



DATE: May 25, 2011

TO: Honorable Mayor and Members of the City Council

FROM: Development Services Department/Planning Division
Neighborhood Services/Housing and Code Enforcement Division

SUBJECT: **CONSIDERATION OF THE REPEAL OR AMENDMENT OF ARTICLE 14C OF THE MUNICIPAL CODE (INCLUSIONARY HOUSING) AND ENHANCEMENT OF THE CITY'S DENSITY BONUS ORDINANCE**

SYNOPSIS

Staff requests Council direction regarding potential options related to the City's Inclusionary Housing Ordinance.

BACKGROUND

On February 23, 2011, the City Council directed staff to prepare an ordinance for the repeal of Article 14C. The City Council further directed staff to convene an ad hoc committee of housing stakeholders (e.g., affordable housing advocates, members of the development community) to discuss possible alternatives to the City's current inclusionary housing program. The City Council asked that staff bring forward a repeal ordinance and a recommended replacement program within 90 days.

While not prepared at this time to make a formal recommendation regarding the repeal and replacement of Article 14C, staff will enumerate several options available to the City Council in order to solicit Council's direction. These options include:

- Taking no action, thereby maintaining Article 14C in its present form;
- Repealing Article 14C, with no further action;
- Amending Article 14C to incorporate an alternative fee-calculation methodology;
- Repealing Article 14C and updating the City's Density Bonus Ordinance to include additional incentives for affordable housing in conjunction with market-rate residential development.

ANALYSIS

According to the California Coalition for Rural Housing, roughly one-third of all localities in California currently maintain inclusionary housing programs. At present, eleven of the 18 cities in San Diego County maintain such programs.



Originally adopted in 1991, the City's Inclusionary Housing Ordinance (Article 14C) requires that any rental residential project and any for-sale residential project of three or more units reserve at least ten (10) percent of the total units for rent or sale to low- and moderate-income households. Low-income households are those whose combined incomes do not exceed eighty (80) percent of the median income for San Diego County for an equivalent size household. Moderate income households are those whose combined incomes exceed eighty (80) percent but do not exceed one hundred twenty (120) percent of the median income for San Diego County for an equivalent size household. Rental housing units are deemed affordable if total housing costs, including rent and utilities, do not exceed thirty (30) percent of the monthly gross income of a qualifying household. For-sale housing units are deemed affordable if the sales price does not exceed two hundred fifty (250) percent of the area median income for San Diego County, adjusted for family size/bedroom size. In accordance with recent case law the City does not apply the requirement to rental projects.

As an alternative to reserving affordable units in market-rate residential development, Article 14C allows for the payment of an in-lieu fee, established by City Council resolution according to a formula set forth in the ordinance. The current in-lieu fee is \$10,250 per unit.

The requirements of Article 14C are not applicable to projects sited within the City's Downtown Redevelopment District.

Since 2005, which marks the beginning of the current Housing Element planning period, in-lieu fees acquired under the provisions of Article 14C have been leveraged with other funding sources (e.g., redevelopment set-aside funds) to produce 175 new affordable rental units and place under affordability covenants another 270 existing rental units. In-lieu fees have also contributed to the City's purchase of a 14.47-acre site on Mission Avenue where the City proposes to construct nearly 300 affordable rental units in partnership with National Community Renaissance and Community Housing Works.

By and large, housing developers have chosen to pay the in-lieu fee rather than construct affordable units in conjunction with their market-rate projects. During the current Housing Element planning period, only two for-sale single-family homes have been built as the required affordable component of a market-rate housing project.

Upon receiving direction from the City Council to initiate the repeal and replacement of Article 14C, staff invited a range of housing stakeholders from the San Diego region to discuss possible voluntary incentives for affordable housing development capable of achieving comparable outcomes to those historically achieved through implementation of Article 14C. The ad hoc committee was comprised of affordable housing advocates, affordable housing developers, market-rate housing developers, representatives of the Building Industry Association and City staff. The ad hoc committee held four meetings between March 7, 2011, and April 18, 2011.

Discussion at these meetings focused on proposals offered by the Building Industry Association (BIA), many of which did not directly address the provision of affordable housing but instead outlined ways to facilitate development in general (e.g., expedited review, impact fee deferral, limiting “green” building standards to those required by state law). Proposals offered as potential alternatives to the City’s Inclusionary Housing Ordinance included the following:

- Optimized zoning incentive plan: The City would grant flexibility in development standards (e.g., minimum driveway/roadway width) that would allow residential projects to achieve densities that would otherwise be precluded by physical constraints and/or regulatory requirements (e.g., stormwater management BMPs). For every additional dwelling unit achieved through such flexibility, applicants would pay a fee in support of the City’s affordable housing program. BIA representatives estimated that under current market conditions a per-unit fee of \$25,000 would be roughly commensurate with the value of each additional unit achieved through flexibility in development standards. Another idea discussed at the meetings involves paying the per unit fee for all units over the base density as defined in the City’s general plan and zoning ordinance.
- Affordable housing development on City-owned properties: The City would encourage affordable housing development on specific City-owned properties by rezoning these properties to allow high-density housing and systematically seeking out public-private partnerships with affordable housing developers.
- City financing of affordable housing development: The City would provide an appropriately-entitled site for affordable housing development, allowing the private developer to fund the lease or purchase of the site through the residual cash flow of the completed project. The City would also finance the payment of requisite impact fees, with this loan amortized through the completed project’s residual cash flow.
- Enhanced density bonus ordinance: Concurrent with the revision of the City’s existing density bonus ordinance to achieve compliance with state housing law, the City would incorporate additional incentives for the development of affordable housing in conjunction with market-rate residential projects. These additional incentives would include:
 - Density bonuses exceeding the state-mandated maximum of 35 percent for projects that would provide higher percentages of affordable housing;
 - Density bonuses in exchange for the placement of affordability restrictions on existing market-rate dwelling units, in accordance with the state-prescribed density-bonus calculations;
 - Allowance for the affordable component of a residential project benefitting from a density bonus to be developed on a separate site from the market-rate component.
 - Administrative review and approval of any application seeking a density bonus, with appeal rights to the Planning Commission and City Council.

There was ultimately no consensus within the ad hoc committee regarding the most appropriate alternatives to replace the City's Inclusionary Housing Program. However, there was general agreement among committee members that the City should update its Density Bonus Ordinance (Zoning Ordinance Section 3032) to accord with, and perhaps exceed, the provisions of state density bonus law (Government Code Section 65580, et seq). More specifically, there was general agreement that the City should explore the possibility of allowing density bonuses for market-rate housing projects that concurrently develop new affordable housing off-site or purchase and place affordability covenants on existing market-rate housing units. Acknowledging that market-rate residential developers rarely choose to meet inclusionary housing requirements by constructing affordable units on-site, most committee members expressed support for voluntary incentives that would allow market-rate residential developers to produce or subsidize the production of affordable housing off-site. Given that the City is already in the process of updating its Density Bonus Ordinance, most committee members felt that incorporating these voluntary incentives into an enhanced Density Bonus Ordinance would be a practical and efficient approach.

It has been staff's intention to revise the City's existing Density Bonus Ordinance in conjunction with the update of the City's Housing Element, which must be certified by the California Department of Housing and Community Development (HCD) prior to April 2013.

The following four alternatives are provided to the City Council for its review and direction to staff.

Alternatives

No Action; Leave Article 14C As Is

Were the City to maintain the status quo, new residential development outside of the Downtown Redevelopment Area would continue to live under the requirement to either furnish ten percent of units as affordable or pay the in-lieu fee of \$10,250 per unit. This would continue to provide revenue for affordable housing projects akin to La Mision Village, Lil Jackson, Libby Lake Village and the proposed Mission Cove. As currently structured, it likely would not result in a significant number of affordable units being constructed within market-rate housing projects.

Repeal Article 14C; Take No Further Action

The repeal of the City's Inclusionary Housing Ordinance would eliminate this revenue source and direct staff to identify other means of facilitating the construction of affordable housing units to meet the goals and objectives set forth in the Housing Element. While the City is not legally mandated to maintain an inclusionary housing ordinance, it must demonstrate through a comprehensive affordable housing strategy (outlined in its Housing Element) that it is capable of producing and facilitating the development of affordable housing in quantities equal to or greater than those evidenced in previous Housing Element cycles. Furthermore, to maintain eligibility for many state and federal grant programs, the City must materially add to its affordable

housing stock in numbers reasonably consistent with its regional fair-share obligation, which is expected to be on the order of 2,700 units for the 2010-2020 planning period. In the “Quantified Objectives” section of its updated Housing Element, the City is required to estimate how many affordable units will be produced by each component of its affordable housing strategy. To obtain state certification of the updated Housing Element, the City would likely have to replace the repealed Inclusionary Housing Ordinance – presently a key component of its affordable housing strategy – with an equally productive program or set of programs.

Revise Article 14C to Incorporate a Modified In-Lieu Fee Calculation

Over the past two years, an ad hoc committee comprised of members of both for-profit and nonprofit developers, affordable housing advocates, BIA representatives, the Chairs of the Housing and Planning Commissions, and staff have convened to discuss alternative methods for calculating the in-lieu fee prescribed in the Inclusionary Housing Ordinance. In addition, the committee conducted a noticed public workshop on the topic. BIA representatives voiced concerns that the current method does not account for current housing cost variables when determining the sales price of the affordable unit. In order to address those concerns, staff contracted with Keyser Marston and Associates (KMA) to prepare a financial analysis and make recommendations regarding alternative fee calculation methodologies.

The financial analysis prepared by KMA is attached to this staff report. The KMA study recommends modifying the methodology for calculating the in-lieu fee. The proposed modifications would use average market sales price and affordable housing cost variables to calculate the in-lieu fee. Using a 2010 average market sales price of \$316,600 for residential units sold in Oceanside, and an affordable unit sales price of \$213,000, the fee per Market Rate unit would be reduced from the current amount of \$10,250 to \$9,760. To calculate the in-lieu fee on a per-square-foot basis, the fee per market-rate unit would be divided by the average square footage of homes sold in Oceanside during the preceding calendar year – i.e., \$9,760 divided by 1,550 square feet = \$6.30 per square foot. The total fee required for each unit would then be calculated based upon its individual square footage.

Additionally, the KMA study recommends that new residential rental projects be exempted from the inclusionary housing requirements, in light of recent California case law which has struck down such fees on rental housing.

Repeal Article 14C; Adopt an Enhanced Density Bonus Ordinance

Enhancement of the Density Bonus Ordinance would not constitute an in-kind replacement of the City’s Inclusionary Ordinance in that it would not compensate for the lost revenue stream now generated by the in-lieu fee. An enhanced ordinance could encourage market-rate housing developers to avail themselves of incentives for affordable housing, but given that this ordinance has not been utilized in the 15 years it has been available to developers, it is not likely to be an in-kind replacement.

Indeed, state-prescribed density bonuses are not often sought in San Diego County or elsewhere in California. There are a variety of reasons why density bonuses have not facilitated a significant amount of affordable housing in the state; staff has not conducted the research and analysis necessary to fully understand the limitations of this incentive program. However, staff has been informed by both market-rate and non-profit affordable housing developers that one of the key limitations of the density bonus program as outlined in state law is the implicit requirement that affordable units be constructed on the same site as market-rate units. Because market-rate housing developers typically do not maintain ownership or assume long-term management of their projects once they are completed, enforcement of affordability covenants and other administrative responsibilities associated with affordable units are problematic. On the other hand, developers who specialize in affordable housing commonly maintain an ownership interest and management role in their projects. Consequently, for market-rate developers seeking to meet affordable housing requirements, partnership with affordable housing developers is an attractive option when required affordable units can be constructed off-site.

State density bonus law prescribes density bonuses of up to 35 percent depending upon the percentage of affordable housing proposed in conjunction with a market-rate residential project, with the categorical level of affordability (i.e., very low, low and moderate income) also being a factor in the calculation of the state-mandated density bonus percentage.

Attached to this staff report are a staff-generated revision of the City's existing Density Bonus Ordinance – meant to bring the City's density bonus provisions into compliance with state law – and another version prepared by BIA representatives that includes the following additional incentives for the production of affordable housing in conjunction with market-rate residential development:

- Additional density bonus for projects that exceed the maximum percentage of affordable units specified in state law, up to 50 percent of the total unit count, consistent with state-prescribed ratios between the required density bonus and the percentage of proposed affordable units;
- Enhanced density bonus eligibility for land donation:
 - Use of donated land for very low or low income housing (state law prescribes land donation only for very low income units);
 - Eligibility for donated land that accommodates less than 40 affordable units (state law prescribes a 40-unit minimum);
 - Eligibility for donated land more than a quarter-mile removed from the site of the market-rate project enjoying the density bonus;
 - Revised milestones allowing market-rate projects benefitting from density bonuses through land donation to initiate construction prior to entitlement of required off-site affordable units;
- Density bonus eligibility for the placement of affordability restrictions on existing market-rate units located anywhere within the City, consistent with state-prescribed ratios between the required density bonus and the percentage of existing market-rate units to be rendered affordable;

- Density bonus eligibility for the construction of required affordable units off-site, anywhere within the City;
- Administrative review and approval of projects seeking density bonuses, with public hearings required only for projects that are formally appealed.

Staff has had preliminary discussion with HCD regarding density bonus incentives beyond those prescribed by state law. HCD staff has confirmed that localities have the discretion to allow additional incentives under their density bonus ordinances, and that density bonuses can be granted for both the placement of affordability restrictions on existing market rate units and the development of new affordable units off-site.

Staff has yet to conduct a full analysis of the BIA-proposed incentives enumerated above, and at this point has gathered no data from which to assess the extent to which these incentives would enhance the appeal and viability of the City's existing Density Bonus Ordinance. With few density bonus projects in existence, and little precedent for the types of incentives proposed by the BIA, City staff would need to work closely with HCD to arrive at a mutual understanding of how these incentives would factor into the City's overall affordable housing strategy as outlined in the updated Housing Element.

With respect to the BIA proposal that projects seeking density bonuses be subject only to administrative review and approval, staff has significant concerns about how such a review process might inhibit community input on such projects, which can significantly impact their surroundings. Should the City Council direct staff to pursue enhancements to the City's Density Bonus Ordinance, staff recommends that other approaches to streamlining the review and approval process be considered, and that thresholds for discretionary review now outlined in the Zoning Ordinance be maintained.

FISCAL IMPACT

None of the alternatives outlined above would affect the City's General Fund.

Repeal of Article 14C would reduce annual revenue to the City's Affordable Housing Fund.

CITY ATTORNEY'S ANALYSIS

Upon direction from the City Council, the City Attorney can draft amendments to the inclusionary ordinance as well as modifications to the existing density bonus ordinance. Zoning related amendments will need to be considered by the Planning Commission with final action by the City Council following a public hearing.

RECOMMENDATION

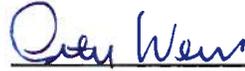
Staff seeks City Council direction regarding the repeal or amendment of the City's Inclusionary Housing Ordinance, as well as guidance in pursuing revisions to the City's Density Bonus Ordinance to enhance its efficacy.

PREPARED BY



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Senior Planner

SUBMITTED BY



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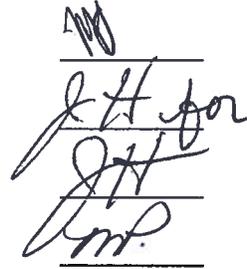
REVIEWED BY:

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ATTACHMENTS:

1. Municipal Code, Chapter 14C – Inclusionary Housing
2. Building Industry Association (BIA) draft of 3032 Affordable Housing Density Bonus
3. KMA Financial Analysis

Oceanside, California, Code of Ordinances >> **Chapter 14C - INCLUSIONARY HOUSING >>****CHAPTER 14C - INCLUSIONARY HOUSING** [42]Sec. 14C.1. - Intent.Sec. 14C.2. - Applicability.Sec. 14C.3. - Exemptions.Sec. 14C.4. - Definitions.Sec. 14C.5. - Reservation requirements.Sec. 14C.6. - In-lieu fee alternative.Sec. 14C.7. - Options for providing reserved units.Sec. 14C.8. - Periodic review.Sec. 14C.9. - Administration.Sec. 14C.10. - Building permit.**Sec. 14C.1. - Intent.**

Housing requirements for low and moderate-income households in residential projects. It is the intent of this chapter to establish requirements for the reservation of housing units for low and moderate-income households in residential projects requiring development plans.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00)

Sec. 14C.2. - Applicability.

The provisions of this chapter shall apply to all residential projects of three or more units including without limitation, condominium conversions and time extensions of development plan approval for previously approved residential projects.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 92-05, § 1, 1-29-92; Ord. No. 00-241-1, § 1, 4-12-00; Ord. No. 00-278-1, 5-10-00)

Sec. 14C.3. - Exemptions.

- a. Any project located within the boundaries of the redevelopment project area shall be exempt from the provisions of this chapter.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00)

Sec. 14C.4. - Definitions.

Affordable. For the purpose of this chapter, the term "affordable" shall have the following meanings:

- (1) A for-sale housing unit shall be affordable if the sales price does not exceed two hundred fifty (250) percent of the area median income for San Diego County, adjusted for family size/bedroom size, as published by HUD. The family size/bedroom size adjustment shall be as follows:
 - One-bedroom units shall be based on the median income for a family of two;
 - Two-bedroom units shall be based on the median income for a family of three;
 - Three-bedroom units shall be based on the median income for a family of four;
 - Four-bedroom units shall be based on the median income for a family of five.
- (2) Rental housing unit shall be affordable if the total housing cost, including rent and utilities, paid by a household does not exceed thirty (30) percent of the monthly gross income of a household with a monthly income not exceeding sixty (60) percent of the area median income adjusted for household size. A household size used to calculate the maximum affordable rent shall be those indicated in the paragraph above.

Area median income. The median household income of San Diego County or equivalent geographic area as annually estimated by HUD pursuant to Section 8 of the United States Housing Act of 1937. In the event such HUD determinations of area median income are discontinued, the area median income shall be

that median household income as established and published by the State of California Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.

Household. A person or persons living together in the same residence.

HUD. The United States Department of Housing and Urban Development.

Low-income household. A person or persons living together as a household unit whose combined incomes do not exceed eighty (80) percent of the median income for San Diego County for an equivalent size household.

Moderate-income household. A person or persons living together as a household unit whose combined income exceeds eighty (80) percent but does not exceed one hundred twenty (120) percent of the median income for San Diego County for an equivalent size household.

Low and moderate-income household. A person or persons living together as a household unit whose combined incomes do not exceed one hundred twenty (120) percent of the median income for San Diego County for an equivalent size household.

Reserved unit. A residential dwelling unit deed restricted for occupancy by a low or moderate-income household pursuant to the requirement of this chapter.

Residential project. Any new construction of dwelling units or condominium conversion.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00)

Sec. 14C.5. - Reservation requirements.

(a) *Reservation of for-sale units.*

- (1)** No development plan for a for-sale residential project of three or more units subject to this chapter shall be approved in any area of the city unless at least ten (10) percent of such housing units are reserved for sale to low and moderate income households or reserved as rental units for low-income households.
- (2)** Calculation of reservation requirement. The calculation of the number of housing units to be reserved shall be made utilizing the total number of housing units in the development prior to including any increase in the allowable number of such housing units authorized by any density bonus granted pursuant to Government Code Section 65915 et seq.
If the calculation of the number of housing units to be reserved results in a fraction of a whole number, the developer may either reserve one additional housing unit or pay a partial in-lieu fee equal to the remaining fraction. The amount of the in-lieu fee shall be determined according to Section 14C.6.(b).
- (3)** Timing for construction of reserved units. The reserved units shall be constructed either prior to or simultaneously with the non-reserved units within the development. If the development is being constructed in phases, the percentage of reserved units to be constructed in each phase shall be equivalent to ten (10) percent of the total number of units being constructed in that phase.
- (4)** Sales Price. The initial sales price and resale sales price of reserved units shall be limited to ensure that the price is affordable within the definition contained in Section 14C.4.
- (5)** Sales restriction. Reserved units shall be sold or resold only to eligible low or moderate-income households. The city shall determine the eligibility of such households.
A deed restriction, covenant, and/or other instrument enforceable by the city and approved by the city attorney and director of housing and neighborhood services, limiting the resale of such units to eligible low or moderate-income households shall be recorded against the title of all reserved units at affordable prices as described in subsection (4) immediately above. The duration of such resale restrictions shall be a minimum of fifty-five (55) years.
- (6)** Rental restriction. The requirements indicated in Section 14C.5(b)(4) shall apply if rental housing is provided as the reserved units.

(b) *Reservation of rental unit.*

- (1)** No rental residential project subject to this chapter (including time extensions) shall be permitted unless at least ten (10) percent of such housing units are reserved for low-income households.
- (2)** Calculation of reservation requirement. The provisions of Section 14C.5(a)(2) shall apply to the calculation of the number of housing units to be reserved in any rental housing development.
- (3)** Design and construction of reserved units. The design and exterior appearance of the reserved units shall be compatible with and substantially the same as the non-reserved units within the development and shall contain proportionately the same or a larger number of bedrooms and square footage per reserved unit as the non-reserved units.
- (4)** Rental restriction. The rent to be charged for a reserved housing unit shall be so limited as to be

affordable within the definition of Section 14C.4(a)(2).

A deed of restriction, covenant, and/or other instrument enforceable by the city and approved by the city attorney and director of housing and neighborhood services shall be recorded against the title of the property within which the reserved units are located limiting the rental of the reserved units as described immediately above. This rent restriction shall be in effect for a minimum of fifty-five (55) years. Additionally, the property shall be so restricted as to prohibit the conversion of the restricted units for the term of the rent restriction to a condominium, stock cooperative, community apartment, or such other form of ownership which would eliminate the restricted units as rental units.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 92-05, § 2, 1-29-92; Ord. No. 00-241-1, § 1, 4-12-00)

Sec. 14C.6. - In-lieu fee alternative.

(a) As an alternative to reserving units as required in Section 14C.5, the developer may pay a fee in-lieu of reservation in an amount established by city council resolution according to the formula set forth in subsection (b), below, sufficient to subsidize the price of a median sales price home in Oceanside to the extent that it brings the sales price of such a home into the affordable range for a moderate income household.

(b) The amount of the in-lieu fee for each required inclusionary unit shall be determined by the director of housing and neighborhood services at the time of issuance of building permits for the first residential units in a development project subject to this chapter by application of the city council resolution adopted pursuant to subsection (a) above, which resolution shall use the following formula:

The median sales price of homes sold in the City of Oceanside based on the last quarter of the calendar year prior to the year in which the building permit is issued
minus

The maximum affordable sales price for a three-bedroom unit as defined in section 14C.4(a)(1). However, the area median income figures in effect during the last quarter of the calendar year prior to the year in which the building permit is being issued shall apply. (Median sales price of new home - affordable three-bedroom sales price = in-lieu fee).

To obtain the per unit in-lieu fee the entire in-lieu fee shall be divided by the total number of units in the project. If the in-lieu fee option is chosen to comply with this chapter, in whole or in part, the per unit in-lieu fee shall be paid for each unit that a building permit is issued.

(c) All in-lieu fees collected hereunder shall be used by the city exclusively to provide housing opportunities for low or moderate-income households anywhere within the city. All in-lieu fees shall be held in a separate account with interest accruing to said account. All funds in the account shall be spent in any manner authorized by law as the city council deems appropriate solely to provide housing opportunities for low or moderate-income households. For the purposes of this subsection, the term "provide housing opportunities for low or moderate-income households" means any expenditure authorized by law which directly or indirectly makes housing units affordable to low or moderate-income households.

(d) If a residential project, subject to this chapter, is required to provide replacement housing pursuant to Government Code Section 65590, then the number of units required to be reserved for low or moderate-income households shall be the larger of the number of units required under Government Code Section 65590 or this chapter. The requirements for inclusionary housing under this chapter shall not be additive to the requirements for replacement housing under Government Code Section 65590. The provisions of this chapter shall not apply to units provided pursuant to an ordinance adopted as required by Section 65915 of the Government Code.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00)

Sec. 14C.7. - Options for providing reserved units.

(a) *On-site reservation.* The required number of reserved units may be provided on the site of the subject development. In this case, the design and exterior appearance of the reserved units shall be compatible with and substantially the same as the non-reserved units within the development and shall contain proportionately the same or a larger number of bedrooms and square footage per reserved unit as the non-reserved units.

(b) *Off-site provision of "for-sale" reserved units.* If an applicant can provide evidence to demonstrate that on-site provision of reserved units is not feasible, with such evidence being deemed reasonable, accurate, and sufficient at the sole discretion of the city, then the reserved units may be provided as "for-sale" units at another site within the city limits of Oceanside conforming with the requirements of section 14C.5.

(c) *Off-site provision of rental reserved units.* If an applicant can provide evidence to demonstrate that on-site provision of reserved units is not feasible, with such evidence being deemed reasonable, accurate, and sufficient at the sole discretion of the city, then the reserved units may be provided as rental units at another site within the city limits of Oceanside, excluding low-income impacted census tracts (i.e. census tracts 181, 182 (excluding blockgroup 3), 184, 186.03). Such reserved units must comply with the

requirements of section 14C.5(b).

- (d) *Joint venture off-site provision of rental reserved units.* Provided all participating applicants can meet the "non-feasibility" test mentioned above, off-site rental projects may provide the reserved units for multiple applicants.
- (e) *Reserved unit credits.* If an applicant provides newly constructed units to meet the requirements for provision of reserved units pursuant to this chapter, and such new units exceed the number of reserved units required by this chapter, then the "excess" units may be used to meet the reserved unit requirements for another applicant. Any sale of "reserved unit credits" shall be an entirely civil transition with no regulation by the city (i.e. reserved unit credits may be sold for "what the market will bear"). Applicants who propose to meet their reserved unit requirement by purchasing reserved unit credits in another project must be able to meet the "non-feasibility" test for on-site provision. All reserved units credits must be deed restricted to comply with the requirements of section 14C.5(b).

(Ord. No. 00-241-1, § 1, 4-12-00)

Sec. 14C.8. - Periodic review.

Annually, the city council shall review the status of compliance with this chapter, and the degree to which reserved units provided and fees collected pursuant to this chapter are addressing the shortfall of affordable housing units. Not later than five years after the effective date of this chapter, the city council shall consider a report by the city manager reviewing the reservation requirement and fee formula established to implement the provisions of this chapter to determine whether any adjustments in the reservation requirement or fee formula are warranted.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00)

Sec. 14C.9. - Administration.

- (a) The provisions of this chapter shall be administered by the director of housing and neighborhood services of the City of Oceanside under the direction of the city manager.
- (b) The city council may adopt by resolution rules and regulations for the implementation of this chapter.
- (c) A developer and/or subsequent purchaser of a reserved unit shall be required to pay such fee as may be established by resolution of the city council to recover the cost to the city of administration of the provisions of this chapter.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00)

Sec. 14C.10. - Building permit.

No building permit shall be issued for any residential project subject to this chapter unless the director of housing and neighborhood services has certified that the proposed development has complied with or is otherwise exempt from the provisions of this chapter.

(Ord. No. 91-49, § 2, 10-23-91; Ord. No. 00-241-1, § 1, 4-12-00)

FOOTNOTE(S):

(42) *Editor's note*— Ord. No. 91-49, § 1, adopted Oct. 23, 1991, repealed former Ch. 14C which pertained to similar provisions and derived from Ord. No. 82-49, § 1, adopted Dec. 15, 1989; and Ord. No. 83-02, § 1, adopted Feb. 9, 1983. Subsequently, Ord. No. 00-241-1, adopted April 12, 2000, repealed Ch. 14C in its entirety and substituted therefore a new chapter 14C to read as herein set out. ([Back](#))

ATTACHMENT 2

3032 Affordable Housing Density Bonus

Comparison document: Revised Ordinance and BIA Draft Revision.

The deletions from the revised ordinance are in red strikethrough, the new text from the BIA draft revision are in underlined blue.

- A. Purpose. This section establishes policies which facilitate the development of affordable housing to serve a variety of needs within the City. To encourage provision of moderate, low and very low-income housing, Senior housing, and ancillary child care facilities ~~the~~. The City shall provide to developers/property owners who meet the requirements established by this section a density bonus and additional incentives or ~~other incentives of equivalent financial value.~~ concessions. The regulations set forth in this section shall apply city wide.
- B. Definitions. As used in this section, the following terms shall have the following meanings:
- (1) "Density Bonus" means a density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan as of the date of application. The density bonus shall apply to residential development of five or more units. ~~The number of housing units to be reserved for low, very low, or moderate-income households or senior housing does not include the density bonus units.~~
 - (2) "Equivalent Financial Value" concerns a condominium conversion project seeking a density bonus and it refers to the cost to the developer/property owner based on the land cost per dwelling unit. The land cost per dwelling unit is determined by the difference in the value of the land with and without the density bonus.
 - (3) "Lower Income Households" as currently defined in section 50079.5 of the Health and Safety Code and any subsequent amendments or revisions.
 - (4) "Very Low Income Households" as currently defined in section 50105 of the Health and Safety Code and any subsequent amendments or revisions.
 - (5) ~~"Moderate Income Households"~~ as currently defined in section 50093 of the Health and Safety Code and any subsequent amendments or revisions.
 - (6) "Senior Citizen Housing Development" as currently defined by Sections 51.3 and 51.12 of the Civil Code and any subsequent amendments or revisions.
 - (7) ~~"Affordability" is determined by the economic feasibility of constructing lower-income housing in the proposed development.~~

- (9) "Child Care Facility" means a child day care facility other than a family day care home, including, but not limited to, infant canthers, preschools, extended day care facilities, and school-age child care center, as defined by Government Code Section 65915.

C. ~~Implementation. In accordance with Government Code Section 65915, et seq., the~~ The City shall grant a density bonus to an applicant that proposes a housing project that consists of development of five or more dwelling units and, in the amount specified in subsection D below, that meets at least one or more of the following criteria:

- (1) ~~At least ten percent (10%) of the total units allowed under the maximum permitted density of a housing development are designated for lower-income households as defined in the Health and Safety Code; or~~
- (2) ~~At least five percent (5%) of the total units allowed under the maximum permitted density of a housing development are designated for very low-income households as defined in the Health and Safety Code; or~~
- (3) ~~A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.~~
- (4) ~~Ten percent (10%) of the total dwelling units in a common interest development for persons and families of moderate income, provided that all units in the development are offered to the public for purchase.~~

The applicant shall elect whether the density bonus is awarded on the basis of subparagraphs 1, 2, 3 or 4 of this section. The terms "total units" or "total dwelling unit" does not include units added by a density bonus award pursuant to this Ordinance or otherwise.

