



DATE: May 7, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D11-00015) FOR THE CONSTRUCTION OF 92 SINGLE-FAMILY DETACHED DWELLINGS ON A 76.02-ACRE SITE NORTHWEST OF MELROSE DRIVE AND SR76 WITHIN THE GUAJOME NEIGHBORHOOD – MERITAGE HOMES (MARISOL) – APPLICANT: PETER VANEK**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Adopt Planning Commission Resolution No. 2012-P21 approving Development Plan (D11-00015) with findings and conditions of approval attached herein.

**BACKGROUND AND PROJECT DESCRIPTION**

**Background & Site review:** The project site is situated northwest of the Melrose Drive and SR76 intersection in the Guajome Neighborhood. The property's General Plan land use designation is Estate B Residential (EB-R), consistent with its corresponding zoning of Residential Estate B-Scenic Park-Equestrian Overlay (RE-B-SP-EQ). The parcel is within the Scenic Park and Equestrian Overlay area which requires 85 percent of the lots to contain a minimum of 7,200 square feet of useable horse yard area.

Surrounding land uses include the equestrian single-family residential neighborhoods of Jeffries Ranch and Marlborough Estates, and the multiple family residences of Rancho Rose to the southeast, Home Depot southwest of the site, single-family residential lots to the west, and a public school campus to the east.

A 93-unit detached single-family subdivision known as Hi-Hope Ranch (T-2-03) was approved by the Planning Commission on October 9, 2006 in conjunction with Development Plan (D-8-03). An existing 6,000-square foot single-family dwelling in the

northwestern portion of the site was retained in-situ, and 92 new single-family detached dwellings were approved to be constructed on the remaining lots. Condition 125 of Resolution No. 2006-P57 approving the subject proposal required Planning Commission approval of the project's architectural plans.

**Project Description:** The application request consists of a development plan, focused on the architectural design and siting of 92 new single-family dwellings:

Development Plan D11-00015 represents a request to permit the following:

- (a) Revise the Architectural Guidelines for Marisol (aka Hi-Hope Ranch) to exclude certain garage design provisions for front loaded garages and requirements for construction of casitas;
- (b) Construct 92 detached single-family dwellings and associated site improvements.

Except for project specific building design/architecture, all aspects of subdivision and overall project site design, including but not limited to density, vehicular and pedestrian access, parcel configuration, equestrian trail planning, landscaping and architectural guidelines were previously considered and approved as part of Development Plan (D-8-03). This development plan application request addresses outstanding architectural and building siting issues.

In compliance with the recommended architectural types cited in the Architectural Guidelines for the project (aka Hi-Hope Ranch), the applicant proposes spanish colonial, craftsman bungalow and california ranch style design alternatives for each one of the six floor plans. All front elevations are well articulated with a considerable amount of details appropriate to the chosen architectural style and with building massing offsets. Fifteen percent of the residential units will incorporate functional front porches. Enhanced elevations are proposed for rear and side elevations visible to the public. Tandem and side entry garages are incorporated in the project design to minimize streetscape impacts of three-car garage frontages. Provisions requiring house plane forward offsets (10 feet min.) from front loaded garages and requirements for including casitas as part of the housing design on 10 percent of the lots have been requested to be omitted. Specific product type information is as follows:

<b>Marisol (aka Hi-Hope Ranch) project data</b>						
	Mix	No. of Stories	Living area	Bedrooms	Bathrooms	Parking
Plan1	9	1	2814 sq. ft.	5	2.5	3 (1 tandem)
Plan2	15	2	3169 sq. ft.	6	3	3 (bay)
Plan3	16	2	3498 sq. ft.	6	3	3 (1 side entry)
Plan4	18	2	3855 sq. ft.	6	3.5	3 (bay)
Plan5	17	2	4152 sq. ft.	4	3.5	3 (2 side entry)
Plan6	17	2	4460 sq. ft.	5	5.5	3 (2 side entry)

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

1. General Plan
2. Zoning Ordinance
3. Architectural Guidelines for Hi-Hope Ranch
4. CEQA

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan conformance**

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

##### **A. Land Use Element I**

###### **Goal 1.12 Land Use Compatibility**

**Objective:** To minimize conflicts with adjacent or related uses.

**Policy B:** The use of land shall not create negative visual impacts to surrounding land uses.

The equestrian/single-family detached project will complement existing residential development in the area and the Guajome neighborhood context, in compliance with scenic park and equestrian overlay objectives.

###### **Goal 1.23 Architecture**

**Objective:** The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

**Policy A:** Architectural form, treatment, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

**Policy B:** Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.

The project will enhance its surroundings through building siting, landscaping, architectural design and use of high quality materials. Well articulated, one and two story structures will create an attractive scale and pattern, complementary to the site's topography and existing urban development in the immediate area.

## 2. Zoning Ordinance Compliance

### Article 10, Section 1030

Section 1030 of the Oceanside Zoning Ordinance permits “by-right” the development of detached single-family structures in the underlying Residential Estate B-Scenic Park-Equestrian Overlay (RE-B-SP-EQ) district. Development on the project area is subject to compliance with the development standards set forth in Section 1030 of the zoning ordinance. With the exception of Hillside Development Provision 3039 (M) 2. which limits roof planes to 600 square feet in area and for which an exception has been requested by the applicant, the project will be in compliance with applicable zoning standards.

### **DISCUSSION**

Issue: Architectural Guidelines for Hi-Hope Ranch – Garage Design Requirements: Pursuant to the Architectural Guidelines for Hi-Hope Ranch, the front plane of any house with a front loaded garage shall be offset forward at least 10 feet from the garages. The applicant has requested deletion of this design requirement.

The proposed project design accommodates 25 ft. (min) front yard setbacks and includes side entry garages on 50 lots. Staff finds that the enhanced architectural project design combined with front yard landscaping and side entry garages will adequately address any street scene issues related to three-car garage bay design and would allow for additional rear yard areas for private use and equestrian amenities. Therefore staff recommends that provisions for front loaded garage design should be deleted from the Architectural Guidelines for Hi-Hope Ranch.

Issue: Architectural Guidelines for Hi-Hope Ranch – Casitas Requirement: The Architectural Guidelines for Hi-Hope currently require development of casitas on 10 percent of the lots, upon project development. In staff's opinion, requiring construction of accessory dwelling units at the onset of the project's development would not necessarily improve the project's design or yield any other significant benefit to the City. On the contrary, such a requirement could limit market demand of affected lots and would make 10 percent of the units less affordable to buyers of a certain income level. Therefore, staff recommends that the provision requiring construction of casitas should be deleted and future development of secondary dwelling units within the project area should be allowed, in compliance with applicable zoning ordinance requirements.

Issue: Project Consistency with Hillside Development Provisions/ Roof Plane maximum area: The 76.02 acre project site includes 1.74 acres of slope with gradient in excess of 20 percent and a minimum elevation differential of 25 feet, which qualifies the site for development under the Hillside Development Provisions. This sloping area affects two (Lot 22 and 23) of the 92 parcels, is centered on the project site and has been previously approved to be graded to accommodate relatively flat development pads.

The applicant proposes a total of 18 different front elevations with building massing variations and multiple plane roof designs for the project. Proposed roof plane configurations exceed the 600-square foot maximum area required under the Hillside Development Provisions, however, exceptions to the requirements may be granted by the Planning Commission upon finding that the proposed design minimizes building bulk visible from public streets, and the structure(s) are in reasonable harmony with the character of the area.

Upon considering the internal location of the sloping area (lots 22 and 23) in relationship to Melrose Avenue, building/architectural design, previously approved grading and minimum number of lots affected, staff finds that the proposed project design will be in reasonable harmony with the character of the area. Therefore staff recommends that an exception be granted permitting development on parcels 22 and 23 to exceed 600 feet of roof plane area.

### **ENVIRONMENTAL DETERMINATION**

Extensive studies were performed to address potential impacts on existing biological and cultural/paleontological resources on the subject property. The environmental analysis and mitigation measures for the development of the site are detailed in the attached Mitigated Negative Declaration which was previously adopted by the Planning Commission. The Mitigated Negative Declaration states that as proposed to be mitigated, the project will not have a significant adverse impact upon the environment.

Pursuant to Article 11, Section 15162, Subsequent EIRs and Negative Declarations, of the California Environmental Quality Act of 1970, and State Guidelines, staff has determined that since Development Plan (D11-00015) does not involve substantial changes to the project and there is no evidence of other impacts, no further action is required to be taken by the Planning Commission on the previously adopted Mitigated Negative Declaration (MND).

### **PUBLIC NOTIFICATION**

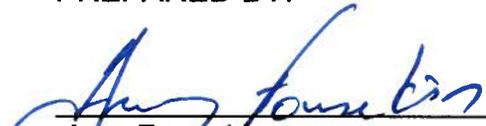
Legal notice was published in the North County Times and notices were sent to property owners of record and residents within a 300-foot radius of the subject property, individuals and/or organizations requesting notification and applicant.

**SUMMARY**

The proposed Development Plan, as conditioned, is consistent with the requirements of the land use policies of the General Plan and provisions of the Zoning Ordinance and the project generally meets or exceeds all applicable regulations. Therefore, staff recommends that the Planning Commission:

- Adopt Planning Commission Resolution No. 2012-P21 approving Development Plan (D11-00015) with findings and conditions of approval attached herein.

PREPARED BY:

  
\_\_\_\_\_  
Amy Fousekis  
Principal Planner

SUBMITTED BY:

  
\_\_\_\_\_  
Jerry Hittleman  
City Planner

JH/AF/fil

Attachments:

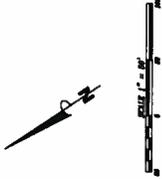
1. Floor/Site Plans
2. Planning Commission Resolution No. 2012-P21
3. Planning Commission Resolution No. 2006-P57
4. Revised Architectural Guidelines for Hi-Hope Ranch



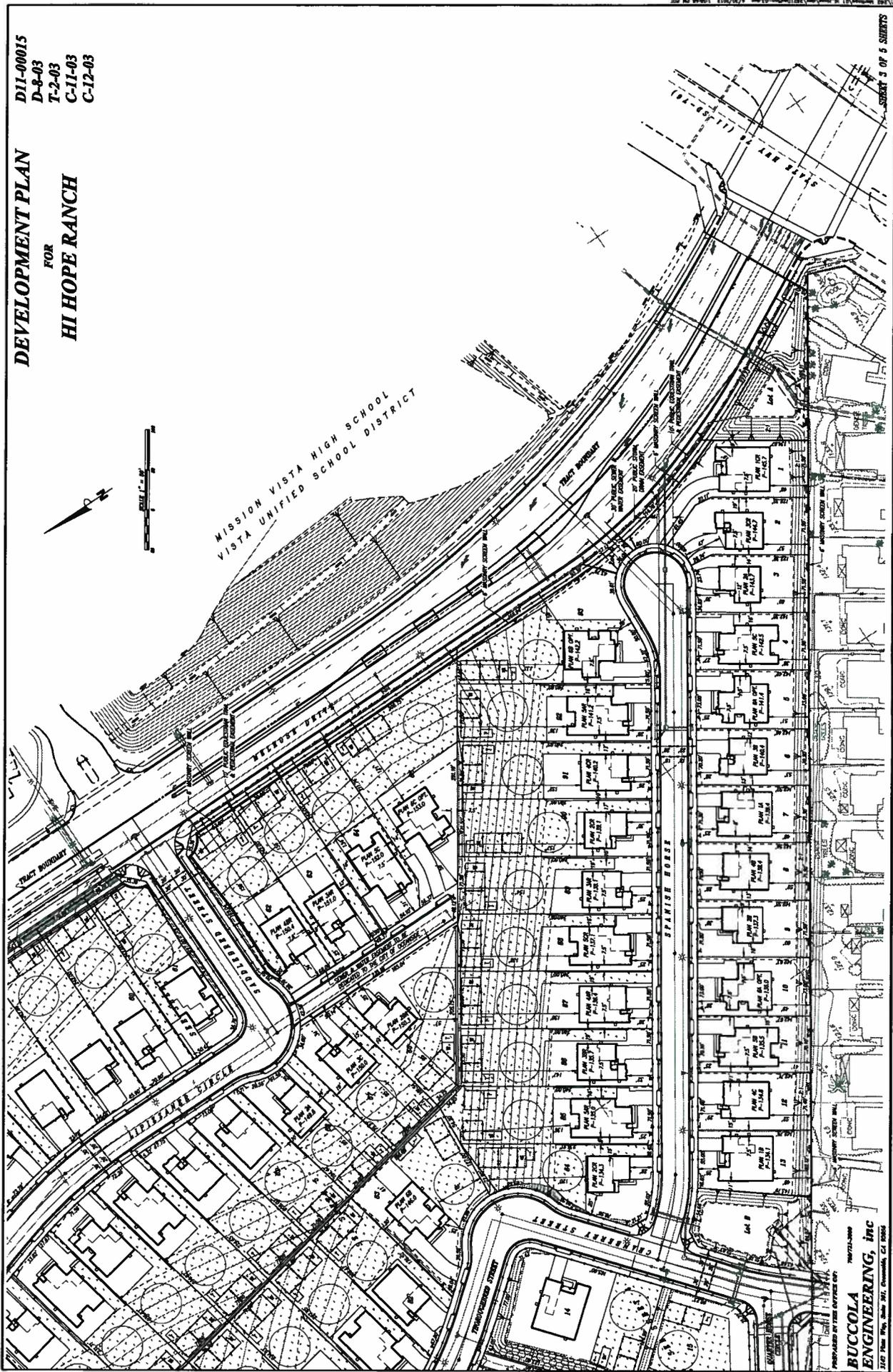


D11-00015  
D-8-03  
T-2-03  
C-11-03  
C-12-03

**DEVELOPMENT PLAN**  
FOR  
**HI HOPE RANCH**



MISSION VISTA HIGH SCHOOL  
VISTA UNIFIED SCHOOL DISTRICT



PREPARED BY THE OFFICE OF  
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**ENGINEERING, inc**  
1100 Third Street, Suite 201, Emeryville, CA 94608





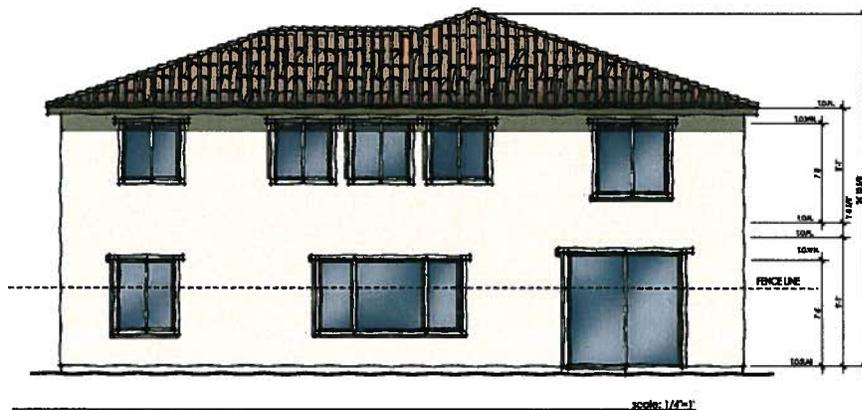




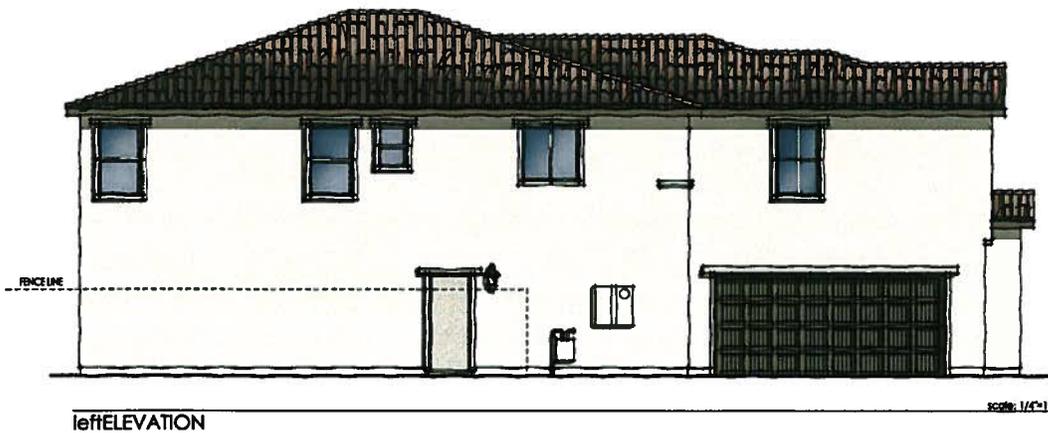




rightELEVATION



rearELEVATION



leftELEVATION

planSIX  
elevationA - spanishCOLONIAL

**MARISOL**  
meritage homes



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elevationA - spanishCOLONIAL

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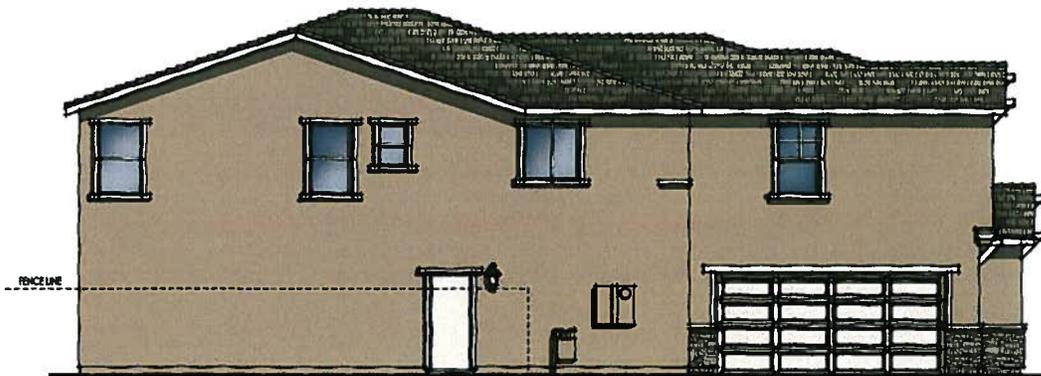
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planSIX  
elevationB - craftsmanBUNGALOW

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elevationB - craftsmanBUNGALOW

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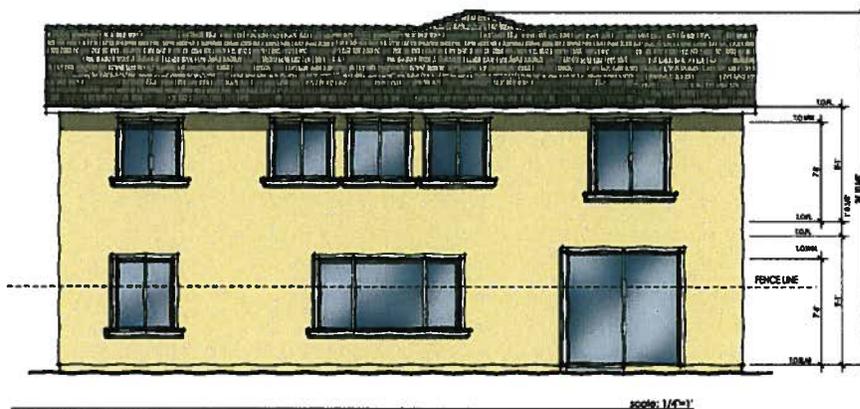
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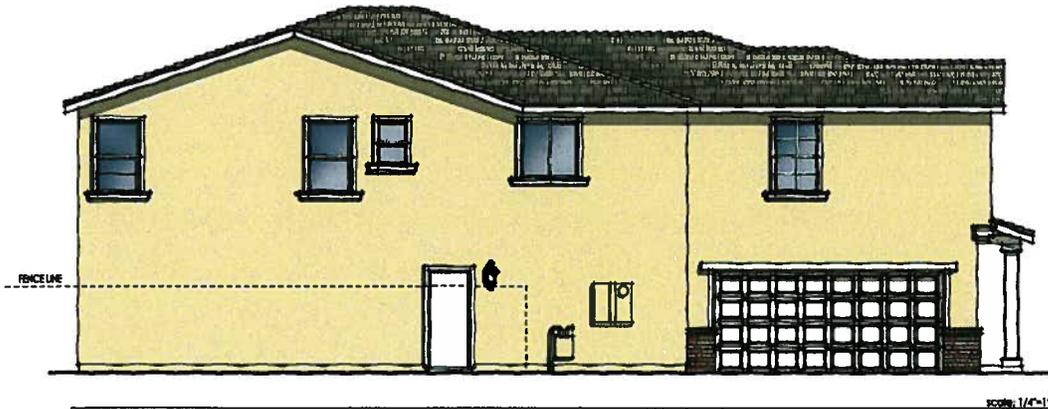
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planSIX  
elevationC - californiaRANCH

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planSIX - enhanced  
elevationC - californiaRANCH

