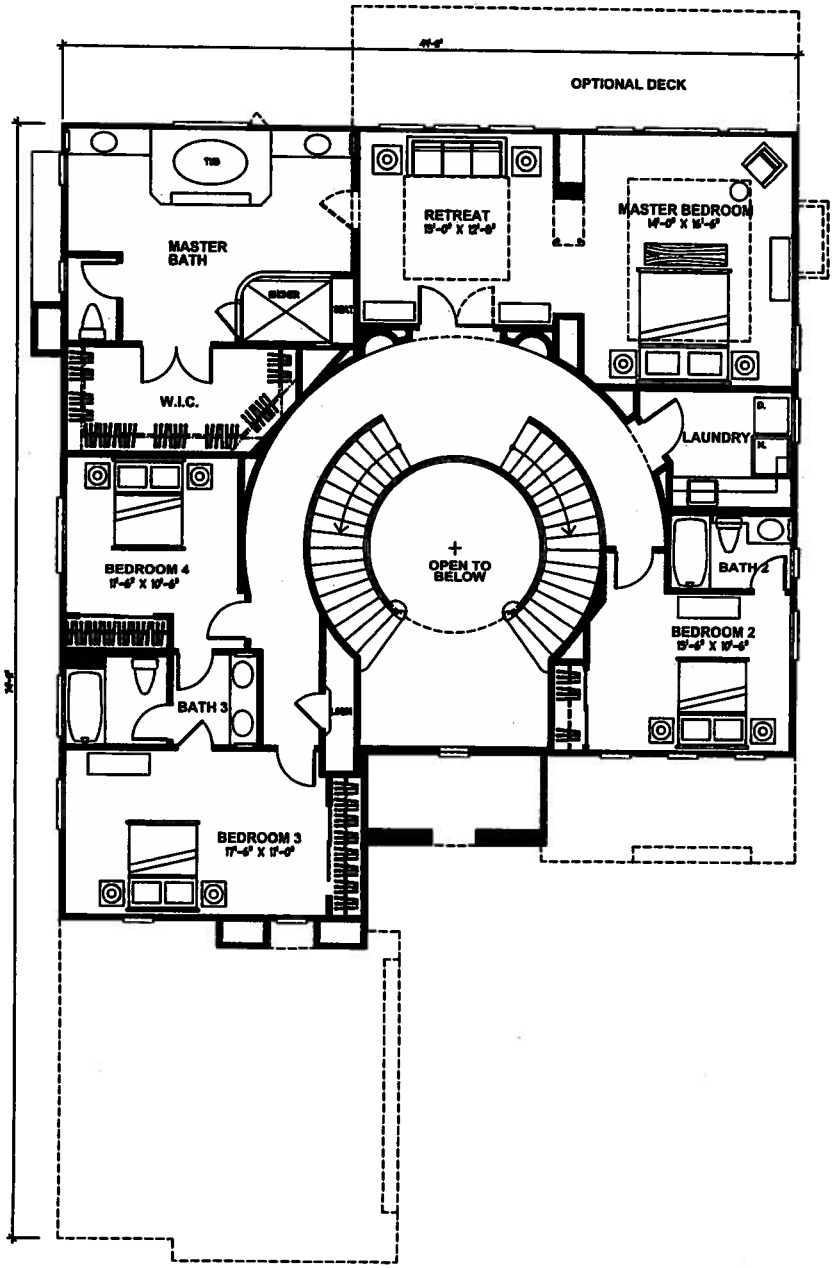
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
3018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-2247

Date: 11/30/10

Sheet 5.1 Of



SECOND FLOOR PLAN

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

PLAN 5
SECOND FLOOR PLAN

Toll Brothers

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 5.2 Of

FRONT ELEVATION - "SPANISH COLONIAL"

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE M.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. M.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 5
FRONT ELEVATION
"SPANISH COLONIAL"

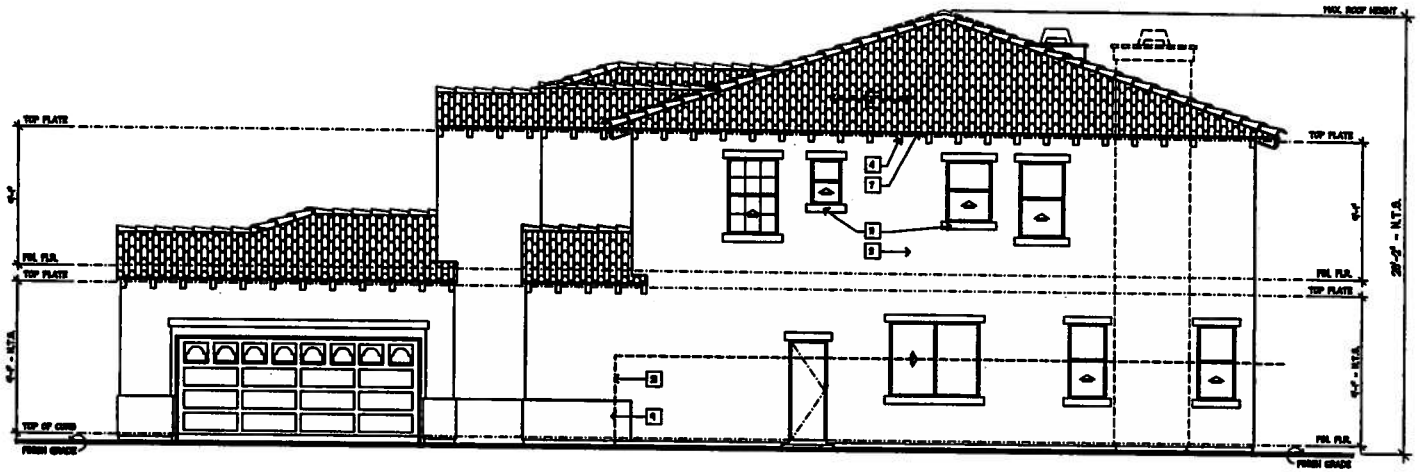
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