D. ~~Amount of Density Bonus. The Density Bonus the City shall be determined pursuant to Government Code Section 65915, using~~ the applicant shall be calculated according to the following calculations::

- (1) ~~For housing developments designating at least ten percent (10%) of total units for lower income households, the density bonus shall be calculated as follows:~~

For housing developments meeting the criteria of Section C(1) above, the density bonus shall be calculated as follows. For an applicant proposing a percentage of low income units greater than the 20% depicted below, the City shall grant a percentage density bonus increase of an additional 1.5% for every 1% increase in the total units dedicated to low income households, up to a maximum percentage density bonus increase of 50%. By way of

example only, the density bonus for an applicant proposing a percentage of low income units of 28% would be entitled to a density bonus of 47%.

Percentage Low Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35

- (2) ~~For housing developments designating at least five percent (5%) of total units for very low income households, the density bonus shall be calculated as follows:~~

For housing developments meeting the criteria of Section C(2) above, the density bonus shall be calculated as follows. For an applicant proposing a percentage of very low income units greater than the 11% depicted below, the City shall grant a percentage density bonus increase of an additional 2.5% for every 1% increase in the total units dedicated to very low income households, up to a maximum percentage density bonus increase of 50%. By way of example only, the density bonus for an applicant proposing a percentage of very low income units of 15% would be entitled to a density bonus of 45%.

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

- (3) ~~For housing developments~~development ~~meeting the criteria of a senior citizen housing development~~Section C(3) above, the density bonus shall be ~~2035~~ 2035 percent (~~2035~~ 2035%).

- (4) ~~For housing developments designating at least ten percent (10%) of total units in a common interest development for moderate income households, the density bonus shall be calculated as follows:~~

For housing development meeting the criteria of Section C(4) above, the density bonus shall be calculated as follows: For an applicant proposing a percentage of moderate income units greater than the 40% depicted below, the City shall grant a percentage density bonus increase of an additional 1% for every 1% increase in the total units dedicated to moderate income households, up to a maximum percentage density bonus increase of 50%. By way of example only, the density bonus for an applicant proposing a percentage of moderate income units of 47% would be entitled to a density bonus of 42%.

Percentage Moderate Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

(5) All density calculations resulting in fractional units shall be rounded up to the next whole number.

- (6) The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.
- (7) An applicant may elect to accept a lesser percentage of density bonus.
- (8) The calculations are in accordance with Government Code Section 65915 and are subject to any subsequent amendments or revisions thereto consistent with this Ordinance.

E. Land Donation: When an applicant donates land to the City to satisfy the affordable housing obligation for a housing development granted a density bonus, the applicant shall be entitled to a ~~fifteen percent (15%)~~ an increase above the otherwise maximum allowable residential density for the entire housing development as follows:

Percentage Very Low Income	Percentage Bonus	Density	Percentage Very Low Income	Percentage Density Bonus
10	15		10	7.5
11	16		11	8
12	17		12	8.5
13	18		13	9
14	19		14	9.5
15	20		15	10
16	21		16	10.5
17	22		17	11
18	23		18	11.5
19	24		19	12
20	25		20	12.5
21	26		21	13
22	27		22	13.5
23	28		23	14
24	29		24	14.5
25	30		25	15
26	31		26	15.5
27	32		27	16
28	33		28	16.5
29	34		29	17
30	35		30	17.5

The increase granted pursuant to this Subsection shall be in addition to any increase in density mandated by this section up to a maximum allowable Ordinance. For an applicant proposing a percentage of very low income units greater than the 30% depicted above, the City shall grant a percentage density bonus increase of thirty-five percent (35%) an additional 1% for every 1% increase in the percentage of very low income units and/or an

additional 0.5% for every 1% increase in the percentage of low income units, up to a maximum percentage density bonus increase of 50%. The calculations are in accordance with Section 65915 of the Government Code and are subject to any amendments or revisions ~~thereto~~ consistent with this Ordinance. In order to qualify for the above density bonus, the land donation must meet the following conditions, ~~pursuant to Government Code Section 65915:~~

- (1) The applicant donates and transfers the land no later than the date of ~~approval~~ recording of the final subdivision map, parcel map, or issuance of the first building permit for a residential development application if no subdivision map is proposed.
- (2) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to low or very low income households in an amount not less than 10 percent (10%) of the ~~number of residential~~ total units of the ~~proposed~~ housing development.
- (3) The transferred land is ~~at least one acre in size or~~ of sufficient size to permit development of ~~at least 40~~ the minimum number of units, required by the prior paragraph (2), has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the appropriate density, ~~and is or will be served by adequate public facilities and infrastructure.~~
- (4) No later than the date of ~~approval~~ the issuance of the final subdivision map, parcel map, or residential development application a certificate of occupancy for the first density bonus market rate unit, the transferred land shall have all City required discretionary permits and approvals, other than building permits, necessary for the development of the ~~very low income housing~~ affordable units on the transferred land, except the City may subject the proposed development to subsequent design review, if the design is not otherwise reviewed by the City prior to the time of transfer.
- (5) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with Government Code Section 65915, which shall be recorded on the property at the time of the transfer.
- (6) The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the developer.
- (7) The transferred land shall be within the ~~boundary of the proposed development or, if the City agrees, within one quarter mile of the boundary of the proposed development~~ boundaries of the City.

- (8) A proposed ~~source of financing plan for funding for the very low income~~ affordable units shall be identified not later than the date of approval ~~the issuance of a certificate of the final subdivision map, parcel map, or residential development application~~ occupancy for the first market rate density bonus unit.

F. Child Care Facility.

When an applicant proposes to construct a housing development that conforms to the requirements of this section and includes a child care facility that will be located on the premises of, as a part of, or adjacent to, the project, the City shall grant either:

- (1) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; or
- (2) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

In order to qualify for the additional density bonus or incentive, the child care facility must meet the following criteria:

- (1) The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable.
- (2) Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income.

G. Condominium Conversions: When an applicant for approval to convert apartments to a condominium project agrees to provide at least thirty-three percent (33%) of the total units of the proposed condominium to persons and families of low or moderate income, or fifteen percent (15%) of the total units of the proposed condominium project to ~~lower~~ very low income households, and agrees to pay for the reasonably necessary administrative costs incurred by the City pursuant to this subsection, the City shall grant either:

- (1) A density bonus of twenty-five percent (25%) over the number of existing rental apartments, to be provided within the existing structure or structures proposed for conversion; or
- (2) An incentive of equivalent financial value.

The City may place such reasonable conditions on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of very low, low or moderate income households. The City shall enforce an equity sharing agreement, as set forth by Section 65915 of the Government Code, for these units.

H. Affordability Restrictions on Existing Units. An applicant may choose to satisfy all or a portion of the obligation to provide the required affordable housing through the placement of affordability restrictions on existing residential units located at the same site as the market rate units or off-site. That applicant shall be entitled to a density bonus increase above the otherwise maximum allowable residential density according to the percentages identified in Subsections D(1) - D(4) hereof. The increase granted pursuant to this Subsection shall be in addition to any other increase in density mandated by this Ordinance. In order to qualify for the above density bonus, the acquisition of existing units must meet the following conditions:

- (1) To ensure continued affordability of the units consistent with Government Code Section 65915, the applicant shall cause the recordation of the affordability restrictions against the applicable affordable units no later than the date of recordation of the final subdivision map, parcel map, or first building permit for a residential development application if no subdivision map is proposed.
- (2) Prior to issuance of a certificate of occupancy for the first market rate density bonus unit, the applicant shall submit a building condition report prepared by an appropriately licensed, California architect, engineer or contractor. The building condition report shall demonstrate that the units comply with the applicable building code requirements and that any integral building components that had a useful life of 5 years or less has been replaced.
- (3) The existing off-site units may be located anywhere within the boundaries of the City.
- (4) An applicant may satisfy the affordable housing obligations at a single off-site location or multiple off-site locations. A single off-site affordable housing location may be used to satisfy the obligations of multiple density bonus projects.
- (5) For the purpose of calculating a density bonus for this Section (H) and the increase over the otherwise maximum allowable residential density, as well as the total units in a housing development, only the property where residential market rate units on contiguous sites that are the subject of one development application shall be considered.

I. Off-site Construction of Units. An applicant may choose to satisfy all or a portion of the obligation to provide the required affordable housing through the construction of the affordable units at an off-site location from the market rate units. That applicant shall be entitled to a density bonus increase above the otherwise maximum allowable residential density according to the percentages identified in Subsections D(1) - D(4) hereof. The increase granted pursuant to this Subsection shall be in addition to any other increase in density mandated by this Ordinance. In order to qualify for the above density bonus, the construction of off-site units must meet the following conditions:

- (1) To ensure continued affordability of the units consistent with Government Code Section 65915, the applicant shall cause the recordation of the affordability restrictions against the applicable affordable units no later than the date of recordation of the final subdivision map, parcel map, or the first building permit for a residential development application if no subdivision map is proposed.
- (2) Prior to the issuance of a certificate of occupancy for the first market rate density bonus unit, the applicant or others shall have secured all City required discretionary permits and approvals, other than building permits, necessary for the development of the affordable housing units on the transferred land.
- (3) The land and/or units are transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to a developer.
- (4) The proposed off-site units may be located anywhere within the boundaries of the City.
- (5) An applicant may satisfy the affordable housing obligations at a single off-site location or multiple off-site locations. A single off-site affordable housing location may be used to satisfy the obligations of multiple density bonus projects.
- (6) For the purpose of calculating a density bonus for this Section (I) and the increase over the otherwise maximum allowable residential density, as well as the total units in a housing development, only the property where residential market rate units on contiguous sites that are the subject of one development application shall be considered.

J. Density Bonus Agreement. To be eligible for a density bonus, the developer/property owner must applicant must develop an Affordable Housing Plan and, prior to the issuance of the first building permit for the market rate units, sign a binding agreement with the City which sets forth the conditions and guidelines to be met in the implementation of the Density Bonus law requirements-this Ordinance.

The agreement will also establish specific compliance standards and remedies ~~available to the City upon failure by the developer/property owner applicant to make the affordable units accessible available to intended residents. To ensure~~ As the means of ensuring compliance, the City shall require a agreement shall require the recordation of a deed restriction against the density bonus units and all affordable units. That deed restriction shall remain in place and preclude issuance of the certificate of occupancy for the density bonus units until such time as the affordable units have been constructed or other security in the amount of \$50,000 per unit in a form acceptable to the Housing Director and City Attorney. City is provided in lieu of the deed restriction. If the applicant is proposing to phase the development of the market rate units, the deed restrictions shall be recorded and implemented on a phase by phase basis.

K. Density Bonus Application.

- (1) ~~To apply for a density bonus, the developer/property owner applicant shall submit to the City a Density Bonus application for a project pursuant to this section. written statement describing its request.~~

~~The Density Bonus application shall be submitted in conjunction with any other required application for the granting of a density bonus shall not, in and of itself, require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval of the development and/or subdivision of land.~~

~~The density proposal shall specify the number, type, location, (including whether the affordable units will be located on the same site as the market rate units or at an off-site property), size of housing units, and construction phasing.~~

- (2) ~~The Density Bonus application and approval of a density bonus, or any of the related waivers, incentives or concessions, shall consist of adequate information to determine the not require a separate or different permit or approval process from that otherwise required for the underlying project cost per unit of the without a density bonus request.~~

- (a) ~~If the approval of the housing development would not otherwise require a general plan or municipal code amendment, and notwithstanding any other City ordinance, policy or program to the contrary, the use of the following administrative approval process for the development proposed development. This will include, but not be limited to, capital costs, equity investment, debt service, projected revenues, operating expenses, or other information requested by the City applicant. Notwithstanding Section 4 below, the findings of Section 4 do not apply to this incentive and the City shall grant this incentive if the applicant requests.~~

City shall, within 90 days of receipt of a density bonus

- (i) The designated staff persons will expeditiously review the application, notify the developer/property owner.
 - (ii) The designated staff person shall mail a notice of future decision to the persons residing within 300 feet of any of the properties identified in writing of the procedures required to comply the application. Persons who wish to receive notice of the approval or denial of the application may request this information from the staff person. The request must be received no later than 10 business days after the date on which the notice of future decision is mailed.
 - (iii) The designated staff person may approve, conditionally approve, or deny the application without a public hearing. The decision shall be made no less than 11 business days after the date on which the notice of future decision is mailed to allow for sufficient time for public comment. Notification of the decision shall be given to the applicant and to those persons who request notification in accordance with this section. Section, no later than 2 business days after the decision date.
 - (iv) The Planning Commission shall hear appeals of the above staff level decision. Only the applicant or another person who files an application for appeal with the Planning Director no later than 12 business days after the above decision date, may file an appeal.
 - (v) The Planning Director shall assign a date for an appeal hearing before the Planning Commission no later than 10 calendar days after the date on which an application for the appeal hearing is filed with the City Manager. The appeal hearing shall generally be held within 60 calendar days following the filing of the appeal, unless the applicant requests additional time.
 - (vi) At the conclusion of the appeal hearing, the Planning Commission may affirm, reverse, or modify the staff decision.
- (3) Existing on-site affordable housing obligations under this Ordinance, or any predecessor of the same, may be transferred to an off-site location, at any time, subject to the approval of the City Manager. Such affordable housing transferred shall be comparable to the units previously required to be on-site.

L. Concessions and Incentives.

(1) The applicant shall receive the following number of incentives or concessions: that, at the applicant's election, can be applied to all or any portion of the housing development contemplated by the application:

- (a) One incentive or concession for projects that ~~include~~propose at least ten percent (10%) of the total units for lower income households, at least five percent (5%) for very low income households, or at least ten percent (10%) for persons and families of moderate income in a common interest development.
- (b) Two incentives or concessions for projects that ~~include~~propose at least twenty percent (20%) of the total units for lower income households, at least ten percent (10%) for very low income households, or at least twenty percent (20%) for persons and families of moderate income in a common interest development.
- (c) Three incentives or concessions for projects that ~~include~~propose at least thirty percent (30%) of the total units for lower income households, at least fifteen percent (15%) for very low income households, or at least thirty percent (30%) for persons and families of moderate income in a common interest development.

(2) For purposes of this Ordinance, concessions shall be specific to the individual project and mayor incentives include, without limitation:

- (a) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions. All related requests for modifications of the above, for example floor area ratio, lot size, setbacks, on-site open space and lot coverage, shall be treated as a single concession for purposes of calculating the number of concessions granted.
- (b) Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

- (c) Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable, financially sufficient, and actual cost reductions.
- (3) This section does not limit or require the City to provide direct financial incentives, including the provision of publicly owned land, or the waiver of fees or dedication requirements.
- (4) The City shall grant the concession or incentive requested by the applicant unless the City makes a written finding, based upon substantial evidence, of any of the following:
 - (a) The concession or incentive is not required in order to provide for affordable housing costs as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified.
 - (b) The concession or incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, without rendering the development unaffordable to low or moderate income households.
 - (c) The requested additional concession or incentive would violate state or federal law.
- (5) The granting of a concession or incentive shall not be materially detrimental interpreted, in and of itself, to public health, safety, and welfare, nor injurious to property and/or improvements within the projects' vicinity require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

~~The requested additional incentive shall not result in an overall development pattern that is incompatible with other structures in the immediate vicinity.~~

~~The Developer and staff shall negotiate to determine the incentives, which will make the project economically feasible with minimum deviations from established standards and minimal impacts to health, safety and welfare~~

M. Waiver or Reduction of Development Standards.

- (1) In no case may the City apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or

incentives permitted by this section. An applicant may submit to the City a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the City. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

- (2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (L) of this Ordinance.

N. Vehicular Parking Ratio: Upon request of the developer, the following maximum parking ratio, inclusive of handicapped and guest parking, shall apply, pursuant to Section 65915 of the Government Code:

- (1) Zero to one bedroom: one onsite on-site parking space.
- (2) Two to three bedrooms: two onsite on-site parking spaces.
- (3) Four or more bedrooms: two and one-half parking spaces.

If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. A development may provide onsite on-site parking through tandem parking or uncovered parking, but not through onstreet parking. The applicant may also use a concession or an incentive pursuant to Section (L) hereof to further lower the vehicle parking ratios from those described herein.

©. Requirements for Participation. In order for a developer/property owner to participate in the program and be eligible for the density bonus or other incentives, the following requirements must be met:

~~The developer/property owner shall set aside each month, at the completion of the project, the number of units which are designated for lower or very low income households.~~

- (1) A unit will be counted toward meeting the set-aside affordable housing requirement if it is either vacant or occupied by a moderate, lower or very low-income tenant, as applicable, or a Senior Citizen (if density bonus was based on a Senior Citizen Housing Development).

~~The target units must be proportional to the overall project in unit mix, floor plan, square footage, and exterior design. Further, the target units must be reasonably dispersed throughout the development.~~

- (2) If the applicant's market rate units include a mix of unit sizes and features, the affordable units must also include a mix of unit sizes and features. For the affordable units, the offered unit size and features shall be similar in character to other affordable housing units located within the City.

- (3) The time period of availability to affordability of the intended population affordable units shall be at least for 30 years.

- (4) The maximum allowable rents to comply with the law are determined by a formula designated by the State Department of Housing and Community Development based on the area median income. This formula is indicated in Section 65915(c) of the Government Code.

- (5) Owner-occupied units shall be available at affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code.
~~An applicant shall agree to, and the City shall ensure, that initial occupants of the moderate income units that are directly related to the receipt of the density bonus in the common interest development are persons and families of moderate income, and that the units are offered at an affordable housing cost, as that cost is defined by Section 50052.5 of the Health and Safety Code. The City shall enforce an equity sharing agreement, as set forth by Section 65915 of the Government Code.~~

6. The developer/property owner~~The owner of the affordable units for which a density bonus was granted~~ must provide to the Neighborhood Services Department a yearly accounting of the total units occupied, the total units vacant, the total units occupied by lower or very low-income households, the total number of units occupied by Senior Citizens and the total units required to be set aside under all applicable affordability covenants.

P. Savings Clause. Should any conflict exist between this Ordinance and any other land use ordinance, regulation, resolution, policy or prior decision of the City, this Ordinance shall control all land use applications which do not have final approval on

the effective date of the Ordinance. Should any section, paragraph, sentence, phrase or word of this title be declared unconstitutional, then the remainder of the title shall remain in full force and effect, to the extent it shall be unaffected by the declaration.

Draft

ATTACHMENT 3



KEYSER MARSTON ASSOCIATES.
ADVISORS IN PUBLIC/PRIVATE REAL ESTATE DEVELOPMENT

MEMORANDUM

ADVISORS IN:
REAL ESTATE
REDEVELOPMENT
AFFORDABLE HOUSING
ECONOMIC DEVELOPMENT

SAN FRANCISCO
A. JERRY KEYSER
TIMOTHY C. KELLY
KATE EARLE FUNK
DEBBIE M. KERN
ROBERT J. WETMORE
REED T. KAWAHARA

LOS ANGELES
KATHLEEN H. HEAD
JAMES A. RABE
PAUL C. ANDERSON
GREGORY D. SOO-HOO
KEVIN E. ENGSTROM
JULIE L. ROMNEY
DENISE BICKERSTAFF

SAN DIEGO
GERALD M. TRIMBLE
PAUL C. MARRA

To: Margery Pierce
Director, Neighborhood Services
City of Oceanside

From: Kathleen Head

Date: May 6, 2011

Subject: Inclusionary Housing In-Lieu Fee Update

At your request, Keyser Marston Associates, Inc. (KMA) prepared a financial analysis to assist the City of Oceanside (City) in amending and updating the in-lieu fee option included in the City's Inclusionary Housing Ordinance (Ordinance). The proposed modifications to the existing Ordinance are:

1. During the foreseeable future, the City does not expect a significant amount of rental development to occur outside the redevelopment project area. Recognizing that legal challenges may constrain the ability to impose inclusionary housing requirements on rental housing development, the City is proposing to exempt rental development from the Ordinance requirements.
2. The City is proposing to amend the methodology used to calculate the in-lieu fee.

BACKGROUND STATEMENT

The current Ordinance requirements for ownership units can be described as follows:

1. New residential development and condominium conversions of three or more units are subject to the Ordinance requirements. However, projects located within the redevelopment project area are exempt from the Ordinance requirements.
2. Ten percent (10%) of the residential units in projects subject to the Ordinance must be set-aside for low and moderate income households.

To: Margery Pierce, City of Oceanside
Subject: Inclusionary Housing In-Lieu Fee Update

May 6, 2011
Page 2

3. The maximum affordable sales price of an affordable unit is set at 250% of the Area Median Income adjusted by the number of bedrooms in the unit.
4. The income and affordability covenants must be imposed on the inclusionary housing units over a 55-year term.
5. The Ordinance provides an option where a developer may pay a fee in-lieu of building affordable units. The fee is calculated as follows:
 - a. The median home sales price of all homes sold in Oceanside during the prior quarter is determined based on information provided by Dataquick.
 - b. The maximum affordable sales price for a three-bedroom unit is calculated.
 - c. The difference between the median home sales price and the affordable price is defined as the affordability gap associated with developing one inclusionary unit.
 - d. The affordability gap per unit is multiplied times the number of inclusionary units required to be included in the project.
 - e. The total affordability gap is divided by the total number of units in the proposed market rate residential project. The result represents the in-lieu fee per unit to be charged under the Ordinance requirements.

The proposed amendments to the Ordinance can be described as follows:

1. No inclusionary obligations will be imposed on rental development.
2. The market rate price to be used in the affordability gap calculations will be based on the average market rate price of the residential units sold in Oceanside over the preceding calendar year. The information source is Dataquick.
3. The affordable housing cost calculations will be structured as follows:
 - a. The Dataquick sales information will be used to identify the average number of bedrooms in the homes that were sold during the preceding calendar year. This bedroom count will be applied in the affordable housing cost calculations.
 - b. The affordable sales price will be calculated based on the Area Median Income for a household size equal to one more person than the number

To: Margery Pierce, City of Oceanside
Subject: Inclusionary Housing In-Lieu Fee Update

May 6, 2011
Page 3

of bedrooms in the average size house sold during the preceding calendar year.

- c. The affordable housing cost variables will be based on the methodology described in California Health and Safety Code Section 50052.5.
4. The in-lieu fee will be calculated based on the following methodology:
- a. The affordability gap per inclusionary unit is equal to the difference between the average market rate price and the calculated affordable housing cost.
 - b. To derive the affordability gap per market rate unit, the affordability gap per inclusionary unit will be multiplied times the 10% inclusionary housing obligation.
 - c. The resulting affordability gap per market rate unit will be divided by the average size of the market rate units sold during the previous calendar year. The source is the Dataquick sales information.
 - d. The result of the in-lieu fee calculation represents the fee that will be charged per square foot of building area in new market rate residential development.

KMA prepared a financial analysis to estimate the in-lieu fee that would be charged based on 2010 data. The results are presented in the following sections of this analysis.

AFFORDABLE PURCHASE PRICE ASSUMPTIONS

Table 1 presents the affordable housing cost calculations applied in this analysis. The basic assumptions can be summarized as follows:

1. The homes sold during the calendar year 2010 had an average of 2.9 bedrooms. This translates to three bedrooms for the purposes of the in-lieu fee analysis.
2. The household income is based on the San Diego County median income for a four-person household. In 2010, this equaled \$75,500.
3. Thirty percent (30%) of the gross household income is allocated to housing related expenses.
4. The ongoing housing related expenses are estimated as follows:

To: Margery Pierce, City of Oceanside
Subject: Inclusionary Housing In-Lieu Fee Update

May 6, 2011
Page 4

- a. Maintenance, home owners insurance and/or home owners association dues are estimated at \$200 per month, or \$2,400 per year.
- b. The home owner's utilities costs are based on San Diego Department of Housing and Community Development allowances that were published in June 2010. These costs total \$1,600 per year, or \$133 per month.
- c. Private Mortgage Insurance costs are estimated at 0.78% of the supportable mortgage amount.
- d. Property tax costs are based on 1.1% of the average market rate sales price derived from the Dataquick information.
- e. The mortgage interest rate is set at 5.25% based on competitive current rates for a 30-year fixed interest rate, fully amortizing loan.
- f. The benchmark home buyer down payment is set at 5% of the affordable price.

Based on the preceding assumptions, the affordable sales price in 2010 was \$216,000.

IN-LIEU FEE ANALYSIS RESULTS

KMA compiled Dataquick information for all home sales within Oceanside between January 1, 2010 and December 31, 2010. The sales survey includes 2,597 records. Of this total, 2,474 records are used in this in-lieu fee analysis, and 123 records were deleted. Records were deleted for the following reasons:

1. Two records had duplicate addresses, but inconsistent unit descriptions.
2. Thirteen (13) records identified sales prices of less than \$30,000. Based on the balance of the information in those records, it seemed likely that the identified sales prices did not present an accurate representation of the actual price.
3. Twenty (20) records for a single condominium project identified sales prices of \$6.63 million per unit. The balance of the information provided for these units included a wide variance in the size of the units, coupled with the same sales price and sales date for each unit.
4. Eighty-seven (87) records for a single condominium project identified sales prices of \$9.7 million per unit. The other information included in the records detailed three different unit types, with no variation in the sales price. In addition, the information indicated that all 87 units were sold on the same date.

To: Margery Pierce, City of Oceanside
Subject: Inclusionary Housing In-Lieu Fee Update

May 6, 2011
Page 5

5. One record for a single-family home identified a \$20.3 million sales price. This sale clearly represents an outlier in the data set.

The survey data is presented in Appendix A at the conclusion of this memorandum. The records that are used in the in-lieu fee analysis are presented in Appendix A - Table 1. The deleted records are presented in Appendix A - Table 2. The survey results can be summarized as follows:

1. The homes had an average of 2.9 bedrooms, which is rounded up to three bedrooms;
2. The average size of the homes is 1,550 square feet; and
3. The average sales price is \$313,600.

The in-lieu fee calculations are presented in Table 2, and can be summarized as follows:

1. The difference between the average market sales price and the calculated affordable price is \$97,600 ($\$313,600 - \$216,000 = \$97,600$).
2. The in-lieu fee per market rate unit equals \$9,760 ($\$97,600 \times 10\% = \$9,760$).
3. The in-lieu fee per square foot of building area equals \$6.30 ($\$9,760 \div 1,550 = \6.30).

Based on the 2010 information, and the proposed calculation methodology, the in-lieu fee for 2011 would be set at \$6.30 per square foot of new residential development subject to the Ordinance requirements. If the methodology is approved by the City Council, the in-lieu fee amount will be adjusted annually based on the identified data sources and affordable housing cost calculations.

TABLE 1

**AFFORDABLE SALE PRICE CALCULATIONS
 MEDIAN INCOME HOUSEHOLDS
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA**

		Three-Bedroom Units ¹
I. <u>Income Assumptions</u>		
Household Size for Calculation Purposes	2	4
Household Income as % of Median		100%
Household Income		\$75,500
Income Allotted to Housing @ 30% of Income	2	\$22,650
II. <u>Ongoing Expenses</u>		
Maintenance & Insurance		\$2,400
Utilities	3	1,600
Private Mortgage Insurance @ 0.78% of Supportable Mortgage		1,600
Property Taxes @ 1.1% of Market Price		3,450
Total Ongoing Expenses		\$9,050
III. Income Available for Mortgage Debt Service		\$13,600
IV. <u>Affordable Housing Price Calculation</u>		
Supportable Mortgage @ 5.3% Interest	4	\$205,200
Home Buyer Down Payment @ 5% of Affordable Price		10,800
Affordable Housing Price		\$216,000

¹ Based on the average number of bedrooms in the sales derived from a City-wide sales comparable survey.

² Based on the California Health & Safety Code Section 50052.5 definition.

³ Assumes that the home buyers will pay for their interior utility costs as well as water, sewer and trash costs. Utility allowances are based on San Diego County Housing Authority estimates published in June 2010.

⁴ Based on a 30-year amortization period and a fixed interest rate.

TABLE 2

**IN-LIEU FEE CALCULATION
IN-LIEU FEE UPDATE - 2010
OCEANSIDE, CALIFORNIA**

I. <u>Affordability Gap Per Affordable Unit</u>		
Average Market Price for All Units Sold in the City in 2009	¹	\$313,600
Affordable Sales Price	²	<u>\$216,000</u>
Affordability Gap Per Affordable Unit		\$97,600
II. Affordable Housing Requirement		
		<u>10%</u>
III. Fee Per Market Rate Unit		
		<u>\$9,760</u>
IV. Average Square Footage of Market Rate Units		
		<u>1,550</u>
V. <u>Fee Per Square Foot of Market Rate Development</u>		
		\$6.30

¹ Source: Dataquick May 3, 2011.

² See TABLE 1 for affordable housing cost calculations.