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elevationA - spanishCOLONIAL



elevationB - craftsmanBUNGALOW



elevationC - californiaRANCH

planFIVE

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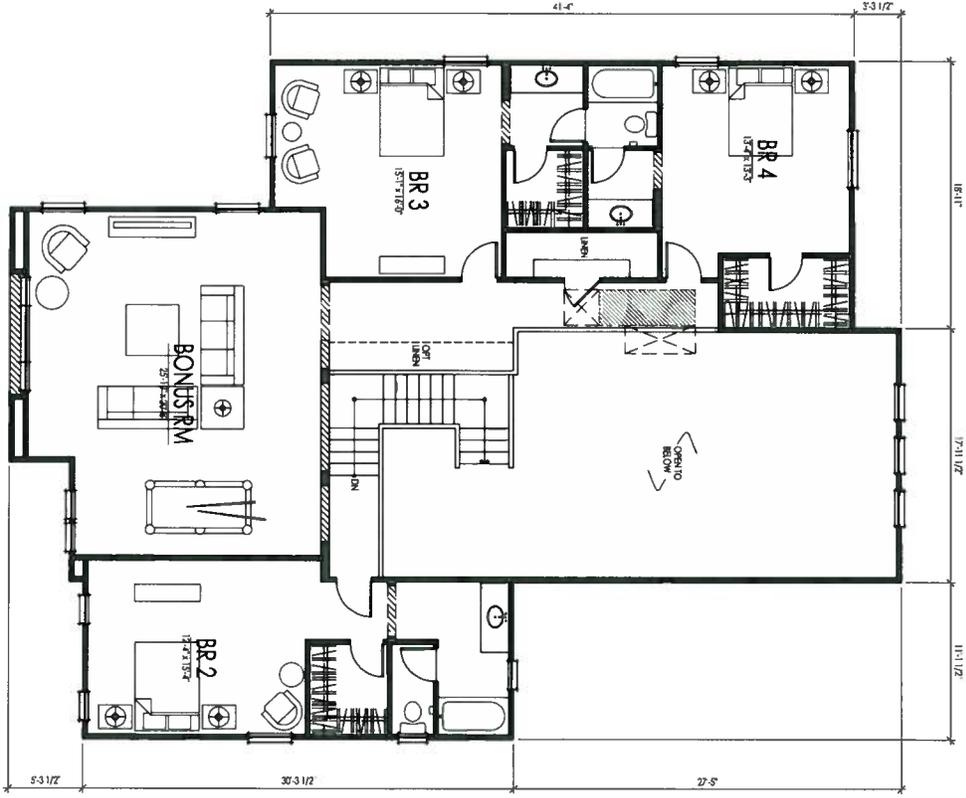
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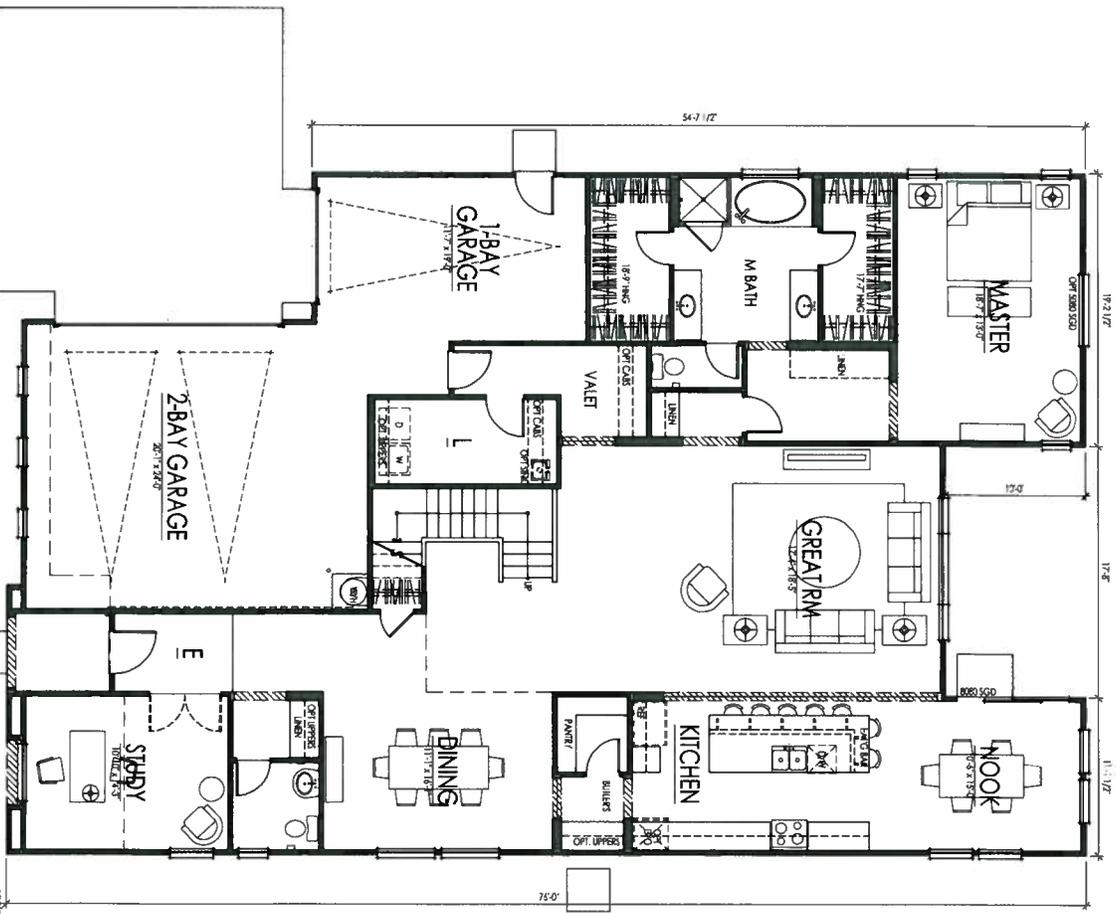
Second FLOOR



plan FIVE

first floor: 2434 sf  
 second floor: 1718 sf  
 total living: 4152 sf

first FLOOR

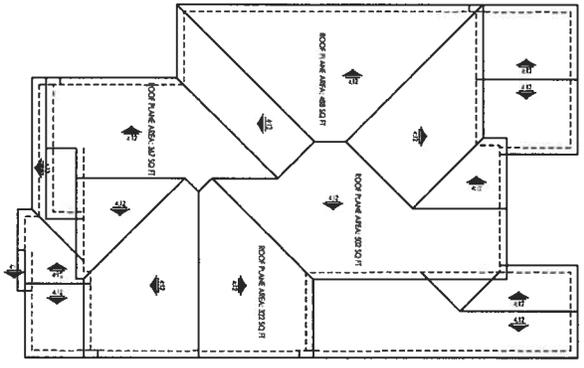


MARISOL

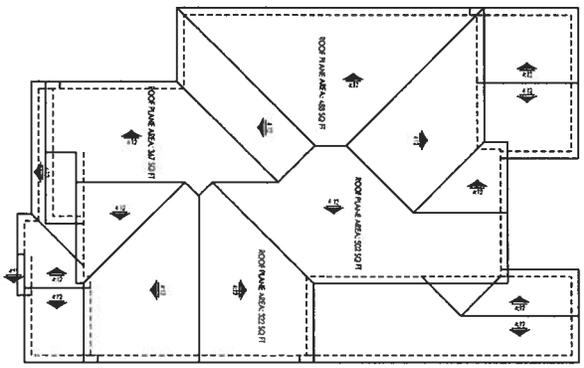
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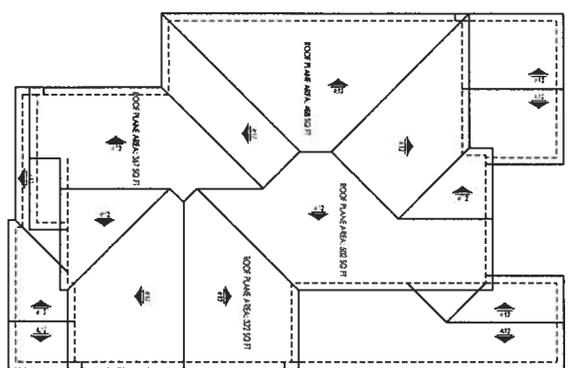
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elevationC roofPLAN (all pitches 4:12 u.n.o.)



elevationB roofPLAN (all pitches 4:12 u.n.o.)



elevationA roofPLAN (all pitches 4:12 u.n.o.)



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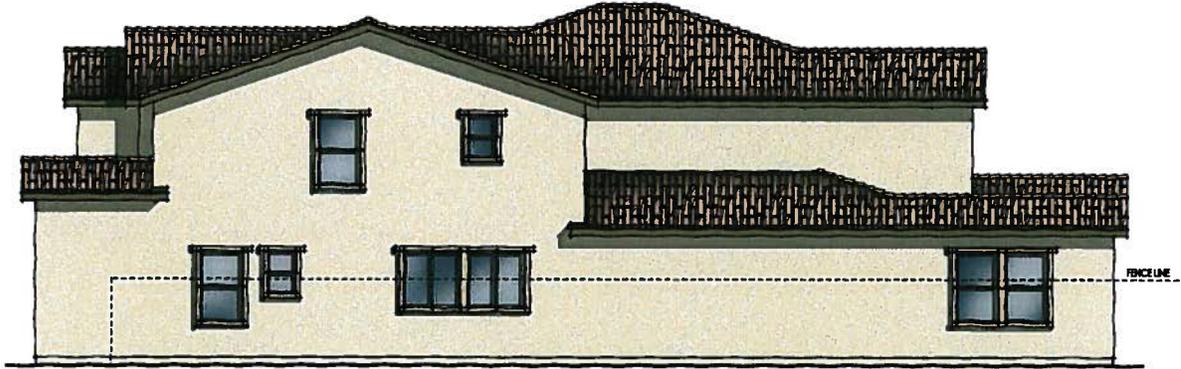
roofPLANS

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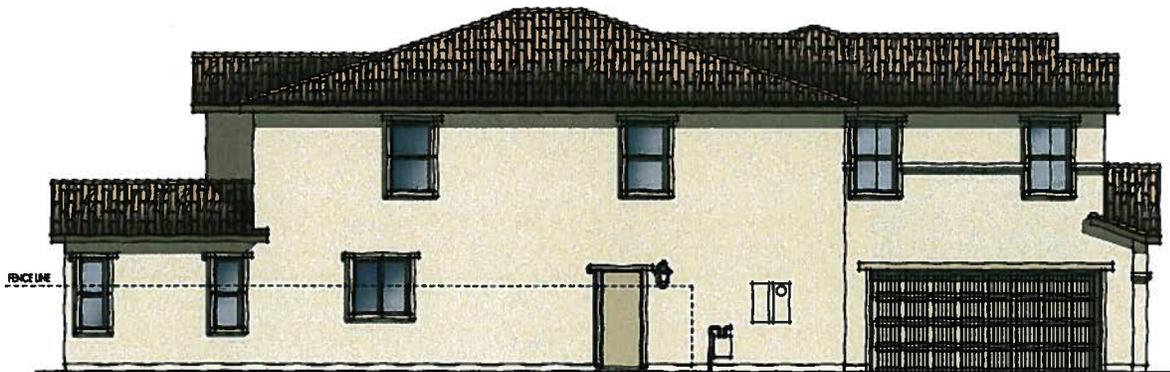
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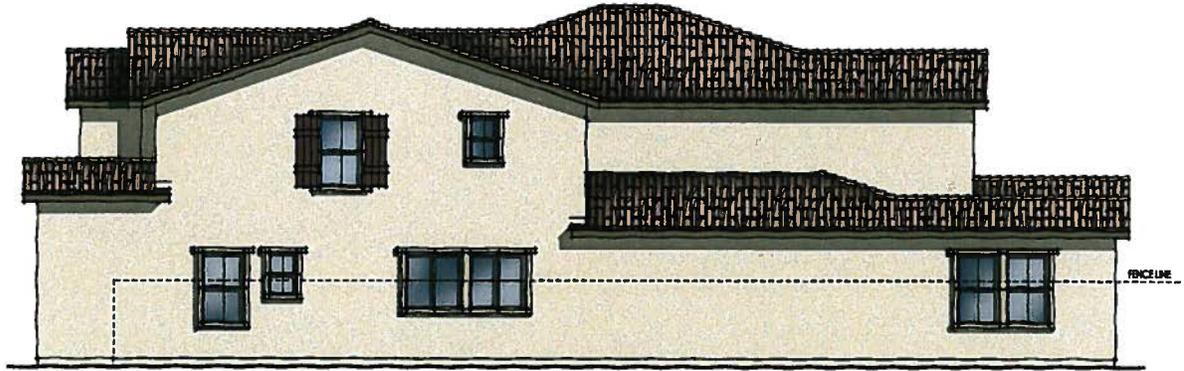


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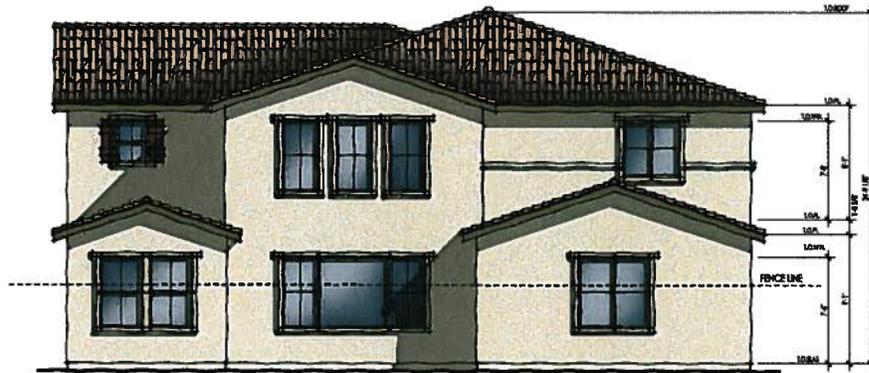
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elevationA - spanishCOLONIAL

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meritage homes



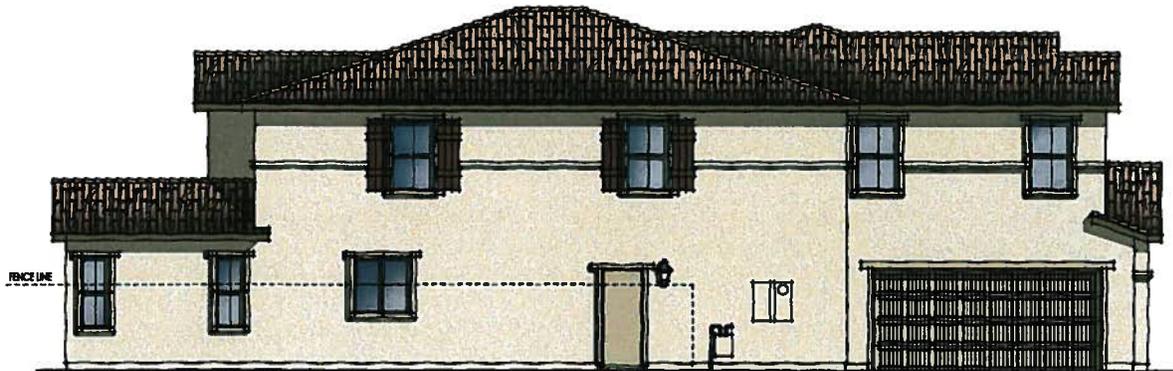
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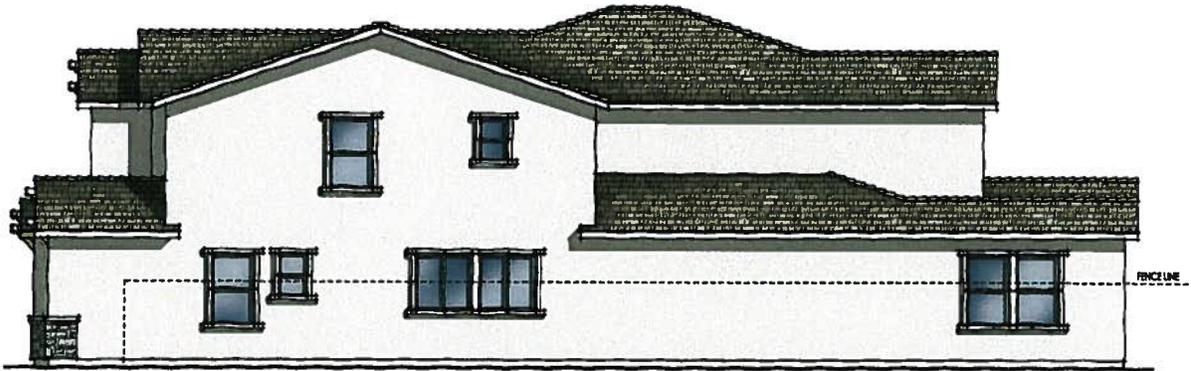
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elevationA - spanishCOLONIAL

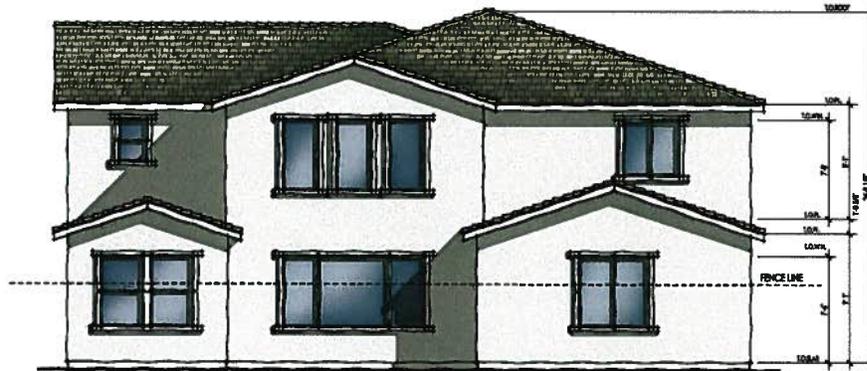
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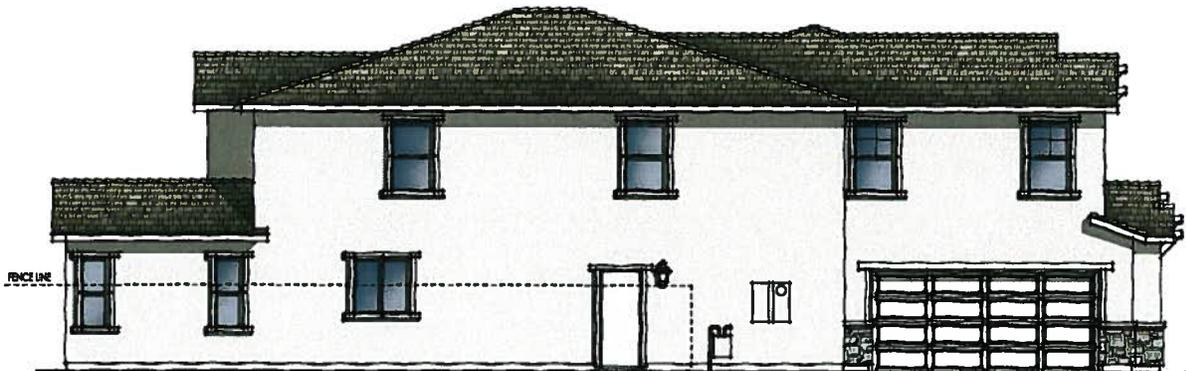
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elevationB - craftsmanBUNGALOW

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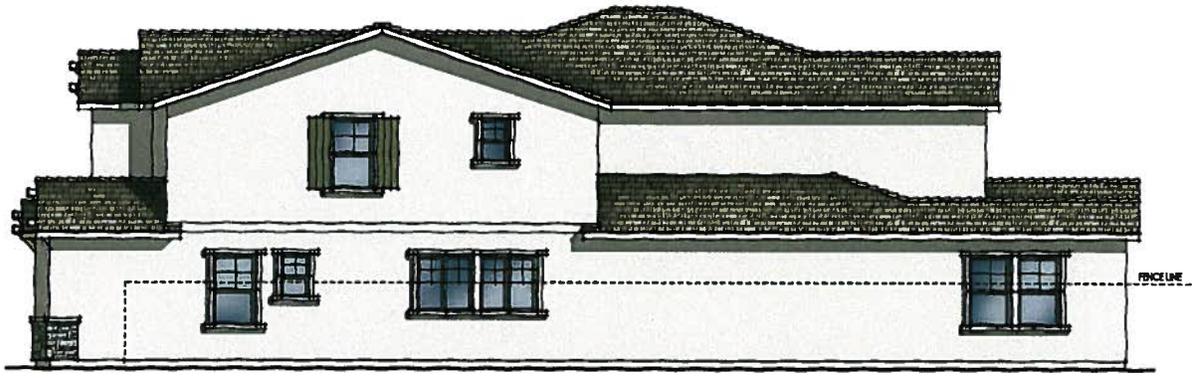
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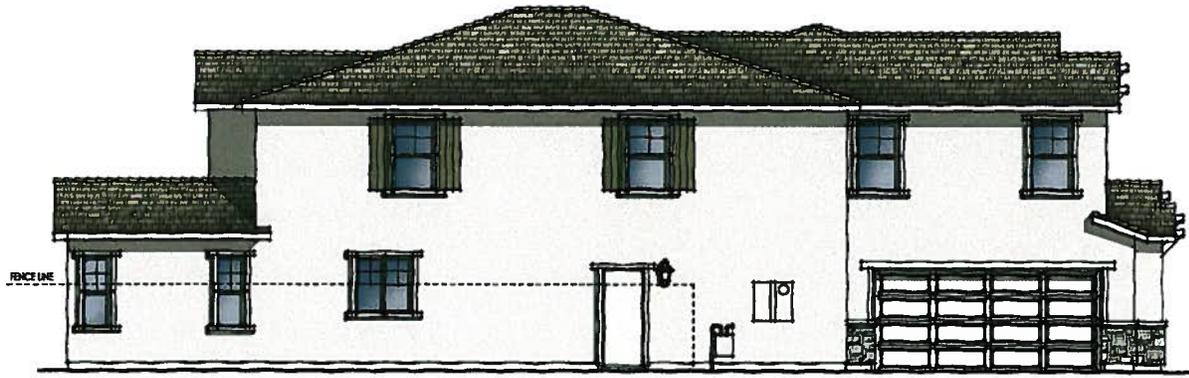
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elevationB - craftsmanBUNGALOW

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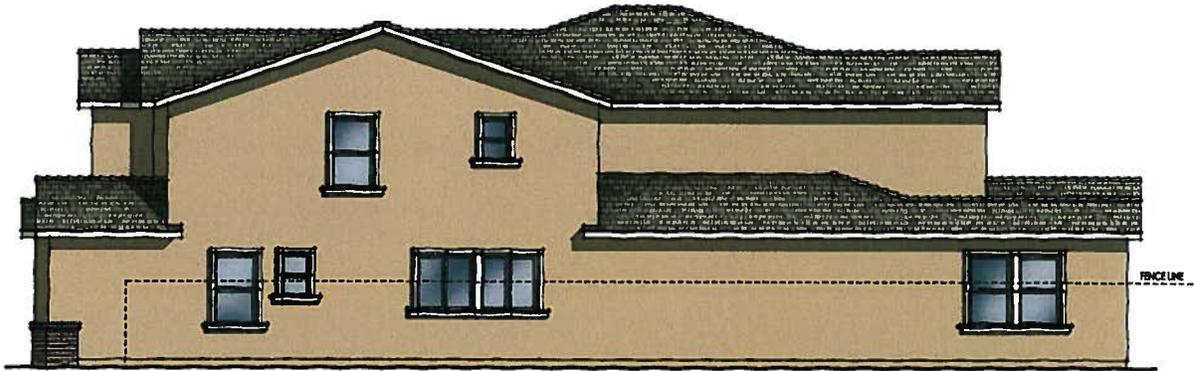
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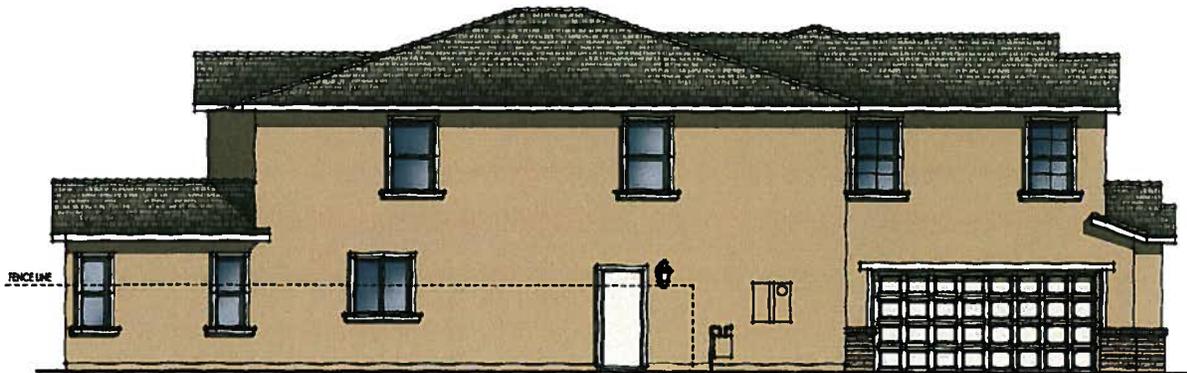
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planFIVE  
elevationC - californiaRANCH