L S A
Architecture
9918 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

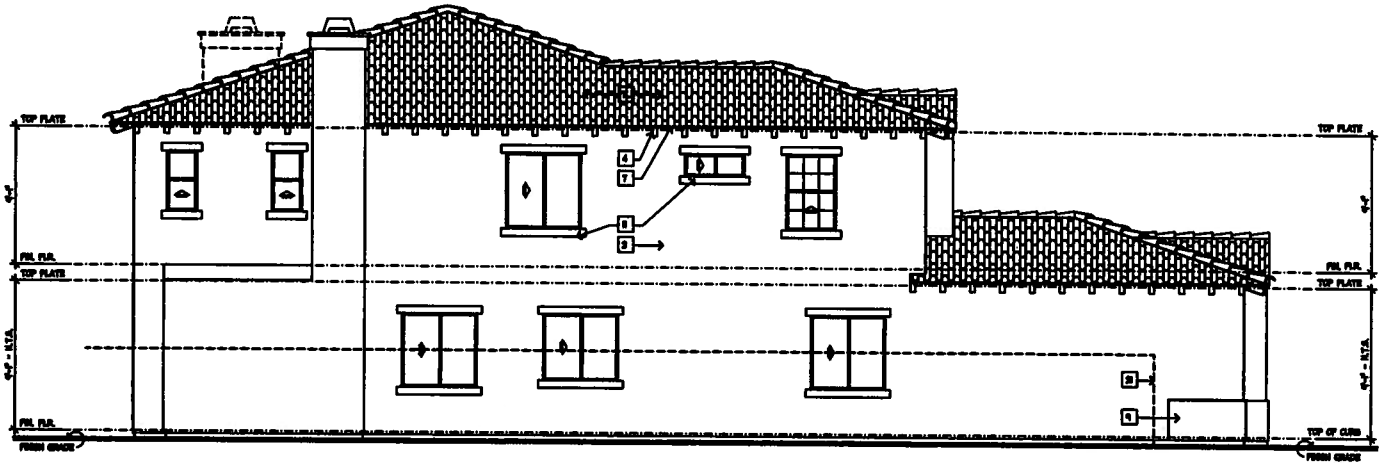
Date: 11/30/10

Sheet **5.3** Of



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 5
SIDE ELEVATIONS
"SPANISH COLONIAL"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

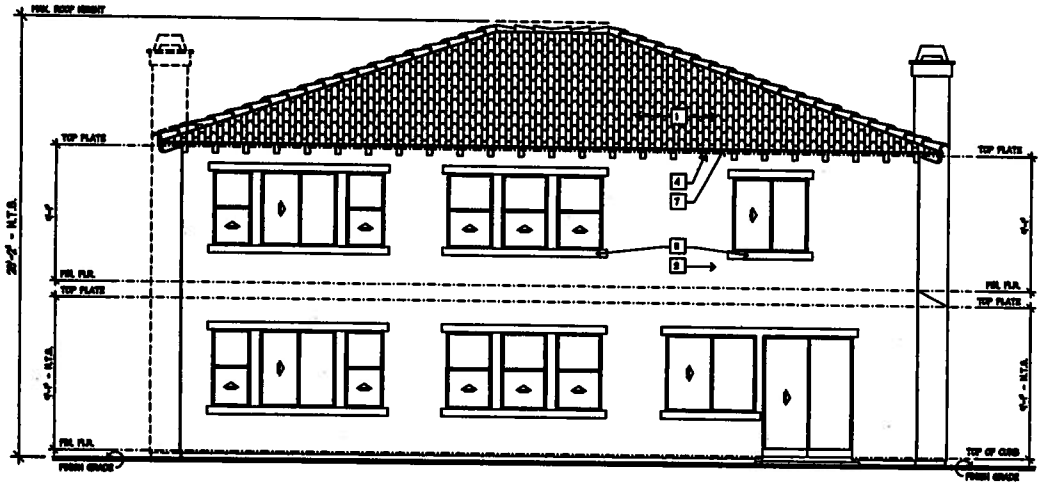
LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/1(

Sheet

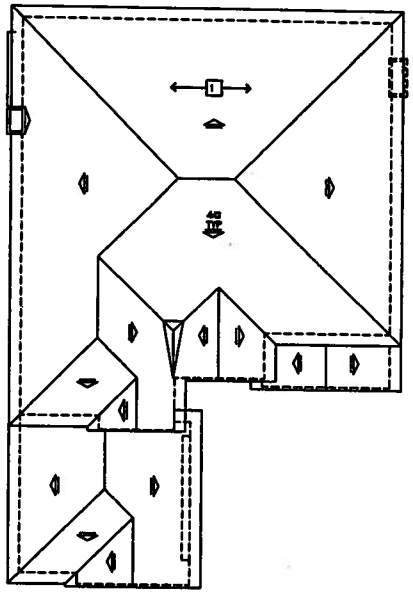
5.4

Of



REAR ELEVATION

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



ROOF PLAN

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

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 4X FAUX EXPOSED RAFTER TAILS
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 5
REAR ELEVATION
"SPANISH COLONIAL"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA
Architecture
8015 E. Santa Ana Canyon Road
Suite 100-123
Anaheim, CA 92808
(714) 667-4247

Date: 11/30/10

Sheet

5.5

Of

FRONT ELEVATION - "MEDITERRANEAN"

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

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUARDS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 5
FRONT ELEVATION
"MEDITERRANEAN"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