APPENDIX A

**HOME SALES DATA
JANUARY - DECEMBER 2010
IN-LIEU FEE UPDATE - 2010
OCEANSIDE, CALIFORNIA**

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

	Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4208	Candia Ct		1,775	3	\$42,000	1/8/2010
999 N	Pacific St	F308	1,157	2	\$50,000	8/3/2010
4747	Rim Rock Rd		834	2	\$56,000	9/16/2010
3839	Vista Campana S	57	994	2	\$57,000	9/24/2010
432	Edgehill Ln	134	578	1	\$60,000	8/17/2010
4710	Mystik Rd		834	2	\$60,000	6/25/2010
432	Edgehill Ln	29	544	1	\$65,000	9/30/2010
432	Edgehill Ln	199	544	1	\$65,500	4/23/2010
432	Edgehill Ln	41	508	1	\$67,000	9/14/2010
432	Edgehill Ln	66	578	1	\$68,000	4/22/2010
432	Edgehill Ln	38	578	1	\$70,000	6/29/2010
432	Edgehill Ln	99	508	1	\$70,000	4/29/2010
432	Edgehill Ln	117	544	1	\$70,000	7/14/2010
432	Edgehill Ln	158	578	1	\$72,300	4/20/2010
175	Avenida Descanso	110	593	1	\$73,000	11/12/2010
3441	Seabreeze Walk		807	2	\$73,125	9/9/2010
5190 N	River Rd	D	992	2	\$73,148	9/13/2010
615	Vine St	29	525	1	\$73,500	9/10/2010
5033	Los Morros Way	59	700	1	\$73,766	8/30/2010
195	Avenida Descanso	115	593	1	\$75,000	9/29/2010
432	Edgehill Ln	57	578	1	\$75,000	8/27/2010
432	Edgehill Ln	178	578	1	\$75,000	8/11/2010
432	Edgehill Ln	189	578	1	\$75,000	7/21/2010
4195	Tiberon Dr		1,280	2	\$75,000	3/22/2010
432	Edgehill Ln	78	578	1	\$76,500	5/27/2010
175	Avenida Descanso	109	593	1	\$77,000	4/15/2010
615	Vine St	17	525	1	\$79,000	6/30/2010
514	Calle Montecito	74	806	2	\$79,000	1/28/2010
432	Edgehill Ln	50	544	1	\$79,500	3/2/2010
3660	Vista Campana N	45	660	1	\$79,500	10/29/2010
175	Avenida Descanso	214	593	1	\$80,000	3/16/2010
510	Calle Montecito	53	856	2	\$80,000	1/27/2010
526	Calle Montecito	132	806	2	\$80,000	4/14/2010
5180 N	River Rd	D	992	2	\$80,000	7/9/2010
3421	Seabreeze Walk		807	2	\$80,000	1/29/2010
3606	Vista Rey	44	1,177	2	\$80,000	7/19/2010
432	Edgehill Ln	36	802	2	\$81,500	3/4/2010
530	Calle Montecito	149	806	2	\$83,000	4/28/2010
518	Calle Montecito	95	856	2	\$83,200	10/19/2010
3760	Vista Campana S	24	940	2	\$84,500	10/29/2010
432	Edgehill Ln	30	544	1	\$85,000	7/30/2010
5022	Los Morros Way	43	700	1	\$85,000	5/26/2010
5057	Los Morros Way	115	700	1	\$85,000	10/15/2010
509	Calle Montecito	46	856	2	\$85,000	1/13/2010
521	Calle Montecito	104	856	2	\$85,000	6/23/2010
432	Edgehill Ln	186	578	1	\$85,500	6/18/2010
510	Calle Montecito	51	806	2	\$86,000	4/26/2010
210	Festival Dr		946	2	\$86,000	6/9/2010
509	Calle Montecito	42	806	2	\$87,000	8/31/2010
3606	Vista Rey	50	1,177	2	\$87,000	10/13/2010
3606	Vista Rey	54	1,177	2	\$87,000	8/16/2010
522	Calle Montecito	114	856	2	\$87,200	4/14/2010
526	Calle Montecito	131	806	2	\$88,000	4/30/2010
3760	Vista Campana S	42	940	2	\$88,000	11/10/2010
2929	Fire Mountain Dr	5	740	1	\$89,000	9/27/2010
615	Vine St	1	525	1	\$89,000	7/19/2010
615	Vine St	4	525	1	\$89,000	2/16/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
615 Vine St	5	525	1	\$89,000	5/17/2010
3760 Vista Campana S	60	660	1	\$89,000	8/13/2010
5110 N River Rd	E	992	2	\$89,000	5/20/2010
5190 N River Rd	E	992	2	\$89,000	5/21/2010
432 Edgehill Ln	62	802	2	\$89,550	1/15/2010
432 Edgehill Ln	45	578	1	\$90,000	4/23/2010
5021 Los Morros Way	35	700	1	\$90,000	5/14/2010
5049 Los Morros Way	100	700	1	\$90,000	3/11/2010
999 N Pacific St	B208	762	1	\$90,000	6/15/2010
501 Calle Montecito	4	856	2	\$90,000	1/12/2010
513 Calle Montecito	61	806	2	\$90,000	3/17/2010
525 Calle Montecito	125	856	2	\$90,000	8/16/2010
525 Calle Montecito	128	856	2	\$90,000	12/14/2010
552 Canyon Dr	22	1,035	2	\$90,000	1/13/2010
525 Calle Montecito	124	856	2	\$90,100	10/5/2010
5057 Los Morros Way	116	700	1	\$91,000	2/4/2010
5160 N River Rd	C	992	2	\$91,000	1/27/2010
3755 Vista Campana N	14	906	2	\$91,000	9/24/2010
615 Vine St	2	525	1	\$91,500	10/29/2010
180 Avenida Descanso	J	912	2	\$91,500	4/28/2010
3403 Seabreeze Walk		840	2	\$91,500	12/8/2010
5037 Los Morros Way	76	700	1	\$92,000	7/27/2010
615 Vine St	21	525	1	\$92,500	5/25/2010
3423 Del Este Way		1,280	2	\$92,500	4/23/2010
4536 Anne Sladon St		837	2	\$93,000	4/28/2010
180 Avenida Descanso	A	819	2	\$93,000	11/9/2010
5150 N River Rd	F	992	2	\$93,000	10/28/2010
3630 Vista Campana S	3	906	2	\$93,000	10/15/2010
5005 Los Morros Way	11	700	1	\$94,000	4/22/2010
521 Calle Montecito	101	806	2	\$94,000	4/29/2010
3447 Los Mochis Way		1,110	3	\$94,000	5/12/2010
615 Fredricks Ave	104	712	1	\$94,500	2/25/2010
175 Avenida Descanso	113	741	2	\$94,500	2/23/2010
5180 N River Rd	A	992	2	\$94,500	11/5/2010
4117 Tiberon Dr		1,110	3	\$94,500	5/17/2010
3459 Paseo De Alicia	24	744	1	\$95,000	4/27/2010
505 Calle Montecito	28	856	2	\$95,000	5/25/2010
506 Calle Montecito	37	856	2	\$95,000	1/11/2010
517 Calle Montecito	84	806	2	\$95,000	8/6/2010
5190 N River Rd	B	992	2	\$95,000	12/30/2010
3436 Thunder Dr	1	1,002	2	\$95,000	4/9/2010
4789 Calle Solimar		1,034	3	\$95,500	11/1/2010
155 Avenida Descanso	103	741	2	\$96,000	6/18/2010
175 Avenida Descanso	106	741	2	\$96,000	6/7/2010
176 Avenida Descanso	J	819	2	\$96,000	1/8/2010
3839 Vista Campana S	24	994	2	\$96,000	9/30/2010
3418 Del Este Way		1,110	3	\$96,000	3/18/2010
4111 Tiberon Dr		1,101	3	\$96,600	10/18/2010
3427 Del Este Way		1,110	3	\$97,000	2/23/2010
3569 Paseo De Los Californianos	260	744	1	\$98,000	9/8/2010
3685 Vista Campana N	51	1,028	2	\$98,500	9/8/2010
3760 Vista Campana S	25	940	2	\$99,000	4/14/2010
4181 Tiberon Dr		1,101	3	\$99,000	5/20/2010
195 Avenida Descanso	218	741	2	\$100,000	7/30/2010
502 Calle Montecito	11	806	2	\$100,000	9/24/2010
505 Calle Montecito	22	806	2	\$100,000	12/6/2010
506 Calle Montecito	36	856	2	\$100,000	10/5/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
432 Edgehill Ln	61	802	2	\$100,000	1/12/2010
432 Edgehill Ln	147	802	2	\$100,000	3/19/2010
265 Loma Alta Dr	C4	836	2	\$100,000	11/17/2010
3404 Los Mochis Way		1,280	2	\$100,000	11/3/2010
3760 Vista Campana S	59	940	2	\$100,000	7/27/2010
3408 Del Este Way		1,110	3	\$100,000	5/27/2010
525 Calle Montecito	130	806	2	\$101,000	8/13/2010
3660 Vista Campana N	21	906	2	\$101,000	12/30/2010
3839 Vista Campana S	19	994	2	\$101,000	10/19/2010
3533 Paseo De Elenita	196	744	1	\$102,000	5/28/2010
3660 Vista Campana N	1	660	1	\$102,000	11/24/2010
552 Canyon Dr	4	1,035	2	\$102,000	2/12/2010
3433 Los Mochis Way		1,280	2	\$102,000	1/13/2010
5004 Los Morros Way		900	2	\$102,000	1/20/2010
3902 Vista Campana N	50	994	2	\$102,000	8/6/2010
3513 Paseo De Colombo	50	744	1	\$102,500	8/20/2010
195 Avenida Descanso	216	741	2	\$102,500	6/16/2010
3577 Paseo De Los Californianos	275	744	1	\$103,000	12/30/2010
615 Vine St	12	525	1	\$104,000	7/1/2010
432 Edgehill Ln	152	802	2	\$104,000	1/21/2010
5140 N River Rd	E	992	2	\$104,000	7/15/2010
3475 Paseo De Brisas	36	744	1	\$105,000	9/23/2010
3542 Paseo De Los Americanos	136	744	1	\$105,000	12/10/2010
530 Calle Montecito	141	806	2	\$105,000	6/14/2010
432 Edgehill Ln	84	802	2	\$105,000	10/19/2010
432 Edgehill Ln	85	802	2	\$105,000	4/2/2010
3418 Seabreeze Walk		981	2	\$105,000	1/27/2010
3422 Del Este Way		1,101	3	\$105,000	9/30/2010
505 Calle Montecito	27	856	2	\$105,500	8/5/2010
3435 Los Mochis Way		1,280	2	\$106,500	6/29/2010
5070 Via Manos	E	762	1	\$107,000	8/26/2010
194 Avenida Descanso	A	819	2	\$107,500	11/2/2010
3542 Paseo De Los Americanos	135	744	1	\$108,000	9/27/2010
502 Calle Montecito	15	856	2	\$108,000	3/16/2010
193 Francesca Dr		827	2	\$108,000	7/2/2010
266 Holiday Way		837	2	\$108,500	12/10/2010
3512 Paseo De Los Americanos	93	744	1	\$109,000	10/8/2010
3451 Paseo De Alicia	8	744	1	\$110,000	9/15/2010
615 Fredricks Ave	91	987	2	\$110,000	12/9/2010
615 Fredricks Ave	102	843	2	\$110,000	10/15/2010
3755 Vista Campana N	30	1,004	2	\$110,000	2/12/2010
3468 Los Mochis Way		1,110	3	\$110,500	4/2/2010
3431 Seabreeze Walk		807	2	\$111,000	9/24/2010
3660 Vista Campana N	19	906	2	\$111,000	4/8/2010
5009 Los Morros Way	15	1,100	3	\$111,500	1/14/2010
286 Lustrosos St		827	2	\$112,000	6/28/2010
3573 Paseo De Los Californianos	268	744	1	\$114,000	4/26/2010
175 Avenida Descanso	206	741	2	\$114,000	6/14/2010
448 Parkside Dr		1,150	3	\$114,000	7/30/2010
3875 Vista Campana S	12	812	1	\$115,000	7/21/2010
175 Avenida Descanso	108	741	2	\$115,000	6/4/2010
175 Avenida Descanso	112	741	2	\$115,000	12/22/2010
2929 Fire Mountain Dr	60	855	2	\$115,000	3/9/2010
615 Fredricks Ave	106	987	2	\$115,000	8/4/2010
615 Fredricks Ave	115	987	2	\$115,000	9/30/2010
5037 Los Morros Way	71	900	2	\$115,000	4/5/2010
3660 Vista Campana N	7	1,099	2	\$115,000	12/3/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
244 Festival Dr		1,144	3	\$115,000	2/1/2010
309 Magdalena Dr		827	2	\$115,500	5/19/2010
4552 Anne Sladon St		1,068	3	\$116,500	2/26/2010
615 Fredricks Ave	161	987	2	\$117,000	4/14/2010
5005 Los Morros Way	9	900	2	\$117,000	9/30/2010
5054 Los Morros Way	105	1,100	3	\$117,000	6/30/2010
181 Francesca Dr		827	2	\$117,700	3/16/2010
615 Fredricks Ave	165	987	2	\$118,000	11/10/2010
4479 Pala Rd		820	2	\$119,000	7/22/2010
3622 Seacrest Way		968	2	\$119,000	10/1/2010
4769 Calle Solimar		1,034	3	\$119,500	9/27/2010
4658 Calle Del Palo		827	2	\$120,000	1/28/2010
3712 Clove Way		990	2	\$120,000	10/13/2010
5010 Codorniz Way	15	1,028	2	\$120,000	4/27/2010
862 Dana Point Way		1,104	2	\$120,000	10/22/2010
1200 Harbor Dr N	4A	1,364	2	\$120,000	1/7/2010
5045 Los Morros Way	80	900	2	\$120,000	9/23/2010
5046 Los Morros Way	90	900	2	\$120,000	1/15/2010
281 Lustrosos St		820	2	\$120,000	3/18/2010
846 Yankee Point Way		1,104	2	\$120,000	8/19/2010
615 Fredricks Ave	156	1,129	3	\$120,000	10/26/2010
5057 Los Morros Way	113	1,100	3	\$120,000	10/29/2010
3857 Bay Leaf Way		1,064	2	\$120,500	12/8/2010
3513 Paseo De Colombo	52	744	1	\$121,500	3/25/2010
427 Los Arbolitos Blvd		1,017	2	\$122,000	10/12/2010
3857 San Ramon Dr	205	900	2	\$122,500	8/24/2010
4243 Arroyo Vista Way	330	791	2	\$123,000	4/26/2010
3755 Vista Campana N	36	906	2	\$123,500	3/26/2010
429 Los Arbolitos Blvd		1,150	3	\$123,500	1/21/2010
862 Cypress Point Way		1,104	2	\$124,000	2/24/2010
3475 Seabreeze Walk		1,280	2	\$124,000	9/9/2010
156 Avenida Descanso	J	819	2	\$125,000	1/28/2010
3660 Bartlett Ave		1,050	2	\$125,000	11/10/2010
4645 Calle De Casitas		827	2	\$125,000	3/1/2010
4471 Estada Dr		820	2	\$125,000	2/16/2010
4473 Estada Dr		820	2	\$125,000	1/29/2010
253 Fortunada St		820	2	\$125,000	1/27/2010
615 Fredricks Ave	129	987	2	\$125,000	4/1/2010
471 Los Arbolitos Blvd		1,017	2	\$125,000	11/5/2010
186 Magdalena Dr		827	2	\$125,000	9/1/2010
647 Persimmon Way		1,017	2	\$125,000	2/23/2010
305 Stage Coach Rd		1,186	2	\$125,000	5/6/2010
5064 Via Manos	A	951	2	\$125,000	4/23/2010
5048 Via Manos	B	951	2	\$125,000	1/29/2010
3615 Vista Bella	45	906	2	\$125,000	11/9/2010
3606 Vista Rey	29	1,177	2	\$125,000	5/3/2010
615 Fredricks Ave	120	1,129	3	\$125,000	9/30/2010
5010 Los Morros Way	26	900	2	\$125,500	12/1/2010
190 Avenida Descanso	G	912	2	\$126,000	5/21/2010
190 Avenida Descanso	C	912	2	\$127,000	4/8/2010
775 Harbor Cliff Way	161	1,146	2	\$127,500	4/28/2010
125 Avenida Del Gado		820	2	\$128,000	9/9/2010
176 Avenida Descanso	H	912	2	\$128,000	9/16/2010
3755 Vista Campana N	17	906	2	\$128,000	8/6/2010
3772 San Ramon Dr	97	900	2	\$129,000	1/25/2010
804 Stillwater Cove Way		1,104	2	\$129,500	4/1/2010
4542 Avenida Calafia		827	2	\$130,000	3/30/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
145 Avenida Del Gado		827	2	\$130,000	1/14/2010
224 Avenida Del Gado		827	2	\$130,000	5/3/2010
4666 Calle Del Palo		827	2	\$130,000	9/24/2010
3573 Coconut Way		1,017	2	\$130,000	4/19/2010
213 Fredricks Ave		1,032	2	\$130,000	1/28/2010
373 Los Arbolitos Blvd		1,017	2	\$130,000	7/30/2010
413 Los Arbolitos Blvd		1,017	2	\$130,000	12/29/2010
162 Magdalena Dr		867	2	\$130,000	12/20/2010
333 Magdalena Dr		827	2	\$130,000	8/27/2010
3610 Seacrest Way		968	2	\$130,000	10/11/2010
3890 Vista Campana S	94	994	2	\$130,000	8/10/2010
4220 Vista Panorama Way	274	791	2	\$130,000	8/12/2010
2833 College Blvd		1,140	3	\$130,000	3/12/2010
3931 Bedford Ave		1,464	4	\$130,000	4/27/2010
4780 Claire Dr		1,066	4	\$130,000	2/19/2010
171 Avenida Del Gado		820	2	\$131,000	12/23/2010
4201 Bonita Dr		827	2	\$131,000	1/29/2010
430 Stoney Point Way	125	944	2	\$131,000	11/16/2010
4434 Via La Jolla		820	2	\$131,000	4/2/2010
399 Calle Mariposa		902	2	\$132,000	6/28/2010
5054 Los Morros Way	102	900	2	\$132,000	7/28/2010
4438 Via La Jolla		827	2	\$132,000	11/19/2010
262 Avenida Descanso		827	2	\$132,500	9/7/2010
230 Holiday Way		1,068	3	\$132,500	7/13/2010
3591 Buffum Dr		1,046	2	\$133,000	9/28/2010
4620 Calle De Retiro		827	2	\$133,000	6/30/2010
1200 Harbor Dr N	5D	1,364	2	\$133,000	10/15/2010
4819 Luna Dr		1,288	3	\$133,508	4/20/2010
168 Avenida Del Gado		827	2	\$134,000	11/4/2010
410 S Freeman St	4	540	1	\$135,000	5/28/2010
260 Avenida Del Gado		820	2	\$135,000	2/26/2010
4660 Calle Del Palo		827	2	\$135,000	5/19/2010
4795 Calle Las Positas		902	2	\$135,000	8/6/2010
311 Calle Montecito		902	2	\$135,000	11/29/2010
4751 Calle Solimar		902	2	\$135,000	7/30/2010
4365 Dowitcher Way		1,056	2	\$135,000	12/23/2010
273 Fortunada St		827	2	\$135,000	8/9/2010
340 Isthmus Way	55	942	2	\$135,000	10/27/2010
4657 La Mirada Dr		1,072	2	\$135,000	7/23/2010
3568 Paseo De Los Californianos	147	1,093	2	\$135,000	11/12/2010
4217 Raquel Dr		827	2	\$135,000	10/19/2010
340 Riverview Way		1,010	2	\$135,000	8/23/2010
5048 Via Manos	H	951	2	\$135,000	2/8/2010
3875 Vista Campana S	14	994	2	\$135,000	11/5/2010
3625 Vista Oceana	18	1,120	2	\$135,000	12/23/2010
3871 San Ramon Dr	182	900	2	\$135,500	6/30/2010
4654 Calle Del Palo		827	2	\$136,000	10/7/2010
4251 Raquel Dr		827	2	\$136,000	10/27/2010
132 Avenida Del Gado		827	2	\$137,000	11/18/2010
4798 Calle Los Santos		902	2	\$137,000	1/26/2010
249 Fredricks Ave		1,032	2	\$137,000	8/26/2010
350 Isthmus Way	68	942	2	\$137,000	11/12/2010
3825 Savory Way		1,064	2	\$137,500	11/30/2010
432 Edgehill Ln	72	508	1	\$137,646	8/18/2010
800 Sea Cliff Way	801	780	1	\$138,000	10/1/2010
4123 Baycliff Way		1,000	2	\$138,000	11/3/2010
3839 Vista Campana S	51	994	2	\$138,000	6/24/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4238 Arcata Bay Way		1,193	3	\$138,000	8/26/2010
735 Buena Tierra Way	357	966	2	\$138,500	6/25/2010
505 Sea Cliff Way		780	1	\$139,000	1/5/2010
4667 Calle Del Palo		827	2	\$139,000	7/8/2010
350 Isthmus Way	65	942	2	\$139,000	12/15/2010
711 Seckel Pear St		1,059	2	\$139,000	7/1/2010
401 Sea Cliff Way		780	1	\$140,000	12/14/2010
270 Asilado St		820	2	\$140,000	10/28/2010
278 Avenida Descanso		827	2	\$140,000	7/1/2010
4253 Bonita Dr		827	2	\$140,000	8/20/2010
4615 Calle De Casitas		827	2	\$140,000	11/4/2010
463 Los Arbolitos Blvd		1,017	2	\$140,000	3/15/2010
1713 Peacock Blvd		873	2	\$140,000	6/11/2010
321 Riverview Way		1,010	2	\$140,000	5/14/2010
5653 Tumbleweed Way		1,370	2	\$140,000	4/1/2010
3839 Vista Campana S	66	994	2	\$140,000	10/14/2010
410 Woodpark Way		1,342	2	\$140,000	9/29/2010
4777 Calle Solimar		1,034	3	\$140,000	6/30/2010
206 Festival Dr		1,160	3	\$140,000	3/30/2010
615 Fredricks Ave	172	1,129	3	\$140,000	1/7/2010
5037 Los Morros Way	69	1,100	3	\$140,000	6/29/2010
338 Redondo Dr		1,196	3	\$140,000	3/18/2010
1509 Bush St		512	2	\$141,000	9/16/2010
5034 Los Morros Way	61	1,100	3	\$141,500	2/18/2010
4473 Albatross Way		1,092	2	\$142,000	10/29/2010
615 Fredricks Ave	152	1,129	3	\$142,000	7/2/2010
4461 Pala Rd		827	2	\$142,500	12/23/2010
276 Festival Dr		1,160	3	\$142,500	12/2/2010
177 Francesca Dr		827	2	\$143,000	3/30/2010
1200 Harbor Dr N	7B	1,364	2	\$143,000	11/3/2010
3839 Vista Campana S	58	994	2	\$143,000	11/17/2010
5022 Los Morros Way	37	1,100	3	\$143,000	2/5/2010
1514 Rolling Hills Dr		1,089	2	\$143,500	4/13/2010
4124 Beacon Pl		968	2	\$145,000	4/1/2010
4655 Calle Del Palo		820	2	\$145,000	5/14/2010
385 Calle Mariposa		902	2	\$145,000	8/31/2010
4747 Calle Solimar		902	2	\$145,000	2/26/2010
4463 Estada Dr		820	2	\$145,000	6/25/2010
121 Francesca Dr		827	2	\$145,000	6/15/2010
180 Francesca Dr		820	2	\$145,000	9/27/2010
3651 Harbor View Way		968	2	\$145,000	8/31/2010
245 Holiday Way		827	2	\$145,000	10/29/2010
269 Holiday Way		827	2	\$145,000	11/23/2010
105 Magdalena Dr		827	2	\$145,000	2/24/2010
313 Magdalena Dr		827	2	\$145,000	8/16/2010
723 Paradise Cove Way		1,104	2	\$145,000	9/27/2010
3581 Pear Blossom Ave		1,046	2	\$145,000	7/7/2010
600 Sea Cliff Way	606	850	2	\$145,000	6/18/2010
4714 Sunny Hills Rd		873	2	\$145,000	8/20/2010
3890 Vista Campana S	90	994	2	\$145,000	9/3/2010
615 Fredricks Ave	128	1,245	3	\$145,000	2/11/2010
414 Woodpark Way	43	1,342	3	\$145,000	9/29/2010
500 Sea Cliff Way	501	780	1	\$146,000	3/5/2010
4740 Calle Los Santos		908	2	\$146,000	8/30/2010
1697 Havenwood Dr		834	2	\$146,000	12/30/2010
1326 Lemon St		950	2	\$146,000	2/25/2010
1728 Loretta St		768	2	\$146,000	12/7/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
469 Los Arbolitos Blvd		1,017	2	\$146,196	6/30/2010
4654 Calle De Casitas		820	2	\$147,000	8/24/2010
506 Canyon Dr	70	904	2	\$147,000	12/6/2010
244 Riverview Way		960	2	\$147,000	6/10/2010
3551 Boussock Ln		1,046	2	\$147,500	4/20/2010
4241 Halfmoon Bay Way		1,193	3	\$147,500	12/7/2010
3656 Kieffer St		1,059	2	\$148,000	9/24/2010
4251 Arroyo Vista Way	342	791	2	\$148,500	6/30/2010
5086 Via Manos	A	951	2	\$149,000	6/30/2010
3875 Vista Campana S	22	994	2	\$149,000	7/14/2010
327 Calle Montecito		988	3	\$149,500	8/6/2010
400 Sea Cliff Way	405	780	1	\$150,000	4/12/2010
800 Sea Cliff Way	807	780	1	\$150,000	10/18/2010
3556 Boussock Ln		1,046	2	\$150,000	3/5/2010
3529 Buffum Dr		1,046	2	\$150,000	10/25/2010
3569 Guava Way		1,017	2	\$150,000	8/24/2010
330 Isthmus Way	40	942	2	\$150,000	8/24/2010
360 Isthmus Way	73	944	2	\$150,000	10/18/2010
355 Los Arbolitos Blvd		1,017	2	\$150,000	2/4/2010
804 Malibu Point Way		1,104	2	\$150,000	10/5/2010
4796 Mayflower Way		1,055	2	\$150,000	4/21/2010
4555 Royal Oak Dr		834	2	\$150,000	3/2/2010
4580 Royal Oak Dr		939	2	\$150,000	2/9/2010
600 Sea Cliff Way	605	850	2	\$150,000	1/6/2010
700 Sea Cliff Way	702	850	2	\$150,000	12/9/2010
3709 Sky Haven Ln		978	2	\$150,000	10/28/2010
3890 Vista Campana S	82	994	2	\$150,000	3/9/2010
3890 Vista Campana S	83	994	2	\$150,000	8/30/2010
3562 Apple Blossom Way	52	1,269	3	\$150,000	6/7/2010
4275 Arcata Bay Way		1,193	3	\$150,000	1/29/2010
615 Fredricks Ave	123	1,245	3	\$150,000	3/30/2010
816 Malibu Point Way		1,193	3	\$150,000	8/3/2010
3497 Peach Tree Way		1,429	3	\$150,000	7/27/2010
245 Riverview Way		1,432	3	\$150,000	5/14/2010
5207 Leon St		1,352	4	\$150,000	5/18/2010
4598 Westridge Dr		834	2	\$150,500	3/16/2010
846 Pillar Point Way		1,104	2	\$151,000	5/4/2010
3817 Nutmeg Way		1,050	2	\$151,500	7/14/2010
266 Asilado St		827	2	\$152,000	11/17/2010
244 Avenida Descanso		827	2	\$152,000	10/15/2010
316 Avenida Descanso		820	2	\$152,000	7/30/2010
3649 Bartlett Ave		1,059	2	\$152,000	2/17/2010
4087 Galbar St		1,248	3	\$152,000	7/15/2010
4248 Fiesta Way	5	1,152	2	\$152,500	9/27/2010
5078 Via Manos	D	951	2	\$152,500	3/24/2010
242 Avenida Descanso		827	2	\$153,000	2/4/2010
1507 Bush St		693	2	\$153,000	4/30/2010
405 Stoney Point Way	93	942	2	\$153,000	6/16/2010
4442 Via Felicita		827	2	\$153,000	12/22/2010
730 Paradise Cove Way		1,174	3	\$153,000	10/1/2010
801 Pillar Point Way		1,193	3	\$153,000	8/18/2010
160 Francesca Dr		827	2	\$153,500	11/23/2010
3571 Boussock Ln		1,046	2	\$154,000	11/16/2010
3756 Mount Vernon Ave		1,059	2	\$154,000	4/1/2010
3957 Cameo Dr		1,064	3	\$154,000	3/26/2010
3147 Calle Osuna		827	2	\$155,000	12/29/2010
4778 Calle Solimar		902	2	\$155,000	7/19/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
827 Flemish St		1,059	2	\$155,000	4/1/2010
4142 Lake Blvd		1,000	2	\$155,000	11/19/2010
1428 Langford St		832	2	\$155,000	4/30/2010
307 Magdalena Dr		827	2	\$155,000	4/8/2010
3483 Peach Tree Way		1,117	2	\$155,000	11/3/2010
3538 Pear Blossom Dr		1,046	2	\$155,000	2/11/2010
344 Riverview Way		932	2	\$155,000	4/16/2010
3540 Sandpiper Pl		1,000	2	\$155,000	5/28/2010
3551 Sandpiper Pl		968	2	\$155,000	6/29/2010
3690 Spyglass Way		968	2	\$155,000	1/29/2010
3689 Water Way		1,000	2	\$155,000	10/27/2010
3450 Hacienda Dr		1,150	3	\$155,000	7/29/2010
3571 Papaya Way		1,269	3	\$155,000	6/28/2010
2939 Mesa Dr		1,820	3	\$155,411	2/10/2010
4487 Estada Dr		1,171	2	\$156,000	8/25/2010
3520 Paseo De Los Americanos	95	1,093	2	\$156,000	3/17/2010
234 Avenida Marguarita		820	2	\$157,000	1/29/2010
3612 Harvard Dr	D	1,350	2	\$157,000	5/26/2010
1693 Havenwood Dr		834	2	\$157,000	8/4/2010
3938 Cameo Dr		1,064	3	\$157,000	3/29/2010
540 Ribbon Beach Way	299	1,028	2	\$157,303	6/9/2010
831 Parsley Way		1,122	2	\$158,000	9/30/2010
283 Reef Point Way	6	1,005	2	\$158,000	6/17/2010
4531 Royal Oak Dr		834	2	\$158,000	7/1/2010
3688 Harvard Dr		1,190	2	\$158,500	5/14/2010
3737 Sesame Way		1,050	2	\$158,500	11/22/2010
1809 Havenwood Dr		944	2	\$159,000	10/19/2010
4449 Kittiwake Way		1,050	2	\$159,000	10/27/2010
3594 Pear Blossom Dr		1,046	2	\$159,000	10/29/2010
3839 Vista Campana S	17	994	2	\$159,000	5/28/2010
3747 Vista Campana S	29	1,498	2	\$159,000	12/3/2010
5231 Leon St		1,352	4	\$159,000	10/4/2010
272 Asilado St		820	2	\$160,000	11/15/2010
156 Avenida Del Gado		827	2	\$160,000	4/9/2010
248 Avenida Marguarita		927	2	\$160,000	8/27/2010
4119 Bonita Dr		827	2	\$160,000	9/22/2010
167 De La Rondo		827	2	\$160,000	5/28/2010
3365 Genoa Way	141	1,334	2	\$160,000	7/28/2010
3635 Harvard Dr		1,220	2	\$160,000	1/26/2010
237 Holiday Way		827	2	\$160,000	6/11/2010
1733 Kraft St		996	2	\$160,000	1/28/2010
3562 Pear Blossom Cir		1,046	2	\$160,000	9/15/2010
285 Reef Point Way	1	1,005	2	\$160,000	9/16/2010
704 Sea Cliff Way		850	2	\$160,000	6/30/2010
642 Sumner Way	6	1,141	2	\$160,000	4/27/2010
4592 Sunrise Rdg		834	2	\$160,000	10/22/2010
1545 Temple Heights Dr		834	2	\$160,000	4/26/2010
3890 Vista Campana S	81	994	2	\$160,000	6/29/2010
4595 Westridge Dr		873	2	\$160,000	7/30/2010
3564 Apple Blossom Way		1,269	3	\$160,000	10/29/2010
615 Fredricks Ave	89	1,276	3	\$160,000	10/15/2010
250 Holiday Way		1,068	3	\$160,000	12/2/2010
4955 Luna Dr		1,248	3	\$160,000	2/3/2010
414 W Redondo Dr		1,196	3	\$160,000	10/14/2010
4270 Rockport Bay Way	153	1,193	3	\$160,000	4/28/2010
4280 Rockport Bay Way		1,193	3	\$160,000	10/8/2010
3760 Vista Campana S	83	994	2	\$160,500	10/29/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
3685 Vista Campana N	43	660	1	\$160,708	11/4/2010
400 Stoney Point Way	82	942	2	\$161,000	6/2/2010
338 Avenida Descanso		827	2	\$161,500	4/8/2010
209 Fredricks Ave		1,342	3	\$161,500	5/20/2010
4631 Calle De Retiro		820	2	\$162,000	11/9/2010
629 Persimmon Way		1,154	2	\$162,000	2/4/2010
4228 Vista Del Rio Way	3	1,224	2	\$162,000	10/15/2010
1460 Peacock Blvd		834	2	\$162,500	10/15/2010
445 Ribbon Beach Way	281	944	2	\$162,500	3/12/2010
3509 Paseo De Colombo	56	1,093	2	\$163,000	8/31/2010
3525 Paseo De Elenita	174	1,093	2	\$163,000	6/7/2010
722 Buena Tierra Way	364	936	2	\$165,000	12/10/2010
4225 Fiesta Way	6	1,210	2	\$165,000	12/14/2010
263 Holiday Way		827	2	\$165,000	7/7/2010
301 Island Way	6	1,005	2	\$165,000	2/12/2010
3520 Paseo De Los Americanos	100	1,093	2	\$165,000	10/11/2010
3564 Paseo De Los Californianos	158	1,093	2	\$165,000	4/30/2010
312 Sunset Way	6	1,005	2	\$165,000	11/5/2010
2138 Via Robles		1,120	2	\$165,000	4/2/2010
3660 Vista Campana N	10	906	2	\$165,000	6/18/2010
3839 Vista Campana S	42	994	2	\$165,000	2/26/2010
4223 Vista Del Rio Way	3	1,210	2	\$165,000	5/21/2010
4246 Halfmoon Bay Way		1,174	3	\$165,000	2/5/2010
5070 Via Manos	C	951	2	\$166,500	6/25/2010
288 Avenida Descanso		820	2	\$167,000	7/7/2010
353 Stage Coach Rd		1,186	2	\$167,000	3/19/2010
3625 Vista Oceana	12	1,120	2	\$167,000	1/13/2010
735 Buena Tierra Way	361	1,128	3	\$167,000	10/26/2010
3538 Paseo De Los Americanos	130	1,093	2	\$167,500	9/28/2010
1313 Higgins St		1,224	3	\$167,500	1/19/2010
3528 Paseo De Los Americanos	121	1,093	2	\$168,500	3/26/2010
506 Canyon Dr	29	904	2	\$169,000	6/21/2010
4275 Dowitcher Way		1,056	2	\$169,000	10/7/2010
4446 Kittiwake Way		1,092	2	\$169,000	12/17/2010
3538 Paseo De Los Americanos	134	1,093	2	\$169,000	2/9/2010
3734 Balboa Dr		827	2	\$169,500	8/4/2010
3567 Coconut Way		1,017	2	\$169,500	6/8/2010
4545 Anne Sladon St		1,070	2	\$170,000	12/16/2010
4225 Fiesta Way	4	1,210	2	\$170,000	3/30/2010
1386 Panorama Ridge Rd		873	2	\$170,000	8/30/2010
1405 Panorama Ridge Rd		834	2	\$170,000	5/12/2010
4717 Rim Rock Rd		834	2	\$170,000	7/16/2010
3836 Rosemary Way		1,122	2	\$170,000	8/5/2010
1072 Turnstone Way		1,092	2	\$170,000	4/22/2010
3747 Vista Campana S	54	1,600	2	\$170,000	2/25/2010
2841 College Blvd		1,140	3	\$170,000	9/17/2010
4210 Fiesta Way	2	1,324	3	\$170,000	9/16/2010
3635 Harbor Crest Way		1,191	3	\$170,000	6/11/2010
4765 Canterbury Ct		873	2	\$170,773	3/11/2010
3708 Mount Vernon Ave		1,059	2	\$171,500	9/21/2010
3525 Paseo De Elenita	180	1,093	2	\$171,500	10/28/2010
3747 Vista Campana S	53	1,540	2	\$171,500	10/27/2010
3274 Navigator Cir		827	2	\$172,000	7/12/2010
377 Stage Coach Rd		1,486	3	\$172,000	3/22/2010
4753 Rising Glen Dr		873	2	\$172,500	7/22/2010
1012 San Juan St		768	2	\$172,500	7/21/2010
4579 Beverly Glen Dr		873	2	\$173,000	3/10/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4933 Siesta Dr		1,196	3	\$173,000	9/20/2010
3521 Paseo De Elenita	164	1,093	2	\$173,500	6/29/2010
4497 Ibis Way		1,064	2	\$174,000	9/17/2010
804 Arthur Ave		945	2	\$174,500	10/29/2010
4057 Arcadia Way		1,899	2	\$175,000	3/12/2010
4467 Avenida Del Gado		820	2	\$175,000	7/15/2010
3800 Cinnamon Way		1,122	2	\$175,000	11/3/2010
4680 Gavioto Ct		1,020	2	\$175,000	10/27/2010
3712 Ginger Way		1,122	2	\$175,000	9/9/2010
3734 Ginger Way		990	2	\$175,000	10/26/2010
4538 Golden Ridge Dr		873	2	\$175,000	1/8/2010
1510 Goldrush Way		1,295	2	\$175,000	5/5/2010
3364 Lile St		827	2	\$175,000	6/11/2010
288 Lustrosos St		827	2	\$175,000	10/13/2010
1429 Papin St		832	2	\$175,000	8/31/2010
3549 Paseo De Francisco	219	1,093	2	\$175,000	6/2/2010
415 Ribbon Beach Way	252	942	2	\$175,000	5/14/2010
5664 Tumbleweed Way		1,474	2	\$175,000	1/22/2010
3660 Vista Campana N	9	1,099	2	\$175,000	9/16/2010
3747 Vista Campana S	2	1,498	2	\$175,000	6/28/2010
5135 Weymouth Way		1,324	2	\$175,000	3/17/2010
4268 Arcata Bay Way		1,299	3	\$175,000	12/13/2010
2894 College Blvd		1,140	3	\$175,000	9/30/2010
4290 Humboldt Bay Way		1,201	3	\$175,000	12/22/2010
1616 Kraft St		1,000	3	\$175,000	9/16/2010
4111 Lake Blvd		1,280	3	\$175,000	6/21/2010
4246 Mesa Vista Way	4	1,324	3	\$175,000	5/28/2010
4186 Thomas St		1,040	3	\$175,000	1/21/2010
3565 Paseo De Los Californianos	246	1,093	2	\$175,500	4/12/2010
1761 Kraft St		944	3	\$175,500	11/5/2010
3620 Seacrest Way		1,191	3	\$175,500	6/24/2010
420 Ribbon Beach Way	266	944	2	\$176,000	8/13/2010
4084 Lake Blvd		1,280	3	\$176,000	5/26/2010
4135 Baycliff Way		1,191	3	\$176,500	7/30/2010
3790 Gail Dr		827	2	\$178,000	9/13/2010
3568 Paseo De Los Californianos	142	1,093	2	\$178,000	3/23/2010
4755 Rim Rock Rd		873	2	\$178,000	9/27/2010
325 San Dimas Ave		977	2	\$179,000	5/4/2010
4608 Calle De Retiro		820	2	\$179,500	7/28/2010
3502 Bartlett Ave		1,046	2	\$180,000	3/10/2010
3619 Harvard Dr		1,180	2	\$180,000	4/14/2010
585 Lands End Way	237	1,047	2	\$180,000	5/24/2010
4429 Pala Rd		820	2	\$180,000	11/1/2010
3274 Pearl Ln		827	2	\$180,000	12/3/2010
3733 Sesame Way		1,050	2	\$180,000	6/2/2010
733 Vista Grande Way	299	966	2	\$180,000	6/11/2010
5188 Andrew Jackson St		1,372	3	\$180,000	5/26/2010
4279 Arcata Bay Way		1,201	3	\$180,000	7/26/2010
158 Heritage St		1,026	3	\$180,000	8/20/2010