**MARISOL**  
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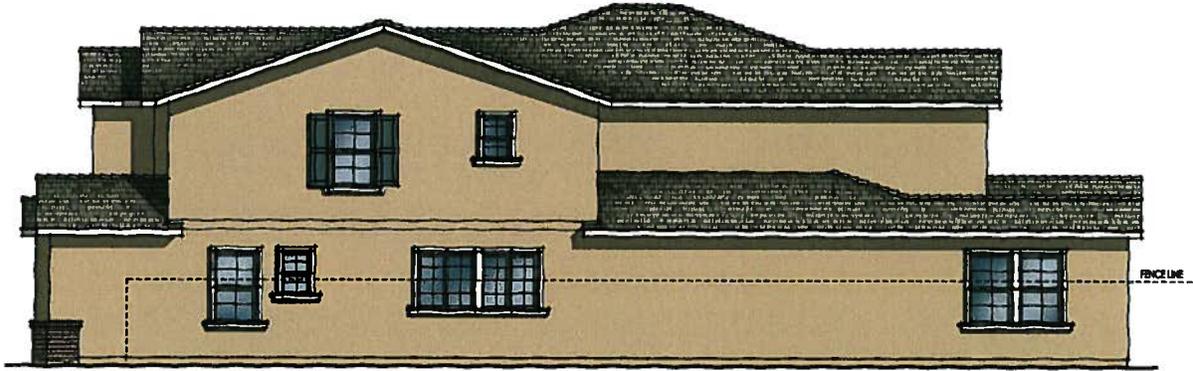


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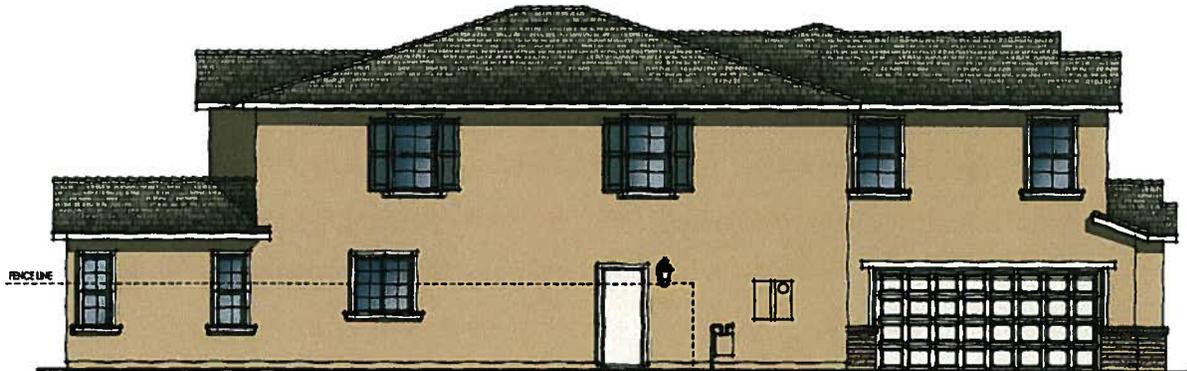
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planFIVE - enhanced  
elevationC - californiaRANCH

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elevationA - spanishCOLONIAL



elevationB - craftsmanBUNGALOW



elevationC - californiaRANCH

planFOUR

**MARISOL**  
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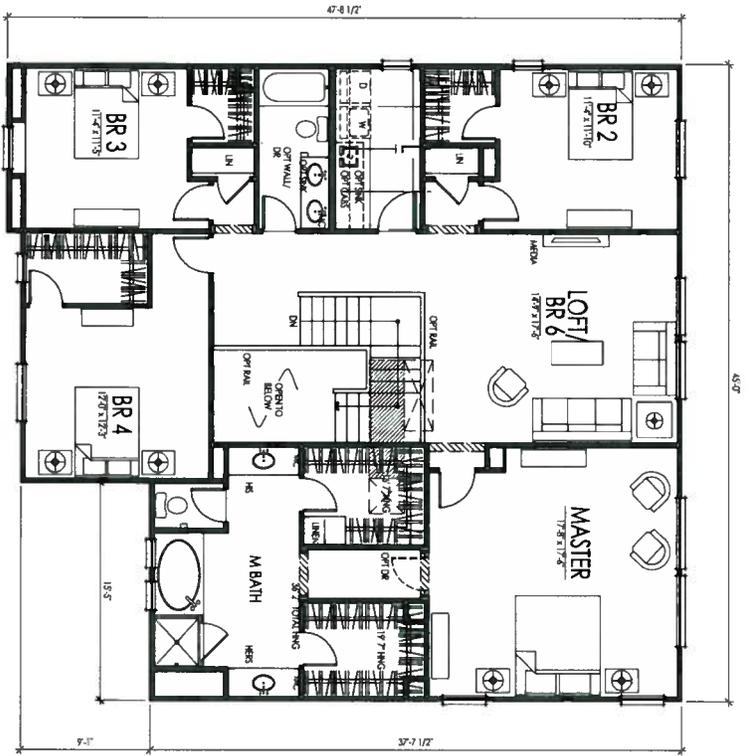
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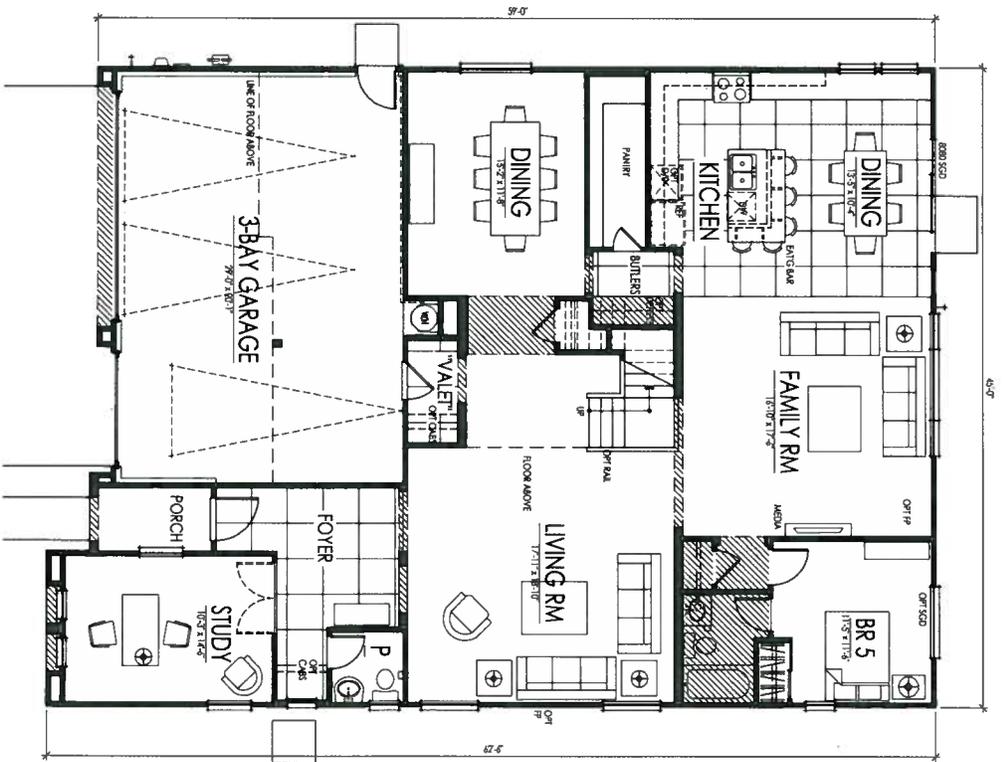
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Second FLOOR



First FLOOR



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 Phone: 410-326-1100  
 Fax: 410-326-1101  
 Email: info@woodleyarchitecturalgroup.com

planFOUR

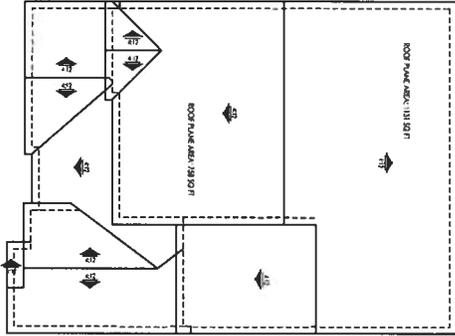
first floor: 2018 sf  
 second floor: 1837 sf  
 total living: 3855 sf

MARISOL

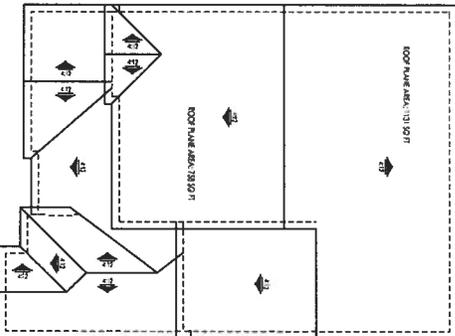
meritage homes

02 • 14 • 2012

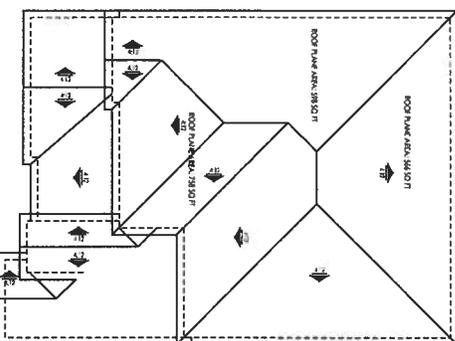
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elevation C roof PLAN (all pitches 4:12 u.n.o.) scale: 1/8"=1'



elevation B roof PLAN (all pitches 4:12 u.n.o.) scale: 1/8"=1'



elevation A roof PLAN (all pitches 4:12 u.n.o.) scale: 1/8"=1'



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 phone: 602.944.1111 fax: 602.944.1112  
 website: www.woodleyarchitecturalgroup.com

plan FOUR

roof PLANS

MARISOL

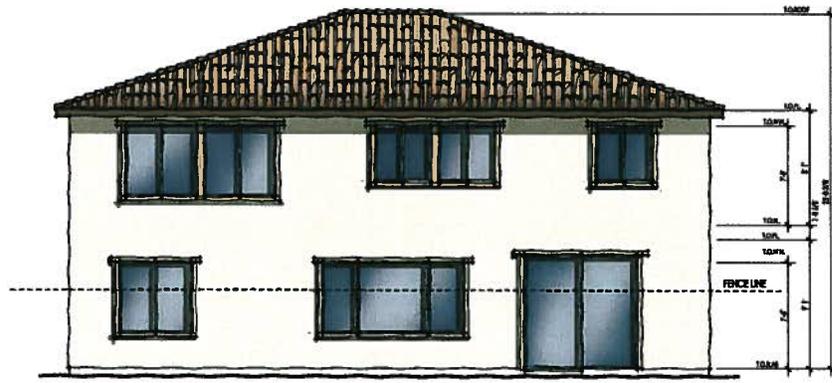
meritage homes

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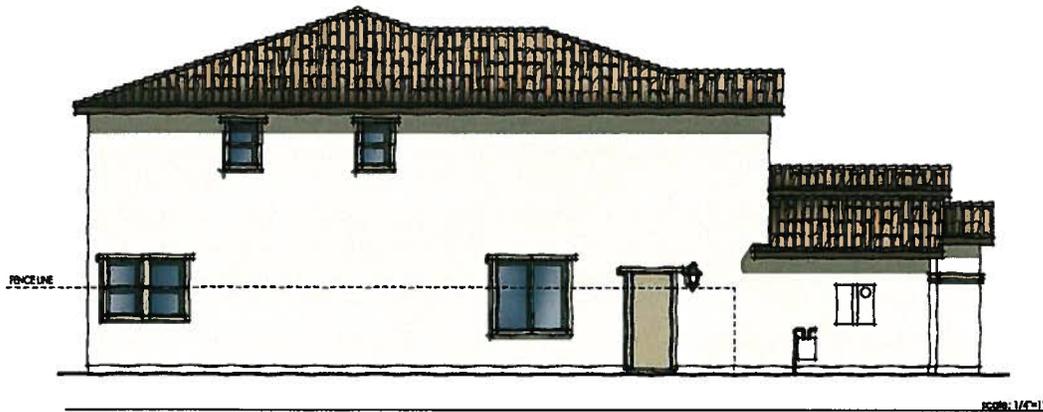
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rightELEVATION



rearELEVATION



leftELEVATION

planFOUR  
elevationA - spanishCOLONIAL

**MARISOL**  
meritage homes

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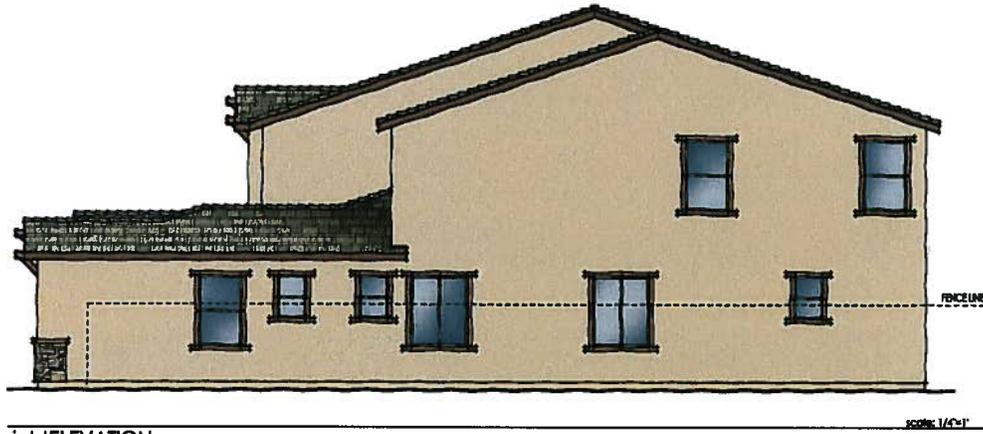


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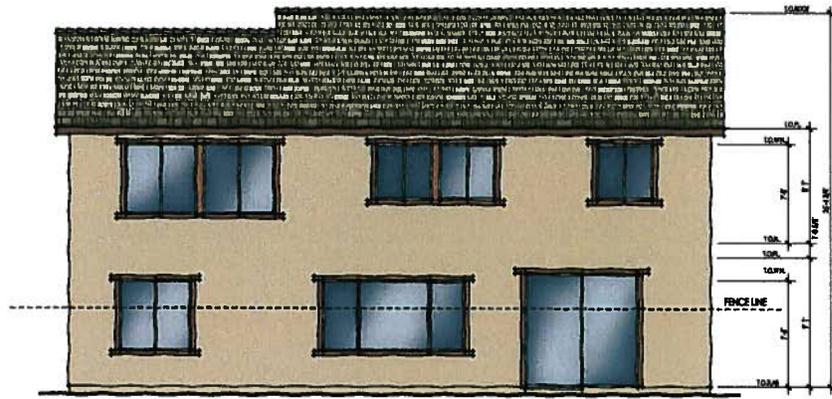
corporation • 4127 • 4th Avenue North • Suite 122 • Mechanicsville, VA 23103 • 800.581.2222 • 800.581.2922 (fax)  
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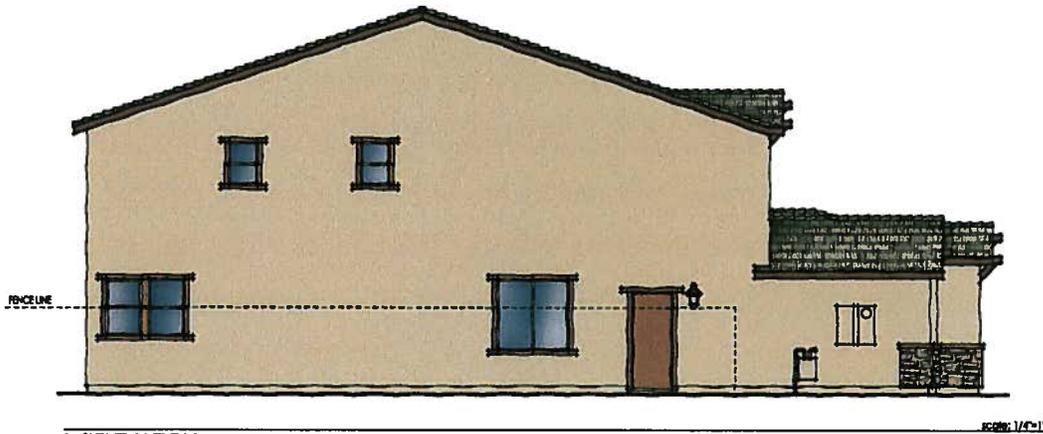




rightELEVATION



rearELEVATION



leftELEVATION

planFOUR  
elevationB - craftsmanBUNGALOW

**MARISOL**  
meritage homes

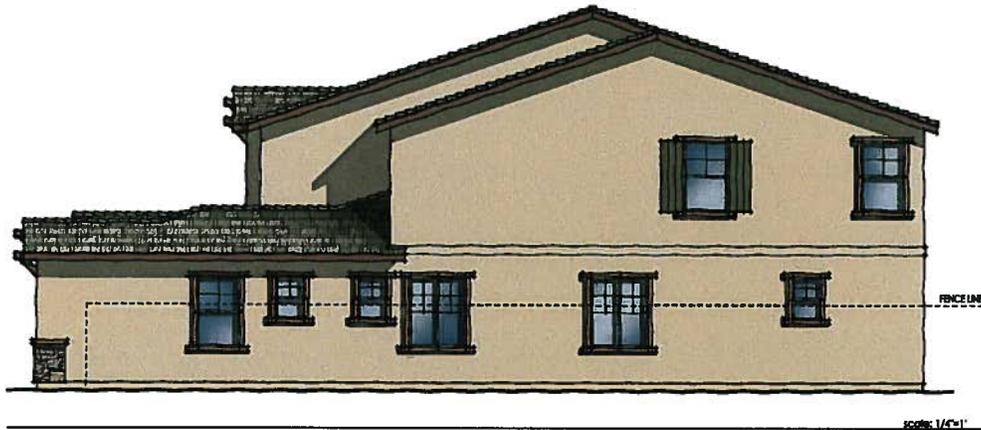
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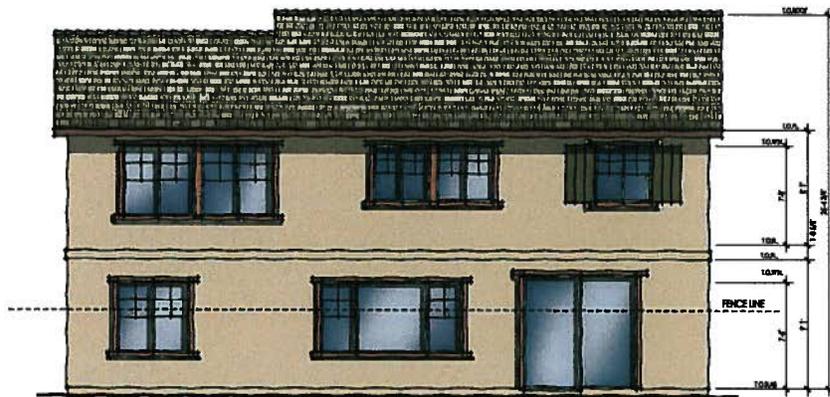
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14000 E. 93rd Ave., Suite 1207, Brighton, CO 80150-3217, 303.685.2922 (fax)