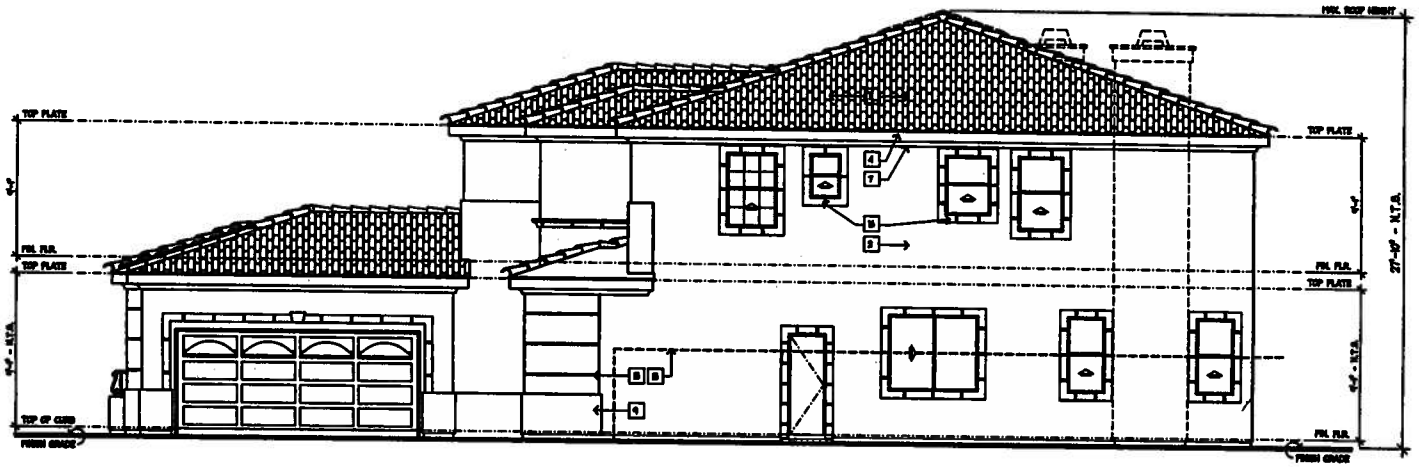
ASA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/1

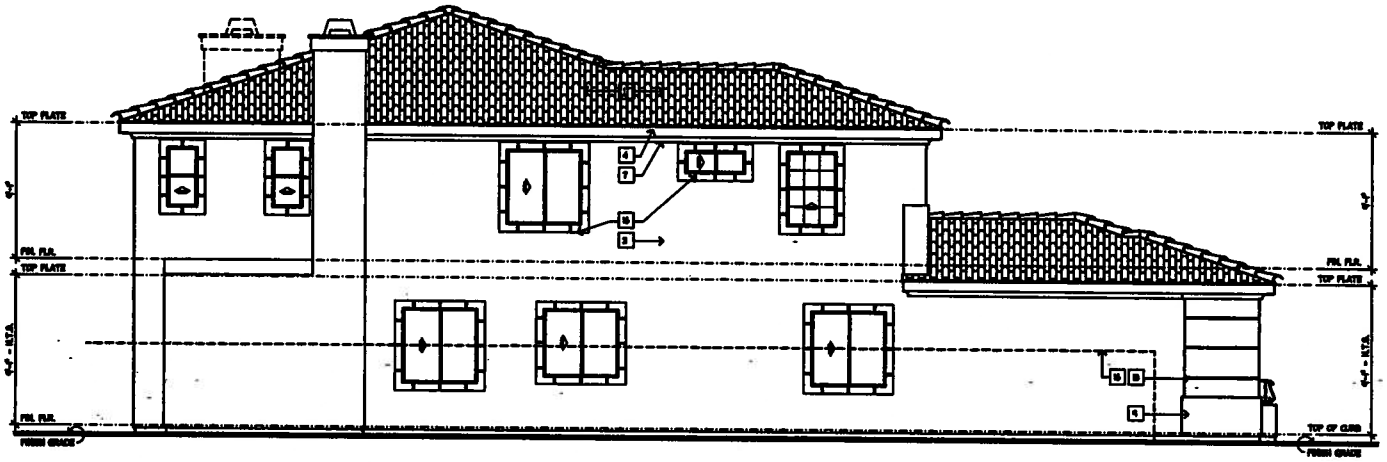
Sheet

5.6

Of



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUIONS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 5
SIDE ELEVATIONS
"MEDITERRANEAN"

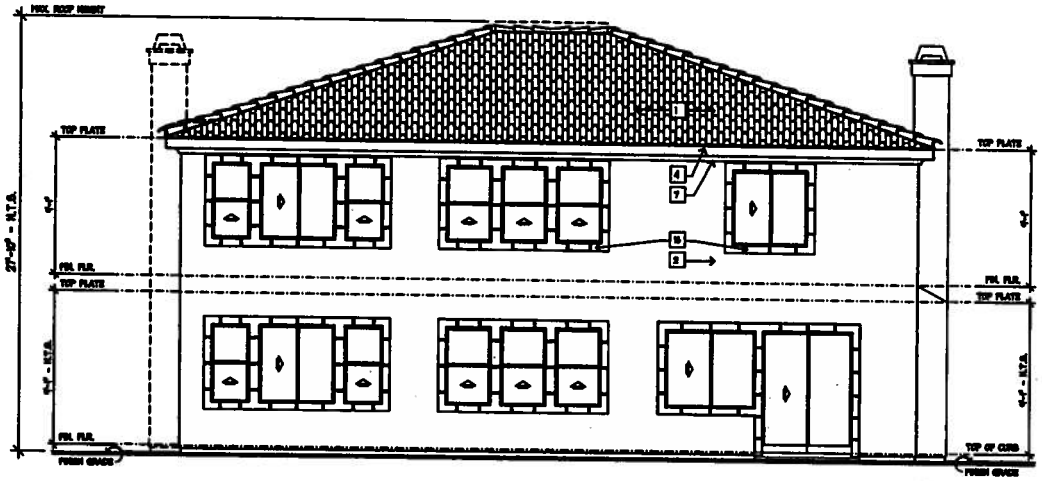
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

LSA
Architecture
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

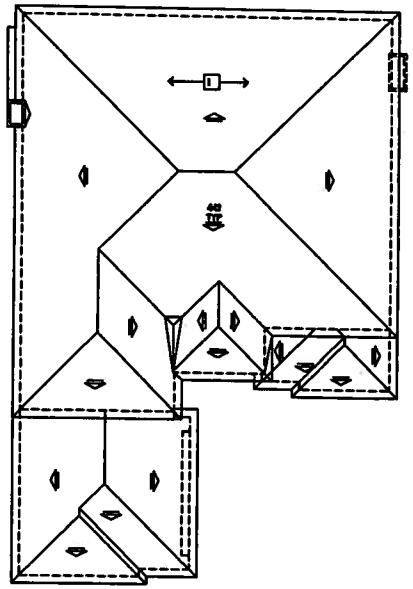
Date: 11/30/1

Sheet 5.7 Of



REAR ELEVATION

SCALE 1/4"=1'-0"