3416 Orchard Way		1,242	3	\$180,000	11/30/2010
736 Paradise Cove Way		1,193	3	\$180,000	10/7/2010
460 Stoney Point Way	147	1,115	3	\$180,000	3/19/2010
4081 Lake Blvd		1,404	4	\$180,000	11/19/2010
3618 Surfline Way		1,151	2	\$181,000	9/9/2010
1669 Peacock Blvd		873	2	\$181,935	9/28/2010
2851 Annette St		1,040	3	\$182,000	5/21/2010
4247 Halfmoon Bay Way		1,174	3	\$182,500	11/1/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
529 Plum Tree Way		1,429	3	\$182,904	10/15/2010
5614 Boot Way		1,474	2	\$184,000	1/27/2010
506 Canyon Dr	72	904	2	\$184,000	6/23/2010
430 Stoney Point Way	131	944	2	\$184,000	1/25/2010
3808 Vista Campana S	52	1,432	2	\$184,000	12/2/2010
330 Isthmus Way	37	942	2	\$184,500	6/30/2010
3589 Coconut Way		1,154	2	\$185,000	9/30/2010
4156 Diamond Cir		776	2	\$185,000	8/23/2010
4532 Golden Ridge Dr		834	2	\$185,000	9/22/2010
4451 Kittiwake Way		1,050	2	\$185,000	11/2/2010
3675 North Way		827	2	\$185,000	2/11/2010
1536 Rolling Hills Dr		834	2	\$185,000	12/16/2010
1517 Temple Heights Dr		834	2	\$185,000	4/1/2010
3808 Vista Campana S	30	1,292	2	\$185,000	2/25/2010
3890 Vista Campana S	74	1,547	2	\$185,000	10/29/2010
1600 Walton St		768	2	\$185,000	11/30/2010
501 Citrus Way		1,429	3	\$185,000	8/27/2010
2302 Dunstan St		1,134	3	\$185,000	10/27/2010
3670 Harbor View Way		1,191	3	\$185,000	3/16/2010
4831 Luna Dr		1,248	3	\$185,000	6/30/2010
3471 Peach Tree Way		1,429	3	\$185,000	4/30/2010
460 Stoney Point Way	144	1,115	3	\$185,000	10/26/2010
506 Canyon Dr	21	904	2	\$186,000	10/29/2010
430 Stoney Point Way	132	942	2	\$186,000	6/9/2010
1629 Kraft St		1,568	4	\$186,100	10/8/2010
4277 Black Duck Way		1,056	2	\$186,914	9/3/2010
4712 Mystik Rd		834	2	\$187,000	12/9/2010
4458 Via Felicita		827	2	\$187,000	1/22/2010
3011 Thunder Dr		1,251	3	\$187,500	6/9/2010
4551 Golden Ridge Dr		834	2	\$188,000	8/25/2010
4846 Northerly St		873	2	\$188,000	5/12/2010
4220 Vista Del Rio Way	4	1,152	2	\$188,000	3/3/2010
3555 Sandpiper Pl		1,191	3	\$188,000	1/12/2010
3322 Carolyn Cir		1,282	3	\$188,400	11/16/2010
235 San Dimas Ave		977	2	\$188,500	5/28/2010
5635 Boot Way		1,474	2	\$189,000	10/27/2010
3601 Kieffer St		1,059	2	\$189,000	1/29/2010
3657 Harvard Dr		1,350	3	\$189,000	1/28/2010
3167 Calle Osuna		827	2	\$190,000	10/6/2010
5005 Golondrina Way	71	1,028	2	\$190,000	4/7/2010
621 Sumner Way	1	1,141	2	\$190,000	11/12/2010
1010 Turnstone Way		1,064	2	\$190,000	9/30/2010
3621 Vista Campana S	85	1,480	2	\$190,000	9/17/2010
331 Wind Flower Way		1,202	2	\$190,000	10/14/2010
4240 Arcata Bay Way		1,299	3	\$190,000	5/3/2010
4251 Arroyo Vista Way	340	1,094	3	\$190,000	11/10/2010
2830 College Blvd		1,152	3	\$190,000	5/14/2010
4069 Jonathon St		1,108	3	\$190,000	8/31/2010
3510 Las Vegas Dr		1,288	3	\$190,000	9/24/2010
4203 Lewis St		1,040	3	\$190,000	1/14/2010
4199 Marvin St		1,040	3	\$190,000	12/22/2010
3446 Orchard Way		1,429	3	\$190,000	12/21/2010
1420 Papin St		1,360	3	\$190,978	11/16/2010
4169 Baycliff Way		1,151	3	\$191,000	10/22/2010
816 Langford St		1,200	3	\$191,033	12/21/2010
3336 Tropicana Dr		1,150	3	\$191,500	11/9/2010
3404 Orchard Way		1,220	2	\$192,000	11/3/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
180 Bautista Ct	86	1,420	2	\$192,950	9/27/2010
1455 Highridge Dr		873	2	\$195,000	4/1/2010
294 San Dimas Ave		820	2	\$195,000	4/23/2010
4735 Sunny Hills Rd		873	2	\$195,000	2/26/2010
3890 Vista Campana S	40	1,527	2	\$195,000	10/20/2010
4239 Vista Del Rio Way	6	1,210	2	\$195,000	2/1/2010
3512 Driftwood Pl		1,191	3	\$195,000	6/30/2010
636 Elaine Ave		1,104	3	\$195,000	11/5/2010
4163 Lonnie St		969	3	\$195,000	9/30/2010
4849 Stephanie Pl		1,314	3	\$195,000	6/10/2010
4181 Thomas St		1,040	3	\$195,000	5/24/2010
4584 Avery St		1,440	4	\$195,000	6/21/2010
4917 Roja St		1,196	3	\$196,000	5/13/2010
3890 Vista Campana S	3	1,292	2	\$197,000	5/6/2010
3636 Harvard Dr		1,353	3	\$197,000	6/23/2010
624 Monica Cir		1,198	4	\$197,900	9/10/2010
1470 Sundance Way		1,198	2	\$198,000	5/3/2010
3518 Driftwood Pl		1,191	3	\$198,000	4/19/2010
3542 Sandpiper Pl		1,191	3	\$198,000	9/10/2010
3424 Cameo Dr	45	846	2	\$199,000	6/24/2010
2305 Rancho Del Oro Rd	24	1,008	2	\$199,000	4/29/2010
368 San Dimas Ave		908	2	\$199,000	12/14/2010
4780 Yuma Ave		906	2	\$199,000	4/16/2010
506 Canyon Dr	36	1,164	3	\$199,000	4/15/2010
506 Canyon Dr	83	1,164	3	\$199,000	10/15/2010
5153 Loma Verde		1,447	4	\$199,000	2/22/2010
631 Parker St		1,239	4	\$199,000	12/2/2010
3587 Cameo Dr	24	846	2	\$199,500	11/4/2010
4608 Vinyard St		1,666	4	\$199,500	11/23/2010
712 Buena Tierra Way	178	1,210	2	\$200,000	6/28/2010
4776 Dalea Pl		906	2	\$200,000	6/24/2010
302 Magdalena Dr		827	2	\$200,000	9/17/2010
3805 Oregon Way		1,527	2	\$200,000	10/29/2010
4746 Rim Rock Rd		1,204	2	\$200,000	8/19/2010
313 San Dimas Ave		820	2	\$200,000	11/10/2010
753 Sherwood Dr		1,152	2	\$200,000	12/30/2010
1367 Temple Heights Dr		1,067	2	\$200,000	6/3/2010
225 Fireside St		1,110	3	\$200,000	1/8/2010
4762 Gardenia St		1,006	3	\$200,000	3/12/2010
308 Island Way	1	1,410	3	\$200,000	7/23/2010
808 Langford St		1,200	3	\$200,000	10/27/2010
4692 Mayflower Way		1,290	3	\$200,000	10/26/2010
1436 San Simeon St		1,347	3	\$200,000	11/24/2010
715 Charles Dr		1,236	4	\$200,000	11/23/2010
133 Lancer Ave		1,236	4	\$200,000	8/13/2010
4775 Stephanie Pl		1,180	4	\$200,000	2/4/2010
623 Flora Dr		1,236	4	\$201,500	8/27/2010
3890 Vista Campana S	29	1,292	2	\$202,000	12/28/2010
308 Island Way	2	1,569	3	\$202,000	3/29/2010
4436 Kittiwake Way		1,050	2	\$203,000	4/21/2010
2785 Thunder Dr		1,456	4	\$203,000	12/23/2010
3469 Peach Tree Way		1,429	3	\$203,039	6/24/2010
968 Royal Tern Way		1,050	2	\$204,000	3/24/2010
4996 Macario Dr		1,180	4	\$204,270	9/22/2010
3156 Buena Hills Dr		827	2	\$205,000	9/3/2010
4626 Calle De Retiro		1,238	2	\$205,000	9/7/2010
3547 Cameo Dr	31	846	2	\$205,000	4/15/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
262 Flame Tree Pl		906	2	\$205,000	10/29/2010
424 Grant St		768	2	\$205,000	7/9/2010
3713 Hickory Way		1,106	2	\$205,000	3/3/2010
575 Lands End Way	221	1,028	2	\$205,000	6/7/2010
1209 Langford St		768	2	\$205,000	10/29/2010
3577 Mira Pacific Dr		827	2	\$205,000	8/24/2010
5670 Raintree Way		1,370	2	\$205,000	7/14/2010
1281 Sagewood Dr		990	2	\$205,000	2/23/2010
816 Santa Barbara St		800	2	\$205,000	9/14/2010
270 Seguridad St		1,077	2	\$205,000	7/2/2010
3808 Vista Campana S	14	1,347	2	\$205,000	7/2/2010
4220 Jonathon Pl		969	3	\$205,000	10/28/2010
619 Silverwood St		1,053	3	\$205,000	12/30/2010
3953 Cameo Dr		1,084	3	\$206,000	5/25/2010
3286 Isabella Dr		827	2	\$207,000	7/23/2010
545 Lands End Way	203	1,102	3	\$208,000	1/4/2010
178 Madison St		1,296	3	\$208,000	12/22/2010
3447 Las Vegas Dr		1,150	3	\$209,500	9/1/2010
4730 Gardenia St		906	2	\$210,000	12/17/2010
5176 Mandarin Dr		977	2	\$210,000	3/11/2010
4831 Northerly St		1,120	2	\$210,000	11/8/2010
1243 Paseo Hermosa		977	2	\$210,000	4/9/2010
3747 Vista Campana S	62	1,540	2	\$210,000	6/4/2010
4239 Vista Del Rio Way	3	1,210	2	\$210,000	4/21/2010
4291 Zenith Ln		1,168	2	\$210,000	12/30/2010
141 Carey Rd		1,264	3	\$210,000	1/12/2010
4740 Dalea Pl		1,006	3	\$210,000	8/30/2010
275 Reef Point Way	4	1,410	3	\$210,000	10/1/2010
5061 Andrew Jackson St		1,200	4	\$210,000	1/27/2010
625 Michael St		1,582	4	\$210,000	1/13/2010
432 Edgehill Ln	151	802	2	\$210,281	2/24/2010
2345 Rancho Del Oro Rd	68	1,297	3	\$210,500	12/8/2010
5647 Boot Way		1,424	2	\$211,000	3/3/2010
4753 Mystik Rd		1,191	2	\$212,000	3/15/2010
190 Bautista Ct	93	1,091	2	\$212,500	3/12/2010
129 Flamingo Dr		1,150	3	\$212,500	11/29/2010
3710 Balboa Dr		827	2	\$213,000	10/6/2010
4434 Brisbane Way	1	1,141	2	\$213,000	12/14/2010
4923 Luna Dr		1,248	3	\$213,000	4/13/2010
4126 Alabar Way		1,227	3	\$213,500	8/24/2010
2776 College Blvd		1,344	3	\$214,000	4/12/2010
563 Gold Dr		1,172	4	\$214,500	7/9/2010
4280 Black Duck Way		1,092	2	\$215,000	1/7/2010
238 Carissa Dr		906	2	\$215,000	7/2/2010
4276 Casa Buena Way	166	1,224	2	\$215,000	7/2/2010
5163 Loma Verde		1,110	2	\$215,000	8/20/2010
2375 Rancho Del Oro Rd	39	846	2	\$215,000	8/17/2010
3694 Seaflower Ln		827	2	\$215,000	3/26/2010
506 Canyon Dr	35	1,164	3	\$215,000	7/2/2010
575 Lands End Way	224	1,102	3	\$215,000	5/3/2010
3560 Coconut Way		1,448	4	\$215,000	10/28/2010
4588 Mardi Gras St		1,440	4	\$215,000	10/5/2010
318 Dolphin Ln	4	1,410	3	\$215,500	5/28/2010
283 Fisherman Ln	2	1,569	3	\$216,000	12/30/2010
410 S Freeman St	10	648	2	\$217,000	6/4/2010
3416 Cameo Dr	26	1,297	3	\$217,000	5/18/2010
5015 Macario Dr		1,056	3	\$217,000	5/6/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4801 Siesta Pl		1,483	3	\$217,500	12/28/2010
3931 Magnolia Rd		957	2	\$218,000	6/10/2010
4281 Spoon Bill Way		1,056	2	\$218,000	1/6/2010
4912 Claire Dr		1,056	3	\$218,000	10/25/2010
2783 College Blvd		1,704	3	\$218,000	3/24/2010
3409 Sahara Pl		1,645	3	\$218,000	9/29/2010
4739 Maclura St		906	2	\$219,000	9/9/2010
3747 Vista Campana S	15	1,498	2	\$219,000	6/11/2010
4220 Vista Del Rio Way	8	1,324	3	\$219,000	10/8/2010
405 S Myers St	5	744	1	\$220,000	3/16/2010
4667 Cordoba Way		921	2	\$220,000	1/14/2010
2077 Costa Vista Way		1,167	2	\$220,000	11/5/2010
3345 Genoa Way	123	1,334	2	\$220,000	7/30/2010
275 San Dimas Ave		1,427	2	\$220,000	4/20/2010
633 Sumner Way	1	1,141	2	\$220,000	3/26/2010
329 Wind Flower Way		1,202	2	\$220,000	7/20/2010
297 Carob Way		1,196	3	\$220,000	3/26/2010
4187 Kimberly Ln		1,332	3	\$220,000	1/12/2010
505 Lands End Way	171	1,115	3	\$220,000	12/8/2010
4054 Lewis St		1,108	3	\$220,000	6/14/2010
3921 Marvin St		1,064	3	\$220,000	8/13/2010
5523 Old Ranch Rd	39	1,405	3	\$220,000	2/3/2010
138 Polk St		1,372	3	\$220,000	10/5/2010
2345 Rancho Del Oro Rd	69	1,297	3	\$220,000	8/16/2010
5067 Andrew Jackson St		1,374	4	\$220,000	5/13/2010
629 Elaine Ave		1,544	4	\$220,000	11/2/2010
657 Parker St		1,511	4	\$220,000	10/27/2010
300 Sea Cliff Way	307	1,030	2	\$221,000	5/26/2010
2445 Sarbonne Dr		1,562	3	\$221,000	12/1/2010
259 Fredricks Ave		1,056	3	\$221,476	9/28/2010
3176 Isabella Dr		827	2	\$221,540	10/28/2010
4763 Mayflower Way		1,055	2	\$222,000	1/29/2010
5511 Old Ranch Rd	19	1,365	3	\$222,000	8/16/2010
4313 Manzanita Way		1,413	3	\$222,750	6/10/2010
5030 Gavilan Way	40	1,467	2	\$223,500	5/26/2010
400 N Myers St	46	638	1	\$225,000	11/12/2010
1335 Bush St		767	2	\$225,000	9/8/2010
4261 Mirage Ln		1,513	2	\$225,000	10/27/2010
706 Shadow Tree Dr		1,024	2	\$225,000	9/30/2010
3588 Twilight Ln		1,461	2	\$225,000	9/21/2010
3621 Vista Campana S	73	1,480	2	\$225,000	9/24/2010
4434 Brisbane Way	4	1,471	3	\$225,000	8/16/2010
506 Canyon Dr	41	1,164	3	\$225,000	2/26/2010
506 Canyon Dr	84	1,164	3	\$225,000	7/13/2010
2871 Emerald Dr		1,040	3	\$225,000	9/15/2010
3419 Las Vegas Dr		1,288	3	\$225,000	12/17/2010
552 Luna Dr		1,150	3	\$225,000	7/12/2010
4940 Luna Dr		1,196	3	\$225,000	10/5/2010
1448 Rancho Rose Way	6	1,365	3	\$225,000	4/22/2010
4792 Yuma Ave		1,006	3	\$225,000	6/30/2010
618 Canillo Cir		1,066	4	\$225,000	9/14/2010
5009 El Mirlo Dr		1,368	4	\$225,000	8/30/2010
1411 Papin St		952	3	\$226,000	9/3/2010
289 Reef Point Way	5	1,569	3	\$226,000	7/29/2010
5005 Codorniz Way	5	1,373	2	\$226,500	8/3/2010
5108 Andrew Jackson St		1,647	3	\$227,000	8/2/2010
319 Wind Flower Way		1,202	2	\$227,500	10/15/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
204 Avenida Marguarita		1,447	3	\$227,500	9/27/2010
1021 San Juan St		768	2	\$228,000	12/3/2010
250 Carissa Dr		1,006	3	\$229,000	3/5/2010
270 Hyacinth Way		1,284	3	\$229,000	7/14/2010
2530 Oceanside Blvd		1,196	3	\$229,000	10/15/2010
4291 Dowitcher Way		1,056	2	\$230,000	9/30/2010
4210 Dusk Ln		1,451	2	\$230,000	8/9/2010
4743 Live Oak Ct		1,032	2	\$230,000	3/18/2010
5104 Loma Verde		990	2	\$230,000	9/15/2010
5121 Mandarin Dr		977	2	\$230,000	5/14/2010
5168 Mandarin Dr		977	2	\$230,000	10/29/2010
616 Sunset Dr		921	2	\$230,000	6/16/2010
3574 Coconut Way	51	1,269	3	\$230,000	5/24/2010
4957 Concho Pl		1,056	3	\$230,000	3/15/2010
4745 Dalea Pl		1,006	3	\$230,000	3/30/2010
4788 Dalea Pl		1,006	3	\$230,000	5/14/2010
3717 Forest Rd		1,360	3	\$230,000	12/30/2010
3332 Las Vegas Dr		960	3	\$230,000	2/3/2010
3779 Mulberry St		1,120	3	\$230,000	11/5/2010
3485 N Sundown Ln		1,575	3	\$230,000	12/22/2010
4209 Dusk Ln		1,211	2	\$232,000	12/14/2010
3730 Mira Pacific Dr		827	2	\$232,000	6/30/2010
301 Island Way	2	1,569	3	\$232,000	4/19/2010
4875 Sumac Pl		1,307	3	\$232,000	1/29/2010
312 Sunset Way	4	1,410	3	\$232,000	6/29/2010
102 Polk St		1,457	3	\$232,500	7/23/2010
5110 El Circulo		977	2	\$234,000	2/2/2010
3902 Vista Campana N	31	1,527	2	\$234,000	4/2/2010
315 Dolphin Ln	2	1,569	3	\$234,000	5/13/2010
3428 Cameo Dr	53	1,008	2	\$235,000	5/28/2010
3505 Cameo Dr	65	1,008	2	\$235,000	1/12/2010
1261 Sagewood Dr		977	2	\$235,000	5/13/2010
3747 Vista Campana S	72	1,498	2	\$235,000	12/23/2010
5138 Barry St		1,037	3	\$235,000	6/28/2010
4487 Brisbane Way	3	1,471	3	\$235,000	7/2/2010
1234 Langford St		1,194	3	\$235,000	5/26/2010
4786 Macadamia Ct		1,197	3	\$235,000	1/29/2010
2405 Maravilla Way		1,380	3	\$235,000	11/17/2010
2335 Rancho Del Oro Rd	3	1,297	3	\$235,000	5/4/2010
1448 Rancho Rose Way	5	1,365	3	\$235,000	1/28/2010
1473 Rancho Rose Way	38	1,379	3	\$235,000	8/6/2010
1721 Walton St		996	3	\$235,000	12/14/2010
184 Monroe St		1,443	4	\$235,000	12/30/2010
2920 Thunder Dr		1,325	4	\$235,000	6/1/2010
1220 Langford St		815	2	\$235,500	2/25/2010
1408 Santa Rosa St		966	3	\$235,500	10/7/2010
117 Tropicana Dr		1,150	3	\$235,500	6/14/2010
1314 Buena St		948	2	\$236,000	6/29/2010
3305 Genoa Way	89	1,016	2	\$237,000	12/1/2010
5142 Barry St		1,450	3	\$237,000	9/28/2010
5040 Codorniz Way	37	1,479	3	\$237,000	2/25/2010
5103 Barry St		2,100	6	\$237,000	9/29/2010
180 Bautista Ct	84	1,091	2	\$238,000	11/19/2010
4704 Miletus Way		921	2	\$238,000	11/18/2010
4045 Marvin St		1,576	3	\$238,000	12/21/2010
3747 Vista Campana S	7	1,756	2	\$239,000	9/24/2010
4487 Brisbane Way	4	1,471	3	\$239,000	9/27/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
255 Carissa Dr		1,100	3	\$239,000	3/30/2010
3581 Cameo Dr	36	1,008	2	\$240,000	3/16/2010
4723 Miletus Way		921	2	\$240,000	4/16/2010
257 Vista Montana Way		1,332	2	\$240,000	3/30/2010
2377 Woodacre Dr		1,493	2	\$240,000	9/30/2010
4292 Zenith Ln		1,513	2	\$240,000	10/19/2010
305 Camelot Dr		1,274	3	\$240,000	10/27/2010
267 Hyacinth Way		1,174	3	\$240,000	12/30/2010
1415 La Salina St	8	1,530	3	\$240,000	6/16/2010
3403 Las Vegas Dr		1,150	3	\$240,000	5/19/2010
4074 Lewis St		1,080	3	\$240,000	1/8/2010
278 Manzanita Dr		1,344	3	\$240,000	6/15/2010
4305 Manzanita Way		1,413	3	\$240,000	1/29/2010
203 Monroe St		1,275	3	\$240,000	4/16/2010
4432 Olive Dr		1,215	3	\$240,000	1/25/2010
633 Sumner Way	3	1,471	3	\$240,000	6/25/2010
649 Sumner Way	3	1,471	3	\$240,000	3/11/2010
733 Sunningdale Dr		1,191	3	\$240,000	3/26/2010
766 Sunningdale Dr		1,191	3	\$240,000	11/2/2010
303 Festival Dr		1,300	4	\$240,000	2/12/2010
2722 Harriet St		1,396	4	\$240,000	3/17/2010
4257 Shadow Ln		1,142	2	\$242,000	4/5/2010
4474 Brisbane Way	3	1,471	3	\$242,000	5/28/2010
145 Frontier Dr		960	3	\$242,000	7/30/2010
5523 Old Ranch Rd	38	1,365	3	\$242,000	5/20/2010
716 Hollowglen Rd		1,037	3	\$243,000	8/13/2010
2397 Maravilla Way		1,643	4	\$243,000	12/21/2010
4043 Thomas St		2,060	4	\$243,000	12/27/2010
4185 Galbar St		1,656	3	\$244,000	6/10/2010
843 Flemish St		1,059	2	\$244,877	10/6/2010
999 N Pacific St	A206	762	1	\$245,000	3/8/2010
4674 Cordoba Way		921	2	\$245,000	9/13/2010
3562 Sky Haven Ln		1,142	2	\$245,000	10/11/2010
4830 Ceanothus Pl		1,344	3	\$245,000	5/28/2010
1505 Circle Ranch Way	53	1,365	3	\$245,000	2/23/2010
4729 Dalea Pl		1,006	3	\$245,000	9/24/2010
5523 Old Ranch Rd	37	1,405	3	\$245,000	4/30/2010
1452 Rancho Rose Way	10	1,365	3	\$245,000	1/8/2010
173 Libby St		1,376	4	\$245,000	12/27/2010
1765 Walton St		1,764	4	\$245,000	7/22/2010
136 Warner St		1,616	4	\$245,500	3/12/2010
4177 Baycliff Way		1,000	2	\$247,310	9/15/2010
4230 Dusk Ln		1,211	2	\$247,500	12/13/2010
2711 Harriet St		1,699	3	\$248,000	7/27/2010
5525 Old Ranch Rd	41	1,365	3	\$248,000	7/16/2010
3655 Vista Campana N	7	1,835	2	\$249,000	7/1/2010
4205 Thomas St		969	3	\$249,000	8/25/2010
2036 S Pacific St		1,691	3	\$249,500	12/28/2010
4623 Arrowhead Ct		1,015	2	\$250,000	2/2/2010
2078 Costa Vista Way		1,744	2	\$250,000	10/19/2010
3355 Genoa Way	127	1,334	2	\$250,000	12/28/2010
1507 Krim Pl		862	2	\$250,000	7/16/2010
2402 Mesa Dr		805	2	\$250,000	6/30/2010
3902 Vista Campana N	4	1,347	2	\$250,000	1/29/2010
3747 Vista Campana S	50	1,600	2	\$250,000	5/7/2010
4470 Brisbane Way	3	1,471	3	\$250,000	2/26/2010
4446 Brisbane Way	4	1,471	3	\$250,000	11/2/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4110 Chasin St		1,311	3	\$250,000	7/30/2010
1505 Circle Ranch Way	52	1,365	3	\$250,000	12/28/2010
5144 Francis St		1,210	3	\$250,000	9/16/2010
4163 Jonathon St		1,040	3	\$250,000	3/18/2010
218 Levant Way		1,364	3	\$250,000	6/7/2010
4058 Lonnie St		1,328	3	\$250,000	11/16/2010
4735 Maclura St		1,006	3	\$250,000	3/19/2010
4784 Mayflower Way		1,364	3	\$250,000	6/14/2010
5501 Old Ranch Rd	2	1,365	3	\$250,000	4/23/2010
5513 Old Ranch Rd	22	1,365	3	\$250,000	4/15/2010
5517 Old Ranch Rd	27	1,405	3	\$250,000	4/30/2010
5517 Old Ranch Rd	30	1,405	3	\$250,000	4/30/2010
5521 Old Ranch Rd	34	1,405	3	\$250,000	5/4/2010
3548 Roselle St		1,423	3	\$250,000	7/6/2010
257 Saguaro Pl		1,307	3	\$250,000	3/12/2010
602 Sunset Dr		912	3	\$250,000	9/3/2010
4341 Via Tercero		1,234	3	\$250,000	11/24/2010
4584 Vinyard St		1,340	3	\$250,000	12/29/2010
4493 White Pine Way		1,196	3	\$250,000	4/14/2010
4154 Alana Cir		1,396	4	\$250,000	4/2/2010
4070 Alto St		1,480	4	\$250,000	5/25/2010
718 Flora Dr		1,236	4	\$250,000	9/17/2010
721 Herbert St		1,236	4	\$250,000	7/2/2010
4560 Morro Bay St		1,634	4	\$250,500	11/16/2010
999 N Pacific St	B119	760	1	\$251,000	9/14/2010
999 N Pacific St	C102	762	1	\$251,000	11/29/2010
5519 Old Ranch Rd	33	1,405	3	\$251,000	5/20/2010
137 Lancer Ave		1,550	3	\$251,550	10/8/2010
163 N Barnwell St		1,186	3	\$252,000	3/3/2010
4470 Brisbane Way	4	1,471	3	\$252,000	5/4/2010
3261 Camarillo Ave		1,404	3	\$252,000	2/26/2010
5513 Old Ranch Rd	23	1,405	3	\$252,000	5/27/2010
632 Michael St		1,192	4	\$252,000	12/30/2010
999 N Pacific St	A214	762	1	\$252,500	6/9/2010
2352 Autumn Dr		1,060	3	\$252,500	6/14/2010
5525 Old Ranch Rd	42	1,405	3	\$253,000	7/15/2010
5533 Old Ranch Rd	52	1,365	3	\$253,000	6/25/2010
612 Elaine Ave		1,192	4	\$253,000	5/28/2010
4211 Esperanza Way		948	2	\$255,000	5/7/2010
3355 Genoa Way	131	1,334	2	\$255,000	11/15/2010
4671 Majorca Way		1,106	2	\$255,000	4/28/2010
630 Ann St		1,074	3	\$255,000	5/21/2010
3541 Cameo Dr	110	1,141	3	\$255,000	3/29/2010
4002 Craven Rd	1	1,346	3	\$255,000	1/13/2010
4014 Craven Rd	9	1,346	3	\$255,000	3/5/2010
4038 Craven Rd	38	1,372	3	\$255,000	9/30/2010
5157 Greenbrook St		1,210	3	\$255,000	3/16/2010
4483 Morning Dove Way		1,436	3	\$255,000	7/7/2010
3348 Tropicana Dr		1,288	3	\$255,000	2/3/2010
556 Gold Dr		1,172	4	\$255,000	6/24/2010
999 N Pacific St	C107	760	1	\$255,500	5/24/2010
4625 Rose Dr		1,273	3	\$256,000	6/16/2010
3744 Roselle Ave		1,423	3	\$256,000	8/30/2010
3443 Los Mochis Way		1,280	2	\$256,454	11/12/2010
3559 S Sundown Ln		1,148	2	\$256,500	11/9/2010
4034 Craven Rd	34	1,372	3	\$257,000	9/3/2010
236 Monarch Way		1,364	3	\$257,000	3/19/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
5517 Old Ranch Rd	29	1,365	3	\$257,000	6/24/2010
313 Pennyroyal Way		1,413	3	\$257,000	10/22/2010
320 Grant St		1,120	2	\$258,000	9/13/2010
3702 Balboa Dr		1,217	3	\$259,000	10/8/2010
118 Flamingo Dr		1,340	3	\$259,000	11/5/2010
1301 Breeze St		768	2	\$260,000	1/26/2010
1237 Paseo Hermosa		990	2	\$260,000	8/9/2010
3539 S Sundown Ln		1,168	2	\$260,000	6/21/2010
3890 Vista Campana S	65	1,347	2	\$260,000	2/18/2010
2380 Autumn Dr		1,215	3	\$260,000	3/10/2010
4002 Craven Rd	4	1,346	3	\$260,000	5/14/2010
4006 Craven Rd	6	1,372	3	\$260,000	7/30/2010
4018 Craven Rd	17	1,346	3	\$260,000	5/27/2010
635 Hunter St		1,450	3	\$260,000	7/1/2010
4686 Mayflower Way		1,290	3	\$260,000	4/19/2010
4735 Mayflower Way		1,364	3	\$260,000	11/2/2010
250 Oleander Dr		1,100	3	\$260,000	5/21/2010
4850 Siesta Dr		1,568	3	\$260,000	1/7/2010
4469 Tamarisk Cir		1,243	3	\$260,000	6/29/2010
722 Flora Dr		1,236	4	\$260,000	10/22/2010
2562 Marjo Ct		1,591	4	\$260,000	4/23/2010
4006 Via Serra		1,648	4	\$261,500	6/4/2010
4939 Concho Pl		1,180	4	\$262,000	7/27/2010
729 Buena Tierra Way	354	791	2	\$262,342	8/27/2010
999 N Pacific St	F105	760	1	\$262,500	10/20/2010
318 Trunks Bay		1,134	2	\$262,500	4/27/2010
3917 Celeste Dr		1,336	4	\$262,500	3/5/2010
4561 Vinyard St		1,666	4	\$262,500	12/14/2010
3185 Carr Dr		1,226	3	\$263,000	5/27/2010
3507 Hacienda Dr		1,393	3	\$263,000	10/4/2010
5533 Old Ranch Rd	53	1,405	3	\$263,000	6/24/2010
3771 Mulberry St		1,438	4	\$263,157	10/12/2010
849 Essence Ave		1,607	4	\$263,500	9/30/2010
741 Arthur Ave		1,071	3	\$264,000	6/10/2010
3517 Cameo Dr	88	1,297	3	\$264,000	1/13/2010
810 Harbor Cliff Way	233	1,146	2	\$265,000	12/29/2010
282 Carissa Dr		1,100	3	\$265,000	9/3/2010
4790 Claire Dr		1,044	3	\$265,000	3/25/2010
115 Frontier Dr		1,150	3	\$265,000	11/8/2010
5125 Greenbrook St		1,210	3	\$265,000	2/18/2010
718 Isidore St		1,037	3	\$265,000	4/5/2010
4776 Mayten Ct		1,100	3	\$265,000	7/2/2010
4491 Moming Dove Way		1,436	3	\$265,000	12/1/2010
5501 Old Ranch Rd	1	1,405	3	\$265,000	4/14/2010
5505 Old Ranch Rd	9	1,365	3	\$265,000	8/25/2010
5509 Old Ranch Rd	16	1,405	3	\$265,000	5/27/2010
5513 Old Ranch Rd	21	1,405	3	\$265,000	6/16/2010
5529 Old Ranch Rd	47	1,394	3	\$265,000	7/30/2010
5425 Old Ranch Rd		1,309	3	\$265,000	4/30/2010
2385 Rancho Del Oro Rd	59	1,411	3	\$265,000	4/13/2010
4919 Roja St		1,196	3	\$265,000	10/28/2010
1434 Santa Rosa St		899	3	\$265,000	5/28/2010
1537 Spring Creek Ln		1,344	3	\$265,000	4/26/2010
816 Sunningdale Dr		1,243	3	\$265,000	7/22/2010
1838 Via Quinto		1,599	3	\$265,000	7/29/2010
1439 Westwood Pl		1,118	3	\$265,000	9/28/2010
4489 White Pine Way		1,196	3	\$265,000	4/1/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4235 Galbar St		1,696	4	\$265,000	8/13/2010
4827 Gardenia St		1,307	3	\$266,500	7/30/2010
3305 Genoa Way	88	1,016	2	\$267,500	1/26/2010
394 Coco Palms Dr		1,260	3	\$267,750	4/30/2010
157 Foussat Rd		1,150	3	\$268,000	11/22/2010
4914 Luna Dr		1,196	3	\$268,000	8/5/2010
4162 Marvin St		1,040	3	\$268,000	5/28/2010
676 Arthur Ave		1,476	4	\$268,000	9/24/2010
5126 Maplewood Cir		1,064	2	\$269,000	7/16/2010
5143 Maplewood Cir		1,233	3	\$269,000	10/6/2010
4464 Brisbane Way	5	1,837	4	\$269,000	7/30/2010
832 Pillar Point Way		1,174	3	\$269,992	5/25/2010
405 S Myers St	6	744	1	\$270,000	10/8/2010
5061 Aegina Way		1,106	2	\$270,000	8/6/2010
1632 Arabian Way		1,161	2	\$270,000	8/31/2010
1419 Mountain Meadow Dr		1,015	2	\$270,000	12/30/2010
4158 Chasin St		1,297	3	\$270,000	11/23/2010
2708 Lancelot Dr		1,064	3	\$270,000	9/23/2010
3421 Las Vegas Dr		1,150	3	\$270,000	3/10/2010
5527 Old Ranch Rd	44	1,365	3	\$270,000	8/5/2010
262 Oleander Dr		1,100	3	\$270,000	11/4/2010
1460 Rancho Rose Way	16	1,379	3	\$270,000	8/19/2010
2659 Walnut Ct		1,273	3	\$270,000	2/17/2010
620 Carillo Cir		1,198	4	\$270,000	9/30/2010
4227 Esperanza Way		1,539	4	\$270,000	6/30/2010
4591 Jamboree St		1,666	4	\$270,000	2/17/2010
2551 Mottino Dr		1,824	4	\$270,000	12/23/2010
4576 Vinyard St		1,440	4	\$270,000	7/30/2010
4944 Luna Dr		1,196	3	\$271,000	6/4/2010
421 Creek Rd		1,438	4	\$271,000	6/28/2010
3969 Sherbourne Dr		1,419	4	\$271,000	3/25/2010
506 Canyon Dr	71	904	2	\$271,823	12/17/2010
467 Dakota Way		1,386	2	\$272,500	12/28/2010
5531 Old Ranch Rd	49	1,365	3	\$272,500	6/30/2010
3611 Palmas Ct		1,175	3	\$273,824	8/31/2010
935 Capistrano Dr		888	2	\$274,000	4/29/2010
3661 Cerro Ave		1,474	3	\$274,078	2/9/2010
1675 Appaloosa Way		1,161	2	\$275,000	10/21/2010
1796 Avenida Vista Labera		1,217	3	\$275,000	8/6/2010
269 Azalea Way		1,174	3	\$275,000	5/5/2010
190 Bautista Ct	90	1,553	3	\$275,000	12/29/2010
1029 Capistrano Dr		899	3	\$275,000	9/30/2010
631 Elaine Ave		1,077	3	\$275,000	6/7/2010
4167 Lewis St		1,040	3	\$275,000	5/26/2010
4918 Luna Dr		1,196	3	\$275,000	6/30/2010
4768 Mayflower Way		1,290	3	\$275,000	6/30/2010
917 Newport St		1,269	3	\$275,000	6/25/2010
5501 Old Ranch Rd	3	1,405	3	\$275,000	8/17/2010
5529 Old Ranch Rd	46	1,394	3	\$275,000	7/29/2010
702 Shadow Tree Dr		1,325	3	\$275,000	2/26/2010
249 Sorrel Tree Pl		1,006	3	\$275,000	5/11/2010
164 Warner St		1,040	3	\$275,000	8/5/2010
2523 Woodlands Way		1,516	3	\$275,000	10/14/2010
2530 Woodlands Way		1,833	3	\$275,000	1/29/2010
4784 Yuma Ave		1,037	3	\$275,000	9/3/2010
4129 Alabar Way		1,539	4	\$275,000	10/29/2010
4125 Chasin St		1,872	4	\$275,000	10/5/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
558 Elaine Ave		1,172	4	\$275,000	6/4/2010
625 Elaine Ave		1,492	4	\$275,000	11/24/2010
660 Elaine Ave		1,192	4	\$275,000	11/24/2010
249 Festival Dr		1,397	4	\$275,000	8/25/2010
720 Flora Dr		1,236	4	\$275,000	11/4/2010
3679 Forest Rd		1,625	3	\$275,500	9/28/2010
3989 Sherbourne Dr		1,464	4	\$276,500	5/4/2010
1202 N Pacific St		608	1	\$276,750	1/13/2010
4230 Dawn Ln		1,417	3	\$277,000	6/10/2010
5525 Old Ranch Rd	40	1,405	3	\$277,000	6/30/2010
127 Flamingo Dr		1,150	3	\$277,500	6/4/2010
248 Hemlock Way		1,726	3	\$277,500	1/5/2010
2050 Costa Vista Way		1,356	2	\$278,000	4/29/2010
4242 Dawn Ln		1,513	2	\$278,000	1/15/2010
2388 Gem View Dr		1,092	2	\$278,000	5/27/2010
138 N Barnwell St		1,792	3	\$278,000	11/24/2010
4220 Esperanza Way		1,227	3	\$278,000	6/10/2010
4020 Via Serra		1,593	3	\$278,000	11/3/2010
641 Sumner Way	2	1,837	4	\$278,000	10/15/2010
764 Sugar Pine St		1,152	2	\$279,000	4/23/2010
5005 Codorniz Way	2	1,479	3	\$279,000	5/28/2010
121 Polk St		1,092	3	\$279,000	12/17/2010
3315 Carolyn Cir		1,329	4	\$279,000	5/10/2010
4704 Cordoba Way		1,106	2	\$280,000	3/5/2010
5146 Barry St		1,210	3	\$280,000	12/14/2010
648 Boysenberry Way		1,749	3	\$280,000	5/18/2010
3683 Cameo Dr		1,196	3	\$280,000	12/10/2010
4073 Jonathon St		1,064	3	\$280,000	5/10/2010
4069 Lewis St		1,108	3	\$280,000	2/5/2010
5479 Loganberry Way		1,258	3	\$280,000	2/9/2010
5515 Old Ranch Rd	26	1,405	3	\$280,000	10/22/2010
5527 Old Ranch Rd	43	1,405	3	\$280,000	7/29/2010
5527 Old Ranch Rd	45	1,405	3	\$280,000	12/13/2010
5531 Old Ranch Rd	50	1,405	3	\$280,000	10/29/2010
5533 Old Ranch Rd	51	1,405	3	\$280,000	7/23/2010
2501 Sarbonne Dr		1,060	3	\$280,000	2/12/2010
4800 Stephanie Pl		1,560	3	\$280,000	12/3/2010
4484 Brisbane Way	5	1,837	4	\$280,000	8/26/2010
4934 Gabrielleno Ave		1,678	4	\$280,000	9/24/2010
501 Luna Dr		1,980	4	\$280,000	1/15/2010
3132 Morningside Dr		1,400	4	\$280,000	6/24/2010
432 Dakota Way		1,215	2	\$281,000	2/19/2010
217 Sparrow Way		1,374	3	\$281,000	3/26/2010
2535 Woodlands Way		1,833	3	\$282,000	5/27/2010
4494 Brisbane Way	5	1,837	4	\$282,000	7/30/2010
685 Parker St		1,239	4	\$282,000	8/31/2010
1318 Henshaw Rd		1,187	3	\$282,500	11/12/2010
5592 Old Ranch Rd		1,280	3	\$283,000	10/4/2010
139 Tropicana Dr		1,150	3	\$283,000	5/13/2010
923 Vine St		1,460	3	\$283,000	9/29/2010
5143 Via Mindanao		2,854	5	\$283,000	9/22/2010
4633 Cordoba Way		1,106	2	\$284,000	3/11/2010
3349 Las Vegas Dr		1,150	3	\$284,000	9/24/2010
4743 Maclura St		1,100	3	\$284,000	10/13/2010
612 Charles Dr		1,224	4	\$284,000	11/30/2010
410 W Redondo Dr		1,592	3	\$284,500	3/24/2010
2098 Costa Vista Way		1,167	2	\$285,000	6/15/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

	Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4709	Denia Way		1,106	2	\$285,000	12/3/2010
4723	Galicia Way		1,106	2	\$285,000	9/17/2010
4329	Manzanita Way		1,453	2	\$285,000	7/22/2010
515	Camelot Dr		1,121	3	\$285,000	3/17/2010
3897	Cameo Dr		1,304	3	\$285,000	8/11/2010
488	Dakota Way		1,603	3	\$285,000	3/19/2010
4625	Los Alamos Way	B	1,539	3	\$285,000	1/15/2010
4722	Mayflower Way		1,364	3	\$285,000	9/21/2010
3177	Noreen Way		1,479	3	\$285,000	8/11/2010
688	Roja St		1,396	3	\$285,000	7/21/2010
4079	Thomas St		1,108	3	\$285,000	2/18/2010
3907	Genine Dr		1,336	4	\$285,000	4/29/2010
5073	Santorini Way		1,106	2	\$286,000	9/8/2010
4884	Glenhaven Dr		1,603	3	\$286,000	1/8/2010
1412	San Simeon St		899	3	\$286,000	2/10/2010
1702	Avenida Sevilla		1,244	3	\$287,000	11/19/2010
629	Sumner Way	5	1,837	4	\$287,000	3/3/2010
464	Blue Sage Way		1,438	3	\$287,900	7/20/2010
3232	Carolyn Cir		1,138	3	\$288,000	1/12/2010
4007	Johnson Dr		1,312	3	\$288,500	2/18/2010
3671	Branch Ct		1,360	3	\$289,000	6/25/2010
4695	Los Alamos Way	B	1,539	3	\$289,500	6/15/2010
1110 S	Ditmar St		336	1	\$290,000	11/8/2010
1202 N	Pacific St	314B	623	1	\$290,000	10/29/2010
2105	Costa Vista Way		1,435	2	\$290,000	5/28/2010
2043	Mountain Vista Way		1,356	2	\$290,000	5/3/2010
1609	Appaloosa Way		1,457	3	\$290,000	2/19/2010
182 N	Barnwell St		1,344	3	\$290,000	9/20/2010
1870	Corte Pulsera		1,380	3	\$290,000	4/30/2010
4118	Lewis St		1,108	3	\$290,000	6/14/2010
4714	Mahogany Dr		1,273	3	\$290,000	6/24/2010
2604	Mesa Dr		1,608	3	\$290,000	8/9/2010
1255	Natoma Way	B	1,539	3	\$290,000	10/8/2010
4861	Northerly St		1,118	3	\$290,000	7/30/2010
5531	Old Ranch Rd	48	1,405	3	\$290,000	8/20/2010
3706	Palo Verde Way		1,890	3	\$290,000	4/30/2010
3535 S	Sundown Ln		1,417	3	\$290,000	12/28/2010
1918	Arroyo Ave		1,610	4	\$290,000	11/12/2010
4470	Brisbane Way	5	1,837	4	\$290,000	12/3/2010
390	Coco Palms Dr		1,438	4	\$290,000	5/14/2010
944	Granada Dr		1,650	4	\$290,000	10/27/2010
136	Harding St		1,374	4	\$290,000	3/11/2010
4593	Vinyard St		1,666	4	\$290,000	10/28/2010
405	Stoney Point Way	95	942	2	\$290,053	5/12/2010
2652	Oceanside Blvd		1,505	3	\$290,250	9/23/2010
147 N	Barnwell St		1,186	3	\$290,255	10/27/2010
1466	Calle Goya		1,657	3	\$290,630	11/1/2010
1870	Avenida Aragon		1,499	3	\$291,000	8/20/2010
613	Monterey Dr		1,332	3	\$291,000	10/28/2010
3264	Camarillo Ave		1,890	4	\$291,000	5/20/2010
3903	Genine Dr		1,336	4	\$291,000	12/3/2010
3535	Chauncey Rd		1,272	2	\$292,000	11/19/2010
580	Dakota Way		1,603	4	\$292,000	8/3/2010
5076	Gold Dr		1,352	4	\$292,500	8/9/2010
1771	Avenida Vista Labera		1,217	3	\$293,000	8/6/2010
4432	Maple Dr		1,215	3	\$294,000	8/31/2010
3219	Valley Glen Dr		1,580	3	\$294,000	5/4/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
119		1,750	5	\$294,000	11/8/2010
4745		1,106	2	\$295,000	12/13/2010
4134		1,311	3	\$295,000	4/7/2010
219		1,144	3	\$295,000	12/28/2010
4670	B	1,539	3	\$295,000	4/13/2010
705		1,625	3	\$295,000	6/25/2010
2862		1,062	3	\$295,000	3/19/2010
1805		1,234	3	\$295,000	3/30/2010
4185		1,603	4	\$295,000	6/8/2010
4145		1,467	4	\$295,000	3/12/2010
132		1,756	4	\$295,000	3/16/2010
3980		1,559	4	\$295,000	6/4/2010
179		1,552	4	\$295,000	6/16/2010
4637		1,352	3	\$297,000	6/30/2010
999 N	G223	760	1	\$298,000	3/26/2010
5141		1,037	3	\$298,000	7/7/2010
999 N	B224	760	1	\$299,000	5/28/2010
760	157	1,149	2	\$299,000	8/31/2010
835	288	1,146	2	\$299,000	1/7/2010
2819		1,356	2	\$299,000	10/26/2010
2724		1,563	3	\$299,000	9/15/2010
1251	B	1,539	3	\$299,000	8/19/2010
118		1,264	3	\$299,000	8/24/2010
2531		1,833	3	\$299,000	11/29/2010
2905		1,336	4	\$299,000	2/19/2010
2215		1,600	2	\$300,000	10/7/2010
322		1,198	2	\$300,000	5/17/2010
750	102	1,149	2	\$300,000	11/24/2010
1202 N	305B	911	2	\$300,000	12/3/2010
400 N	33	1,010	2	\$300,000	7/1/2010
190	15	1,481	3	\$300,000	1/22/2010
2896		1,423	3	\$300,000	10/26/2010
4207		1,775	3	\$300,000	6/25/2010
4650		1,495	3	\$300,000	10/11/2010
4230		1,474	3	\$300,000	11/12/2010
3805		1,328	3	\$300,000	5/14/2010
4791		1,273	3	\$300,000	11/17/2010
4819		1,893	3	\$300,000	12/23/2010
2247		1,500	3	\$300,000	1/29/2010
5353		1,258	3	\$300,000	3/4/2010
281		1,196	3	\$300,000	4/23/2010
3428		1,150	3	\$300,000	11/1/2010
3451		1,416	3	\$300,000	8/20/2010
2886		1,714	3	\$300,000	12/22/2010
886		1,374	3	\$300,000	5/28/2010
4434		1,260	3	\$300,000	11/4/2010
1501		899	3	\$300,000	7/23/2010
2456		1,058	3	\$300,000	6/3/2010
751		1,625	3	\$300,000	1/13/2010
2746		1,461	3	\$300,000	10/14/2010
4881		1,605	3	\$300,000	1/21/2010
612		1,536	4	\$300,000	7/9/2010
801		1,279	4	\$300,000	11/4/2010
2716		1,438	4	\$300,000	4/2/2010
173		1,696	4	\$300,000	3/24/2010
5280		1,300	4	\$300,000	3/29/2010
221		1,610	4	\$300,000	8/19/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4043		1,387	4	\$300,000	1/8/2010
3905		1,461	4	\$300,000	9/1/2010
4872		1,411	4	\$300,000	12/23/2010
2779		1,456	4	\$300,000	5/3/2010
1772		1,432	3	\$301,000	10/6/2010
720		1,634	4	\$302,000	7/20/2010
750	101	1,166	2	\$303,000	7/27/2010
552		1,603	3	\$303,000	7/21/2010
4685	B	1,539	3	\$303,000	6/17/2010
4449		1,318	3	\$303,500	10/14/2010
2038		1,774	2	\$304,000	1/7/2010
4022		1,288	3	\$304,000	5/18/2010
4401		1,318	3	\$304,500	7/19/2010
627		1,152	2	\$305,000	5/7/2010
138		1,396	3	\$305,000	9/22/2010
412		1,064	3	\$305,000	6/30/2010
4484		1,374	3	\$305,000	4/9/2010
4610	B	1,539	3	\$305,000	6/10/2010
2810		1,344	3	\$305,000	5/13/2010
137		1,264	3	\$305,000	2/24/2010
623		1,325	3	\$305,000	4/22/2010
1545		1,344	3	\$305,000	11/1/2010
4477		1,243	3	\$305,000	6/29/2010
4132		1,318	3	\$305,000	4/2/2010
3674		1,625	3	\$305,000	4/27/2010
2529		1,833	3	\$305,000	5/17/2010
1558		1,994	4	\$305,000	12/30/2010
3006		1,328	4	\$305,000	3/16/2010
143		1,458	4	\$305,000	3/24/2010
5264		2,250	4	\$305,000	11/15/2010
4455		1,886	4	\$305,000	10/29/2010
2352		1,428	4	\$305,000	3/12/2010
1766		1,499	3	\$306,000	12/28/2010
1508		1,040	2	\$307,000	7/1/2010
4046		1,444	2	\$307,000	2/9/2010
2655		1,596	3	\$307,000	5/10/2010
775	149	1,223	2	\$307,500	2/26/2010
1749		1,217	3	\$308,000	11/19/2010
5254		1,210	3	\$308,000	3/5/2010
656		1,344	4	\$308,000	4/23/2010
2810		1,090	3	\$309,000	5/28/2010
4587		1,634	4	\$309,000	3/29/2010
949		1,710	4	\$309,000	12/8/2010
4591		1,428	4	\$309,000	8/30/2010
2821		1,461	4	\$309,000	10/21/2010
572		1,624	5	\$309,000	4/1/2010
606		912	2	\$309,225	10/22/2010
217		1,910	3	\$309,500	1/13/2010
4703		1,106	2	\$310,000	6/15/2010
1719		1,432	3	\$310,000	3/10/2010
1747		1,432	3	\$310,000	9/15/2010
535		1,258	3	\$310,000	10/26/2010
3642		1,595	3	\$310,000	7/29/2010
4160		1,228	3	\$310,000	5/11/2010
5419		1,749	3	\$310,000	2/12/2010
404 N	23	1,416	3	\$310,000	7/23/2010
190		1,275	3	\$310,000	5/28/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4521 Morning Dove Way		1,436	3	\$310,000	6/28/2010
3764 Nectarine Cir		1,260	3	\$310,000	9/14/2010
3785 Via Cabrillo		1,332	3	\$310,000	11/30/2010
338 Via Metates		1,364	3	\$310,000	6/11/2010
1594 Boulder Creek Rd		1,889	4	\$310,000	4/27/2010
1464 Darwin Dr		1,763	4	\$310,000	4/13/2010
4046 Echo Pl		1,675	4	\$310,000	6/11/2010
779 Foxwood Dr		2,002	4	\$310,000	4/22/2010
2723 Jacaranda Dr		2,139	4	\$310,000	1/25/2010
4555 Milano Way		1,921	4	\$310,000	6/24/2010
652 Mosaic Cir		1,957	4	\$310,300	12/23/2010
4636 Maple Dr		1,650	4	\$310,798	9/21/2010
4496 Goldfinch Way		1,436	3	\$311,000	3/30/2010
1826 Via Quinto		1,234	3	\$311,000	9/15/2010
1845 Via Quinto		1,234	3	\$311,000	7/26/2010
167 Harrison St		1,610	4	\$311,000	4/27/2010
100 N River Cir	204	1,368	3	\$311,929	9/17/2010
795 Harbor Cliff Way	203	1,149	2	\$312,000	1/11/2010
3842 Cornell Dr		1,212	3	\$312,000	2/4/2010
4015 Alto St		1,480	4	\$312,000	5/27/2010
4173 Olive Dr		1,603	4	\$312,000	9/21/2010
648 Roja St		1,600	4	\$312,000	1/5/2010
3802 Celeste Dr		1,436	3	\$312,500	7/21/2010
4845 Siesta Dr		1,248	3	\$312,500	4/14/2010
4329 Arbor Cove Cir		2,308	4	\$312,500	9/28/2010
4128 Chasin St		1,467	4	\$312,500	2/26/2010
2704 Merlin Pl		1,121	3	\$313,000	7/27/2010
3568 Seafarer Dr		1,672	4	\$313,500	7/29/2010
830 Harbor Cliff Way	283	1,149	2	\$314,000	7/21/2010
2307 Nicklaus Dr		1,619	2	\$314,000	12/27/2010
237 Melinda Way		1,450	3	\$314,000	12/10/2010
815 Harbor Cliff Way	239	1,426	2	\$315,000	2/11/2010
855 Harbor Cliff Way	309	1,146	2	\$315,000	11/17/2010
264 Basilica St		1,450	3	\$315,000	10/4/2010
1730 Calle Platico		1,234	3	\$315,000	7/9/2010
4147 Chasin St		1,311	3	\$315,000	1/29/2010
5415 Gooseberry Way		1,258	3	\$315,000	2/25/2010
755 Harbor Cliff Way	109	1,427	3	\$315,000	5/13/2010
770 Harbor Cliff Way	140	1,424	3	\$315,000	5/18/2010
5452 Loganberry Way		1,576	3	\$315,000	8/19/2010
4710 Milano Way		1,481	3	\$315,000	12/30/2010
2186 Palmer Dr		1,520	3	\$315,000	7/19/2010
727 Rivertree Dr		1,276	3	\$315,000	6/17/2010
4634 Wingate St		1,495	3	\$315,000	2/4/2010
1246 Woodhaven Dr		1,327	3	\$315,000	1/8/2010
1407 Eastview Ct		1,854	4	\$315,000	12/14/2010
2557 Felinda Way		1,603	4	\$315,000	8/18/2010
3102 San Helena Dr		2,350	4	\$315,000	12/9/2010
2924 Thunder Dr		1,325	4	\$315,000	5/19/2010
696 Thunderbird Dr		2,221	4	\$315,000	4/5/2010
4146 Chasin St		1,311	3	\$315,500	2/25/2010
5292 Alamosa Park Dr		2,257	3	\$316,000	12/14/2010
130 Carey Rd		1,264	3	\$316,000	12/30/2010
2552 Marjo Ct		1,956	4	\$316,000	9/16/2010
577 Crestwood Dr		1,325	3	\$316,020	10/25/2010
5097 Aegina Way		1,106	2	\$317,000	1/12/2010
3178 Bernie Dr		1,226	3	\$317,000	7/20/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

	Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4216	Serena Ave		1,405	3	\$317,000	6/29/2010
315	Venetia Way		1,481	3	\$317,000	5/21/2010
4201	Diamond Cir		1,512	4	\$317,500	5/17/2010
3922	Stanford Dr		1,595	4	\$317,500	12/29/2010
236	Argus Way		1,364	3	\$318,000	7/9/2010
1802	Avenida Sevilla		1,669	3	\$318,000	9/29/2010
4078	Vista Calaveras St		1,410	4	\$318,000	8/24/2010
5074	Mycenae Way		1,440	2	\$318,500	2/25/2010
435	Via Emily Ave		1,611	3	\$319,000	6/17/2010
1942	Comanche St		1,591	4	\$319,000	8/6/2010
4851	Gardenia St		1,411	4	\$319,000	5/3/2010
4555	Jamboree St		1,666	4	\$319,000	2/25/2010
4046	Mira Costa St		1,387	4	\$319,000	5/10/2010
3208	Morningside Dr		1,356	4	\$319,000	3/23/2010
783	Sepia Ct		1,737	3	\$319,382	10/12/2010
999 N	Pacific St	F206	760	1	\$320,000	11/9/2010
4734	Galicia Way		1,807	2	\$320,000	4/21/2010
845	Harbor Cliff Way	306	1,426	2	\$320,000	6/30/2010
5233	Alamosa Park Dr		1,533	3	\$320,000	2/2/2010
3613	Amigos Ct		1,424	3	\$320,000	6/24/2010
4609	Arrowhead Ct		1,495	3	\$320,000	9/23/2010
849	Arthur Ave		1,591	3	\$320,000	4/16/2010
405	Dakota Way		1,603	3	\$320,000	11/3/2010
1333	Darwin Dr		1,118	3	\$320,000	5/14/2010
4460	Inverness Dr		1,858	3	\$320,000	1/14/2010
165	Ramona Way		1,586	3	\$320,000	4/27/2010
2656	Sycamore Dr		1,563	3	\$320,000	6/30/2010
3229	Valley Glen Dr		1,580	3	\$320,000	4/6/2010
3616	Via Colina		1,578	3	\$320,000	11/24/2010
1225	Woodhaven Dr		1,684	3	\$320,000	10/26/2010
1742	Avenida Alta Mira		1,809	4	\$320,000	4/22/2010
3014	Camarillo Ave		1,890	4	\$320,000	7/14/2010
484	Dakota Way		1,603	4	\$320,000	4/12/2010
153	Mayfair St		1,788	4	\$320,000	4/19/2010
4577	Vinyard St		1,666	4	\$320,000	11/24/2010
3247	Carolyn Cir		1,329	4	\$321,000	3/5/2010
2237	Hilldale St		1,264	3	\$322,000	6/17/2010
4066	Johnson Dr		1,490	3	\$322,000	12/17/2010
5428	Rocking Horse Ln		1,309	3	\$322,500	6/11/2010
626	Monica Cir		1,663	4	\$322,500	4/19/2010
2125	Winchester St		1,640	4	\$323,000	11/23/2010
4464	Bermuda Dunes Pl		1,615	3	\$323,500	10/29/2010
3990	Wooster Dr		1,697	4	\$324,000	9/10/2010
855 S	Cleveland St	A	841	1	\$325,000	3/23/2010
999 N	Pacific St	A121	762	1	\$325,000	5/10/2010
999 N	Pacific St	E204	760	1	\$325,000	12/3/2010
2821	Ocean Village Way		1,356	2	\$325,000	12/20/2010
221	Belize Way		1,725	3	\$325,000	3/30/2010
5389	Blackberry Way		1,576	3	\$325,000	4/5/2010
320 S	Clementine St		976	3	\$325,000	11/4/2010
3913	Daisy Pl		1,370	3	\$325,000	5/13/2010
4754	Elm Tree Dr		1,515	3	\$325,000	4/2/2010
2736	Lomita St		1,345	3	\$325,000	9/21/2010
455	Mainsail Rd		1,356	3	\$325,000	9/22/2010
1614	Mountain View Ave		1,880	3	\$325,000	9/22/2010
4022	Olive Dr		1,313	3	\$325,000	8/18/2010
4416	Point Degada		1,634	3	\$325,000	4/19/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
2402 Sarbonne Dr		1,060	3	\$325,000	8/3/2010
2840 Todd St		1,344	3	\$325,000	6/9/2010
4757 Ventana Way		1,532	3	\$325,000	11/17/2010
313 Via Metates		1,493	3	\$325,000	9/17/2010
4405 Arbor Cove Cir		1,955	4	\$325,000	11/4/2010
269 Festival Dr		1,666	4	\$325,000	2/19/2010
5240 Hubbert St		1,751	4	\$325,000	11/4/2010
4090 Lewis St		1,520	4	\$325,000	9/17/2010
4040 Mira Costa St		1,684	4	\$325,000	12/28/2010
1727 Calle Platico		1,847	4	\$325,500	4/30/2010
3564 Strawberry Pl		1,312	4	\$325,500	12/30/2010
1830 Avenida Sevilla		1,708	3	\$326,000	10/20/2010
3975 Escala Cv		1,501	3	\$327,000	5/3/2010
765 Harbor Cliff Way	136	1,426	3	\$327,000	3/3/2010
163 Ramona Way		1,718	3	\$327,000	1/27/2010
3901 Genine Dr		1,336	4	\$327,000	7/16/2010
117 Canyon Creek Way		1,643	3	\$327,500	3/30/2010
287 Carlotta Way		1,718	3	\$327,500	2/4/2010
517 S Barnwell St		1,390	4	\$327,500	6/22/2010
4684 Barcelona Way		1,106	2	\$328,000	7/19/2010
5703 Shetland Ct		1,959	4	\$328,000	7/20/2010
527 Dakota Way		1,603	4	\$328,196	3/24/2010
614 N Clementine St		800	2	\$329,000	8/6/2010
4815 Galicia Way		1,444	2	\$329,000	3/30/2010
129 Claudia Way		1,396	3	\$329,000	5/24/2010
1422 Darwin Dr		1,560	3	\$329,000	2/4/2010
4045 Ivey Vista Way		1,259	3	\$329,000	2/4/2010
305 Cadillac Cir		1,610	4	\$329,000	5/24/2010
708 Point Sur		2,200	4	\$329,000	12/17/2010
4946 Delos Way		1,106	2	\$330,000	3/2/2010
820 Harbor Cliff Way	255	1,426	2	\$330,000	1/15/2010
712 N Nevada St		944	2	\$330,000	5/27/2010
4141 Auburn Ave		1,618	3	\$330,000	2/12/2010
4607 Briar Ridge Rd		1,363	3	\$330,000	10/8/2010
1038 Bridle Path Way		1,645	3	\$330,000	3/25/2010
285 Carlotta Way		1,718	3	\$330,000	5/18/2010
1896 Corte Torero		1,624	3	\$330,000	9/1/2010
4706 Crestmont Pl		1,118	3	\$330,000	4/7/2010
247 Diamante Way		1,334	3	\$330,000	4/7/2010
314 Libby Village Way		1,551	3	\$330,000	6/18/2010
852 Oro Grande St		2,107	3	\$330,000	1/13/2010
3764 Via Las Villas		1,531	3	\$330,000	11/4/2010
1216 Woodview Dr		1,684	3	\$330,000	12/9/2010
4122 Alabar Way		1,539	4	\$330,000	8/18/2010
5344 Blackberry Way		1,344	4	\$330,000	3/3/2010
4920 Calle Sobrado		1,896	4	\$330,000	4/30/2010
203 Franciscan Way		2,168	4	\$330,000	2/24/2010
4450 Point Degada		2,200	4	\$330,000	10/7/2010
2835 Rutgers Pl		1,595	4	\$330,000	11/4/2010
1023 Chiltern Ct		2,394	3	\$330,100	11/8/2010
4907 Patina Ct		2,077	4	\$330,100	2/22/2010
4819 Galicia Way		1,444	2	\$332,000	6/11/2010
4071 Johnson Dr		1,226	3	\$332,500	11/24/2010
709 Fredricks Ave		1,878	4	\$333,000	11/24/2010
1425 Crestview Dr		1,742	4	\$333,500	9/30/2010
4139 Galbar St		1,824	4	\$333,729	10/1/2010
1640 S Pacific St	3	558	1	\$335,000	9/30/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
815 Harbor Cliff Way	242	1,528	2	\$335,000	6/25/2010
1834 Avenida Segovia		1,669	3	\$335,000	3/4/2010
1839 Corte Amarillo		1,380	3	\$335,000	9/3/2010
246 Diamante Way		1,334	3	\$335,000	7/26/2010
2720 East St		1,288	3	\$335,000	5/4/2010
540 Garfield St		1,116	3	\$335,000	1/28/2010
5372 Gooseberry Way		1,258	3	\$335,000	3/26/2010
5240 Heatherwood Dr		1,753	3	\$335,000	10/29/2010
5237 Rosewood Dr		1,374	3	\$335,000	8/26/2010
4246 Serena Ave		2,129	3	\$335,000	11/15/2010
4470 Silver Birch Way		1,726	3	\$335,000	6/23/2010
1809 Via Allena		1,499	3	\$335,000	5/7/2010
3717 Via Baldona		1,578	3	\$335,000	5/5/2010
695 Hollowglen Ct		2,423	4	\$335,000	12/17/2010
3313 Vista Loma Cir		1,940	4	\$335,000	4/21/2010
1677 Charlie Horse Way		1,543	3	\$336,000	11/12/2010
796 Valley Crest Dr		1,252	3	\$336,000	3/25/2010
1242 Woodhaven Dr		1,684	3	\$336,000	9/29/2010
2941 Cottingham St		2,094	4	\$336,000	12/23/2010
3573 Evening Canyon Rd		1,964	4	\$336,000	5/21/2010
3920 Tortuga Cv		1,878	3	\$337,000	6/30/2010
3964 Cadena Dr		1,875	4	\$337,000	2/5/2010
416 Alyssum Way		1,947	3	\$337,050	6/16/2010
707 Chimney Rock Dr		1,252	3	\$337,500	7/29/2010
1851 Corte Amarillo		1,715	3	\$337,500	3/26/2010
1529 Lauralynn Pl		1,347	3	\$337,500	11/23/2010
3583 Prestwick Cir		1,495	3	\$337,500	1/26/2010
1872 Corte Torero		1,715	3	\$338,000	7/20/2010
267 Diamante Way		1,334	3	\$338,000	5/12/2010
4911 Glenhaven Dr		1,603	3	\$338,000	7/30/2010
2205 Maxson St		2,324	4	\$338,000	6/14/2010
4720 Ventana Way		1,532	3	\$338,500	9/23/2010
1733 Stewart St		1,080	2	\$339,000	7/30/2010
1845 Avenida Sevilla		1,669	3	\$339,000	5/26/2010
3721 Via Cabrillo		1,332	3	\$339,500	2/17/2010
5005 Santorini Way		1,444	2	\$340,000	4/12/2010
1774 Avenida Sevilla		1,669	3	\$340,000	12/2/2010
1619 Calle Las Casas		1,817	3	\$340,000	3/12/2010
3891 Cameo Dr		1,780	3	\$340,000	4/2/2010
3527 Chauncey Rd		1,549	3	\$340,000	5/4/2010
1418 Eastview Ct		1,450	3	\$340,000	9/30/2010
855 Harbor Cliff Way	316	1,528	3	\$340,000	9/29/2010
5244 Heatherwood Dr		1,374	3	\$340,000	2/9/2010
4011 Ivey Vista Way		1,438	3	\$340,000	3/5/2010
201 Melinda Way		1,586	3	\$340,000	2/5/2010
877 Pinewood Dr		1,753	3	\$340,000	9/30/2010
4154 Summerview Way		2,401	3	\$340,000	4/7/2010
684 Thunderbird Dr		1,360	3	\$340,000	2/26/2010
3003 Andorra Way		1,995	4	\$340,000	8/11/2010
4206 Borra Ct		1,956	4	\$340,000	5/28/2010
4701 Crestmont Pl		1,118	4	\$340,000	6/29/2010
4440 Milano Way		1,886	4	\$340,000	12/29/2010
4515 Milano Way		1,921	4	\$340,000	2/24/2010
1914 Radford St		1,856	4	\$340,000	1/29/2010
1645 Seattle Slew Way		1,764	4	\$340,000	6/29/2010
317 Spring Canyon Way		2,216	4	\$340,000	10/5/2010
4045 Via Los Padres		1,648	4	\$340,000	5/13/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
5151 Via Madrid		2,563	4	\$340,000	12/20/2010
4153 Bryan St		1,626	3	\$341,000	5/27/2010
5384 Gooseberry Way		1,258	3	\$341,000	5/25/2010
4008 Ivey Vista Way		1,259	3	\$341,000	5/5/2010
2839 Todd St		1,461	4	\$341,000	10/18/2010
4717 Ventana Way		1,725	4	\$341,000	11/12/2010
723 Point Arguello		1,634	4	\$341,500	3/9/2010
1699 Avenida Guillermo		1,715	3	\$342,000	4/1/2010
4203 Terry St		1,591	4	\$342,000	8/17/2010
2088 Wedgewood Dr		2,305	4	\$342,160	9/7/2010
4650 Los Alamos Way	C	1,366	3	\$342,602	10/6/2010
1725 Corte Viejo		1,624	3	\$343,000	8/31/2010
2854 Turnbull St		1,366	3	\$343,000	4/19/2010
1875 Via Primero		1,599	3	\$343,000	1/5/2010
3198 Noreen Way		1,717	4	\$343,000	10/27/2010
3592 Ridge Rd		2,163	4	\$343,000	9/27/2010
156 Ellise Way		1,718	3	\$344,000	11/30/2010
3750 Via Del Rancho		1,332	3	\$344,000	8/18/2010
4531 Avenida Privado		2,044	3	\$344,250	10/14/2010
920 S Cleveland St		600	2	\$345,000	9/24/2010
4102 Lemnos Way		1,444	2	\$345,000	10/7/2010
1574 Avenida Mantilla		1,817	3	\$345,000	10/22/2010
4627 Calle Del Greco		1,364	3	\$345,000	7/19/2010
338 Capricho Way		1,772	3	\$345,000	3/15/2010
1879 Corte Torero		1,380	3	\$345,000	7/14/2010
1301 Crestridge Dr		1,458	3	\$345,000	12/29/2010
4178 Kimberly Ln		1,311	3	\$345,000	5/25/2010
2559 Marjo Ct		1,332	3	\$345,000	10/25/2010
210 Ridge View Way		1,643	3	\$345,000	6/4/2010
774 Sepia Ct		1,506	3	\$345,000	5/17/2010
870 Sunningdale Dr		1,722	3	\$345,000	3/29/2010
3341 Tonopah St		1,682	3	\$345,000	8/27/2010
4775 Via Colorado		1,817	3	\$345,000	6/29/2010
1413 Calle Goya		1,919	4	\$345,000	8/19/2010
833 Essence Ave		1,607	4	\$345,000	8/31/2010
4544 Morro Bay St		2,200	4	\$345,000	5/27/2010
3580 Normandy Cir		1,964	4	\$345,000	3/26/2010
5406 Toucanet Ct		2,483	5	\$345,000	7/21/2010
3760 Via Cabrillo		1,208	2	\$346,000	7/16/2010
1776 Avenida Sevilla		1,499	3	\$347,000	9/28/2010
1810 Blackhawk Ave		1,511	3	\$347,000	1/29/2010
4993 Calle Arquero		2,032	4	\$347,000	12/30/2010
1641 Calle Las Casas		2,098	4	\$347,000	11/16/2010
854 Sunningdale Dr		2,002	4	\$347,000	4/30/2010
310 Fowles St		1,991	5	\$347,000	2/26/2010
294 Diamante Way		1,334	3	\$347,500	5/26/2010
339 Garfield St		1,086	3	\$347,623	3/19/2010
3002 Andorra Way		1,281	3	\$348,000	11/5/2010
1518 Krim Pl		1,301	3	\$348,000	4/7/2010
4724 Ventana Way		1,532	3	\$348,000	7/15/2010
1779 Avenida Vista Labera		1,809	4	\$348,000	5/25/2010
2198 Luz Way		1,535	3	\$349,000	3/23/2010
853 Pinewood Dr		1,753	3	\$349,000	5/21/2010
4456 Silver Birch Way		1,726	3	\$349,000	7/23/2010
4835 Pastel Ct		1,957	5	\$349,000	8/30/2010
1202 N Pacific St	106A	772	1	\$349,500	10/22/2010
1605 Via Otano		1,715	3	\$349,500	8/20/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4873 Demeter Way		1,482	2	\$350,000	8/3/2010
3997 Aliento Way		2,028	3	\$350,000	4/16/2010
4610 Arrowhead Ct		1,495	3	\$350,000	7/13/2010
1784 Avenida Segovia		1,708	3	\$350,000	2/19/2010
1778 Avenida Sevilla		1,708	3	\$350,000	10/28/2010
5396 Blackberry Way		1,749	3	\$350,000	1/8/2010
4566 Blackwell Rd		1,564	3	\$350,000	8/6/2010
4921 Calle Sobrado		1,494	3	\$350,000	9/10/2010
1100 Civic Center Dr	C26	1,464	3	\$350,000	6/24/2010
4503 Corte Pastel		1,799	3	\$350,000	7/2/2010
1441 Eastmore Pl		1,450	3	\$350,000	4/22/2010
4840 Glenhaven Dr		1,603	3	\$350,000	2/3/2010
4507 Glenview Dr		1,722	3	\$350,000	4/20/2010
5424 Gooseberry Way		1,576	3	\$350,000	9/3/2010
855 Harbor Cliff Way	312	1,427	3	\$350,000	10/27/2010
4713 Lagunita Way		1,532	3	\$350,000	3/16/2010
4247 Old Grove Rd		2,443	3	\$350,000	12/3/2010
176 Parnassus Cir		1,539	3	\$350,000	10/28/2010
1591 Quiet Hills Dr		1,554	3	\$350,000	6/3/2010
4476 San Joaquin St		1,513	3	\$350,000	8/12/2010
1726 Soto St		1,347	3	\$350,000	5/17/2010
726 Sunningdale Dr		1,858	3	\$350,000	4/30/2010
3924 Tortuga Cv		1,511	3	\$350,000	2/22/2010
3783 Via Baldona		1,670	3	\$350,000	6/14/2010
3695 Via Bernardo		1,837	3	\$350,000	8/24/2010
428 Via Cruz		1,921	3	\$350,000	10/29/2010
735 Abbywood Dr		1,944	4	\$350,000	12/22/2010
2129 Anda Lucia Way		1,995	4	\$350,000	2/11/2010
285 Bluff Way		2,154	4	\$350,000	10/15/2010
2102 Calle Buena Ventura		1,947	4	\$350,000	10/28/2010
776 Cuchillo St		1,852	4	\$350,000	8/5/2010
4031 Ivey Vista Way		1,610	4	\$350,000	4/8/2010
302 Libby Village Way		1,810	4	\$350,000	6/18/2010
306 Libby Village Way		1,810	4	\$350,000	6/18/2010
342 Libby Village Way		1,810	4	\$350,000	6/18/2010
544 Pacesetter St		1,920	4	\$350,000	6/30/2010
4811 Pastel Ct		1,957	4	\$350,000	12/22/2010
3571 Prestwick Cir		1,754	4	\$350,000	12/30/2010
2106 Ramada Dr		1,913	4	\$350,000	8/3/2010
1458 Temple Heights Dr		2,027	4	\$350,000	1/8/2010
4257 Diamond Cir		1,512	4	\$351,000	7/16/2010
4657 Majorca Way		1,800	2	\$351,500	1/20/2010
1748 Avenida Segovia		1,669	3	\$352,000	11/24/2010
4965 Calle Arquero		1,790	3	\$352,000	10/19/2010
816 Windward Way		1,600	3	\$352,000	8/19/2010
678 Mural St		2,254	4	\$352,433	9/23/2010
5316 Blackberry Way		1,258	3	\$355,000	6/25/2010
2947 Butler St		1,473	3	\$355,000	5/19/2010
1814 Calle Las Palmas		1,678	3	\$355,000	4/15/2010
1453 Calle Marbella		1,494	3	\$355,000	2/26/2010
3985 Carino Way		1,772	3	\$355,000	2/26/2010
1716 Corte Viejo		1,879	3	\$355,000	6/22/2010
444 Rio Vista Dr		1,511	3	\$355,000	5/7/2010
4568 Stratford Cir		1,658	3	\$355,000	5/28/2010
3419 Townwood Ct		1,476	3	\$355,000	6/29/2010
1876 Via Primero		1,511	3	\$355,000	2/26/2010
3924 Baja Vista Dr		1,776	4	\$355,000	9/9/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
169 Canyon Creek Way		2,012	4	\$355,000	12/28/2010
1391 Corte Almeria		2,372	4	\$355,000	10/18/2010
3435 Crystal Wood Dr		1,782	4	\$355,000	5/28/2010
894 Gallery Dr		1,678	4	\$355,000	3/24/2010
1545 Marjorie St		1,630	4	\$355,000	10/25/2010
1861 Purdue Ct		1,956	4	\$355,000	12/8/2010
2105 Maxson St		2,000	5	\$355,000	11/5/2010
4756 Miletus Way		1,800	2	\$355,500	5/25/2010
3322 Redwing Dr		2,333	4	\$355,500	12/15/2010
1916 S Home St		1,242	3	\$356,000	9/3/2010
3568 Roselle St		2,398	4	\$356,000	9/10/2010
4950 Delos Way		1,106	2	\$357,000	7/19/2010
4994 Chalet Dr		1,753	3	\$357,000	8/20/2010
1738 Avenida Sevilla		1,977	3	\$357,500	10/29/2010
841 Deerfield Ct		1,887	4	\$358,000	6/11/2010
812 Gallery Dr		1,607	4	\$358,000	3/5/2010
4280 Conquistador		1,912	3	\$359,000	3/17/2010
5545 Starlight Ave		1,796	3	\$359,000	12/30/2010
4525 Cordoba Way		1,800	2	\$360,000	5/14/2010
4205 Lindos Way		1,646	2	\$360,000	7/15/2010
4230 Lindos Way		1,482	2	\$360,000	10/1/2010
2315 Nicklaus Dr		1,619	2	\$360,000	8/9/2010
4576 Blackwell Rd		1,370	3	\$360,000	4/2/2010
1934 Comanche St		1,558	3	\$360,000	6/15/2010
341 Franciscan Way		2,028	3	\$360,000	1/29/2010
790 Harbor Cliff Way	191	1,528	3	\$360,000	10/27/2010
810 Harbor Cliff Way	229	1,528	3	\$360,000	7/12/2010
1535 Molly Cir		1,597	3	\$360,000	4/21/2010
1957 Outrigger Way		1,527	3	\$360,000	5/5/2010
876 Panella Dr		2,209	3	\$360,000	4/7/2010
2109 Ramada Dr		1,476	3	\$360,000	4/30/2010
3325 Redwing Dr		1,725	3	\$360,000	1/29/2010
5350 Rio Plata Dr		1,753	3	\$360,000	7/21/2010
501 Shadow Tree Dr		1,522	3	\$360,000	11/12/2010
3263 Spring Brook Ct		1,725	3	\$360,000	6/30/2010
3768 Via Cabrillo		1,332	3	\$360,000	7/21/2010
442 Via Cruz		1,760	3	\$360,000	6/18/2010
1362 Via Isidro		1,799	3	\$360,000	11/24/2010
1681 Avenida Oceano		1,763	4	\$360,000	2/26/2010
4596 Blackwell Rd		1,964	4	\$360,000	4/8/2010
1227 Calle Ultimo		2,059	4	\$360,000	1/22/2010
3753 Carnegie Dr		1,900	4	\$360,000	10/27/2010
1279 Cottonwood Dr		1,839	4	\$360,000	2/19/2010
334 Holiday Way		1,791	4	\$360,000	10/29/2010
4021 Ivey Vista Way		1,610	4	\$360,000	7/16/2010
447 Mainsail Rd		2,154	4	\$360,000	11/4/2010
3494 Redwood St		1,826	4	\$360,000	10/15/2010
5230 Via Tizon		2,605	4	\$360,000	9/30/2010
4204 Conquistador		1,912	3	\$361,000	5/5/2010
4569 Hancock Cir		1,564	3	\$361,000	5/28/2010
2253 Bliss Cir		1,983	4	\$361,000	2/26/2010
413 Calle Corazon		1,760	3	\$362,000	12/7/2010
3905 Estancia Dr		1,501	3	\$362,000	5/14/2010
329 Franciscan Way		2,168	3	\$362,000	11/10/2010
920 Glendora Dr		2,069	3	\$362,500	9/8/2010
322 Luiseno Ave		2,066	3	\$363,000	1/8/2010
4759 Miletus Way		1,807	2	\$364,000	10/25/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
1826 Avenida Sevilla		1,824	3	\$365,000	6/30/2010
577 Boysenberry Way		1,749	3	\$365,000	4/9/2010
208 Canyon Creek Way		1,643	3	\$365,000	9/29/2010
5173 Cerulean Way		1,682	3	\$365,000	7/29/2010
5180 Cerulean Way		1,840	3	\$365,000	5/5/2010
604 Edgewater Ave		1,754	3	\$365,000	2/3/2010
820 Harbor Cliff Way	260	1,528	3	\$365,000	4/20/2010
450 N Horne St		1,416	3	\$365,000	5/14/2010
4605 Sheridan Rd		1,420	3	\$365,000	10/13/2010
236 Calle Bolero		2,538	4	\$365,000	5/13/2010
630 Dorinda Dr		2,344	4	\$365,000	12/29/2010
4989 El Mirlo Dr		2,032	4	\$365,000	8/23/2010
1391 Enchante Way		2,227	4	\$365,000	11/30/2010
280 Manzanilla Way		2,392	4	\$365,000	5/18/2010
4425 Milano Way		1,886	4	\$365,000	5/14/2010
3529 Roselle St		2,513	4	\$365,000	1/15/2010
3758 Via Las Villas		1,963	4	\$365,000	12/23/2010
5131 Via Malaguena		2,198	4	\$365,000	2/25/2010
3784 Nectarine Cir		2,094	5	\$365,000	6/29/2010
1156 Corte Cadiz		2,044	3	\$366,000	1/29/2010
4625 Calle Del Palo		1,317	4	\$366,705	6/23/2010
330 Mainsail Rd		1,356	3	\$367,000	6/30/2010
5274 Wohlford St		1,751	4	\$367,000	12/8/2010
3932 Cadena Dr		1,776	3	\$368,000	3/25/2010
507 Shadow Tree Dr		1,806	4	\$368,000	11/3/2010
1581 Havenwood Dr		1,704	3	\$368,100	9/13/2010
3297 San Tomas Dr		2,350	4	\$368,500	10/5/2010
515 Moyla Ct		2,630	4	\$368,571	9/2/2010
1021 Costa Pacifica Way	2411	1,057	2	\$369,000	4/9/2010
1256 Saint Helene Ct		1,056	2	\$369,000	1/15/2010
81 Trinity St		1,679	3	\$369,000	8/20/2010
2601 Joann Dr		1,824	4	\$369,000	9/23/2010
228 Mckinley St		1,525	4	\$369,000	8/25/2010
1858 Purdue Ct		2,052	4	\$369,000	9/9/2010
3106 Camino Crest Dr		1,500	3	\$369,500	8/20/2010
4711 Cordoba Way		1,444	2	\$370,000	7/15/2010
1427 Corte Goya		1,657	3	\$370,000	5/3/2010
1035 Eliot St		2,394	3	\$370,000	2/9/2010
5331 Mead St		1,597	3	\$370,000	6/18/2010
4838 Meadowbrook Dr		1,896	3	\$370,000	5/11/2010
1678 Seattle Slew Way		1,543	3	\$370,000	7/30/2010
1822 Burroughs St		2,203	4	\$370,000	11/16/2010
399 Compass Rd		2,154	4	\$370,000	5/28/2010
1429 Darwin Dr		1,971	4	\$370,000	9/30/2010
1488 Enchante Way		2,227	4	\$370,000	6/15/2010
4097 Ivey Vista Way		1,610	4	\$370,000	7/22/2010
762 Mosaic Cir		2,254	4	\$370,000	3/2/2010
1136 Parkview Dr		3,014	4	\$370,000	12/22/2010
2006 San Remo Dr		1,896	4	\$370,000	12/7/2010
759 Tawny Ct		2,180	4	\$370,000	4/8/2010
3708 Via Las Villas		1,963	4	\$370,000	3/11/2010
4017 Via Rio Ave		2,329	4	\$370,000	11/18/2010
4611 Calle Del Greco		1,657	3	\$372,000	12/9/2010
4162 Arcadia Way		1,807	2	\$372,500	1/28/2010
1418 Henshaw Rd		1,751	4	\$372,500	9/30/2010
732 Sugar Pine St		2,297	4	\$373,000	1/11/2010
571 Big Sky Dr		2,750	5	\$373,500	11/19/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
1514		1,912	3	\$374,000	8/31/2010
4989		1,982	4	\$374,500	11/4/2010
4904		1,807	2	\$375,000	11/4/2010
5077		1,807	2	\$375,000	8/26/2010
1166		1,860	3	\$375,000	6/1/2010
1109 S		1,026	3	\$375,000	8/25/2010
4972		1,790	3	\$375,000	4/2/2010
3557		1,658	3	\$375,000	12/9/2010
216		2,028	3	\$375,000	9/10/2010
358		1,772	3	\$375,000	3/8/2010
404 N	35	1,416	3	\$375,000	6/9/2010
981		2,123	3	\$375,000	7/1/2010
120		1,682	3	\$375,000	12/17/2010
3776		1,531	3	\$375,000	8/3/2010
1575		1,912	3	\$375,000	9/17/2010
4338		2,337	3	\$375,000	9/22/2010
4566		2,200	4	\$375,000	9/27/2010
3286		2,350	4	\$375,000	8/13/2010
5431		1,836	4	\$375,000	7/27/2010
5013		1,753	3	\$375,500	1/21/2010
2895		2,398	4	\$375,713	12/22/2010
3347		2,492	5	\$376,318	12/16/2010
804		1,778	4	\$377,000	12/10/2010
348		2,872	4	\$377,000	4/26/2010
5115		2,194	4	\$377,000	3/26/2010
5166		2,832	4	\$377,105	10/8/2010
480		1,620	3	\$378,000	1/8/2010
5069		1,800	2	\$379,000	9/28/2010
4920		1,937	3	\$379,000	3/29/2010
4768		1,450	3	\$379,000	8/31/2010
2005		2,066	4	\$379,000	5/17/2010
685		1,741	4	\$379,000	10/28/2010
1387		2,661	5	\$379,000	1/4/2010
4759		1,807	2	\$380,000	6/16/2010
4664		1,800	2	\$380,000	7/20/2010
1233		1,056	2	\$380,000	1/12/2010
404		1,921	3	\$380,000	6/21/2010
710		996	3	\$380,000	8/31/2010
4306		2,291	3	\$380,000	7/16/2010
4483		2,450	4	\$380,000	6/25/2010
4992		2,176	4	\$380,000	6/30/2010
1657		2,130	4	\$380,000	9/9/2010
1438		1,896	4	\$380,000	10/5/2010
1736		1,777	4	\$380,000	7/29/2010
3401		1,913	4	\$380,000	12/23/2010
4510		1,886	4	\$380,000	6/30/2010
5651		1,764	4	\$380,000	8/27/2010
317		1,968	4	\$380,000	8/19/2010
4318		2,459	4	\$380,000	3/4/2010
910 N	10	1,221	2	\$382,500	4/14/2010
222		2,225	3	\$382,500	5/25/2010
2436		1,197	4	\$383,012	12/16/2010
1209		1,919	4	\$383,181	1/15/2010
4928		1,248	4	\$383,456	10/15/2010
2875		2,398	4	\$383,500	2/12/2010
3371		1,890	2	\$384,000	9/23/2010
3381		1,918	3	\$384,000	9/2/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
3813 Carnegie Dr		1,900	4	\$384,000	3/29/2010
5242 Rosewood Dr		1,944	4	\$384,000	2/9/2010
693 Sunningdale Dr		2,127	4	\$384,000	11/30/2010
3937 Wooster Dr		2,106	4	\$384,000	12/14/2010
704 N The Strand	10	288	1	\$385,000	11/18/2010
5039 Alicante Way		1,800	2	\$385,000	9/1/2010
1663 Avenida Oceano		2,096	3	\$385,000	5/18/2010
4613 Doral Ct		1,798	3	\$385,000	5/26/2010
5364 Gooseberry Way		1,749	3	\$385,000	10/8/2010
1062 Manteca Dr		2,570	3	\$385,000	12/9/2010
5108 Mendip St		2,570	3	\$385,000	5/7/2010
5190 Mendip St		2,570	3	\$385,000	3/9/2010
3188 San Helena Dr		1,896	3	\$385,000	2/10/2010
1679 Avenida Andante		1,763	4	\$385,000	9/24/2010
340 Belflora Way		1,921	4	\$385,000	5/21/2010
245 Calle Bolero		2,538	4	\$385,000	12/28/2010
1615 Calle Las Casas		2,098	4	\$385,000	8/12/2010
3687 Cameo Dr		2,398	4	\$385,000	11/10/2010
227 Cottingham Ct		1,943	4	\$385,000	4/15/2010
4837 Marblehead Bay Dr		2,149	4	\$385,000	12/8/2010
4140 Milano Way		1,921	4	\$385,000	12/30/2010
5154 Via Castilla		2,194	4	\$385,000	6/23/2010
1609 Via Otano		2,246	5	\$385,000	7/28/2010
2841 Cottingham St		2,174	4	\$385,500	8/18/2010
3241 Ricewood Dr		2,102	4	\$385,500	11/8/2010
4855 Baroque Ter		1,739	3	\$386,000	4/7/2010
1152 Avenida Frontera		2,281	4	\$386,000	7/22/2010
868 Oro Grande St		1,797	3	\$386,500	3/24/2010
874 Pinewood Dr		1,753	3	\$387,000	3/10/2010
1507 Enchante Way		2,446	5	\$387,000	12/23/2010
999 N Pacific St	G119	760	1	\$387,500	7/21/2010
1021 Costa Pacifica Way	2214	1,143	2	\$387,500	5/14/2010
4513 Arbor Glen Way		2,473	4	\$388,000	12/13/2010
1199 Sunglow Dr		1,919	4	\$388,000	4/14/2010
5147 Via Malaguena		2,198	4	\$388,000	7/14/2010
4592 Jamboree St		1,440	4	\$388,422	8/20/2010
3580 Winslow Rd		1,564	3	\$388,500	4/23/2010
1070 Gallery Dr		1,912	3	\$389,000	3/24/2010
359 Alamo Way		2,291	4	\$389,000	12/8/2010
4727 Galicia Way		1,800	2	\$390,000	6/25/2010
820 La Salina Pl		1,005	2	\$390,000	2/2/2010
1422 Broken Hitch Rd		2,002	3	\$390,000	8/3/2010
810 Harbor Cliff Way	232	1,776	3	\$390,000	7/19/2010
2010 Trevino Ave		1,526	3	\$390,000	3/30/2010
355 Alamo Way		2,459	4	\$390,000	3/25/2010
5171 Aquamarine Way		1,840	4	\$390,000	6/30/2010
4553 Arbor Glen Way		2,473	4	\$390,000	6/7/2010
5186 Cobalt Way		2,749	4	\$390,000	12/23/2010
4322 Deer Valley Way		2,459	4	\$390,000	12/30/2010
440 Rio Vista Dr		2,585	4	\$390,000	12/17/2010
4334 Saddlehorn Way		2,492	4	\$390,000	5/27/2010
2056 San Remo Dr		2,350	4	\$390,000	8/12/2010
1542 Silverado Dr		2,110	4	\$390,000	8/24/2010
368 Spring Canyon Way		2,600	4	\$390,000	8/2/2010
3814 Stanford Dr		2,450	4	\$390,000	2/3/2010
329 Spring Canyon Way		2,364	4	\$391,000	1/13/2010
3662 Via Alicia		1,837	3	\$392,000	7/30/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
5103 Via Mindanao		2,657	4	\$392,000	12/23/2010
1019 Costa Pacifica Way	1308	1,454	3	\$393,000	9/8/2010
2126 Tiffany Dr		2,305	4	\$393,000	12/23/2010
323 Boomvang Ct		2,154	4	\$394,000	12/23/2010
3114 San Helena Dr		1,618	3	\$395,000	9/8/2010
1937 Sunlight Ct		2,002	3	\$395,000	8/27/2010
590 Wala Dr		2,276	3	\$395,000	6/11/2010
2651 Walnut Ct		2,081	3	\$395,000	11/30/2010
4479 Arbor Glen Way		2,450	4	\$395,000	10/6/2010
4564 Arbor Glen Way		2,650	4	\$395,000	10/26/2010
2377 Bliss Cir		1,983	4	\$395,000	12/22/2010
1168 Corte Cadiz		2,281	4	\$395,000	5/4/2010
3582 Durham Cir		1,725	4	\$395,000	5/28/2010
220 Manzanilla Way		2,392	4	\$395,000	11/16/2010
119 Playa Del Rey Ave		1,878	4	\$395,000	6/30/2010
744 Point Sur		1,634	4	\$395,671	10/8/2010
4949 Calle Sobrado		2,096	4	\$396,000	10/28/2010
1564 Whispering Palm Dr		1,806	3	\$397,000	2/17/2010
1572 Whispering Palm Dr		1,806	3	\$397,000	7/26/2010
5018 Caspian Dr		2,344	4	\$397,000	2/19/2010
4544 Mariners Bay		1,911	3	\$398,000	6/3/2010
1904 Sagewood Dr		2,002	4	\$398,000	4/30/2010
3203 San Tomas Dr		2,350	4	\$398,000	2/4/2010
1217 Holly St		1,558	3	\$398,302	12/21/2010
4929 Verde Dr		1,196	3	\$398,407	11/16/2010
1275 Cottonwood Dr		1,983	3	\$399,000	3/17/2010
3741 Hillview Way		1,538	3	\$399,000	4/7/2010
5184 Bluegrass Way		2,749	4	\$399,000	9/8/2010
4724 Agora Way		1,888	2	\$400,000	11/15/2010
4682 Cordoba Way		1,444	2	\$400,000	3/30/2010
3380 Corsica Way		1,890	2	\$400,000	7/2/2010
1021 Costa Pacifica Way	2107	1,143	2	\$400,000	6/30/2010
1021 Costa Pacifica Way	2313	1,191	2	\$400,000	2/25/2010
1021 Costa Pacifica Way	2314	1,143	2	\$400,000	6/22/2010
1021 Costa Pacifica Way	2412	1,057	2	\$400,000	6/1/2010
702 Leonard Ave		920	2	\$400,000	3/5/2010
999 N Pacific St		1,041	2	\$400,000	5/4/2010
5098 Siros Way		1,800	2	\$400,000	2/3/2010
716 Leonard Ave		1,296	3	\$400,000	9/21/2010
2608 Mesa Dr		1,910	3	\$400,000	9/8/2010
3395 Summer Set Way		1,821	3	\$400,000	8/6/2010
3560 Voyager Ct		2,021	3	\$400,000	9/21/2010
4317 Black Canyon Way		2,291	4	\$400,000	9/24/2010
200 Canyon Creek Way		2,012	4	\$400,000	2/26/2010
204 Franciscan Way		2,168	4	\$400,000	1/29/2010
1341 Hodges Rd		2,245	4	\$400,000	1/15/2010
4020 Periwinkle Way		2,415	4	\$400,000	9/20/2010
3212 Toopal Dr		2,940	4	\$400,000	4/15/2010
339 La Purisma Way		3,103	5	\$400,000	12/20/2010
4354 Saddlehorn Way		3,146	5	\$400,000	5/14/2010
3427 Southwood Dr		2,180	5	\$400,000	12/10/2010
4605 Serigraph Ct		1,901	3	\$402,000	1/20/2010
360 La Purisma Way		2,564	4	\$402,000	3/26/2010
5010 Palmera Dr		2,664	5	\$402,000	3/22/2010
305 Island Way	4	1,410	3	\$402,762	12/10/2010
1205 Sunbright Dr		2,398	5	\$403,000	10/21/2010
1938 Palmer Dr		1,520	3	\$404,000	7/16/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4872 Thebes Way		1,613	3	\$404,000	12/15/2010
1782 Troy Ln		2,044	3	\$404,000	3/26/2010
3959 Escala Cv		2,528	4	\$404,000	9/9/2010
4946 Galicia Way		1,444	2	\$405,000	8/20/2010
2025 S Ditmar St		1,134	3	\$405,000	9/24/2010
523 Tukmal Dr		2,276	3	\$405,000	6/30/2010
230 Diamante Way		1,830	4	\$405,000	7/2/2010
408 Franciscan Way		2,204	4	\$405,000	5/3/2010
5149 Palmera Dr		2,665	4	\$405,000	12/30/2010
1776 Palomino Ct		1,846	4	\$405,000	9/21/2010
339 Vista Alegria		2,285	4	\$405,000	12/30/2010
625 Wala Dr		2,630	4	\$405,000	10/15/2010
5195 Winona Ct		1,868	4	\$405,000	8/27/2010
4676 Calle Del Greco		1,904	3	\$406,000	8/27/2010
1602 Stewart St		1,576	3	\$406,000	1/8/2010
239 Cottingham Ct		2,174	4	\$406,000	2/26/2010
2931 Mesa Dr		2,423	4	\$407,000	12/23/2010
1605 Havenwood Dr		1,704	3	\$408,000	4/1/2010
3374 Waterford Dr		2,305	4	\$408,000	7/7/2010
1508 Kurtz St		2,404	5	\$408,000	2/17/2010
961 Tempera Ct		2,344	5	\$408,000	1/13/2010
392 Monte Vista Way		2,492	4	\$408,500	6/29/2010
4885 Zenos Way		1,482	2	\$409,000	9/1/2010
1557 Avenida Oceano		2,096	3	\$409,000	9/27/2010
121 Canyon Creek Way		2,150	4	\$409,000	9/13/2010
4908 Thebes Way		1,613	2	\$409,860	11/12/2010
2054 Trevino Ave		1,686	2	\$410,000	12/8/2010
1603 Hackamore Rd		1,789	3	\$410,000	10/8/2010
875 Oro Grande St		2,107	3	\$410,000	6/25/2010
5269 Wohlford St		1,878	3	\$410,000	3/29/2010
4635 Allende Ave		2,538	4	\$410,000	1/20/2010
19 Avenida Descanso		2,274	4	\$410,000	6/24/2010
1297 Darwin Dr		2,501	4	\$410,000	9/28/2010
4824 Marblehead Bay Dr		2,149	4	\$410,000	9/20/2010
5085 Mendip St		2,832	4	\$410,000	3/12/2010
3387 Putting Green Ct		1,944	4	\$410,000	6/18/2010
1539 Saran Ct		2,082	4	\$410,000	10/7/2010
628 Wala Dr		2,459	4	\$410,000	10/29/2010
4887 Motif St		2,344	5	\$410,000	5/3/2010
1235 Sunglow Dr		2,398	5	\$410,000	11/16/2010
3936 Cadena Dr		2,376	3	\$410,500	3/30/2010
410 Helix Way		1,947	4	\$411,000	6/24/2010
5473 Parrolette Ct		1,864	4	\$411,000	3/26/2010
3341 Toopal Dr		2,940	4	\$411,000	8/25/2010
761 El Caballo Dr		2,684	4	\$412,000	3/24/2010
4876 Point Loma Pl		2,031	4	\$412,000	6/9/2010
1206 Langford St		1,174	3	\$412,206	11/1/2010
5230 Sandalwood Pl		1,944	4	\$413,000	4/22/2010
2110 Crown View Way		1,918	3	\$413,500	3/2/2010
4917 Icaria Way		1,899	2	\$414,500	10/27/2010
5779 Spur Ave		2,103	3	\$414,500	10/29/2010
3431 Southwood Dr		1,638	3	\$414,797	12/9/2010
5078 Corinthia Way		1,800	2	\$415,000	10/8/2010
1021 Costa Pacifica Way	2413	1,191	2	\$415,000	1/29/2010
1648 Avenida Andante		2,096	3	\$415,000	2/19/2010
555 Eaton St	O	1,516	3	\$415,000	2/19/2010
1122 Vista Way		1,198	3	\$415,000	5/25/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
774		2,308	4	\$415,000	4/12/2010
4770		1,999	4	\$415,000	8/16/2010
1071		3,300	4	\$415,000	1/29/2010
420		2,872	4	\$415,000	7/2/2010
745		1,957	4	\$415,000	1/5/2010
507		2,173	4	\$415,000	9/10/2010
1169		2,422	4	\$415,000	7/19/2010
1304		2,227	3	\$417,000	4/1/2010
319		2,564	4	\$417,000	2/12/2010
887		1,797	3	\$417,681	11/10/2010
3018		1,995	4	\$418,000	7/23/2010
414		2,492	4	\$418,000	8/13/2010
1828		1,708	3	\$418,233	9/16/2010
4081		1,444	2	\$420,000	3/24/2010
4964		1,592	2	\$420,000	8/16/2010
232		2,270	3	\$420,000	6/21/2010
147		1,396	3	\$420,000	3/30/2010
3255		2,762	3	\$420,000	3/30/2010
1392		2,227	4	\$420,000	4/19/2010
372		2,872	4	\$420,000	1/15/2010
334		2,185	4	\$420,000	4/28/2010
5503		2,873	4	\$420,000	1/11/2010
1386		2,372	4	\$420,000	12/13/2010
5281		3,300	4	\$420,000	7/30/2010
1021		3,238	5	\$420,000	1/15/2010
1394		2,854	5	\$420,000	8/31/2010
5178		2,749	4	\$421,000	10/13/2010
342		2,309	4	\$422,000	4/27/2010
3570		1,754	3	\$422,500	10/21/2010
1193		1,901	3	\$423,000	4/5/2010
4717		2,053	2	\$425,000	5/14/2010
1021	Costa Pacifica Way	1,143	2	\$425,000	3/30/2010
1020 S	Ditmar St	1,305	3	\$425,000	9/23/2010
2835	Guajome Lake Rd	1,500	3	\$425,000	5/12/2010
725	Sea Cottage Way	1,801	3	\$425,000	12/30/2010
3425	Ashwood Ct	2,291	4	\$425,000	10/15/2010
4558	Coronado Dr	2,522	4	\$425,000	3/19/2010
382	La Soledad Way	2,872	4	\$425,000	4/7/2010
1232	Masterpiece Dr	2,415	4	\$425,000	1/28/2010
4950	Overlook Dr	2,565	4	\$425,000	4/16/2010
1646	Quiet Hills Dr	1,957	4	\$425,000	11/5/2010
3391	Toopal Dr	2,762	4	\$425,000	12/16/2010
5154	Via Portola	2,605	4	\$425,000	5/25/2010
953	Gallery Dr	2,344	5	\$425,000	5/19/2010
489	Shadow Tree Dr	2,492	5	\$425,000	6/30/2010
714	Vista Way	1,393	3	\$427,000	11/24/2010
2422	Carriage Cir	2,920	4	\$427,000	4/30/2010
736	Abbywood Dr	1,941	3	\$427,500	11/16/2010
4708	Galicia Way	1,720	2	\$428,000	10/6/2010
3913	Estancia Dr	2,585	4	\$428,500	6/10/2010
1154	Avenida Sobrina	2,281	4	\$429,000	6/3/2010
2306	Birdie St	1,944	4	\$429,000	2/26/2010
3441	Ashwood Ct	2,180	5	\$429,000	7/30/2010
1432	Via Venusto	2,443	6	\$429,000	11/12/2010
16	Kern Ct	1,679	3	\$429,504	7/6/2010
4903	Galicia Way	1,899	2	\$430,000	12/3/2010
1755	Laurel Rd	1,639	3	\$430,000	9/8/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
1435 Lucky St		1,603	3	\$430,000	5/14/2010
2215 Maxson St		2,093	3	\$430,000	5/14/2010
785 Sea Cottage Way		1,801	3	\$430,000	7/2/2010
815 Whaley St		1,267	3	\$430,000	5/18/2010
1130 Beachwood Way		2,343	4	\$430,000	3/30/2010
844 Glenwood Dr		1,944	4	\$430,000	6/15/2010
1131 Greenway Rd		3,018	4	\$430,000	6/24/2010
3343 Morning View Dr		2,788	4	\$430,000	7/29/2010
5518 Nanday Ct		2,474	4	\$430,000	5/11/2010
5006 Palmera Dr		2,797	4	\$430,000	8/13/2010
1876 Portofino Dr		1,585	4	\$430,000	2/9/2010
893 Wala Dr		2,459	4	\$430,000	6/9/2010
4978 Wildwood Dr		1,944	4	\$430,000	1/12/2010
1297 Panorama Ridge Rd		3,321	4	\$430,900	12/28/2010
802 S Clementine St		2,672	4	\$432,000	10/18/2010
4928 Wildwood Dr		2,078	4	\$432,000	12/10/2010
3909 Baja Vista Dr		2,376	5	\$432,000	5/27/2010
2114 Tiffany Dr		2,305	4	\$432,500	9/10/2010
1125 Parkview Dr		3,533	5	\$433,500	4/6/2010
710 Sea Cottage Way		1,212	2	\$434,000	5/5/2010
4729 Driftwood Way		2,845	3	\$435,000	4/14/2010
707 Muirwood Dr		1,941	3	\$435,000	3/26/2010
368 Shadow Tree Dr		2,492	3	\$435,000	5/18/2010
1080 Greenway Rd		3,126	4	\$435,000	12/30/2010
1527 Lucky St		1,632	4	\$435,000	3/17/2010
1529 Moreno St		1,349	4	\$435,000	9/30/2010
5527 Nanday Ct		2,459	4	\$435,000	9/30/2010
4341 Silver Spring Way		3,352	4	\$435,000	9/8/2010
1592 Corte Daniel		1,994	4	\$436,876	4/6/2010
4948 Bella Collina St		2,411	4	\$437,000	6/30/2010
5487 Parrolette Ct		2,459	3	\$437,500	3/2/2010
1363 Corte Alveo		2,657	4	\$437,500	10/11/2010
595 Spindlewood Ct		2,492	4	\$437,500	6/21/2010
1119 Masterpiece Dr		2,897	5	\$438,000	3/4/2010
5445 Parrolette Ct		2,274	5	\$438,000	6/21/2010
1137 Parkview Dr		3,238	5	\$438,750	5/3/2010
3973 Estancia Dr		2,376	4	\$439,000	4/29/2010
1228 Darwin Dr		2,398	5	\$439,000	1/29/2010
4717 Barcelona Way		1,800	2	\$440,000	4/22/2010
5438 Albright St		2,412	3	\$440,000	11/2/2010
1062 Augusta Cir		2,494	4	\$440,000	8/16/2010
1109 Bells Dr		3,018	4	\$440,000	10/1/2010
3352 New Branch Ct		2,788	4	\$440,000	5/19/2010
3388 Soyla Dr		2,762	4	\$440,000	12/28/2010
3429 Ashwood Ct		2,180	5	\$440,000	8/18/2010
3621 Fordham Ct		2,718	5	\$440,000	6/4/2010
4137 Arcadia Way		1,800	2	\$441,000	3/29/2010
640 Dorinda Dr		2,545	5	\$441,000	12/30/2010
3243 Toopal Dr		2,762	3	\$442,000	8/31/2010
265 Richard Ct		2,656	4	\$442,000	10/25/2010
4934 Galicia Way		1,987	2	\$442,500	4/2/2010
1212 Breakaway Dr		2,446	4	\$443,000	8/26/2010
3730 Via Las Villas		1,963	4	\$443,000	7/12/2010
1504 Laurel Rd		2,973	5	\$443,000	7/7/2010
346 Rimhurst Ct		2,492	4	\$444,000	3/30/2010
4896 Zenos Way		1,482	2	\$445,000	10/27/2010
2331 Kenwyn St		1,680	3	\$445,000	12/30/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
326 Mission View Way		2,478	3	\$445,000	5/13/2010
4126 Pindar Way		1,850	3	\$445,000	11/12/2010
552 Moyla Ct		2,630	4	\$445,000	6/29/2010
3216 Toopal Dr		2,940	4	\$445,000	7/20/2010
5281 Village Dr		3,643	4	\$445,000	5/24/2010
4432 San Joaquin St		1,513	3	\$445,500	9/24/2010
3758 Hillview Way		1,915	3	\$446,000	10/29/2010
556 Tukmal Dr		2,630	4	\$446,000	1/8/2010
1237 Alderney Ct		1,648	3	\$446,500	6/30/2010
4920 Amador Dr		3,046	4	\$449,000	2/23/2010
217 Mescalita Ct		1,723	4	\$449,523	3/10/2010
4544 Cordoba Way		1,800	2	\$450,000	2/23/2010
1019 Costa Pacifica Way	1304	1,143	2	\$450,000	9/20/2010
999 N Pacific St	G322	1,157	2	\$450,000	4/20/2010
4995 Lamia Way		1,850	3	\$450,000	12/22/2010
1169 Parkview Dr		3,075	3	\$450,000	8/25/2010
6001 Patmos Way		1,754	3	\$450,000	8/17/2010
4930 Amador Dr		3,046	4	\$450,000	8/16/2010
1204 Breakaway Dr		3,099	4	\$450,000	5/7/2010
3186 Brougham Ct		2,812	4	\$450,000	12/30/2010
336 Camino Parque		2,608	4	\$450,000	12/14/2010
366 Camino Parque		2,608	4	\$450,000	5/17/2010
8 Kem Ct		2,303	4	\$450,000	5/7/2010
4717 Point Malaga Pl		2,185	4	\$450,000	7/26/2010
350 Rimhurst Ct		2,788	4	\$450,000	8/10/2010
4615 Serigraph Ct		2,415	4	\$450,000	4/7/2010
1344 Sunglow Dr		2,501	4	\$450,000	11/19/2010
1060 Village Ct		3,126	4	\$450,000	7/27/2010
3538 Windsor Rd		2,019	4	\$450,000	6/2/2010
454 Ernest Ct		3,238	5	\$450,000	3/17/2010
878 Rivertree Dr		2,180	5	\$450,000	5/5/2010
200 Richard Ct		2,828	5	\$451,000	8/4/2010
1924 Calle Buena Ventura		2,030	3	\$452,727	2/12/2010
306 Mission View Way		2,478	3	\$453,000	6/30/2010
322 Mission View Way		2,478	3	\$453,000	5/3/2010
686 Sunningdale Dr		1,830	3	\$453,386	8/17/2010
1009 Breakaway Dr		2,446	4	\$453,500	8/25/2010
6020 Piros Way		1,754	3	\$454,000	3/5/2010
597 Edgewater Ave		2,010	4	\$454,000	5/6/2010
999 N Pacific St	E201	760	1	\$455,000	3/9/2010
6031 Dassia Way		1,754	3	\$455,000	1/7/2010
1245 Saint Helene Ct		1,648	3	\$455,000	6/21/2010
610 Edgewater Ave		2,360	4	\$455,000	11/19/2010
927 Manteca Dr		2,660	4	\$455,000	3/24/2010
4879 Marblehead Bay Dr		2,149	4	\$455,000	5/19/2010
538 Springfield Ave		2,582	4	\$455,000	1/8/2010
4341 Vista Verde Way		3,146	5	\$455,000	8/13/2010
466 Sunridge Dr		2,501	4	\$456,000	7/19/2010
338 Mission View Way		2,478	3	\$458,000	12/10/2010
5053 Calle Arquero		3,352	4	\$459,000	10/11/2010
400 N The Strand	22	860	1	\$460,000	6/9/2010
1021 Costa Pacifica Way	2308	1,143	2	\$460,000	5/11/2010
1029 Breakaway Dr		2,492	3	\$460,000	12/17/2010
314 Mission View Way		2,702	3	\$460,000	5/17/2010
3173 Toopal Dr		2,762	3	\$460,000	4/12/2010
317 Valley Heights Dr		2,478	3	\$460,000	5/3/2010
1025 Breakaway Dr		2,446	4	\$460,000	12/10/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
4208 Old Grove Rd		3,053	4	\$460,000	5/17/2010
1610 Valencia Ct		1,928	4	\$460,000	6/30/2010
1131 Masterpiece Dr		2,704	5	\$460,000	6/14/2010
5430 Toucanet Ct		2,459	5	\$460,000	12/1/2010
3268 Toopal Dr		2,940	4	\$461,000	7/9/2010
522 S Ditmar St		858	2	\$462,500	2/17/2010
3535 Normount Rd		1,909	4	\$463,000	3/18/2010
363 Alamo Way		1,860	4	\$464,169	1/27/2010
400 N The Strand	15	860	1	\$465,000	7/2/2010
3400 Pirgos Way		1,982	4	\$465,000	10/5/2010
1212 Players Dr		3,352	4	\$465,000	9/15/2010
334 Mission View Way		2,702	3	\$466,000	5/14/2010
346 Haven Heights Rd		2,702	3	\$467,000	12/30/2010
18 Shasta Ct		2,274	5	\$467,000	10/28/2010
2313 Hogan Way		2,195	4	\$469,000	7/20/2010
895 Rivertree Dr		2,291	4	\$469,000	8/31/2010
5062 Mycenae Way		1,899	2	\$470,000	5/4/2010
6016 Piros Way		2,368	3	\$470,000	9/21/2010
3321 Toopal Dr		2,762	3	\$470,000	3/3/2010
313 Valley Heights Dr		2,702	3	\$470,000	5/3/2010
1127 Vista Pointe Blvd		2,887	3	\$470,000	6/21/2010
2205 Zabyrn St		1,846	3	\$470,000	12/7/2010
576 Big Sky Dr		3,288	4	\$470,000	4/20/2010
4970 Lassen Dr		3,006	4	\$470,000	12/17/2010
310 Mission View Way		2,929	5	\$470,000	4/22/2010
2418 Carriage Cir		2,830	4	\$471,900	10/21/2010
1147 Vista Pointe Blvd		2,976	3	\$472,500	8/27/2010
2141 Valley Rd		1,924	4	\$472,500	8/31/2010
3877 Carnegie Dr		2,718	5	\$472,500	4/8/2010
1295 Calle Ultimo		2,123	4	\$472,979	9/17/2010
4930 Colusa Dr		3,046	4	\$473,000	4/6/2010
5070 Corinthia Way		2,052	2	\$475,000	10/29/2010
1021 Costa Pacifica Way	2307	1,143	2	\$475,000	5/28/2010
4710 Denia Way		2,009	2	\$475,000	5/26/2010
3360 Avenida De Loyola		2,267	3	\$475,000	5/10/2010
1103 Vista Pointe Blvd		2,494	3	\$475,000	5/28/2010
4278 Corte Verde		3,352	4	\$475,000	8/10/2010
2018 Estero St		1,757	4	\$475,000	8/16/2010
5062 Overlook Dr		2,440	4	\$475,000	6/30/2010
1752 Woodbine Pl		1,975	4	\$475,000	11/2/2010
4305 Morgan Creek Way		3,352	5	\$475,000	7/30/2010
5461 Parrolette Ct		2,873	5	\$475,000	6/11/2010
1202 N Pacific St	105B	694	0	\$476,767	9/2/2010
4962 Verona St		2,547	4	\$477,500	3/11/2010
1251 Bellingham Dr		2,976	3	\$478,000	10/29/2010
1013 Breakaway Dr		2,955	4	\$478,500	8/19/2010
1188 Players Dr		3,203	4	\$478,531	7/14/2010
6015 Patmos Way		1,754	3	\$479,000	7/12/2010
325 La Soledad Way		3,103	5	\$479,000	9/16/2010
1021 Costa Pacifica Way	2414	1,143	2	\$480,000	5/25/2010
552 Blue Jay Ct		2,990	4	\$480,000	4/9/2010
560 Blue Jay Ct		2,585	4	\$480,000	7/8/2010
4867 Marblehead Bay Dr		2,576	4	\$480,000	11/22/2010
5058 Milissi Way		1,982	4	\$480,000	3/5/2010
3071 Skyline Dr		1,924	4	\$480,000	10/19/2010
4305 Deer Creek Way		3,352	5	\$480,000	12/14/2010
931 Rivertree Dr		2,180	5	\$480,000	2/19/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