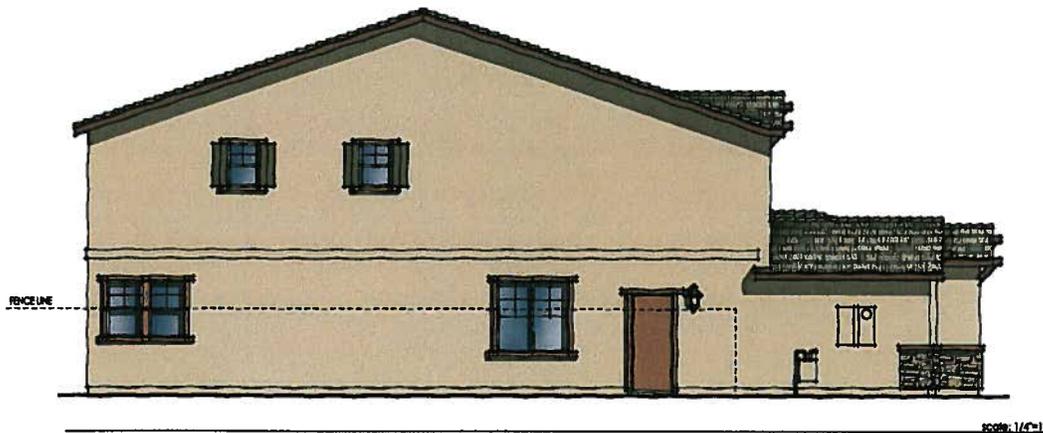
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right ELEVATION



rear ELEVATION



left ELEVATION

planFOUR - enhanced  
elevationB - craftsmanBUNGALOW

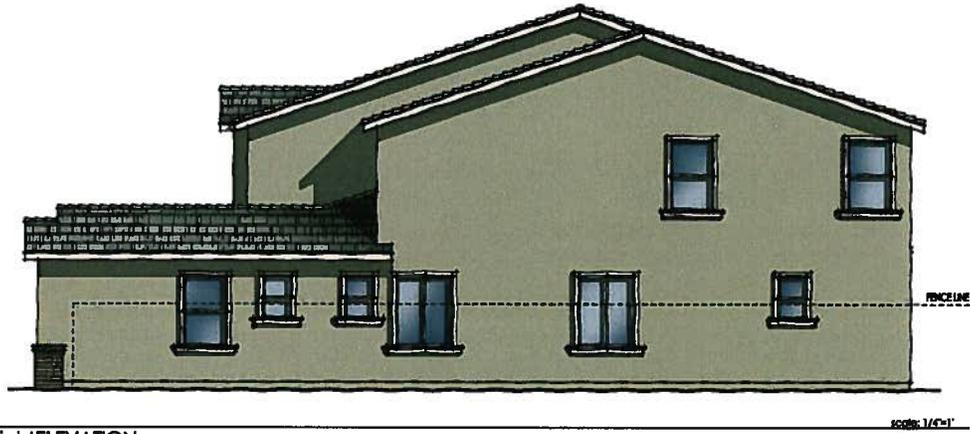
**MARISOL**  
meritage homes

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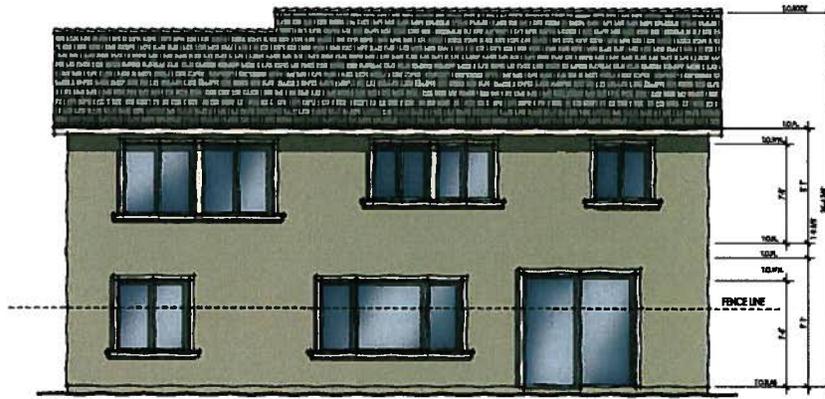
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woodleyarchitecturalgroup, inc 1227 michigan road, #101, st. joseph, mo 64504  
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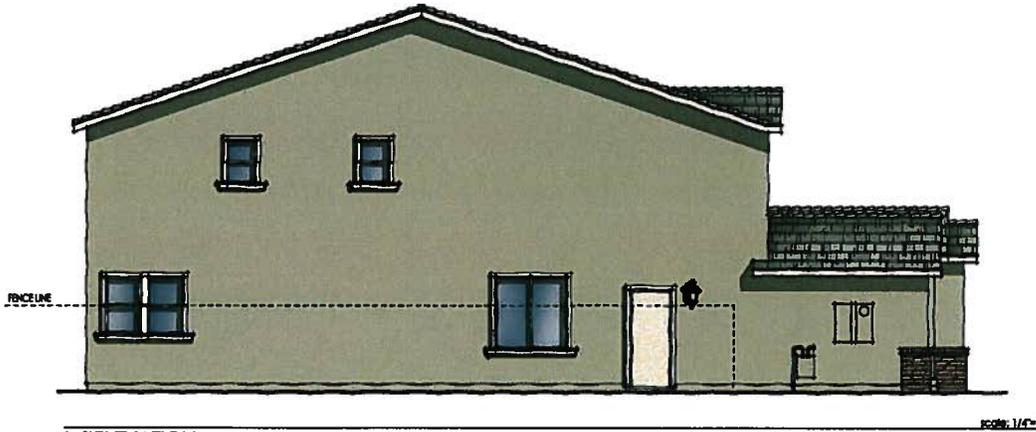
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scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



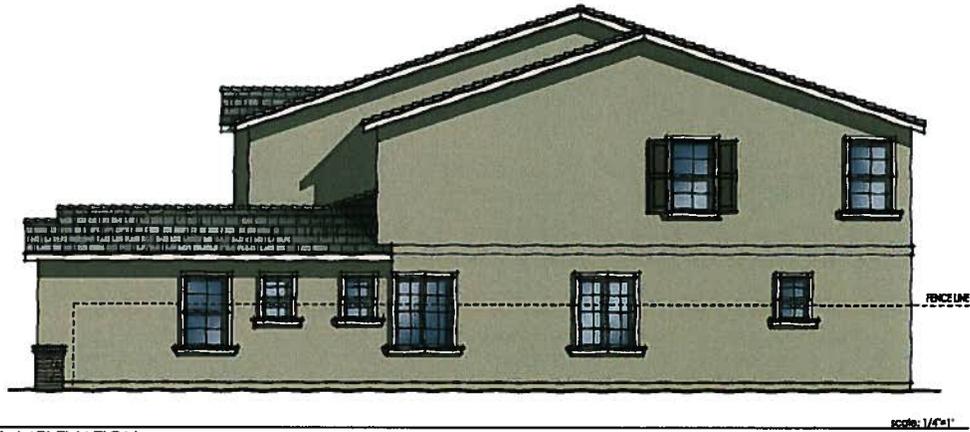
leftELEVATION

scale: 1/4"=1'

planFOUR  
elevationC - californiaRANCH

**MARISOL**  
meritage homes

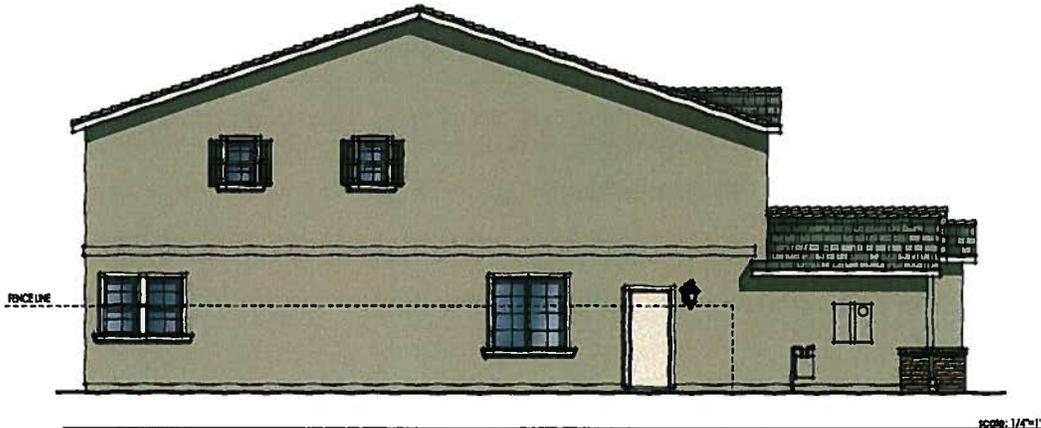
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rightELEVATION



rearELEVATION



leftELEVATION

planFOUR - enhanced  
elevationC - californiaRANCH

**MARISOL**  
meritage homes

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elevation A - spanish COLONIAL



elevation B - craftsman BUNGALOW



elevation C - california RANCH

plan THREEE

**MARISOL**  
meritage homes

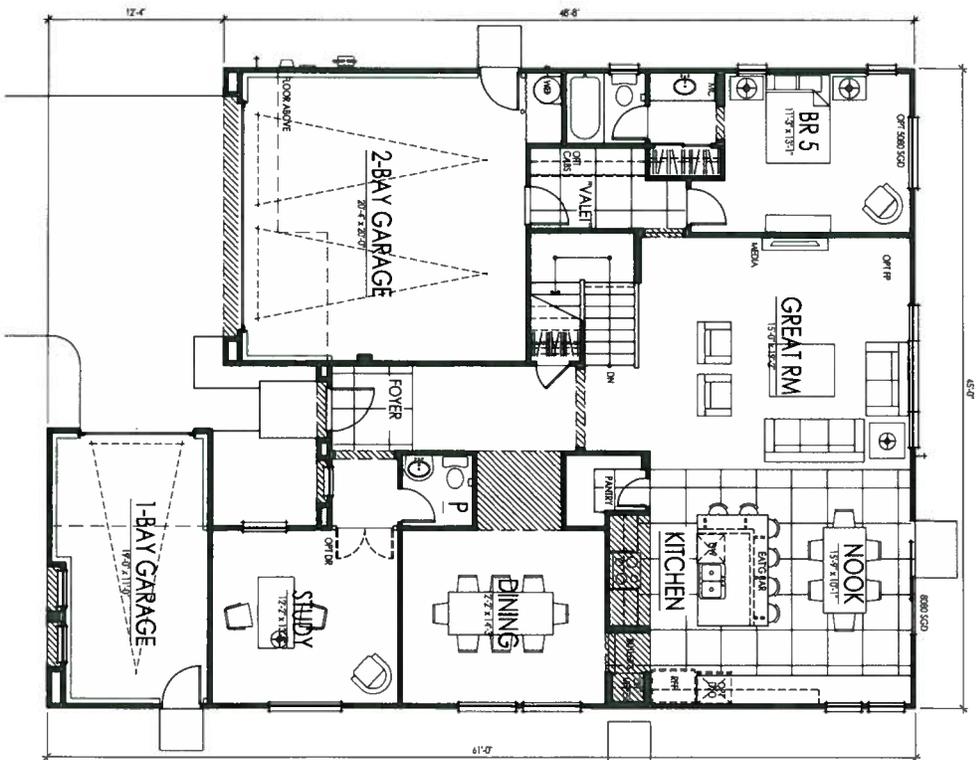
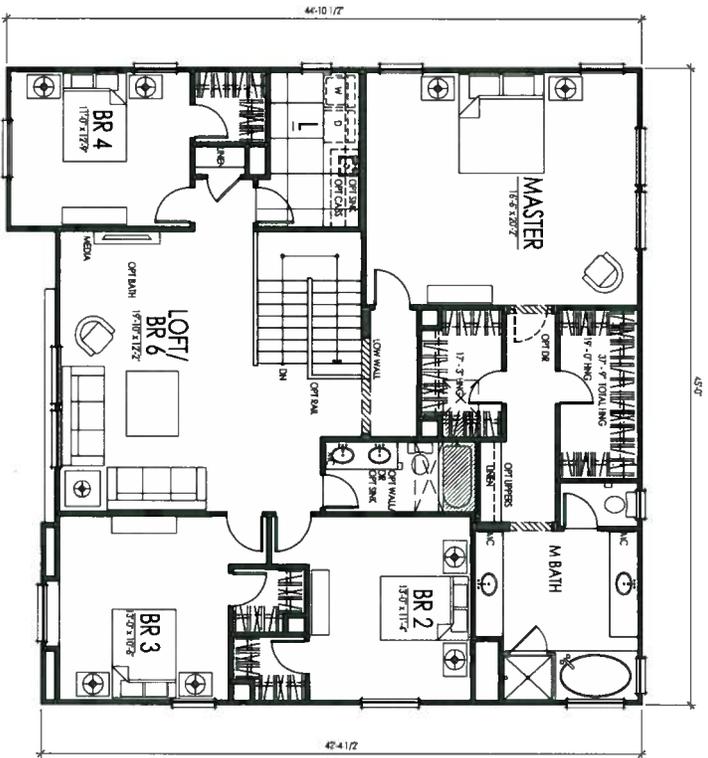
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second FLOOR

first FLOOR

plan THREE

first floor: 1,667 sf  
 second floor: 1,831 sf  
 total living: 3,498 sf

MARISOL

meritage homes

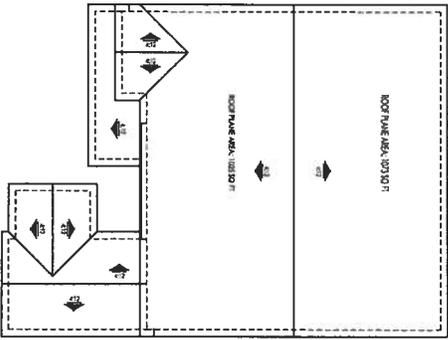
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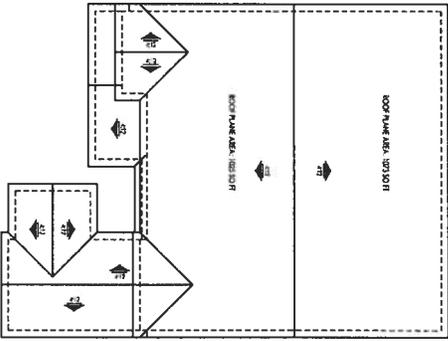
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2000 West 10th Street, Suite 100, Vancouver, BC V6P 3C9  
 Tel: 604.275.1111 Fax: 604.275.1112  
 www.woodleyarchitectural.com

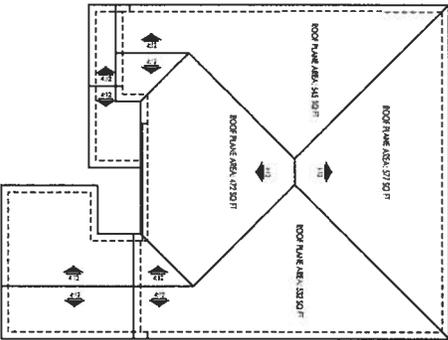
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elevation C roofPLAN (all pitches 4:12 u.n.o.) scale: 1/8"=1'-0"



elevation B roofPLAN (all pitches 4:12 u.n.o.) scale: 1/8"=1'-0"



elevation A roofPLAN (all pitches 4:12 u.n.o.) scale: 1/8"=1'-0"



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 757-533-1100 • Fax: 757-533-1101 • www.woodleyarchitecturalgroup.com

**planTHREE**

**roofPLANS**

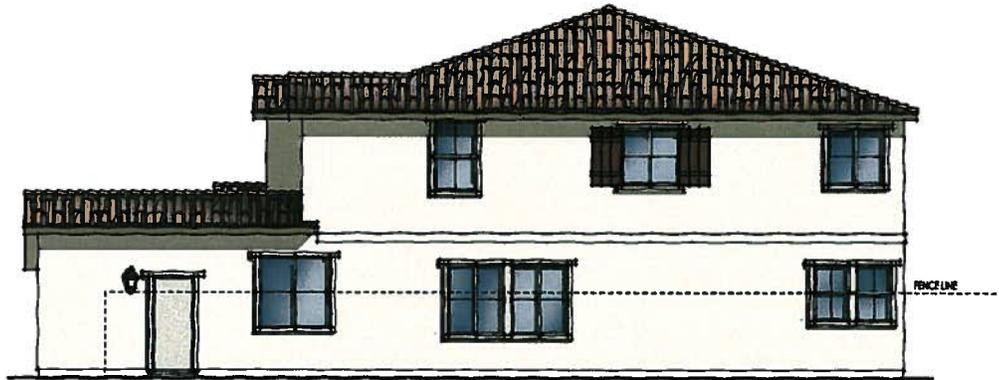
**MARISOL**

heritage homes

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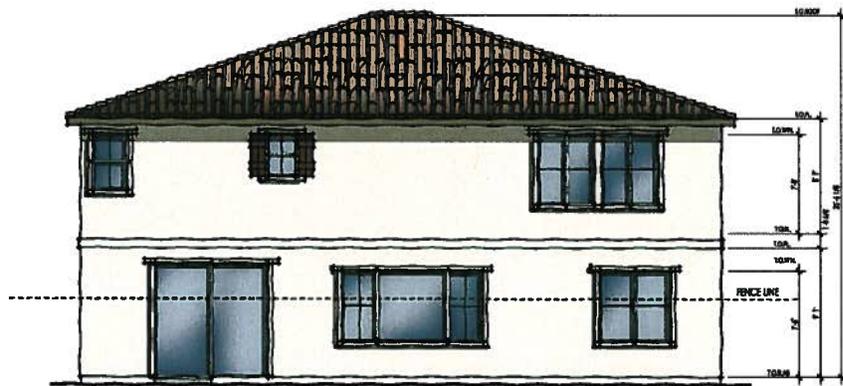
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rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

planTHREE - enhanced  
elevationA - spanishCOLONIAL

**MARISOL**  
meritage homes

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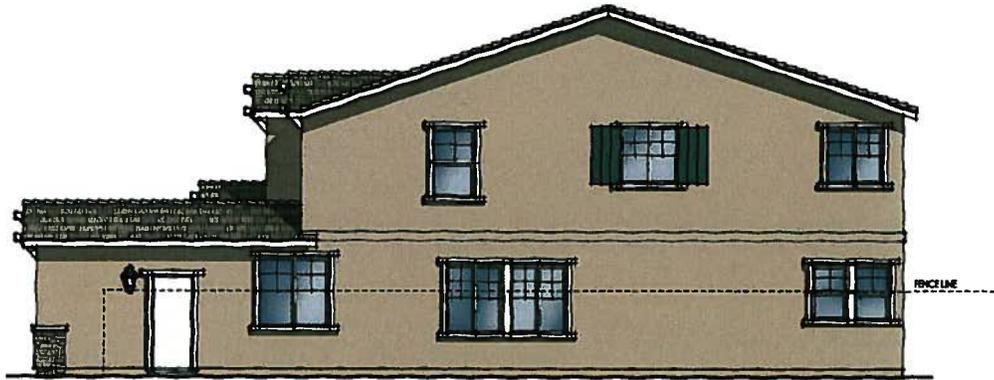


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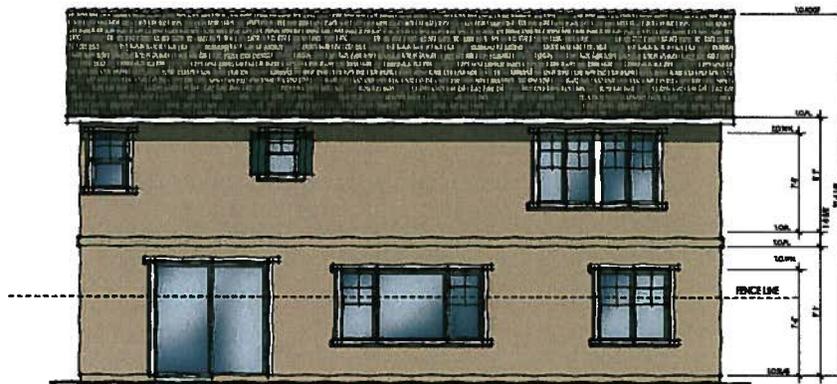
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right ELEVATION

scale: 1/4"=1'



rear ELEVATION

scale: 1/4"=1'



left ELEVATION

scale: 1/4"=1'

planTHREE - enhanced  
elevationB - craftsman BUNGALOW

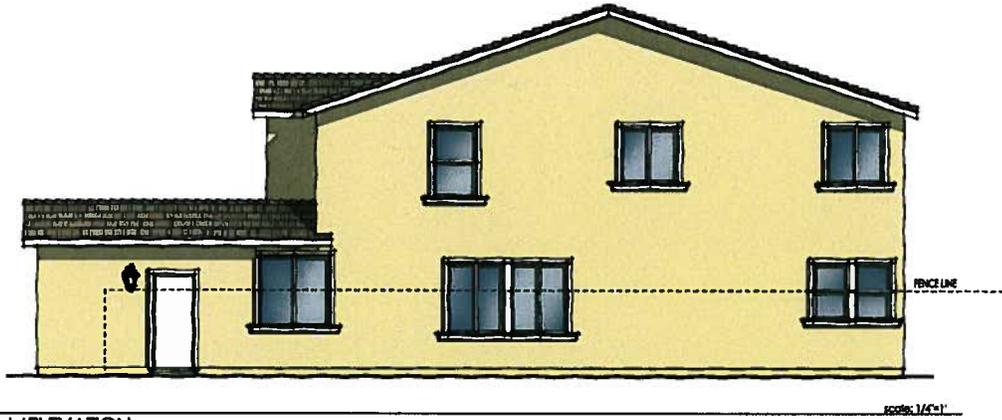
**MARISOL**  
meritage homes

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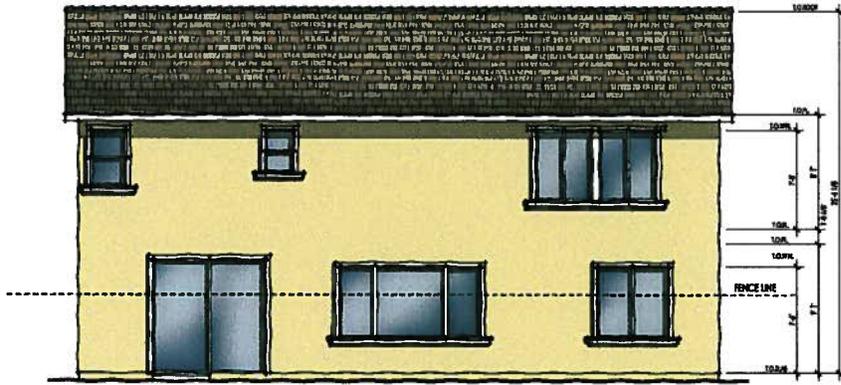
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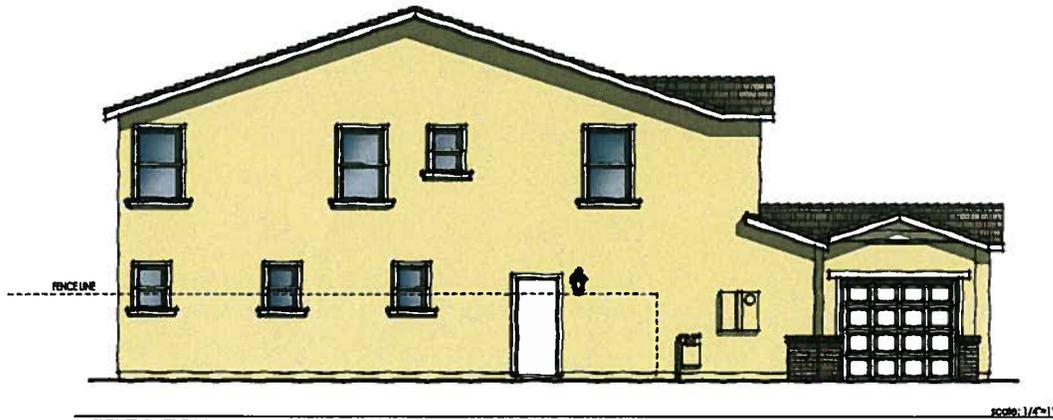
rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