ROOF PLAN

SCALE 1/8"=1'-0"

TYPICAL ELEVATION NOTES :

1. CONCRETE 'S' TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
10. DECORATIVE W.I. RAILING / TRIM
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
14. FAUX CORBELS WITH STUCCO OVER
15. STUCCO GUIONS (G.I. STUCCO STOP - PAINT TO MATCH STUCCO)
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
17. STUCCO KEY
18. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 5
REAR ELEVATION
"MEDITERRANEAN"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714.347.1300

THE GREENS at ARROWOOD

L S A
Architecture
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

Sheet 5.8 Of

FRONT ELEVATION - "MANOR"

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 5
FRONT ELEVATION
"MANOR"

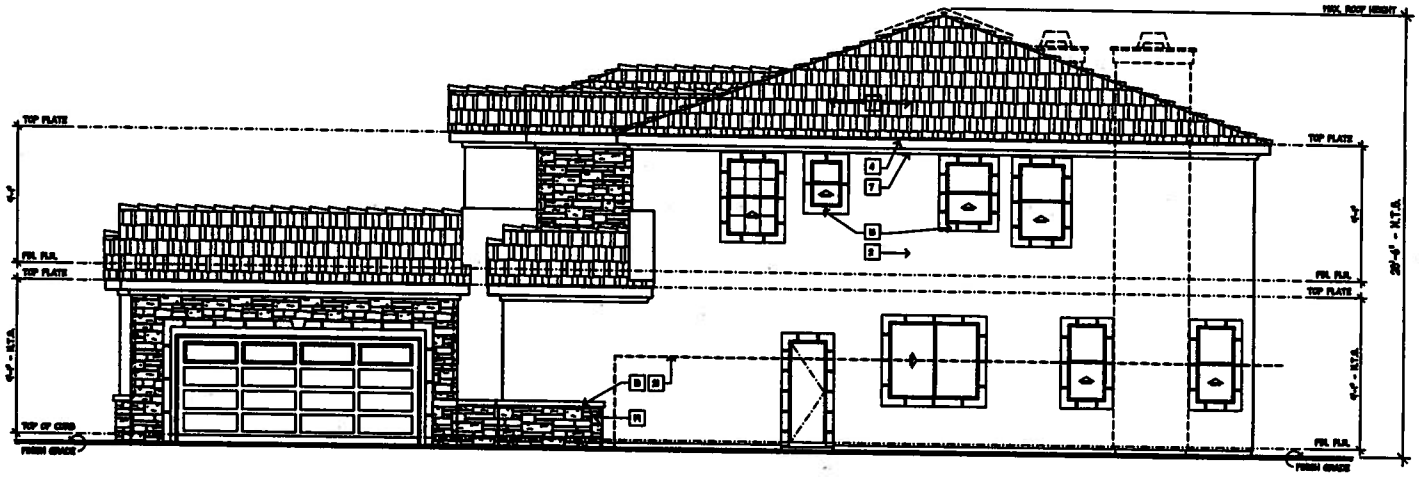
Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714-347-1300

THE GREENS at ARROWOOD

L S A
Architecture
8518 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 687-8247

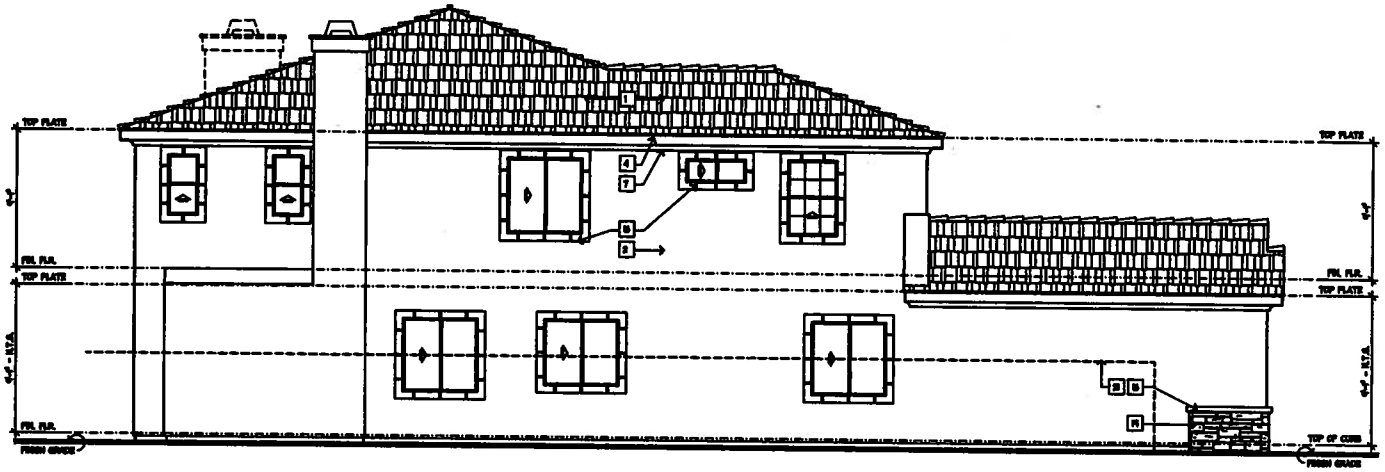
Date: 11/30/10

Sheet
5.9
Of



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. W.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 5
SIDE ELEVATIONS
"MANOR"