	Address	Unit #	SF	# Bed	Sale Amount	Sale Date
1031	Vista Pointe Blvd		3,533	5	\$480,000	8/10/2010
423 S	Nevada St		1,575	3	\$481,000	12/29/2010
1320	Bellingham Dr		2,976	3	\$481,500	11/9/2010
359	Haven Heights Rd		2,702	3	\$481,500	12/29/2010
437	Lexington Cir		2,672	4	\$481,500	8/2/2010
4918	Colusa Dr		3,046	4	\$482,000	8/17/2010
3416	Soyla Dr		2,940	4	\$483,000	3/10/2010
363	Haven Heights Rd		2,929	4	\$484,000	12/23/2010
1801	Kelly St		1,552	3	\$485,000	1/5/2010
342	Haven Heights Rd		2,929	4	\$485,000	12/16/2010
355	Haven Heights Rd		2,929	4	\$485,000	12/15/2010
3432	Soyla Dr		2,940	4	\$485,000	8/4/2010
470	Shadow Tree Dr		2,788	5	\$485,000	5/20/2010
365	Valley Heights Dr		2,702	3	\$486,000	12/1/2010
1307	Bellingham Dr		2,976	3	\$486,500	8/30/2010
1167	Vista Pointe Blvd		2,976	3	\$487,500	9/30/2010
1135	Vista Pointe Blvd		2,887	3	\$488,000	6/30/2010
1131	Vista Pointe Blvd		3,448	4	\$489,000	8/31/2010
1373	Napoli St		2,260	3	\$490,000	8/19/2010
5064	Nighthawk Way		2,007	3	\$490,000	10/5/2010
1065	Augusta Cir		2,887	4	\$490,000	8/12/2010
4811	Glenhollow Cir		2,025	4	\$490,000	9/9/2010
334	Paloma Bay Ct		2,576	4	\$490,000	6/25/2010
5850	Ranch View Rd		2,673	4	\$490,000	6/4/2010
4153	Andros Way		1,592	2	\$491,000	7/23/2010
4321	Morgan Creek Way		3,516	5	\$492,052	8/30/2010
1161	Parkview Dr		2,494	3	\$493,500	6/17/2010
1715	Grandview St		2,212	5	\$494,000	4/13/2010
4049	Arcadia Way		1,807	2	\$495,000	5/11/2010
999 N	Pacific St	A304	1,124	2	\$495,000	10/27/2010
725 N	Cleveland St		1,801	3	\$495,000	6/16/2010
5110	Wisteria Dr		2,276	3	\$495,000	6/9/2010
911	Vista Way		2,186	4	\$495,000	3/30/2010
1037	Boulder Pl		3,533	6	\$495,064	9/16/2010
1099	Vista Pointe Blvd		3,448	3	\$496,000	6/30/2010
377	Valley Heights Dr		2,929	4	\$496,000	12/23/2010
1119	Vista Pointe Blvd		2,887	3	\$498,500	6/28/2010
1165	Newcastle Ct		2,467	5	\$498,500	3/19/2010
1216	Breakaway Dr		2,955	3	\$498,954	8/31/2010
4177	Arcadia Way		2,165	2	\$499,000	9/10/2010
4926	Galicia Way		1,800	2	\$499,000	4/21/2010
5285	Village Dr		3,840	5	\$499,000	12/30/2010
1123	Vista Pointe Blvd		2,494	3	\$499,500	6/29/2010
1263	Bellingham Dr		3,203	4	\$499,500	12/30/2010
4933	Alicante Way		1,807	2	\$500,000	9/27/2010
1021	Costa Pacifica Way	2408	1,143	2	\$500,000	4/1/2010
1200	Harbor Dr N	2B	1,364	2	\$500,000	1/20/2010
1200	Harbor Dr N		1,364	2	\$500,000	4/30/2010
912	Leonard Ave		1,023	2	\$500,000	10/11/2010
999 N	Pacific St	G302	1,124	2	\$500,000	6/2/2010
2545	Comwall St		2,200	3	\$500,000	4/23/2010
596	Crestwood Dr		1,906	3	\$500,000	3/1/2010
1420	Kurtz St		1,910	3	\$500,000	12/10/2010
4989	Lamia Way		2,808	3	\$500,000	12/20/2010
4927	Tilos Way		2,808	3	\$500,000	7/14/2010
1255	Bellingham Dr		3,203	4	\$500,000	10/28/2010
4875	Marblehead Bay Dr		2,576	4	\$500,000	7/20/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
1819 Portofino Dr		1,783	4	\$500,000	4/22/2010
369 Valley Heights Dr		2,929	4	\$500,000	12/23/2010
309 Valley Heights Dr		2,929	5	\$500,000	5/6/2010
1319 Bellingham Dr		0	0	\$502,500	12/30/2010
426 S Clementine St		1,259	3	\$505,000	12/22/2010
2609 Fire Mountain Dr		2,009	3	\$505,000	4/14/2010
1083 Vista Pointe Blvd		3,448	3	\$505,000	4/1/2010
1033 Breakaway Dr		3,099	4	\$505,000	12/3/2010
3639 Cerro Ave		2,717	4	\$505,000	2/2/2010
1784 Woodbine Pl		1,872	4	\$505,000	5/12/2010
502 Springfield Ave		2,556	5	\$505,000	3/26/2010
1860 Campesino Pl		2,532	3	\$507,000	7/7/2010
1005 Breakaway Dr		3,080	5	\$507,000	9/29/2010
3698 Via Bernardo		2,585	4	\$508,000	1/6/2010
1159 Vista Pointe Blvd		3,203	4	\$508,000	10/8/2010
1315 Bellingham Dr		3,203	3	\$509,000	9/29/2010
5082 Viewridge Way		2,007	2	\$510,000	1/22/2010
1836 Fire Mountain Dr		1,943	3	\$510,000	12/30/2010
1842 Laurel Rd		2,318	3	\$510,000	9/30/2010
468 Sleeping Indian Rd		2,297	3	\$510,000	2/18/2010
1107 Vista Pointe Blvd		3,448	3	\$510,000	3/24/2010
4927 Lassen Dr		2,455	4	\$510,000	1/21/2010
4709 Morning Canyon Rd		2,522	4	\$510,000	10/13/2010
1155 Vista Pointe Blvd		3,352	4	\$510,000	12/29/2010
4914 Alameda Dr		3,046	4	\$511,000	7/9/2010
1111 Vista Pointe Blvd		2,887	3	\$513,000	6/15/2010
1063 Vista Pointe Blvd		2,887	3	\$513,500	6/28/2010
1316 Bellingham Dr		3,203	4	\$513,500	9/29/2010
1060 Crows Nest Ct		4,109	5	\$517,000	6/15/2010
5035 Nighthawk Way		2,835	4	\$519,000	5/27/2010
4981 Poseidon Way		2,314	2	\$520,000	2/12/2010
5822 Ranch View Rd		2,673	4	\$520,000	8/24/2010
4876 Glenhollow Cir		2,714	5	\$520,000	6/4/2010
1114 Masterpiece Dr		2,704	5	\$520,000	6/3/2010
4306 Morgan Creek Way		3,589	5	\$522,129	11/10/2010
1139 Vista Pointe Blvd		3,075	3	\$522,500	6/21/2010
3397 Redwing Dr		1,522	3	\$522,560	12/10/2010
465 S Cleveland St	101	2,048	2	\$523,000	6/24/2010
999 N Pacific St	A323	1,081	2	\$525,000	9/24/2010
4938 Colusa Dr		2,268	3	\$525,000	8/6/2010
1323 Knoll Dr		2,736	3	\$525,000	9/15/2010
5810 Ranch View Rd		2,462	4	\$525,000	8/19/2010
4934 Colusa Dr		3,179	5	\$525,000	8/6/2010
1401 Crestview Dr		1,742	4	\$525,556	8/12/2010
4983 Tolo Way		2,362	5	\$526,000	7/21/2010
301 Mission Ave	507	2,013	2	\$530,000	10/7/2010
1032 S Myers St		1,426	2	\$530,000	6/11/2010
4920 Tilos Way		2,317	2	\$530,000	2/25/2010
2273 Valley Rd		2,597	3	\$530,000	10/28/2010
1136 S Clementine St		2,278	3	\$531,000	9/29/2010
418 S Myers St		1,246	2	\$535,000	12/9/2010
1801 Woodbine Pl		2,045	3	\$535,000	5/24/2010
5134 Berryessa St		2,660	4	\$535,000	11/16/2010
4966 Marin Dr		3,253	5	\$535,000	3/19/2010
5131 Berryessa St		2,276	4	\$536,500	7/2/2010
400 N Pacific St	309	1,341	2	\$537,000	12/2/2010
1605 S Myers St		2,192	3	\$537,000	12/17/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
3305 Buena Hills Dr		2,325	3	\$539,000	7/15/2010
3148 Toopal Dr		2,940	4	\$539,930	6/15/2010
1673 Trotting Horse Rd		2,944	4	\$540,000	5/14/2010
495 Lexington Ct		3,277	5	\$540,000	11/19/2010
2258 Valley Rd		2,825	4	\$544,000	9/17/2010
1113 Championship Rd		4,739	5	\$544,500	10/18/2010
2398 Back Nine St		1,944	4	\$545,000	4/7/2010
1262 Bellingham Dr		3,203	4	\$548,000	8/30/2010
3850 Sienna St		2,270	3	\$549,000	11/5/2010
4929 Alameda Dr		3,253	5	\$549,000	3/2/2010
3135 Coachman Ct		2,653	3	\$550,000	4/7/2010
1555 Hunsaker St		1,696	3	\$550,000	12/30/2010
1241 Kirmar Pl		1,914	3	\$550,000	6/16/2010
5004 Viewridge Way		2,251	3	\$550,000	1/20/2010
4639 Cyrus Way		2,314	4	\$550,000	1/8/2010
5846 Ranch View Rd		2,747	4	\$550,000	8/5/2010
455 Zezere Dr		2,671	4	\$550,000	5/12/2010
1086 Straightaway Ct		3,727	5	\$550,000	9/13/2010
697 Sleeping Indian Rd		4,908	8	\$550,000	1/14/2010
916 Mira Mar Pl		1,300	3	\$550,500	4/1/2010
744 N Tremont St		2,145	2	\$551,500	3/12/2010
4968 Skyhawk Way		2,291	4	\$555,000	4/22/2010
4676 Cyrus Way		2,314	2	\$557,000	5/14/2010
4926 Alameda Dr		3,253	5	\$558,000	7/7/2010
420 S Nevada St		2,155	3	\$560,000	2/12/2010
1071 Vista Pointe Blvd		2,887	3	\$560,000	11/15/2010
1267 Bellingham Dr		3,352	4	\$560,000	10/29/2010
1416 Belmont Park Rd		2,866	5	\$560,000	10/7/2010
466 Ernest Ct		3,238	5	\$560,000	4/8/2010
630 S Nevada St		1,484	5	\$560,000	6/4/2010
1614 Cassidy St		2,396	4	\$562,500	4/16/2010
1930 S Ditmar St		1,172	2	\$565,000	12/22/2010
5041 Nighthawk Way		2,676	4	\$565,000	9/2/2010
1151 Vista Pointe Blvd		3,203	4	\$565,000	6/21/2010
4982 Lassen Dr		3,269	5	\$565,000	10/5/2010
621 N Pacific St	101	927	2	\$570,000	8/31/2010
707 N Tremont St		2,234	3	\$570,000	9/22/2010
1129 Championship Rd		4,270	4	\$570,000	1/27/2010
3349 Par Dr		2,019	4	\$570,000	11/12/2010
1451 Ridgeway St		2,352	4	\$570,000	4/26/2010
4961 Alicante Way		2,031	2	\$575,000	8/19/2010
1320 Kelly St		1,755	2	\$575,000	5/28/2010
5840 Jeffries Ranch Rd		2,673	4	\$575,000	4/29/2010
1025 Straightaway Ct		4,461	5	\$575,000	7/28/2010
1645 Trotting Horse Rd		3,285	5	\$575,000	1/15/2010
1847 Campesino Pl		2,308	3	\$578,000	2/19/2010
1934 S Ditmar St		2,040	3	\$579,500	9/9/2010
1067 Vista Pointe Blvd		2,494	3	\$579,500	6/22/2010
1813 Laurel Rd		2,552	4	\$580,000	10/6/2010
834 S Ditmar St		1,632	3	\$583,000	10/22/2010
5171 Wisteria Dr		3,000	4	\$585,000	8/24/2010
1909 Stewart St		1,454	3	\$590,000	5/25/2010
1308 Bellingham Dr		3,203	4	\$590,000	1/29/2010
5003 Bella Collina St		3,043	5	\$590,000	7/20/2010
1607 Del Mar Rd		3,285	5	\$590,000	11/30/2010
447 Lexington Cir		2,672	4	\$592,500	2/12/2010
1258 Bellingham Dr		2,976	3	\$595,000	9/30/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