planTHREE  
elevationC - californiaRANCH

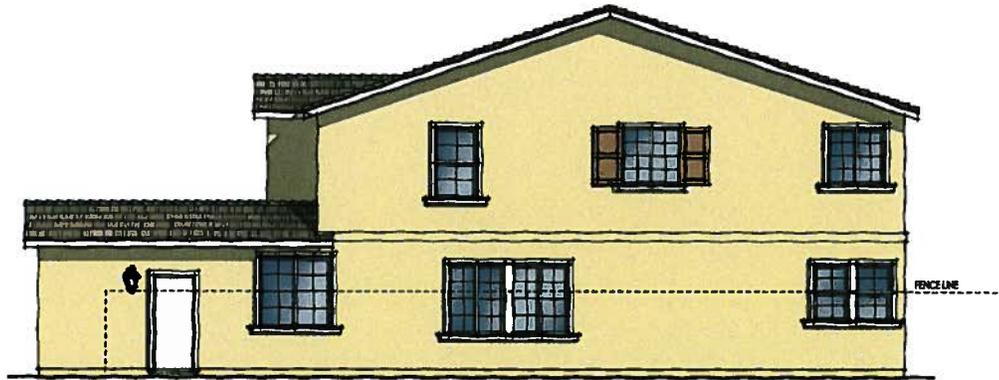
**MARISOL**  
meritage homes

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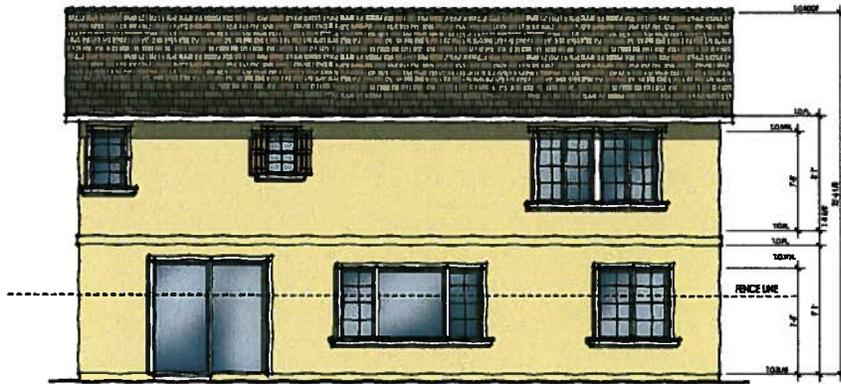
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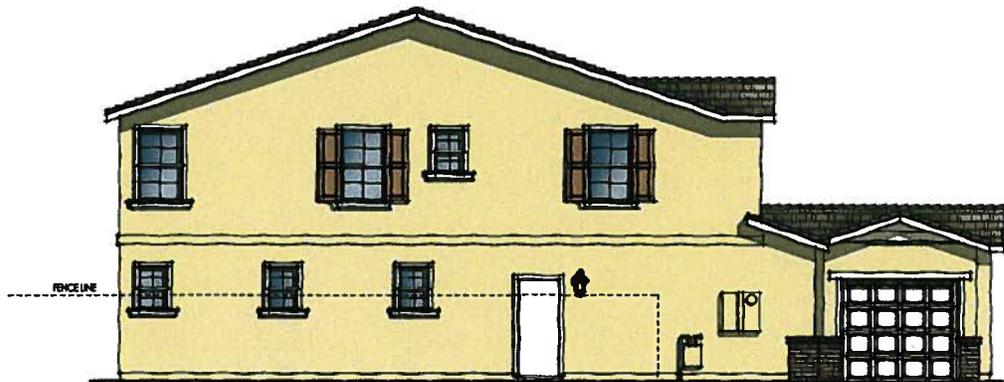
rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

planTHREE - enhanced  
elevationC - californiaRANCH

**MARISOL**  
meritage homes



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elevationA - spanishCOLONIAL



elevationB - craftsmanBUNGALOW



elevationC - californiaRANCH

planTWO

**MARISOL**  
meritage homes

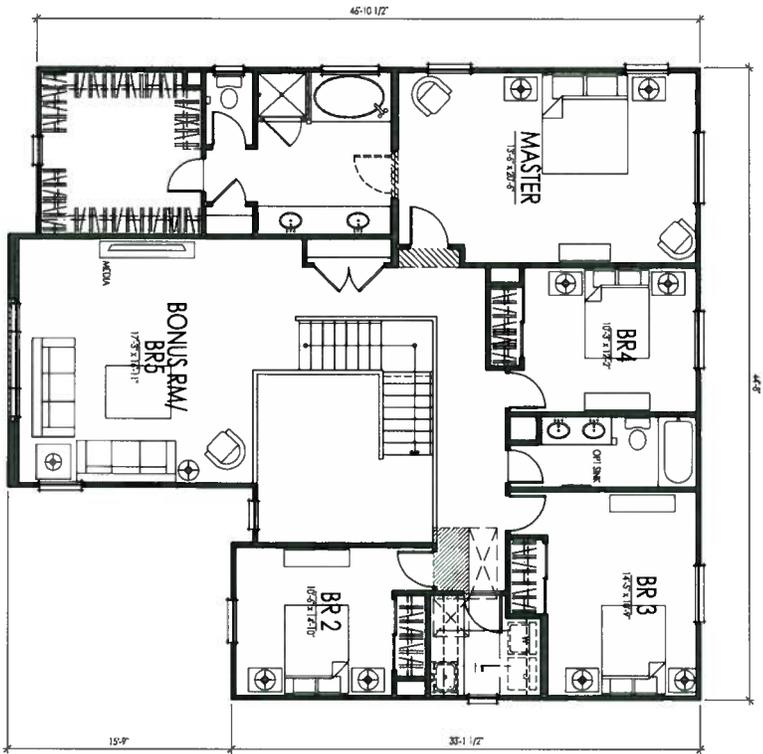
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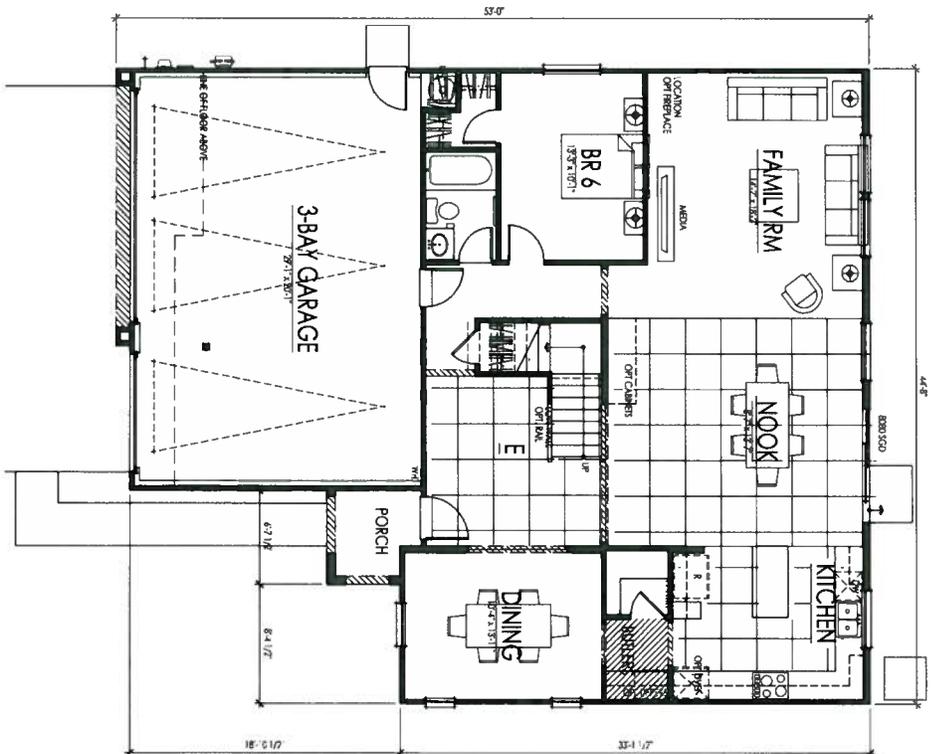
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second FLOOR



first FLOOR



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plant TWO

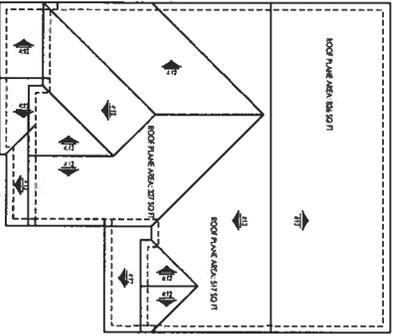
first floor: 1,427 sf  
 second floor: 1,742 sf  
 total living: 3,169 sf

MARISOL

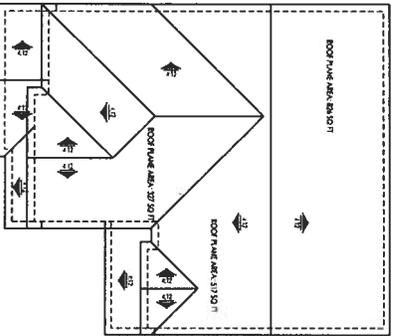
meritage homes

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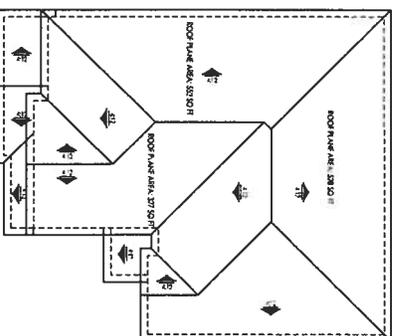
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elevation C roof PLAN (all pitches 4:12 u.n.o.) scale: 1/8"=1'



elevation B roof PLAN (all pitches 4:12 u.n.o.) scale: 1/8"=1'



elevation A roof PLAN (all pitches 4:12 u.n.o.) scale: 1/8"=1'



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plant TWO

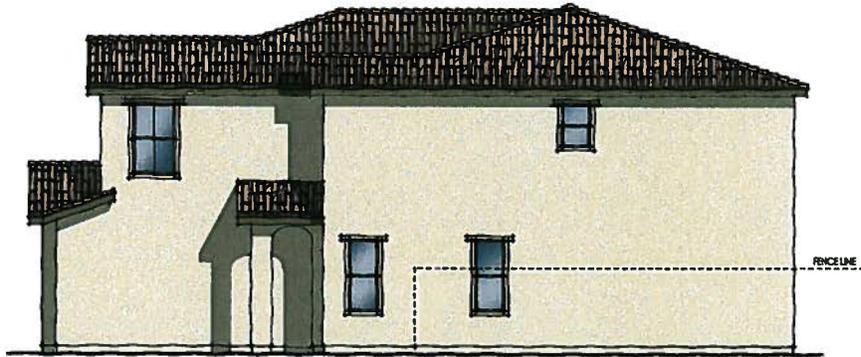
roof PLANS

MARISOL

heritage homes

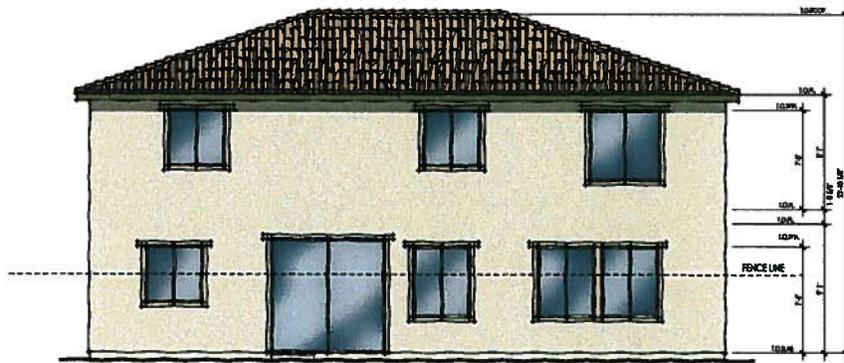
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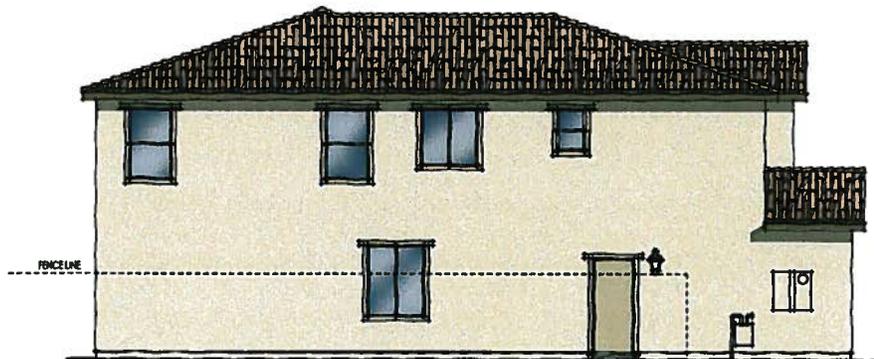
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scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

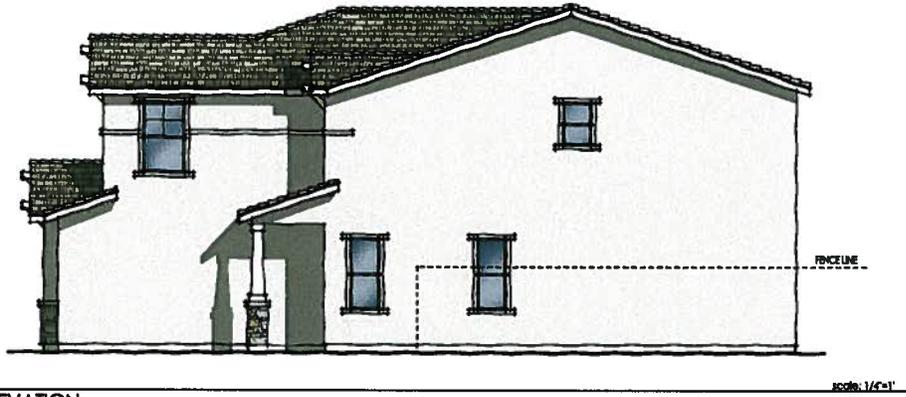
scale: 1/4"=1'

planTWO  
elevationA - spanishCOLONIAL

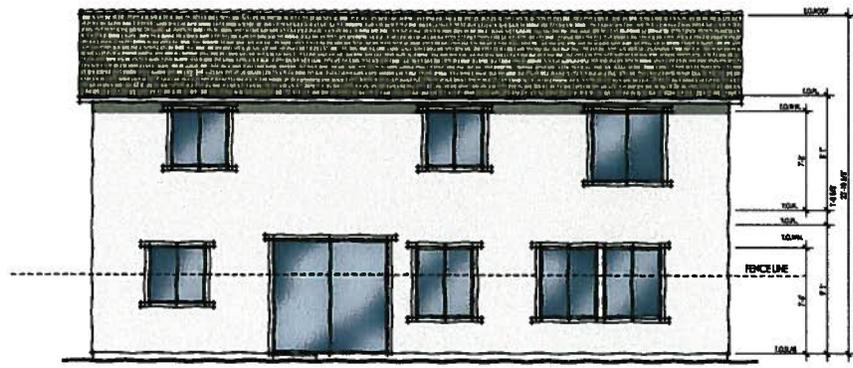
**MARISOL**  
meritage homes

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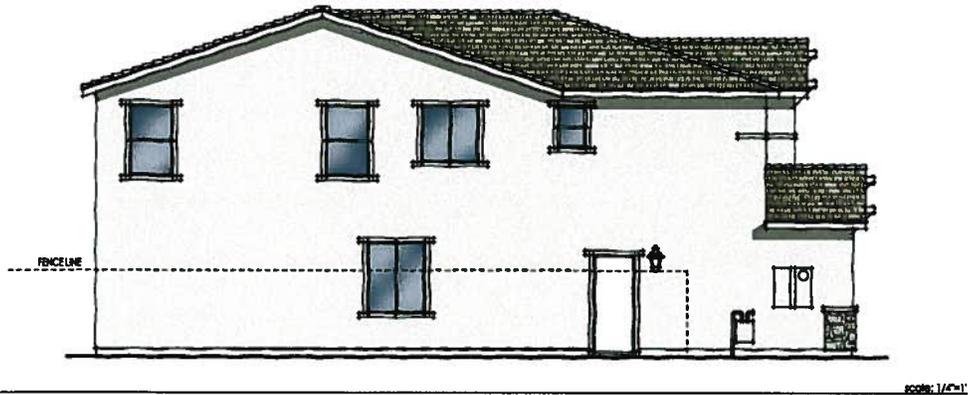




rightELEVATION



rearELEVATION



leftELEVATION

planTWO  
elevationB - craftsmanBUNGALOW

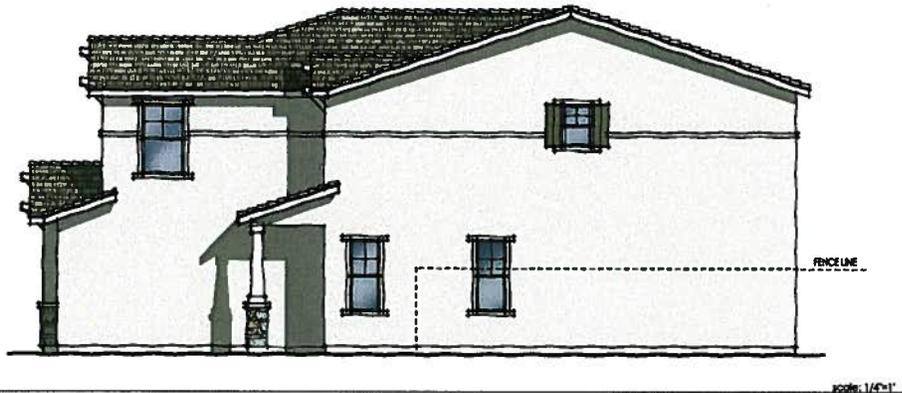
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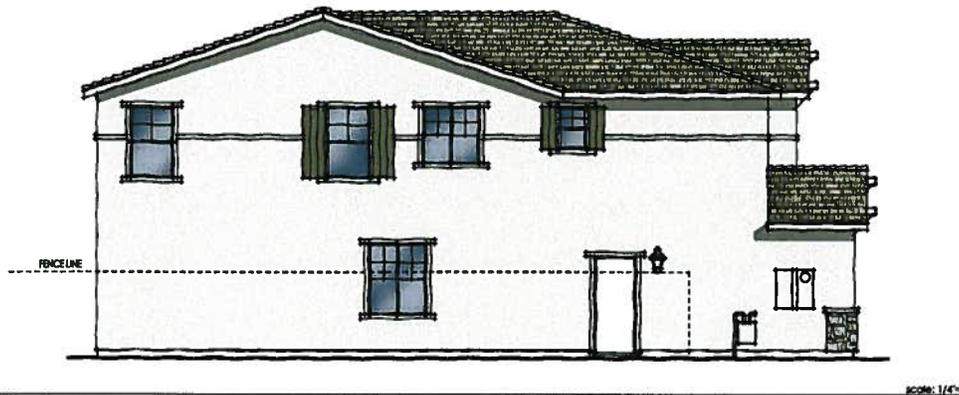
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rear ELEVATION



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plantWO - enhanced  
elevationB - craftsmanBUNGALOW

**MARISOL**  
meritage homes

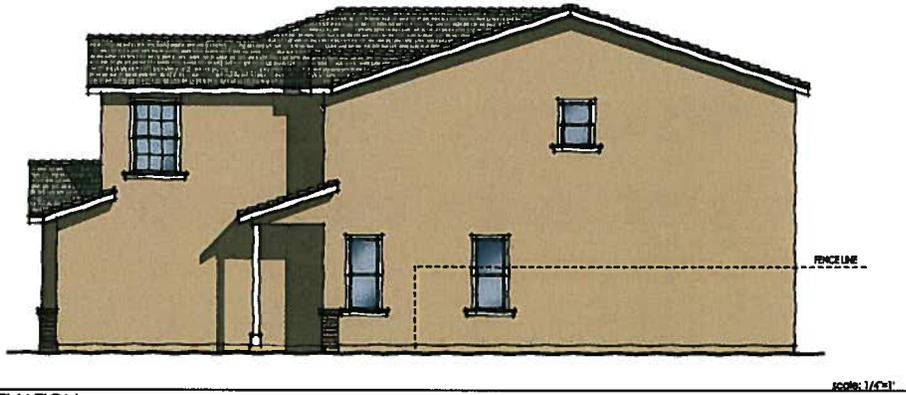
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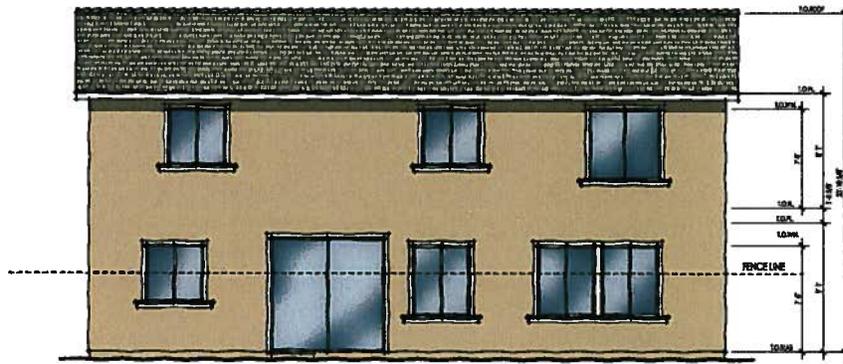
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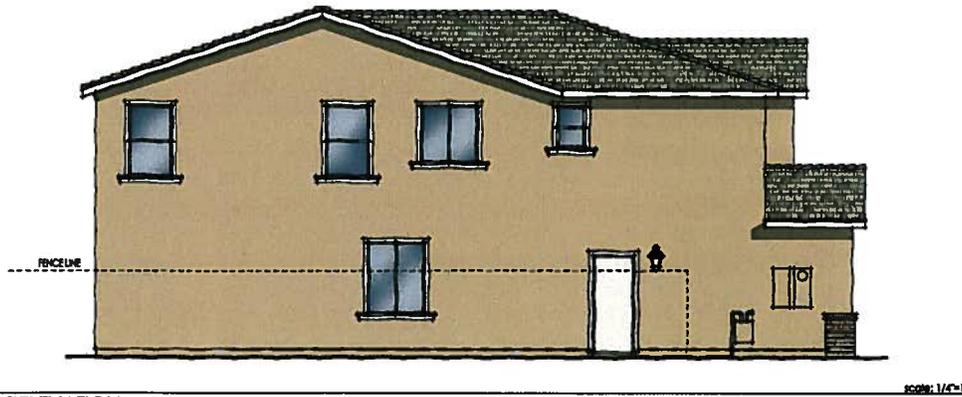
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planTWO  
elevationC - californiaRANCH

**MARISOL**  
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elevationA - spanishCOLONIAL



elevationB - craftsmanBUNGALOW



elevationC - calliforniaRANCH

planONE

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meritage homes

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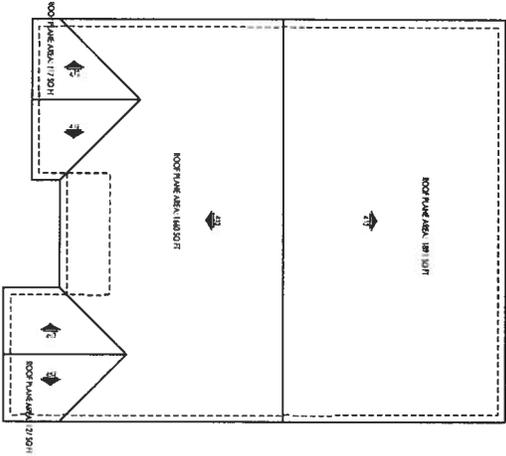


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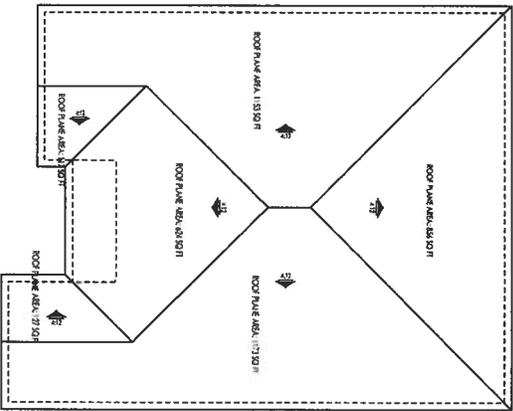
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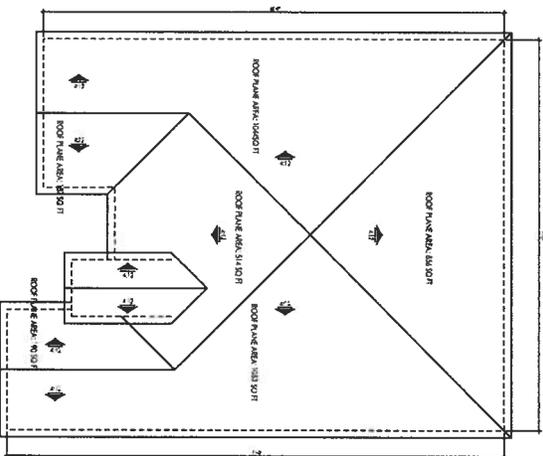
elevation C roof PLAN (all pitches 4:12 u.n.o.)