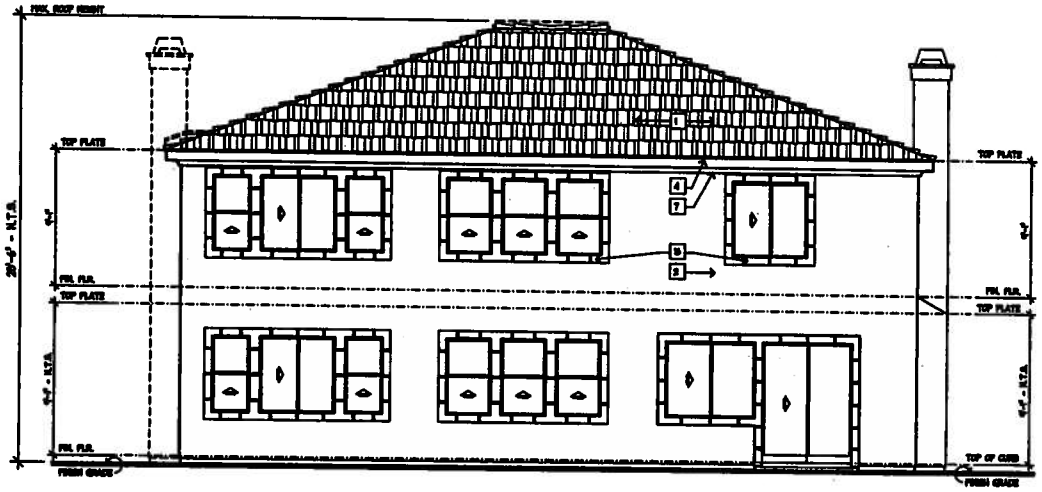
Toll Brothers
723 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714 247 1200

THE GREENS at ARROWOOD

Architecture
8818 E. Santa Ana Canyon Road
Suite 100-123
Anaheim, CA 92808
(714) 667-8247

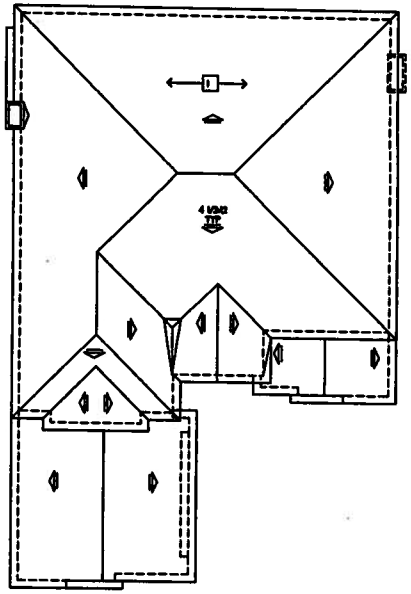
Date: 11/30/1

Sheet
5.10
Of



REAR ELEVATION

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



ROOF PLAN

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

TYPICAL ELEVATION NOTES :

1. CONCRETE FLAT TILE ROOFING
2. TYPICAL STUCCO
3. RECESSED WINDOW / DOOR
4. 2X FACIA
5. STUCCO SOFFIT
6. STUCCO ARCH
7. STUCCO UNDER EAVE
8. STUCCO RECESS
9. 2X FURRING WITH STUCCO OVER
11. 2X TRIM WITH STUCCO OVER
12. BUILT UP TRIM WITH STUCCO OVER
13. FAUX SHUTTER
14. FAUX CORBELS WITH STUCCO OVER
16. SCORED FOAM TRIM WITH STUCCO OVER TO SIMULATE CONCRETE
18. SIMULATED STONE CAP
19. SIMULATED STONE VENEER
20. M.I. GATE
21. 6'-0" HIGH PROPOSED FENCE

Toll Brothers

PLAN 5
REAR ELEVATION
"MANOR"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714.347.1300

THE GREENS at ARROWOOD

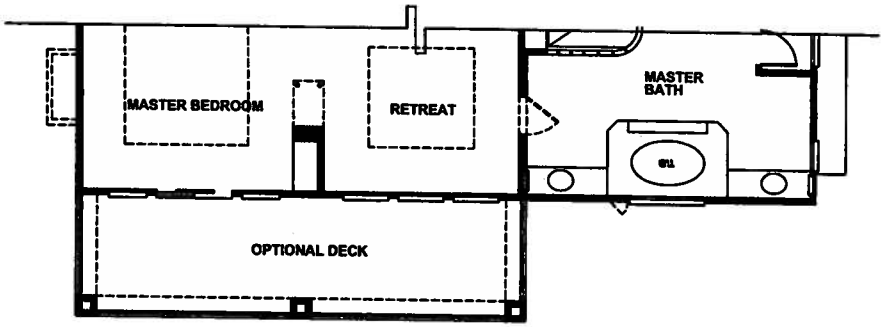
Architecture
8818 E. Santa Ana Canyon Road
Suite 105-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/10