	Address	Unit #	SF	# Bed	Sale Amount	Sale Date
6465	La Paloma Ln		3,787	5	\$595,000	3/26/2010
1021	Costa Pacifica Way	2101	1,412	2	\$597,000	7/29/2010
5864	Jeffries Ranch Rd		2,673	4	\$597,000	12/30/2010
1611	Laurel Rd		2,182	2	\$599,000	3/16/2010
2101	Steiger Ln		1,610	3	\$599,000	8/12/2010
908	Mira Mar Pl		1,160	2	\$600,000	3/29/2010
2399	Carriage Cir		2,475	3	\$600,000	4/14/2010
1706	Downs St		2,769	3	\$600,000	2/19/2010
2139	Foster St		1,264	3	\$600,000	3/4/2010
314 N	Nevada St	13	1,650	3	\$600,000	4/30/2010
1845	Avocado Rd		2,526	4	\$600,000	5/25/2010
4285	Corte Verde		3,516	4	\$600,000	7/21/2010
2356	Fire Mountain Dr		2,383	4	\$600,000	7/29/2010
411 S	Nevada St		1,452	4	\$600,000	10/25/2010
2337	Snead Dr		2,107	4	\$600,000	5/14/2010
1021	Costa Pacifica Way	2405	1,387	2	\$610,000	8/31/2010
4152	Andros Way		2,808	3	\$610,000	12/9/2010
1832	Campesino Pl		2,997	3	\$610,000	11/2/2010
1075	Vista Pointe Blvd		3,448	4	\$610,000	6/23/2010
278	Neptune Way		1,853	3	\$615,000	3/26/2010
600 N	The Strand	27	1,039	2	\$624,997	10/14/2010
999 N	Pacific St		1,041	2	\$625,000	3/30/2010
1612	Laurel Rd		3,770	6	\$626,000	3/25/2010
1021	Costa Pacifica Way	2305	1,387	2	\$629,000	1/29/2010
1021	Costa Pacifica Way	2303	1,387	2	\$630,000	2/23/2010
499 N	Cleveland St		2,326	3	\$630,000	12/30/2010
6038	De La Rosa Ln	ROSA	5,179	3	\$630,000	2/2/2010
2543	Ivy Rd		2,853	5	\$630,000	3/23/2010
1003 S	Tremont St		2,426	3	\$635,000	3/8/2010
521 S	Horne St		2,264	3	\$639,000	10/28/2010
719 N	Freeman St		2,490	2	\$650,000	11/10/2010
4116	Andros Way		2,317	2	\$655,000	7/9/2010
1021	Costa Pacifica Way	2106	1,574	3	\$655,000	2/25/2010
1021	Costa Pacifica Way	2404	1,387	2	\$659,000	7/21/2010
1021	Costa Pacifica Way	2403	1,387	2	\$665,000	6/15/2010
501 N	Pacific St	9	1,006	2	\$670,000	5/5/2010
719 N	Tremont St		2,990	3	\$670,000	3/23/2010
1115	Vista Pointe Blvd		3,075	3	\$675,500	6/14/2010
1021	Costa Pacifica Way	2402	1,387	2	\$680,000	6/29/2010
509 N	Cleveland St		2,417	3	\$680,000	3/15/2010
425 S	Horne St		1,870	3	\$680,000	5/28/2010
1722	Fanwood Ct		3,256	4	\$680,000	6/21/2010
1005	Straightaway Ct		4,739	5	\$680,000	5/20/2010
999 N	Pacific St	G301	1,040	2	\$695,000	6/9/2010
720 N	Cleveland St		2,730	3	\$695,000	8/6/2010
828-830 S	Cleveland St	4	0	0	\$699,000	11/12/2010
999 N	Pacific St	D213	1,040	2	\$700,000	10/22/2010
999 N	Pacific St	D18	1,041	2	\$702,000	11/19/2010
618 N	Tremont St		2,618	3	\$704,000	3/11/2010
1021	Costa Pacifica Way	2301	1,412	2	\$716,000	4/1/2010
999 N	Pacific St	D33	1,041	2	\$732,000	11/24/2010
610 N	Tremont St		2,618	3	\$735,000	5/14/2010
400 N	The Strand	19	1,250	2	\$736,462	12/8/2010
1019	Costa Pacifica Way	1301	1,519	3	\$755,000	4/6/2010
1021	Costa Pacifica Way	2401	1,412	2	\$760,000	6/25/2010
400 N	The Strand	43	1,250	2	\$760,000	5/11/2010
500 N	The Strand	36	1,006	2	\$765,000	8/16/2010

APPENDIX A - TABLE 1

HOME SALES SURVEY DATA ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
207 Windward Way		2,757	3	\$780,000	8/13/2010
400 N The Strand	31	1,200	2	\$800,000	5/28/2010
1021 Costa Pacifica Way	2406	1,574	3	\$830,000	3/30/2010
1601 S Myers St	2	2,075	3	\$850,000	3/23/2010
1101 Conure Ct		6,558	5	\$850,000	3/11/2010
550 Seagaze Dr	28	2,031	0	\$871,500	11/24/2010
2113 Timneh Ct		3,891	4	\$895,000	8/20/2010
204 Oak St		3,044	3	\$925,000	3/16/2010
5531 Papagallo Dr		6,558	5	\$925,000	4/1/2010
13 Saint Malo Bch		2,204	3	\$1,160,000	9/29/2010
2015 S Pacific St		1,592	3	\$1,200,000	6/14/2010
901 S Pacific St	1C	1,500	3	\$1,275,000	6/8/2010
901 S Pacific St	301	1,567	3	\$1,430,000	5/6/2010
605 N Pacific St		1,929	3	\$1,475,000	11/24/2010
1837 S Pacific St		1,296	2	\$1,500,000	4/1/2010
1031 S Pacific St	C	1,935	3	\$1,540,000	5/28/2010
1129 S Pacific St	A	1,700	3	\$1,700,000	10/22/2010
2011 S Pacific St		2,577	3	\$2,850,000	2/12/2010
1435 S Pacific St		2,176	4	\$3,000,000	5/20/2010
1429 S Pacific St		2,429	4	\$3,300,000	9/2/2010
1021 Breakaway Dr		2,964	4	\$3,703,000	3/26/2010
1623 S Pacific St		4,523	3	\$4,500,000	3/18/2010
30 Saint Malo Bch		3,235	4	\$4,675,000	4/23/2010
Averages		1,554	2.9	\$313,587	

¹ Source: Dataquick, May 3, 2011. The following unit types were deleted from the survey. Units with duplicate addresses, but inconsistent unit descriptions; units sold for \$30,000 or less; the units located at 3605 Vista Way; the units located at 612 Los Arbolitos; and the unit located at 3638 College Boulevard. The data for these units is presented in Appendix A - Table 2.

APPENDIX A - TABLE 2

HOME SALES DELETED FROM SURVEY ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date	
1258	Bellingham Dr	2,976	3	\$595,000	9/30/2010	
1262	Bellingham Dr	3,203	4	\$548,000	8/30/2010	
3513	Santa Maria St	1,147	2	\$1,500	11/4/2010	
4984	El Mirlo Dr	2,684	4	\$4,845	11/9/2010	
322	Fireside St	1,017	2	\$5,764	7/29/2010	
1607	Peacock Blvd	873	2	\$6,000	6/14/2010	
4828	Northerly St	834	2	\$9,000	6/7/2010	
5010	Los Morros Way	22	900	2	\$9,292	12/30/2010
3612	Vista Bella	3	1,177	2	\$15,808	8/20/2010
999 N	Pacific St	B314	1,124	2	\$20,000	2/3/2010
1179	Prussian Way		2,749	4	\$25,000	7/9/2010
4401	Salinas St		2,303	4	\$25,000	7/8/2010
2771	College Blvd		1,048	2	\$26,000	3/15/2010
999 N	Pacific St	B100	1,040	2	\$27,500	5/6/2010
3686	Branch Ct		1,563	4	\$30,000	7/30/2010
3605	Vista Way	102	1,038	0	\$6,635,000	4/13/2010
3605	Vista Way	103	1,642	0	\$6,635,000	4/13/2010
3605	Vista Way	201	1,268	0	\$6,635,000	4/13/2010
3605	Vista Way	101A	1,667	0	\$6,635,000	4/13/2010
3605	Vista Way	101B	951	0	\$6,635,000	4/13/2010
3605	Vista Way	101C	769	0	\$6,635,000	4/13/2010
3605	Vista Way	104A	1,424	0	\$6,635,000	4/13/2010
3605	Vista Way	104B	1,287	0	\$6,635,000	4/13/2010
3605	Vista Way	105A	1,365	0	\$6,635,000	4/13/2010
3605	Vista Way	105B	1,105	0	\$6,635,000	4/13/2010
3605	Vista Way	202A	653	0	\$6,635,000	4/13/2010
3605	Vista Way	202B	449	0	\$6,635,000	4/13/2010
3605	Vista Way	202C	694	0	\$6,635,000	4/13/2010
3605	Vista Way	202D	969	0	\$6,635,000	4/13/2010
3605	Vista Way	203A	1,568	0	\$6,635,000	4/13/2010
3605	Vista Way	203B	1,257	0	\$6,635,000	4/13/2010
3605	Vista Way	204A	1,438	0	\$6,635,000	4/13/2010
3605	Vista Way	204B	1,209	0	\$6,635,000	4/13/2010
3605	Vista Way	205A	1,002	0	\$6,635,000	4/13/2010
3605	Vista Way	205B	1,025	0	\$6,635,000	4/13/2010
612	Los Arbolitos Blvd	5	712	1	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	6	712	1	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	7	712	1	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	9	712	1	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	10	712	1	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	11	712	1	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	13	712	1	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	14	712	1	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	15	712	1	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	2	987	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	3	987	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	8	843	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	12	843	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	16	843	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	17	987	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	19	987	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	20	987	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	21	987	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	23	987	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	24	987	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	25	987	2	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	27	987	2	\$9,700,000	4/23/2010

APPENDIX A - TABLE 2

HOME SALES DELETED FROM SURVEY ¹
 JANUARY - DECEMBER 2010
 IN-LIEU FEE UPDATE - 2010
 OCEANSIDE, CALIFORNIA

Address	Unit #	SF	# Bed	Sale Amount	Sale Date
612 Los Arbolitos Blvd	28	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	29	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	30	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	31	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	32	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	33	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	35	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	36	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	37	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	38	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	39	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	41	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	42	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	43	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	45	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	47	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	48	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	57	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	59	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	60	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	61	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	63	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	64	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	65	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	67	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	68	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	69	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	71	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	72	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	73	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	75	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	76	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	77	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	79	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	80	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	81	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	82	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	83	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	85	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	87	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	88	987	2	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	1	1,276	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	4	1,129	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	18	1,129	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	22	1,129	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	26	1,129	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	34	1,129	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	40	1,129	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	44	1,129	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	46	1,129	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	49	1,245	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	50	1,245	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	51	1,245	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	52	1,245	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	53	1,245	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	54	1,245	3	\$9,700,000	4/23/2010
612 Los Arbolitos Blvd	55	1,245	3	\$9,700,000	4/23/2010

APPENDIX A - TABLE 2

HOME SALES DELETED FROM SURVEY ¹
JANUARY - DECEMBER 2010
IN-LIEU FEE UPDATE - 2010
OCEANSIDE, CALIFORNIA

	<u>Address</u>	<u>Unit #</u>	<u>SF</u>	<u># Bed</u>	<u>Sale Amount</u>	<u>Sale Date</u>
612	Los Arbolitos Blvd	56	1,245	3	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	58	1,129	3	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	62	1,129	3	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	66	1,129	3	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	70	1,129	3	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	74	1,129	3	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	78	1,129	3	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	84	1,129	3	\$9,700,000	4/23/2010
612	Los Arbolitos Blvd	86	1,129	3	\$9,700,000	4/23/2010
3638	College Blvd	1	940	2	\$20,300,000	11/24/2010

¹ Source: Dataquick, May 3, 2011. The units were deleted from the survey because they were duplicate references, outliers, and/or included inconsistent information.