SCALE: 1/8"=1'



elevation B roof PLAN (all pitches 4:12 u.n.o.)

SCALE: 1/8"=1'



elevation A roof PLAN (all pitches 4:12 u.n.o.)

SCALE: 1/8"=1'



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plan ONE

roof PLANS

MARISOL

meritage homes

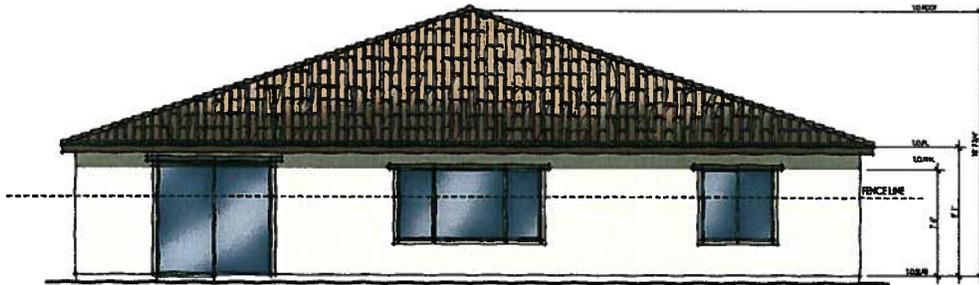
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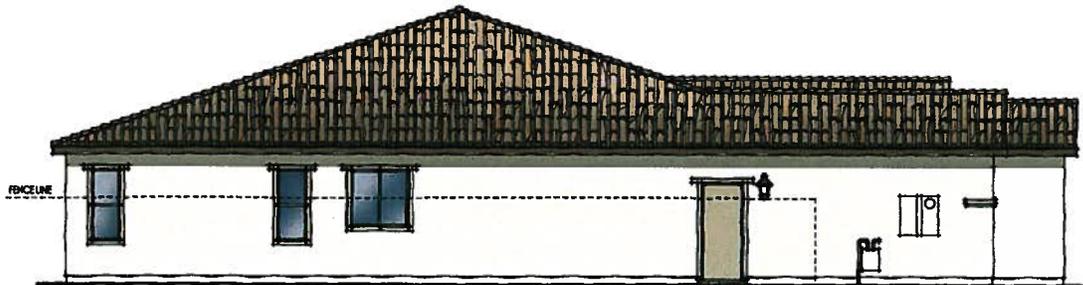
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elevationA - spanishCOLONIAL

**MARISOL**  
meritage homes

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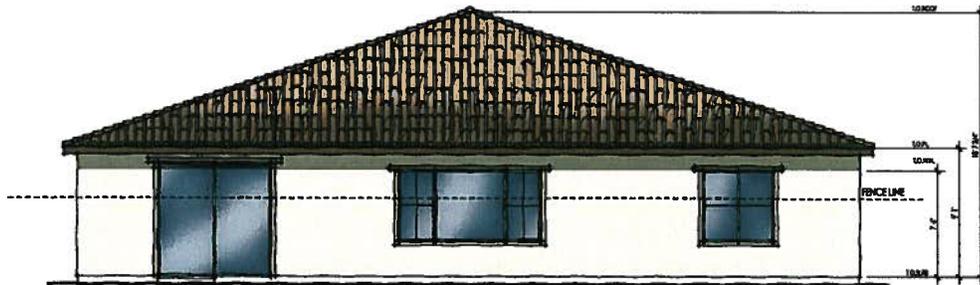
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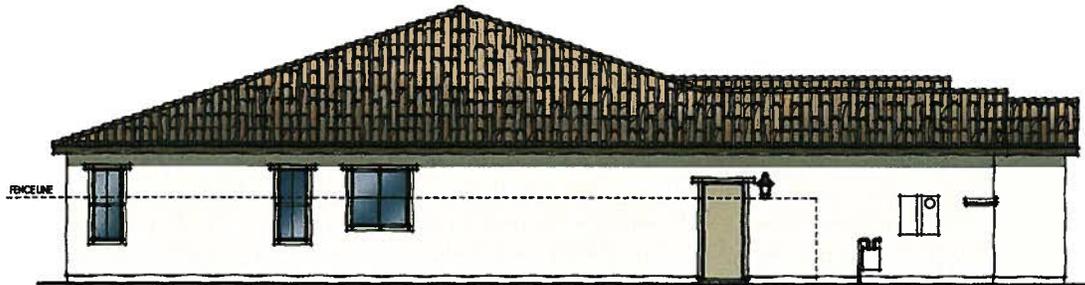
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planONE - enhanced  
elevationA - spanishCOLONIAL

**MARISOL**  
meritage homes

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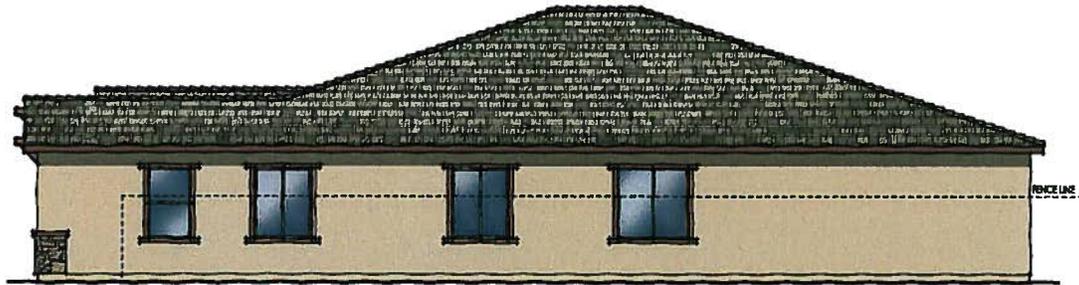
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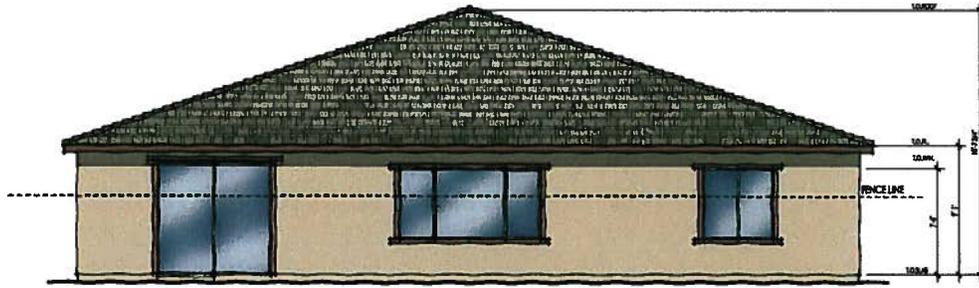
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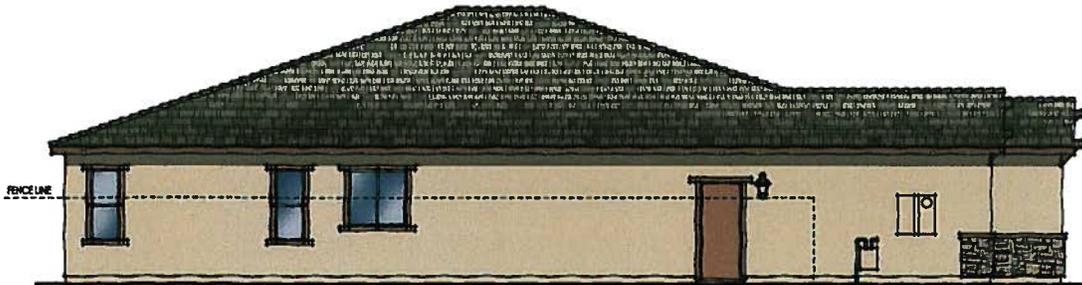
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**MARISOL**  
meritage homes

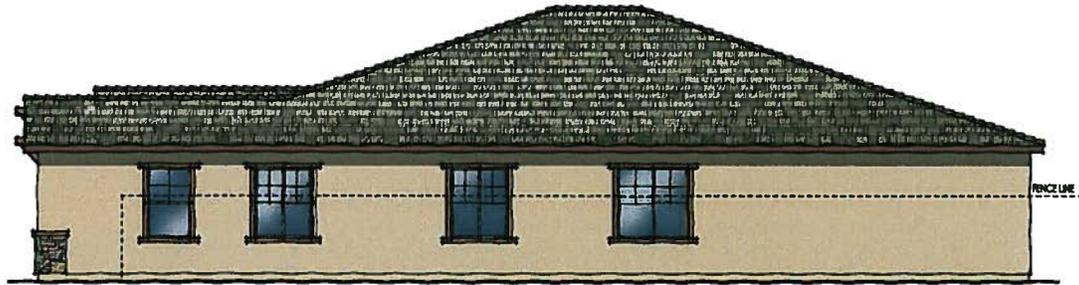


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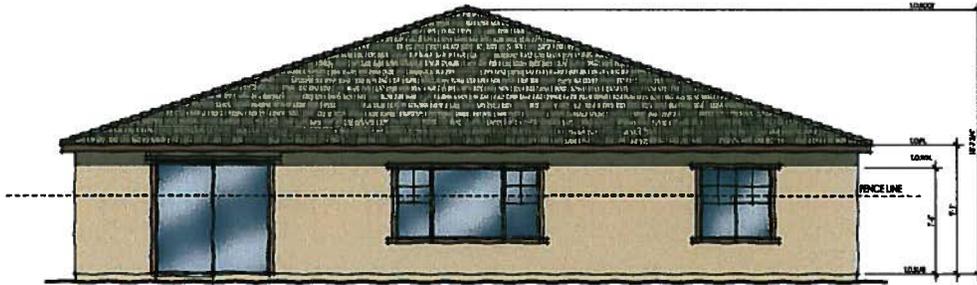
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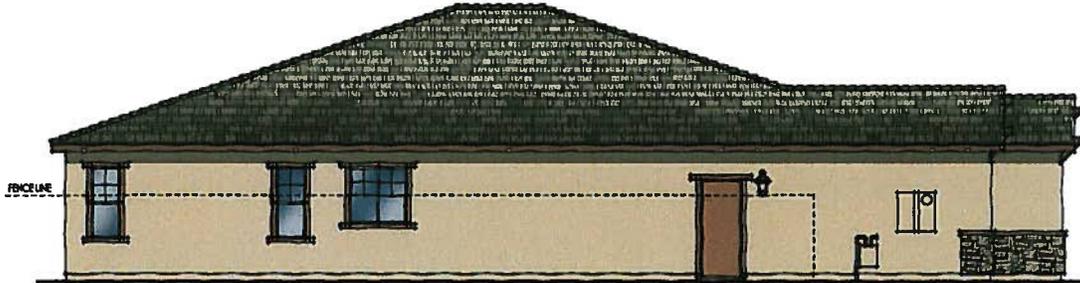
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meritage homes

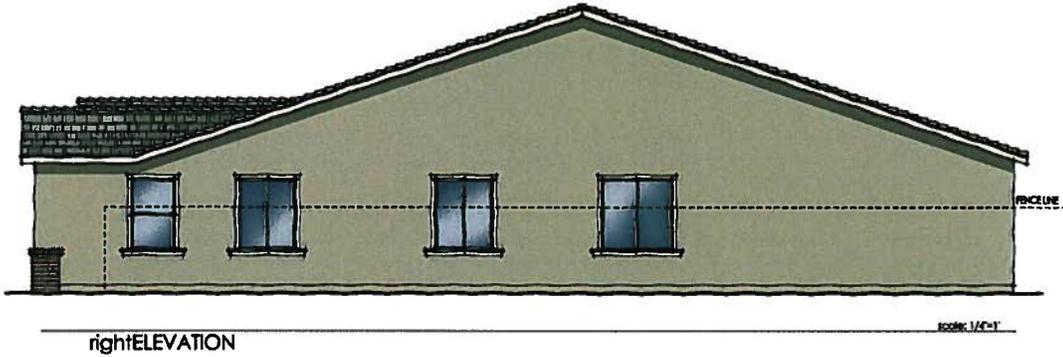
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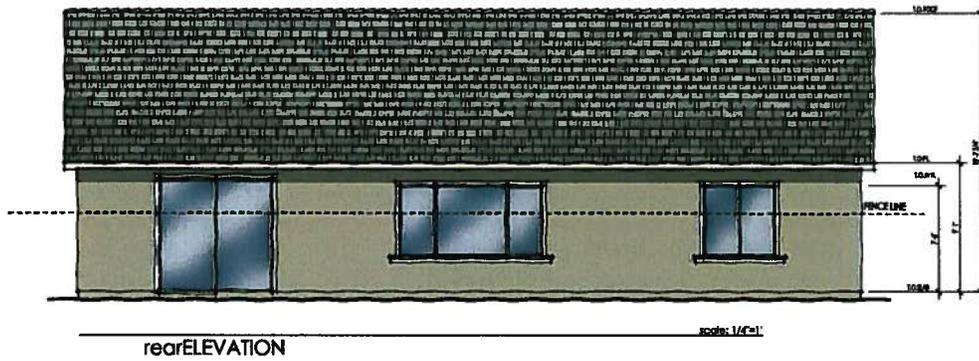
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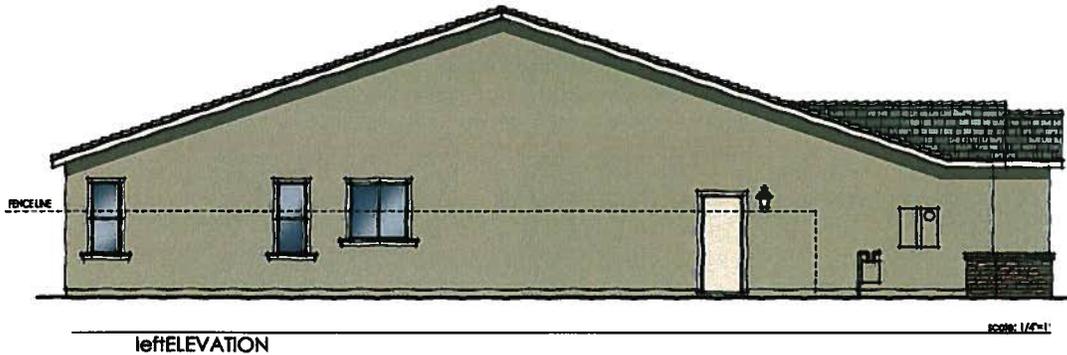
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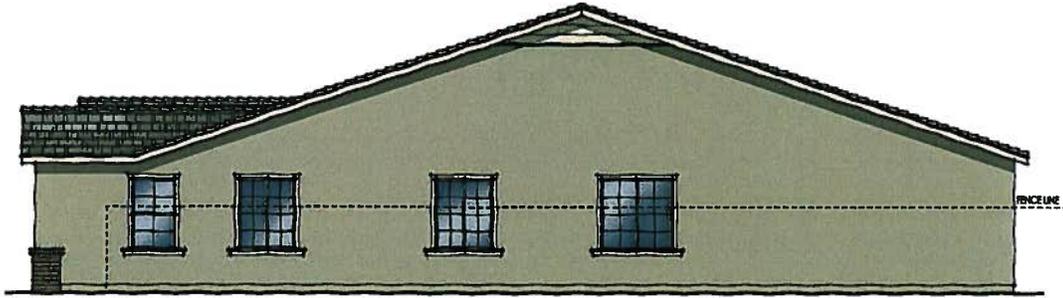
planONE  
elevationC - californiaRANCH

**MARISOL**  
meritage homes



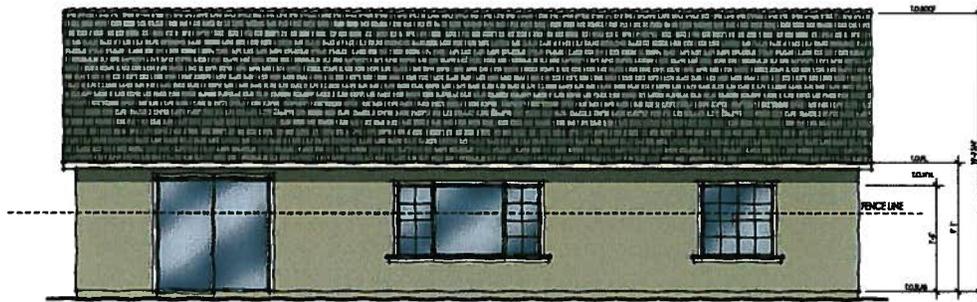
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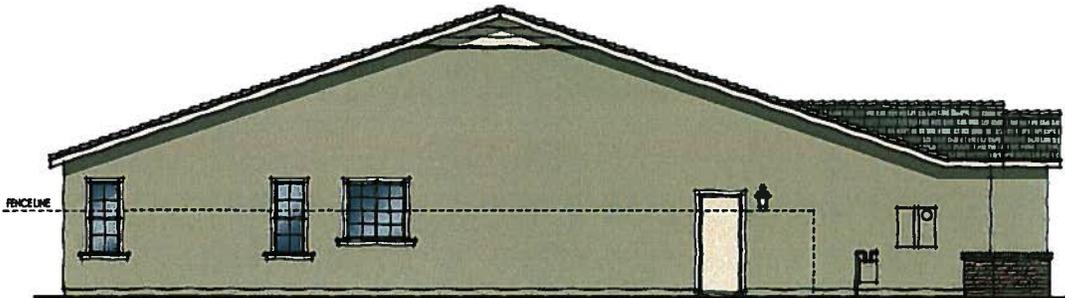
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planONE - enhanced  
elevationC - californiaRANCH

**MARISOL**  
meritage homes



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604-271-1111

02 • 14 • 2012

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2012-P21

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

---

6 APPLICATION NO: D11-00015  
7 APPLICANT: Meritage Homes  
8 LOCATION: Northwest of Melrose Drive and SR 76

---

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms  
12 prescribed by the Commission requesting a Development Plan under the provisions of Articles 10,  
13 22, 28, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 development of 92 new single-family detached dwellings on a 76.02-acre site in  
15 conjunction with limited revisions to the Architectural Guidelines for Hi-Hope Ranch;

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 7<sup>th</sup> day  
17 of May, 2012 conduct a duly advertised public hearing as prescribed by law to consider said  
18 application.

19 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
20 Guidelines thereto; this project has no substantial changes and there is no evidence that would  
21 impact the previously adopted Mitigated Negative Declaration (MND) for the site as per Article  
22 11, Section 15162, Subsequent EIRs and Negative Declarations;

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

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

28 ///////////////  
29 ///////////////  
30 ///////////////

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Inclusionary Housing	Oceanside Municipal Code	\$1,000 plus \$100 per unit
Administration Fee	Chapter 14C.9	
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$0.713 per square foot or \$713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is \$37,205 for a 2" meter.
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is \$50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$23,358 for a 2" meter.

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

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

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

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

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

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

11 FINDINGS:

12 For the Development Plan/ Hillside Development Plan:

- 13 1. The site plan and physical design of the project are consistent with the purposes of the  
14 Zoning Ordinance. The development proposal, as conditioned, is in substantial  
15 compliance with applicable Zoning Ordinance standards, consistent with the previously  
16 approved Hi-Hope Ranch Development Plan and revised architectural guidelines for the  
17 project.
- 18 2. The Development Plan conforms to the General Plan of the City. The proposed  
19 residential land use is permitted and consistent with the intent of the designated land use  
20 on the property , and it is compatible with surrounding land uses.
- 21 3. The area covered by the Development Plan can be adequately, reasonably and  
22 conveniently served by existing and planned public facilities, utilities and public  
23 facilities.
- 24 4. The project, as proposed, is compatible with existing and potential development on  
25 adjoining properties and in the surrounding neighborhood. The project will be  
26 consistent in terms of bulk and scale with surrounding developments.
- 27 5. The site plan and physical design of the project is consistent with section 1.24 and 1.25  
28 of the Land Use Element of the General Plan. The project site was previously approved  
29 for residential development and meets all setback requirements; the project is in  
substantial compliance with Development Guidelines for Hillside, and Section 3039 of  
the Zoning Ordinance. Roof planes of certain residential units will exceed 600 square

1 feet in area, measured parallel to the roof plane, however, the proposed design and  
2 landscape plan minimize visible bulk from public streets and the structures will be in  
3 reasonable harmony with the character of the area.