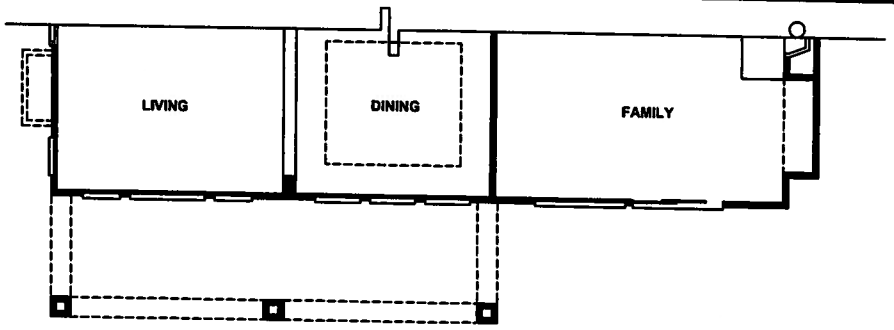
Sheet

5.11

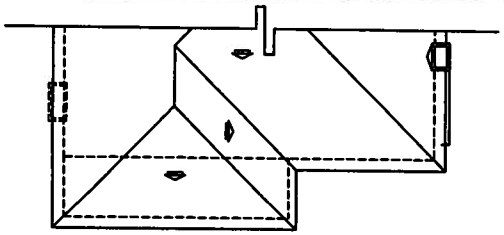
Of



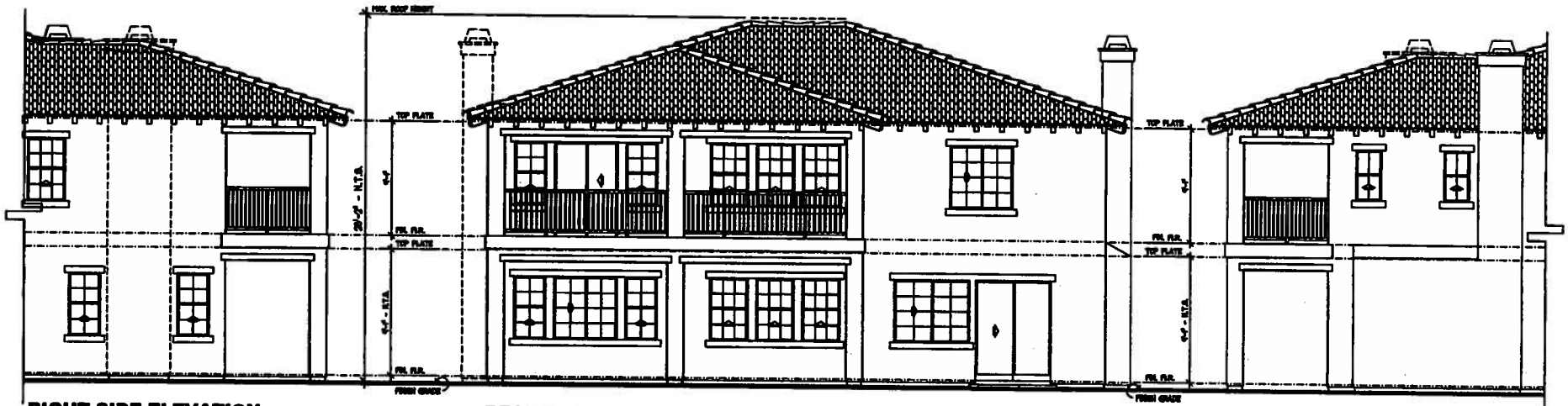
SECOND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



RIGHT SIDE ELEVATION

REAR ELEVATION

LEFT SIDE ELEVATION

Toll Brothers

PLAN 5
OPTIONAL DECK
"SPANISH COLONIAL"

Toll Brothers
725 Town & Country Road, Suite 500
Orange, CA 92868
Tel: 714 577 1200

THE GREENS at ARROWOOD

LSA Architecture
8818 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(714) 667-8247

Date: 11/30/1

Sheet
5.12
Of

PLANNING COMMISSION
RESOLUTION NO. 2010-P36

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:	D10-00006
APPLICANT:	Toll Land XX Ltd. Parternship
LOCATION:	East of Vandergrift Boulevard at the Terminus of Village 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, 40, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

establishment of final architectural design plans to be used within the 79 single-family residential development referred to as Morrow Hills Village "L" 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 13th day of December, 2010 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; an Environmental Impact Report (EIR) was approved for Morro Hills Master Plan Project and the proposed project complies with the Morro Hill EIR;

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. 06-R0334-1	$3,503 per unit
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	$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot residential
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR0093-1	Fee based on water meter size. Residential is typically $4,597 per unit
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 09-OR0092-1	Based on capacity or water meter size. Residential is typically $6,313 per unit
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on water meter size. Residential is typically $4,326 per unit
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code	$1,000 per development project + $100 per unit plus $10,275 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 Development Plan:

1. The site plan and physical design of the project is consistent with the Zoning Ordinance and the underlying RE-A-MP-1 (Residential Estate - A - Master Plan-1) zone, in that the lot size minimums have been provided at 1 acre with a minimum 10,000+ sq. ft. residential development area and the overall architectural design of the residential units will be consistent with the Morrow Hills Village and Golf Course Master Plan.
2. The Development Plan conforms to the General Plan of the City by providing new residential development that has coordinated the overall site design into the surrounding residential communities and the existing golf course.
3. The project site can be adequately served by existing public facilities, services and utilities, because approval of Tentative Map T-12-99 ensured that all future development within the Master Plan area villages are adequately serviced.
4. The project, as proposed, is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood because the Morrow Hills design guidelines are being implemented consistently through each of the three architectural

styles, and will utilize an exterior color palette that is exclusively earth tone in nature and that blends with existing residential developments in the Master Planned community; as well as, siting of new residences in a manner that does not detract from the existing Golf Course.

5. The site plan and parameters for the architecture and physical design of the project is consistent with the policies contained within Sections 1.24 and 1.25 of the Land Use Element of the General Plan, in that the final architectural plans and minor pad elevation changes integrate into the topography of the site and into the existing built environment .

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D10-00006) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Development Services Department/Building Division plan check.
2. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).
3. 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).
4. This development is subject to all conditions of approval listed in Resolution Nos. 2000-P40 and 2002-P23.

Fire:

5. 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.
6. Fire Department requirements shall be placed on plans in the notes section.
7. Smoke detectors are required, and detector locations must be indicated on the plans.

8. The size of fire hydrant outlets shall be 2 ½ "X _____.

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 esign 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. Commercial buildings and multi-family dwellings require 6-inch address numbers. Industrial buildings require 12-inch address numbers. Minimum specifications are set forth in Oceanside Fire Code Section 505.1, and the Fire Marshal may establish other requirements as deemed necessary.

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 Departments current codes at the time of building permit application.

18. Fire apparatus access roads shall 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. 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.

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

21. If quantity of electrolyte solution is 10 gallons or greater, visible hazard identification signs as specified in NFPA 704 shall be placed at entrance to battery storage room.

22. When a dead-end access road or cul-de-sac exceeds 500 feet, all buildings beyond 500 feet from the intersection will be equipped with automatic fire sprinklers.

Planning:

23. This Development Plan shall expire on December 13, 2013, unless the Planning Commission grants a time extension.

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 approves the final architectural plans and minor pad elevation changes for the 79 lot single-family residential development shown on the plans and exhibits presented to the Planning Commission, for review and approval, as modified by conditions of approval. No deviation from these approved plans and exhibits shall occur without Development Services Department approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

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 (D10-00006). 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. 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.

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

29. 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.

30. A covenant or other recordable document, approved by the City Attorney, shall be prepared by the applicant and recorded prior to the approval of any building permit for the first lot to develop. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

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 Community Development 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.

32. 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 provision shall run with the life of the project and shall be recorded as a covenant on the property.

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

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

35. 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.

36. 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.

37. 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 Development Services Department/Planning Division.

38. 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 5 designated segment areas approved as part of this development plan.

39. 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.

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

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

42. 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).

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

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

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

46. Plan type three's optional bonus room and deck shall not encroach into the front yard setback of 25'-0".

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.

PASSED AND ADOPTED Resolution No. 2010-P36 on December 13, 2010 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Bob Neal, Chairman
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. 2010-P36.

Dated: December 13, 2010

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

12.6.10

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: Barrante, Miller, Chadwick, Parker, Todd and Schaffer

NAYS: None

ABSENT: Hartley

ABSTAIN: None

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: May 20th 2002

LEGAL DESCRIPTION

PARCEL A

PARCEL 1 OF PARCEL MAP NO. 17081, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, TOGETHER WITH THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 4 WEST, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SHOWN AS "NOT A PART" ON SAID PARCEL MAP NO. 17081 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE WESTERLY LINE OF SAID PARCEL 1, BEING THE INTERSECTION OF THE TWO COURSES: NORTH 30*21'32" EAST 843.79 FEET AND NORTH 00*18'10" EAST 180.00 FEET, THENCE ALONG SAID WESTERLY LINE NORTH 00*18'10" EAST 180.00 FEET, THENCE SOUTH 89*41'50" EAST 428.00 FEET TO THE TRUE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF THE PARCEL OF LAND SHOWN AS "NOT A PART" ON SAID PARCEL MAP NO. 17081, THENCE ALONG THE BOUNDARY LINE OF SAID "NOT A PART" PARCEL THE FOLLOWING COURSES: NORTH 00*32'06" EAST 1330.58 FEET, THENCE SOUTH 89*41'06" EAST 1997.83 FEET, THENCE SOUTH 00*41'39" WEST 665.41 FEET, THENCE NORTH 89*40'57" WEST 665.30 FEET, THENCE SOUTH 00*38'22" WEST 665.38 FEET, THENCE NORTH 89*40'40" WEST 1329.46 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCEL 1 THE LAND DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE WESTERLY LINE OF SAID PARCEL 1, BEING THE INTERSECTION OF THE TWO COURSES: NORTH 30*21'32" EAST 843.79 FEET AND NORTH 00*18'10" EAST 180.00 FEET, THENCE ALONG SAID WESTERLY LINE NORTH 00*18'10" EAST 52.65 FEET TO THE BEGINNING OF A NON-TANGENT 380.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, TO WHICH A RADIAL LINE BEARS NORTH 22*10'24" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05*37'55" A DISTANCE OF 37.35 FEET, THENCE SOUTH 62*11'41" EAST 149.91 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID PARCEL 1, THENCE ALONG SAID PROLONGATION AND THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID PARCEL 1 THE FOLLOWING COURSES: SOUTH 32*10'29" WEST 870.73 FEET, THENCE SOUTH 00*28'49" WEST 118.87 FEET, THENCE NORTH 89*37'44" WEST 129.86 FEET, THENCE NORTH 00*28'49" EAST 160.00 FEET, THENCE NORTH 30*21'32" EAST 843.79 FEET TO THE POINT OF BEGINNING.

PARCEL B

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 17081, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE WESTERLY LINE OF SAID PARCEL 1, BEING THE INTERSECTION OF THE TWO COURSES: NORTH 30*21'32" EAST 843.79 FEET AND NORTH 00*18'10" EAST 180.00 FEET, THENCE ALONG SAID WESTERLY LINE NORTH 00*18'10" EAST 52.65 FEET TO THE BEGINNING OF A NON-TANGENT 380.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, TO WHICH A RADIAL LINE BEARS NORTH 22*10'24" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05*37'55" A DISTANCE OF 37.35 FEET, THENCE SOUTH 62*11'41" EAST 149.91 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID PARCEL 1, THENCE ALONG SAID PROLONGATION AND THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID PARCEL 1 THE FOLLOWING COURSES: SOUTH 32*10'29" WEST 870.73 FEET, THENCE SOUTH 00*28'49" WEST 118.87 FEET, THENCE NORTH 89*37'44" WEST 129.86 FEET, THENCE NORTH 00*28'49" EAST 160.00 FEET, THENCE NORTH 30*21'32" EAST 843.79 FEET TO THE POINT OF BEGINNING.

REGISTERED PROFESSIONAL ENGINEER
NORMAN C. ARNDT
No. C21693

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

V.

Application for Public Hearing

Community Development Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

STAFF USE ONLY	
ACCEPTED: 7/13/10	BY: SAI.

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	D10-00006
C.U.P.	
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: TOLL LAND XX LIMITED PARTNERSHIP	2. STATUS: T-12-99 (8)
3. ADDRESS: 725 W. TOWN & COUNTRY DR. #500 ORANGE, CA 92868	4. PHONE/FAX/E-mail: 760.757.7057
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): JOANN WATANABE	FAX: 760.757.7058
6. ADDRESS: (SAME AS #3)	7. PHONE/FAX/E-mail: 760.712.7752 jeposhine@tollbrothersinc.com

PART II – PROPERTY DESCRIPTION

8. LOCATION: VILLAGE DRIVE			9. SIZE: 21.45 AC. (110.197 w/ GOLF COURSE)
10. GENERAL PLAN: MORRO HILLS	11. ZONING: RE-A-MP	12. LAND USE: ESTATE A RE-A	13. ASSESSOR'S PARCEL NUMBER: 122-521-01, 122-521-25

PART III – PROJECT DESCRIPTION

2ND OBJECTIO

14. GENERAL PROJECT DESCRIPTION

CONSTRUCTION OF 19 SINGLE FAMILY HOMES WITHIN MASTER PLANNED COMMUNITY KNOWN AS ARBOWOOD.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
N/A	N/A	N/A	19	0.7/AC.