4 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
5 approve Development Plan (D11-00015), subject to the following conditions:

6 **General:**

- 7 1. This development plan is subject to all conditions of approval listed in Resolution No.  
8 2006-P57, unless modified by this resolution.

9 **Building:**

- 10 2. Construction shall comply with the current edition of the California Building Codes.  
11 3. Construction hours are limited to 7:00 a.m. to 6:00 p.m. Monday through Saturday.  
12 4. Construction shall comply with the current edition California Green Building Code.  
13 5. All required special inspections shall comply with the City of Oceanside Special  
14 Inspection Program.

15 **Planning:**

- 16 6. This Development Plan shall expire on May 7, 2014 unless implemented as required by the  
17 Zoning Ordinance.  
18 7. This Development Plan approves only development of 92 new single-family detached  
19 dwellings on a 76.02-acre site in conjunction with limited revisions to the Architectural  
20 Guidelines for Hi-Hope Ranch as shown on the plans and exhibits presented to the  
21 Planning Commission for review and approval. No deviation from these approved plans  
22 and exhibits shall occur without Planning Division approval. Substantial deviations shall  
23 require a revision to the Development Plan or a new Development Plan.  
24 8. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
25 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
26 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
27 annul an approval of the City, concerning Development Plan D11-00015. The City will  
28 promptly notify the applicant of any such claim, action or proceeding against the city and  
29 will cooperate fully in the defense. If the City fails to promptly notify the applicant of any  
such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall  
not, thereafter, be responsible to defend, indemnify or hold harmless the City.

- 1 9. All single-family dwelling units shall dispose of or recycle solid waste in a manner  
2 provided in City Code Section 13.3.
- 3 10. A covenant or other recordable document approved by the City Attorney shall be prepared  
4 by the applicant and recorded prior to the issuance of building permits. The covenant shall  
5 provide that the property is subject to this Resolution, and shall generally list the conditions  
6 of approval.
- 7 11. A Landscape Restoration Plan shall be provided for review and approval in conjunction  
8 with the final Landscape Plan submittal.
- 9 12. Fifty percent (min.) of required street facing yard areas shall be planted or otherwise  
10 landscaped to the satisfaction of the City Planner and City Landscape Architect.
- 11 13. Fifteen percent (min.) of the project's residential units shall incorporate useable front  
12 porches. Porch areas shall allow for circulation and placement of furniture. A site plan  
13 exhibit identifying specific locations and porch area layouts shall be submitted to the City  
14 Planner for review and approval prior to issuance of the first building permit.
- 15 14. Corrals shall maintain 25 feet (min.) rear yard setback and 5 feet (min.) rear yard setback.
- 16 15. Failure to meet any conditions of approval for this development shall constitute a violation  
17 of the Development Plan.
- 18 16. Unless expressly waived, all current zoning standards and City ordinances and policies in  
19 effect at the time building permits are issued are required to be met by this project. The  
20 approval of this project constitutes the applicant's agreement with all statements in the  
21 Description and Justification, and other materials and information submitted with this  
22 application, unless specifically waived by an adopted condition of approval.
- 23 17. Project perimeter walls and private fences adjacent to public right-of-way and/or visible  
24 from the public right-of-way shall be of masonry construction, capped with precast  
25 concrete details and enhanced with 24" wide pilasters at 30 feet intervals (min.) and at  
26 corner locations. If any aspect of the project fencing and walls is not covered by an  
27 approved Development Plan, the construction of fencing and walls shall conform to the  
28 development standards of the City Zoning Ordinance. In no case, shall the construction of  
29 fences and walls (including combinations thereof) exceed the limitations of the zoning  
code, unless expressly granted by a Variance or other development approval.

- 1 18. All mitigation measures identified in the approved Mitigated Negative Declaration shall be  
2 complied with as stated in that document and associated Mitigation Monitoring and  
3 Reporting Program.
- 4 19. A letter of clearance from the affected school district in which the property is located  
5 shall be provided as required by City policy at the time building permits are issued.
- 6 20. Prior to the issuance of building permits, compliance with the applicable provisions of the  
7 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed  
8 and approved by the Planning Division. These requirements, including the obligation to  
9 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the  
10 Landscape Plan and shall be recorded in the form of a covenant affecting the subject  
11 property.
- 12 21. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
13 written copy of the applications, staff report and resolutions for the project to the new  
14 owner and or operator. This notification's provision shall run with the life of the project  
15 and shall be recorded as a covenant on the property.
- 16 22. The applicant, tenants, or successors in interest shall comply with the City's business  
17 license requirements, as necessary.
- 18 23. Elevations, siding materials, colors, roofing materials and floor plans shall be  
19 substantially the same as those approved by the Planning Commission. These shall be  
20 shown on plans submitted to the Building Division and Planning Division for permit  
21 plan check, prior to issuance of any building permit.
- 22 24. No two units with identical front elevations shall be plotted on adjacent lots on the same  
23 side of the street or immediately across from each other.
- 24 25. If the same plan type is selected adjacent to each other, a different elevation and color  
25 scheme will be provided.
- 26 26. Garages shall be kept available and useable for the parking of tenant's automobiles at all  
27 times.

26 **Landscaping:**

- 27 27. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines  
28 and Specifications for Landscape Development (latest revision), Water Conservation  
29 Ordinance No. 91-15, Water Efficient Landscape Ordinance 10-OR0412-1, Engineering

1 criteria, City code and ordinances, including the maintenance of such landscaping, shall  
2 be reviewed and approved by the City Engineer prior to the issuance of building permits.  
3 Landscaping shall not be installed until bonds have been posted, fees paid, and plans  
4 signed for final approval. A landscape preconstruction meeting shall be conducted by  
5 the landscape architect of record, Public Works Inspector, developer or owner's  
6 representative and landscape contractor prior to commencement of the landscape and  
7 irrigation installation. The following landscaping requirements shall be required prior to  
8 plan approval and certificate of occupancy:

- 9 a) Final landscape plans shall accurately show placement of all plant material such  
10 as but not limited to trees, shrubs, and groundcovers.
- 11 b) Landscape Architect shall be aware of all utility, sewer, storm drain easement  
12 and place planting locations accordingly to meet City of Oceanside requirements.
- 13 c) All required landscape areas shall be maintained by the projects Homeowner  
14 Association (HOA). The landscape areas shall be maintained per City of  
15 Oceanside requirements.

16 28. Planting areas adjacent to the required equestrian trail(s) and bike trail shall be planted,  
17 irrigated and maintained by the project's Homeowner's association (HOA) per City of  
18 Oceanside requirements.

19 29. The equestrian trail, equestrian fencing associated with the trail, bike path, and all  
20 associated signage and striping within the 24-foot wide dedicated easement shown on  
21 the associated San Luis River Trail Improvement Plans shall be maintained by the City  
22 of Oceanside:

- 23 a) from Saddlebred Street north along Melrose Drive;
- 24 b) turning into and progressing through Lot 'C';
- 25 c) along the Marisol (Hi-Hope) development's southwest property line and ending  
26 at the perpendicular adjacent property line for neighboring Guajome Meadows  
27 Community Association Open Space Lot 'B'.

28 30. The portion of the equestrian trail, equestrian fencing associated with the trail, and bike  
29 path from the end of the City of Oceanside maintained trail(s) returning back into the  
Marisol (Hi-Hope) Development ending at Quarter Horse Circle (behind lot 29) shall be  
maintained by the project's Homeowners Association (HOA).

- 1 31. All equestrian trails, equestrian fencing associated with the trails internal to the Marisol  
2 (Hi-Hope) Development, including planting and irrigation in the right-of-way, shall be  
3 maintained by the project's Homeowners Association (HOA).
- 4 32. Proposed landscape species shall be native or naturalized to fit the site and meet climate  
5 changes indicative to their planting location. The selection of plant material shall be  
6 based on cultural, aesthetic, and maintenance considerations. Proposed landscape  
7 species shall be low water users and shall meet Fire Department requirements.
- 8 33. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and  
9 appropriate supplements based upon a soils report from an agricultural suitability soil  
10 sample taken from the site.
- 11 34. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the  
12 sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to  
13 a 3" depth to help conserve water, lower the soil temperature and reduce weed growth.
- 14 35. Front yard turf areas shall not exceed 35 percent of the front yard square footage.
- 15 36. The installed shrubs shall be allowed to grow in their natural forms. All landscape  
16 improvements shall follow the City of Oceanside Guidelines.
- 17 37. All street trees shall comply with the current City of Oceanside Standard Detail No.  
18 211A.
- 19 38. Root barriers shall be installed adjacent to all paving surfaces, where a paving surface is  
20 located within 6 feet of a trees trunk on-site (private) and within 10 feet of a trees trunk  
21 in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the  
22 centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in  
23 depth. Installing a root barrier around the tree's root ball is unacceptable.
- 24 39. All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain  
25 Planning Division approval for these items in the conditions or application stage prior to  
26 the first submittal of working drawings.
- 27 40. For planting and placement of trees inclusive of their distances from hardscape and other  
28 utilities/ structures, the landscape plans shall follow the City of Oceanside's (current)  
29 Tree Planting Distances and Spacing Standards.

- 1 41. An automatic irrigation system shall be installed to provide coverage for all planting  
2 areas shown on the plan. Low precipitation equipment shall provide sufficient water for  
3 plant growth with a minimum water loss due to water run-off.
- 4 42. Irrigation systems shall use high quality, automatic control valves, controllers and other  
5 necessary irrigation equipment. All components shall be of non-corrosive material. All  
6 drip systems shall be adequately filtered and regulated per the manufacturer's  
7 recommended design parameters.
- 8 43. Landscape plans shall be internally consistent with all other project plans.
- 9 44. Landscape plans shall comply with all Biological (including the Landscape Restoration  
10 Plan) and/or Geotechnical reports, as required, shall match the grading and improvement  
11 plans, comply with SWMP Best Management Practices to the satisfaction of the City  
12 Engineer.
- 13 45. Existing landscaping on and adjacent to the site shall be protected in place and  
14 supplemented or replaced to the satisfaction of the City Engineer.
- 15 46. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way  
16 and within any adjoining public parkways shall be permanently maintained by the  
17 owner, his assigns or any successors-in-interest in the property. The maintenance  
18 program shall include: a) normal care and irrigation of the landscaping; b) repair and  
19 replacement of plant materials (including street trees); c) irrigation systems, as  
20 necessary; d) general cleanup of landscaped and open areas; e) parking lots and  
21 walkways, walls, fences, etc.; f) pruning standards for street trees, in compliance with  
22 the International Society of Arboriculture (ISA) Standard Practices for Tree Care  
23 Operations – ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and  
24 Tree Pruning Guidelines, Appendix F (most current edition). Failure to maintain  
25 landscaping shall result in enforcement actions including but not limited to citations.
- 26 47. In the event that the conceptual landscape plan (CLP) does not match the conditions of  
27 approval, the resolution of approval shall govern.

28 **Water Utilities:**

29 **General conditions:**

48. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the

1 responsibility of the developer and shall be done by an approved licensed contractor at  
2 the developer's expense.

3 49. The property owner shall maintain private water and wastewater utilities located on  
4 private property.

5 50. Water services and sewer laterals constructed in existing right-of-way locations are to be  
6 constructed by approved and licensed contractors at developer's expense.

7 51. All Water and Wastewater construction shall conform to the most recent edition of the  
8 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by  
9 the Water Utilities Director.

10 52. Residential units shall be metered individually. Private utility systems for residential  
11 developments are not allowed.

12 53. Per the 2010 California Fire Code, all new residential units shall be fire sprinklered. The  
13 minimum allowable water meter for a fire sprinklered home is 3/4-inch.

**The following conditions shall be met prior to the approval of engineering design plans.**

14 54. The proposed sewer will tie into the adjacent system in the Guajome Meadows  
15 subdivision which discharges via an existing 8-in sewer line that crosses Highway 76  
16 into a 15-in sewer main trunk line. The 8-in line under the highway is in poor condition  
17 and will need to be removed and replaced. The conclusion from the previously  
18 submitted Hi Hope Ranch Sewer Study was that two reaches of sewer main must be  
19 replaced with 10-inch PVC. These reaches are the 8-inch main crossing under Highway  
20 76 and the 8-inch main called out as Line "C" on both on Improvement Plans R-8667.

21 55. A total of 25 production homes and 3 model homes shall be issued building permits  
22 prior to the submittal and approval of the sewer main replacement within Highway 76.  
23 Only 12 of the 25 homes will be allowed to have occupancy prior to the sewer main  
24 replacement. Until the sewer main reaches identified in the Hi Hope Ranch Sewer Study  
25 have been replaced and are operational no further building permits shall be issued.

26 56. All public water and/or sewer facilities not located within the public right-of-way shall  
27 be provided with easements sized according to the Water, Sewer, and Reclaimed Water  
28 Design and Construction Manual. Easements shall be constructed for all weather access.

29 57. No trees, structures or building overhang shall be located within any water or  
wastewater utility easement.

1 58. All lots with a finish pad elevation located below the elevation of the next upstream  
2 manhole cover of the public sewer shall be protected from backflow of sewage by  
3 installing and maintaining an approved type backwater valve, per the Uniform Plumbing  
4 Code (U.P.C.).

5 59. The developer shall construct a public reclamation water system that will serve each lot  
6 and or parcels that are located in the proposed project in accordance with the City of  
7 Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be  
8 located in the public right-of-way or in a public utility easement.

9 60. A separate irrigation meter and approved backflow prevention device is required and  
10 shall be displayed on the plans.

11 **The following conditions of approval shall be met prior to building permit issuance.**

12 61. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are  
13 to be paid to the City and collected by the Water Utilities Department at the time of  
14 Building Permit issuance.

15 62. All Water Utilities Fees are due at the time of building permit issuance per City Code  
16 Section 32B.7, unless the developer/applicant applies and is approved for a deferral of  
17 all fees per City of Oceanside Ordinance No. 09-OR0676-1.

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1 **The following conditions of approval shall be met prior to occupancy.**

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

6 PASSED AND ADOPTED Resolution No. 2012-P21 on May 7, 2012 by the following

7 vote, to wit:

8 AYES:

9 NAYS:

10 ABSENT:

11 ABSTAIN:

12 \_\_\_\_\_  
Tom Rosales, Chairperson  
13 Oceanside Planning Commission

14 ATTEST:

15 \_\_\_\_\_  
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
18 this is a true and correct copy of Resolution No. 2012-P21.

19  
20 Dated: May 7, 2012

21  
22 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may  
23 be required as stated herein:

24  
25 \_\_\_\_\_  
Applicant/Representative

25 \_\_\_\_\_  
Date

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PLANNING COMMISSION  
RESOLUTION NO. 2006-P57

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

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APPLICATION NO: T-2-03, D-8-03, C-11-03, C-12-03REV-05  
APPLICANT: Hillcrest Homes  
LOCATION: Melrose Drive, north of Highway 76

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Tentative Map, Development Plan and Conditional Use Permits under the provisions of Articles 10, 28, 41 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

93-unit single-family subdivision;  
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 9<sup>th</sup> day of October, 2006 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; a Mitigated Negative Declaration has been prepared stating that if the mitigation measures are met there will not be an adverse impact upon the environment

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

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

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1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
8			
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non- residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
11			
12			
13			
14			
15	Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
16			
17	Thoroughfare Fee (For commercial and industrial please note the .75 per cent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
18			
19			
20	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically \$3,746 per unit; Non- residential is \$19,967 for a 2" meter.
21			
22			
23	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically \$4,587 per unit; Non-residential is \$24,444 for a 2" meter.
24			
25			
26			
27	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,154 per unit; Non-.
28			

1  
2 WHEREAS, the current fees referenced above are merely fee amount estimates of the  
3 impact fees that would be required if due and payable under currently applicable ordinances and  
4 resolutions, presume the accuracy of relevant project information provided by the applicant, and are  
5 not necessarily the fee amount that will be owing when such fee becomes due and payable;

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

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

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

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

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

20 FINDINGS:

21 For the Revision to Tentative Map:

- 22 1. The proposed subdivision creates parcels that are consistent and exceed the requirements  
23 of the RE-B-SP-EQ zoning designation. The subdivision map is consistent with the  
24 General Plan of the City.
- 25 2. The proposed building pads on the site will conform to the topography of the site,  
26 therefore, making it suitable for residential development. The 76.02-acre site is  
27 physically suitable to allow for the development of 93 residential lots.
- 28 3. The subdivision complies with all other applicable ordinances, regulations and guidelines  
of the City.

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

4 5. That the design of the subdivision or the proposed improvements will not cause  
5 substantial environment damage with the proposed mitigation or substantially and  
6 avoidably injure fish or wildlife or their habitat.

7 For the Revision to Development Plan:

8 1. The site plan and physical design of the project is consistent with the Zoning Ordinance  
9 and the underlying Residential Estate District (RE-B-SP-EQ).

10 2. The Development Plan conforms to the General Plan of the City.

11 3. The project site can be adequately served by existing public facilities, services and  
12 utilities.

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

15 5. The site plan and parameters for the architecture and physical design of the project is  
16 consistent with the policies contained within Sections 1.24 and 1.25 of the Land Use  
Element of the General Plan.

17 For the Revision to Conditional Use Permit for the Panhandle Access:

18 1. The proposed use of a panhandle access design on 5 lots and the proposed location of the  
19 access on the lots are in accordance with the objectives of the Zoning Ordinance and  
20 purposes of the districts in which it is located.

21 2. The use of panhandle access design, and the proposed conditions under which they would  
22 be established or maintained will be consistent with the General Plan; will not be  
23 detrimental to the public health, safety or welfare of persons residing or working in or  
24 adjacent to the neighborhood of such use; and will not be detrimental to properties or  
improvements in the vicinity or to the general welfare of the City.

25 For the Revision to Conditional Use Permit for the Increase in Base Density:

26 1. The development portion of the subject property is zoned RE-B-SP-EQ with a  
27 corresponding Land Use designation of Residential Single-Family District (1-3.5  
28 dwelling units per acre). The project density 1.31 dwelling units per acre are consistent

1. with the density range of 1-3.5 dwelling units per acre established by the Estate Residential District.

2. The location and conditions under which the subject application must comply insure that the project will not cause detriment to the public health safety or welfare of persons residing or working in or adjacent to the project area.

3. The project has been adequately conditioned or designed to comply with applicable requirements of the Zoning Ordinance.

4. The project proposes an excellence in design features in accordance with Section 2.32 of the General Plan including offset garages, varied front yard setbacks and various orientations of the units on the lots.

For the Hillside Development Plan:

1. The project, as designed, is consistent with Hillside Development Regulations and conforms to the City of Oceanside General Plan.

2. The project is consistent with the zoning and development regulations for the Residential Single-family (RE-B-SP-EQ) zone and with all other applicable ordinances regulations and guidelines of the City of Oceanside.

3. The project site can be adequately served by existing public facilities, services and utilities.

4. No feasible alternative exists for the proposed increase in height and length of the manufactured slope without a substantial amount of grading which would further degrade the natural slope of the site.

WHEREAS, the Mitigated Negative Declaration together with any comments received, and Mitigation and Monitoring and Reporting Program (MMRP), incorporated into the conditions of approval for the project, were presented to the Planning Commission, and the Planning Commission reviewed and considered the information contained in these documents prior to making a decision on the project.

WHEREAS, the Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Program (MMRP) have been determined to be accurate and adequate documents, which reflect the independent judgment and analysis of the Planning Commission. On the basis of the entire record before it, the Planning Commission finds that there is no substantial evidence

1 that the project, with implementation of the mitigation measures proposed, will have a significant  
2 impact on the environment.

3 Whereas, the Planning Commission hereby approves of the application of a Habitat Loss  
4 Permit for the Hi Hope Ranch project and directs Planning Staff to proceed with requesting the  
5 County of San Diego to utilize a portion of the County's 5% take allocation for Coastal Sage  
6 Scrub in accordance with County of San Diego Board of Supervisors Policy I-122.

7 WHEREAS, the documents or other material which constitute the record of  
8 proceedings upon which the decision is based will be maintained by the City of Oceanside  
9 Planning Division, 300 North Coast Highway, Oceanside, California 92054.

10 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
11 approve the Mitigated Negative Declaration and approve Revision to Tentative Map (T-2-03),  
12 Development Plan (D-8-03) and Conditional Use Permits (C-11-03, C-12-03) subject to the  
13 following conditions:

13 **Building:**

- 14 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
15 Building Division plan check.
- 16 2. The granting of approval under this action shall in no way relieve the applicant/project from  
17 compliance with all State and local building codes.
- 18 3. All electrical, communication, CATV, etc. service lines, within the exterior lines of the  
19 property shall be underground (City Code Sec. 6.30).
- 20 4. The building plans for this project are required by State law to be prepared by a licensed  
21 architect or engineer and must be in compliance with this requirement prior to submittal  
22 for building plan review.
- 23 5. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and  
24 shall be shielded appropriately. Where color rendition is important high-pressure sodium,  
25 metal halide or other such lights may be utilized and shall be shown on final building and  
26 electrical plans.
- 27 6. The developer shall monitor, supervise and control all building construction and supportive  
28 activities so as to prevent these activities from causing a public nuisance, including, but not  
limited to, strict adherence to the following:

- 1 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
2 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work  
3 that is not inherently noise-producing. Examples of work not permitted on Saturday  
4 are concrete and grout pours, roof nailing and activities of similar noise-producing  
5 nature. No work shall be permitted on Sundays and Federal Holidays (New Year's  
6 Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day, Christmas Day) except  
7 as allowed for emergency work under the provisions of the Oceanside City Code  
8 Chapter 38 (Noise Ordinance).
- 9 b) The construction site shall be kept reasonably free of construction debris as  
10 specified in Section 13.17 of the Oceanside City Code. Storage of debris in  
11 approved solid waste containers shall be considered compliance with this  
12 requirement. Small amounts of construction debris may be stored on-site in a neat,  
safe manner for short periods of time pending disposal.