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
2900 - 4108 SF	231/3 PER SFR	27%	MAXIMUM 35 %

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): BRAD HARE	36. DATE: JULY 8 2010
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.	Sign:	

RECEIVED
NOV 22 ...
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Arrowood – Village "L"
The Greens at Arrowood by Toll Brothers
11.11.10
Revised 11.18.10

Description: Village "L" is comprised of 79 single family lots adjacent to the golf course within the northeastern portion of the Arrowood master planned community. The lots are a minimum one acre lot with a Zoning Designation of RE-A-MP-1 (Residential Estate-A- Master Plan 1) and a General Plan Land Use Designation of EA-R (Estate-A-Residential). These lots were designed with a minimum of 10,000 SF reserved for homeowner use; with the balance of the lot incorporated into the golf course with an easement for the benefit of the golf course operator and golf course user(s) (Condition #130 of Resolution 2000-P39). Lots 28 and 29 located at the end of Village Drive will have a shared driveway, the reduced frontage for these two (2) lots were approved under Conditional Use Permit C-51-99. The lots in Village "L" are along golf course holes 11 through 13 and 18. The homes along the east side of Village Drive will orient along the golf course holes and will have views to the east and south of the adjacent properties. The current adjacent properties (to the east) are vacant land with some agriculture uses.

Justification: The proposed architecture for The Greens consists of five (5) floor plans, including one (1) single story home 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 2,900 to 4,108 SF, with 3 to 5 bedrooms and 3 to 4.5 bathrooms. The distinct exterior elevations of Spanish Colonial, Mediterranean and Manor will create a nice and varied streetscape. The variation in roof planes 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 all five (5) floor plans designed with a non-fronting garage to enhance the front elevation and general streetscape of the neighborhood. 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 the Planning Commission.

There are some slight differences in the pad elevation and/or lot sizes from the approved tentative map to the final engineering design of the project. In some cases the pad elevation varied from one-tenth to a few feet in the final engineering design to address drainage and to balance the grading quantities on site. There are a few lots where the lot size varied slightly as well due to the final engineering design.

For the plans 1 and 2, some of the lots will require a low retaining wall on the side yard to provide a flat area along the side yard of the home. The plans 1 and 2 are slightly wider than the other three (3) plan types. This condition occurs on less than fifteen percent (15%) of the homes in Village 'L" and will depend on the plan types chosen on these specific lots.

The homes will be designed with energy features such as tankless water heaters, hot water on demand systems, Low – E glass windows and an increase in R-values in certain areas 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 cases the monthly lease payments may be 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 Greens 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.

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 "L" there is only one street within the project, Village Drive. Therefore we have split Village 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) 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.

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

PARCEL "C" 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:

LOT 3 AND THOSE PORTIONS OF LOTS 4 AND 18 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 14562 FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID LOT 4 THE FOLLOWING COURSES: SOUTH 00°41'55" WEST 1717.69 FEET; THENCE SOUTH 00°44'55" WEST 1353.69 FEET; THENCE SOUTH 38°26'18" WEST 1631.15 FEET; THENCE NORTH 59°15'30" WEST 380.52 FEET; THENCE NORTH 00°44'55" EAST 1522.56 FEET; THENCE NORTH 40°09'19" EAST 95.93 FEET; THENCE NORTH 01°01'42" EAST 231.88 FEET; THENCE NORTH 05°17'05" EAST 112.20 FEET; THENCE NORTH 03°51'26" WEST 162.24 FEET; THENCE NORTH 49°16'15" EAST 70.85 FEET; THENCE NORTH 10°38'47" WEST 118.42 FEET; THENCE NORTH 11°08'38" EAST 56.05 FEET; THENCE NORTH 29°11'20" EAST 74.08 FEET; THENCE NORTH 15°27'11" WEST 91.81 FEET; THENCE NORTH 33°59'34" EAST 94.24 FEET; THENCE NORTH 49°10'10" EAST 82.07 FEET; THENCE NORTH 16°48'45" EAST 42.29 FEET; THENCE NORTH 00°00'00" EAST 37.66 FEET; THENCE NORTH 15°35'05" WEST 42.03 FEET; THENCE NORTH 09°38'34" EAST 61.74 FEET; THENCE NORTH 02°43'29" WEST 59.38 FEET; THENCE NORTH 68°11'16" WEST 60.81 FEET; THENCE NORTH 89°15'06" WEST 168.99 FEET; THENCE NORTH 00°44'55" EAST 242.89 FEET; THENCE LEAVING SAID WESTERLY LINE OF SAID LOT 4 SOUTH 89°24'35" EAST 225.91 FEET; THENCE NORTH 00°35'25" EAST 1005.75 FEET TO THE NORTHERLY LINE OF SAID LOT 4 AND THE BEGINNING OF A NON-TANGENT 370.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, TO WHICH A RADIAL LINE BEARS NORTH 38°53'04" WEST; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°15'55" A DISTANCE OF 208.36 FEET; THENCE NORTH 83°22'51" EAST 86.53 FEET TO THE BEGINNING OF A TANGENT 345.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°13'15" A DISTANCE OF 169.93 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 21°36'06" EAST 60.00 FEET TO THE NORTHERLY LINE OF SAID LOT 18 AND THE BEGINNING OF A NON-TANGENT 405.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, TO WHICH A RADIAL LINE BEARS NORTH 21°36'06" EAST; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 18, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°01'41" A DISTANCE OF 141.57 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4 THE FOLLOWING COURSES: NORTH 41°37'48" EAST 213.03 FEET; THENCE SOUTH 65°57'59" EAST 412.68 FEET TO THE POINT OF BEGINNING.

APN: 122-521-01-00, 122-521-25-00 and 122-521-31-00