13 **Engineering:**

- 14 7. The exact alignments, geometrics, and widths of all rights-of-way and street improvements  
15 shall be as required by the Public Works Director.
- 16 8. The developer shall obtain a written permission for any off-site grading on the school  
17 property. The permission shall be obtained in writing from the Vista Unified School  
18 District (property owner) and noted on the grading plan. Copies shall be provided to the  
19 City of Oceanside.
- 20 9. All proposed grading (on-site and off-site) shall be shown on the Tentative Map and on  
21 the final grading plan prior to any grading permit.
- 22 10. All requirements for grading, erosion control, stormwater mitigation and environmental  
23 assessment and mitigation as required by the City of Oceanside grading ordinance and  
engineers' manual shall apply to the off-site grading.
- 24 11. Off-site grading will be allowed only on those areas shown on the Tentative Map; and  
25 will not be allowed outside those boundaries.
- 26 12. No blasting, brushing outside the limits of the proposed grading, grinding or processing  
27 of brush or debris, rock crushing or soil processing operation will be allowed outside of  
28 the off-site grading area.

- 1 13. Diversion of drainage by the off-site grading which conveys water onto the future  
2 Melrose Avenue must be temporarily and permanently addressed by the developer, unless  
3 the responsibility for future permanent treatment of the runoff is assumed in writing by  
4 the Vista Unified School District.
- 5 14. Design and construction of all improvements shall be in accordance with standard plans  
6 and specifications of the City of Oceanside and subject to approval by the Public Works  
7 Director.
- 8 15. Prior to approval of any engineering plans, the developer shall host a community meeting  
9 with all residents potentially affected by construction activities to inform them of the  
10 schedule and answer questions, to the satisfaction of the Public Works Director.
- 11 16. The approval of the tentative map shall not mean that any proposed, required, or  
12 necessary closure, vacation, or abandonment of any public street, right-of-way, easement,  
13 or facility indicated on the tentative map is granted or guaranteed to the developer. The  
14 developer is responsible for applying for all closures, vacations, and abandonment's as  
15 necessary. The application(s) shall be reviewed and approved or rejected by the City  
16 under separate process(es) per codes, ordinances, and policies in effect at the time of the  
17 application.
- 18 17. Prior to approval of any building permit, final map or any increment, all improvement  
19 requirements, within such increment or outside of it if required by the Public Works  
20 Director, shall be covered by a subdivision agreement and secured with sufficient  
21 improvement securities or bonds guaranteeing performance and payment for labor and  
22 materials, setting of monuments, and warranty against defective materials and  
23 workmanship.
- 24 18. Prior to approval of any engineering plans a phasing for the construction of public and  
25 private improvements including landscaping, streets, arterials and signal modifications shall  
26 be approved by the Public Works Director. All improvements shall be in construction prior  
27 to the issuance of any building permits to the satisfaction of the Public Works Director.
- 28 19. The tract shall be recorded as one. The tract may be developed in phases. A construction-  
phasing plan for the construction of on-site public and private improvements shall be  
reviewed and approved by the Public Works Director prior to the recordation of the final

1 map. Prior to the issuance of any building permits all off-site improvements including  
2 landscaping, landscaped medians, frontage improvements shall be constructed to the  
3 satisfaction of the Public Works Director. Public Works Director shall require the  
4 dedication and construction of necessary utilities, arterials and streets and other  
5 improvements outside the area of any particular final map, if such is needed for circulation,  
6 parking, access or for the welfare or safety of future occupants of the development. The  
7 boundaries of any multiple final map increment shall be subject to the approval of the  
8 Public Works Director.

9 20. Prior to the issuance of any grading, improvement or building permits for a model  
10 complex, a construction-phasing plan for the entire project shall be reviewed and  
11 approved by the City Planner, Public Works Director and/or City Engineer and the  
12 Building Official. All public and private improvements including landscaping and off-  
13 site streets or arterials that are found to be required to serve the model complex shall be  
14 completed prior to the issuance of any building permit.

15 21. Where proposed, required, or necessary off-site improvements, including but not limited to  
16 slopes, public utility facilities, and drainage facilities, are to be constructed, the developer  
17 shall, at his own expense, obtain all necessary easements or other interests in real property  
18 and shall dedicate the same to the City as required. The developer shall provide  
19 documentary proof satisfactory to the City that such easements or other interest in real  
20 property have been obtained prior to the approval of the final map. Acquisition of some  
21 easements or other interests in real property might be required prior to issuance of any  
22 grading, building or improvement permit at the discretion of the Public Works Director.  
23 Additionally, the City, may at its sole discretion, require that the developer obtain at his sole  
24 expense a title policy insuring the necessary title for the easement or other interest in real  
25 property to have vested with the City of Oceanside or the developer, as applicable.

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

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

- 4 a) Dirt, debris and other construction material shall not be deposited on any public  
5 street or within the City's stormwater conveyance system.
- 6 b) All grading and related site preparation and construction activities shall be limited  
7 to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and on Saturday  
8 from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing unless  
9 otherwise extended by the City and all work should utilize the latest technology  
10 for quiet equipment. All on-site construction staging areas shall be as far as  
11 possible (minimum 100 feet) from any existing residential development. Because  
12 construction noise may still be intrusive in the evening or on holidays, the City of  
13 Oceanside Noise Ordinance also prohibits "any disturbing excessive, or offensive  
14 noise which causes discomfort or annoyance to reasonable persons of normal  
15 sensitivity."
- 16 c) The construction site shall accommodate the parking of all motor vehicles used by  
17 persons working at or providing deliveries to the site.

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

26 25. The improvements on Melrose Drive shall include concrete curbs and gutters, streetlights,  
27 5-foot wide sidewalks, 7-foot wide equestrian trails and pavement, providing a parkway  
28 width of at least 20 feet, unless altered by the Public Works Director. The improvements on  
all interior public streets shall include concrete curbs and gutters, streetlights, 7-foot wide  
equestrian trails and pavement, providing a parkway width of at least 10 feet, unless altered

1 by the Public Works Director. The project's internal streets shall remain public. The trials  
2 shall follow the City's Recreational Trails Element.

3 26. Rights-of-way and improvements for public streets shall satisfy the following requirements:

4 a) The interior street shall have 60-foot right-of-way improvements with a 40-foot  
5 wide curb-to-curb street section with a traffic index of 5.0.

6 b) The interior cul-de-sac streets shall have 56-foot right-of-way improvements with a  
7 36-foot wide curb-to-curb street section with a traffic index of 5.0.

8 27. Melrose Drive shall satisfy city standard requirements for a 4-Lane Major Arterial with 100-  
9 foot right-of-way improvements as a divided highway with a raised, landscaped median of  
10 16 feet separating two 32-foot wide, curb-to-curb street sections and a traffic index of 9.0.

11 The roadway shall transition from 100 feet of right-of-way to 130 feet to accommodate  
12 required intersection geometry. Due to the Equestrian Overlay requirements, an additional  
13 10-foot wide equestrian/pedestrian easement is required outside of the right-of-way line on  
14 the west side, which shall be maintained by the Homeowners' Association. In the event the  
15 Homeowners' Association dissolves, responsibility for maintenance of the  
16 equestrian/pedestrian easements shall become the responsibility of the individual property  
17 owner.

18 28. The exact alignment, width and design of all median islands, turning lanes, travel lanes,  
19 driveways, striping, and all other traffic calming and control devices and measures,  
20 including turnouts, bike lanes, and width/length transitions and other measures shall be  
21 approved by the Public Works Director at the time of final design.

22 29. Pavement sections for all streets, driveways and parking areas shall be based upon approved  
23 soil tests and traffic indices. The pavement design is to be prepared by the developer's soil  
24 engineer and must be approved by the Public Works Director, prior to paving.

25 30. Public roads shall be built per the City Street Design Criteria.

26 31. All streets shall be improved with street name signs and traffic control devices, as directed  
27 by the Public Works Director.

28 32. A haul route shall be obtained at least 7 days prior to the start of hauling operations and  
must be approved by the Public Works Director. Haul route operations shall be 8:00 a.m. to  
3:30 p.m. unless approved otherwise.

- 1 33. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during  
2 construction of the project, shall be repaired or replaced as directed by the Public Works  
3 Director.
- 4 34. The developer shall comply with all the provisions of the City's cable television ordinances  
5 including those relating to notification as required by the Public Works Director.
- 6 35. The developer shall install two-inch (2") PVC conduit, together with 1/4-inch pull-rope and  
7 pull-boxes at 400 feet intervals for future signal interconnect cable on all arterial-level or  
8 above streets.
- 9 36. Grading and drainage facilities shall be designed to adequately accommodate the local  
10 stormwater runoff and shall be in accordance with the City's Engineers Manual and as  
11 directed by the Public Works Director.
- 12 37. The development shall comply with all applicable regulations established by the United  
13 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant  
14 Discharge Elimination System (N.P.D.E.S.) permit requirements for urban runoff and  
15 stormwater discharge. Further, the developer may be required to file a Notice of Intent  
16 with the State Water Resources Control Board to obtain coverage under the N.P.D.E.S.  
17 General Permit for Storm Water Discharges Associated with Construction Activity and  
18 shall implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the  
19 commencement of grading activities.
- 20 38. The developer shall obtain any necessary permits and clearances from all public agencies  
21 having jurisdiction over the development due to its type, size, or location, including but not  
22 limited to the U. S. Army Corps of Engineers, California Department of Fish and Game, U.  
23 S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board, and  
24 the San Diego County Health Department, prior to the issuance of grading permits.
- 25 39. Prior to any grading of any part of the tract, a comprehensive soils and geologic  
26 investigation shall be conducted of the soils, slopes, and formations in the project. All  
27 necessary measures shall be taken and implemented to assure slope stability, erosion  
28 control, and soil integrity. No grading shall occur until a detailed grading plan, to be  
prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by  
the Public Works Director.

- 1 40. This development shall provide year-round erosion control including measures for the site  
2 required for the phasing of grading. Prior to the issuance of grading permit, an erosion  
3 control plan, designed for all proposed stages of construction, shall be reviewed, secured by  
4 the developer with cash securities and approved by the Public Works Director.
- 5 41. A precise grading and private improvement plan shall be prepared, reviewed, secured and  
6 approved prior to the issuance of any building permits. The plan shall reflect all pavement,  
7 flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, signage,  
8 footprints of all structures, walls, drainage devices and utility services. Parking lot striping  
9 and any on-site traffic calming devices shall be shown on all Precise Grading and Private  
10 Improvement Plans.
- 11 42. Landscaping plans, including plans for the construction of walls, fences or other structures  
12 at or near intersections, must conform to intersection sight distance requirements.  
13 Landscape and irrigation plans for disturbed areas must be submitted to the Public Works  
14 Director prior to the issuance of a preliminary grading permit and approved by the Public  
15 Works Director prior to the issuance of building permits. Project fences, sound or privacy  
16 walls and monument entry walls/signs shall be designed, reviewed and constructed by the  
17 landscape plans and shown for location only on grading plans. Plantable, segmental walls  
18 shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated  
19 through project landscape plans. The Public Works Director must approve all plans and a  
20 pre-construction meeting held, prior to the start of any improvements.
- 21 43. Open-space areas and down-sloped areas visible from a collector-level or above roadway  
22 and not readily maintained by the property owner shall be maintained by a homeowners'  
23 association that will insure installation and maintenance of landscaping in perpetuity. These  
24 areas shall be indicated on the final map and reserved for an association. Future buyers  
25 shall be made aware of any estimated monthly costs. The disclosure, together with the  
26 CC&R's, shall be submitted to the Public Works Director for review prior to the recordation  
27 of final map. In the event the homeowners' association dissolves, responsibility for  
28 irrigation and maintenance of the slopes and open space areas adjacent to each property  
shall become that of the individual property owner.

- 1 44. All storm drain systems shall be designed and installed to the satisfaction of the City  
2 Engineer. The drainage design on the tentative map is conceptual only. The final design  
3 shall be based upon a hydrologic/hydraulic study to be approved by the Public Works  
4 Director during final engineering. All drainage picked up in an underground system shall  
5 remain underground until it is discharged into an approved channel, or as otherwise  
6 approved by the City Engineer. All public storm drains shall be shown on City standard  
7 plan and profile sheets. All storm drain easements shall be dedicated where required. The  
8 developer shall be responsible for obtaining any off-site easements for storm drainage  
9 facilities.
- 10 45. Storm drain facilities on Melrose Drive shall be designed and located such that the inside  
11 travel lanes shall be passable during conditions of a 100-year frequency storm.
- 12 46. Grading and drainage facilities shall be designed to adequately accommodate the local  
13 stormwater runoff and shall be in accordance with the City's Engineers Manual and as  
14 directed by the Public Works Director.
- 15 47. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed  
16 of in accordance with all state and federal requirements, prior to stormwater discharge either  
17 off-site or into the City drainage system.
- 18 48. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high  
19 barrier, approved by the Public Works Director, shall be provided at the top of all slopes  
20 whose height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to an  
21 arterial street or state highway.
- 22 49. The developer shall submit an Operations and Maintenance (O&M) Plan and Manual to  
23 the Engineering Division with the first submittal of engineering plans. The developer's  
24 Civil Engineer shall prepare the Plan and the Manual. It shall be directly based on the  
25 development's Storm Water Mitigation Plan (SWMP) previously approved by the  
26 Planning Commission (or City Council on appeal). It shall be approved by the Public  
27 Works Director prior to approval of any plans by the Engineering Division. At a  
28 minimum the O&M Plan and Manual shall describe the designated responsible parties to  
manage the stormwater BMPs, employees' training program and duties, operating  
schedule, maintenance frequency, routine service schedule, specific maintenance

1 activities, copies of resource agency permits, and any other necessary activities.  
2 Construction-phase requirements proposed in the Plan and Manual shall be incorporated  
3 in and referenced by the project's Erosion Control Plans to the satisfaction of the Public  
4 Works Director prior to approval of any construction plans for the development.

5 50. The developer shall enter into a City-Standard Stormwater Facilities Maintenance  
6 Agreement with the City obliging the developer to maintain, repair and replace the  
7 stormwater Best Management Practices (BMPs) identified in the development's approved  
8 Storm Water Mitigation Plan (SWMP), as detailed in the O&M Plan and Manual in  
9 perpetuity.

10 51. The Agreement shall be approved by the City Attorney prior to issuance of any precise  
11 grading permit and shall be recorded at the County Recorder's Office prior to issuance of  
12 any building permit. Security in the form of certificate of deposit (CD), cash or an  
13 irrevocable letter of credit shall be required prior to issuance of a precise grading permit.  
14 The amount of the security shall be equal to ten years of maintenance costs. The O&M  
15 cost estimate shall be prepared by the developer's Civil Engineer. The O&M cost  
16 estimate shall be approved by the Public Works Director prior to approval of any  
17 engineering plans for the project.

18 52. The City requires that a copy of the Operation and Maintenance (O&M) Plan and Manual  
19 approved by the Public Works Director be attached to the approved Maintenance  
20 Agreement prior to its review by the City Attorney. At a minimum, maintenance  
21 agreements shall require the inspection and servicing of all structural BMPs on an annual  
22 basis. The developer shall complete and maintain O&M forms to document all  
23 maintenance requirements. Parties responsible for the O&M plan shall retain records for  
24 at least 5 years. These documents shall be made available to the City for inspection upon  
25 request at any time. The Agreement shall include a copy of executed on-site and off-site  
26 access easements necessary for the operation and maintenance of BMPs that shall be  
27 binding on the land throughout the life of the development to the benefit of the party  
28 responsible for the O&M of BMPs, until such time that the storm water BMP requiring  
access is replaced, satisfactory to the Public Works Director.

- 1 53. The project shall post a bond in the amount of \$186,000 toward the construction of an  
2 additional westbound left turn pocket on SR 76 at North Santa Fe Avenue. This money  
3 shall be used to construct the additional left turn pocket within five (5) years from the  
4 date of project approval if the City of Oceanside determines Melrose Drive shall not be  
5 extended between North Santa Fe Avenue and Spur Avenue. If the City of Oceanside  
6 determines Melrose Drive will be extended between North Santa Fe Avenue and Spur  
7 Avenue, then the City shall release the bond back to the project applicant five (5) years  
8 from the date of project approval. All improvements (if constructed) shall be completed  
9 to the satisfaction of Caltrans and the Public Works Director. The bond shall be posted  
10 prior to issuance of building permits.
- 11 54. The type, model, or dimensions of the BMPs described in the development's approved  
12 Storm Water Mitigation Plan (SWMP) shall not be altered in anyway, shape or form  
13 without formal approval by the Planning Commission (or City Council on appeal) at a  
14 public hearing.
- 15 55. The project shall construct Melrose Drive at its ultimate cross-section from State Route  
16 76 to "A" Street, and dedicate the western half of the right-of-way for Melrose Drive  
17 from Hwy. 76 to the northerly project boundary. The project shall bond for the road  
18 improvements for Melrose Drive from "A" Street to the future bridge take off point. This  
19 money shall be used to construct Melrose Drive along the project frontage within 5 years  
20 if it is determined by the City of Oceanside that Melrose Drive will be extended to North  
21 River Road. If Melrose Drive is not extended to North River Road, the bond shall be  
22 released.
- 23 56. The north leg of Melrose Drive at State Route 76 shall have minimum traffic turn  
24 movement geometry including two left-turn pockets, two through lanes and one exclusive  
25 right-turn pocket with a 5-foot bike lane. Each turn pocket and through lane shall be a  
26 minimum of 12 feet wide.
- 27 57. The existing traffic signal on State Route 76 at Melrose Drive shall be modified to the  
28 satisfaction of the City Engineer and Caltrans prior to certificate of occupancy.
58. Melrose Drive at the northern curb return at "A" Street shall have a temporary barricade  
constructed with Type B AC berm per Standard Drawing G-5 in the San Diego Regional

1 Standard Drawings Manual (SDRSD). In addition, a cut-off wall shall be constructed per  
2 Standard Drawing G-22 in the SDRSD.

3 59. A second eastbound to northbound left-turn pocket (dual left-turn lanes) shall be  
4 constructed on State Route 76 at Melrose Drive to the satisfaction of the California  
5 Department of Transportation (CALTRANS) prior to certificate of occupancy.

6 60. The applicant shall pay all applicable traffic signal and thoroughfare fees.

7 61. Melrose Drive at "A" Street shall have a northbound left-turn pocket designed and  
8 constructed with appropriate transition and storage lengths to the satisfaction of the  
9 Transportation Manager.

10 62. Sight distance requirements at all project street intersections shall conform to the  
11 intersection corner sight distance criteria as shown in the City's Engineers Manual, Standard  
12 Drawing T-1.

13 63. A traffic control plan shall be prepared according to the City traffic control guidelines and  
14 be submitted to and approved by the Public Works Director at least 10 days prior to the start  
15 of work within open City rights-of-way. Traffic control during construction of streets that  
16 have been opened to public traffic shall be in accordance with construction signing, marking  
17 and other protection as required by the Caltrans Traffic Manual and City Traffic Control  
18 Guidelines in effect at the time of construction.

19 64. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved  
20 otherwise.

21 65. Streetlights shall be installed on all internal residential streets and Melrose Drive north of  
22 State Route 76 along the frontage of the project. The system shall be designed to provide  
23 uniform lighting, and be secured prior to the recordation of map or building permit issuance,  
24 if a map is not recorded. The subdivider shall pay all applicable fees, energy charges,  
25 and/or assessments associated with City-owned (LS-2 rate schedule) streetlights and shall  
26 also agree to the formulation of, or the annexation to, any appropriate street lighting district.

27 66. The project shall provide adequate right-of-way to allow for the Melrose Drive grades  
28 approaching the bridge.

67. Prior to the issuance of grading permits, the applicant shall provide proof to the City that a  
Conditional Letter of Map Revision (CLOMR) has been applied for the revised project with

1 the Federal Emergency Management Agency (FEMA). At the conclusion of grading  
2 activities the applicant shall submit an as-built grading plan to FEMA in order to receive a  
3 Letter of Map Revision. (LOMR). Prior to release of the grading bonds, the applicant shall  
4 show proof of having received a Letter of Map Revision (LOMR) from FEMA.

5 68. The 10-foot equestrian/pedestrian easement shall include a 7-foot equestrian trail with a 5-  
6 foot sidewalk that is contiguous to the trail from State Route 76 to "D" Street. Melrose  
7 Drive north of "A" Street shall provide for a 30-foot equestrian/bicycle/pedestrian access.  
8 The trails shall follow the City's Recreational Trails Element. The equestrian trail and  
9 sidewalk shall be constructed on the project side of Melrose Drive only.

10 69. All internal streets shall be constructed to local collector street standards with curb and  
11 gutter to the satisfaction of the City Engineer

12 70. ADA complaint pedestrian access shall be provided at all internal project intersections and  
13 the intersection of Melrose Drive at State Route 76.

14 **Fire:**

15 71. Fire Department requirements shall be placed on plans in the notes section.

16 72. Fire flow shall be determined at the time of building permit application.

17 73. The size of fire hydrant outlets shall be 2 ½" X 4".

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

20 75. Detailed plans of underground fire service mains shall be submitted to the Oceanside Fire  
21 Department for approval prior to installation.

22 76. All Weather access roads shall be installed and made serviceable prior to and maintained  
23 during time of construction.

24 77. Apparatus access roads shall have a minimum unobstructed width of 28 feet. A  
25 minimum vertical clearance of 14 feet shall be provided for the apparatus access roads.

26 78. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per City  
27 Vehicle Code Section 22500.1 and in accordance with the Fire Department Standard  
28 Guidelines for Emergency Access.

79. In accordance with the Uniform Fire Code Sec. 901.1.4.4, approved addresses for  
commercial, industrial, and residential occupancies shall be placed on the structure in

- 1 such a position as to be plainly visible and legible from the street or roadway fronting the  
2 property. Number shall be contrast with their background.
- 3 80. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design  
4 and Processing Manual Standard Drawing No. M-13.
- 5 81. In accordance with the California Fire Code Sec. 901.4.4, approved address for  
6 commercial, industrial, and residential occupancies shall be placed on the structure in  
7 such a position as to be plainly visible and legible from the street or roadway fronting the  
8 property. Numbers shall be contrasting with their background.
- 9 82. Single-family dwellings require 4-inch address numbers.
- 10 83. Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
11 approval prior to the issuance of building permits.
- 12 84. Buildings shall meet Oceanside Fire Department's current codes at the time of building  
13 permit application.
- 14 85. Submit a copy of as built plans on CD for all projects on the job site before final  
15 occupancy.
- 16 86. Submit the Approved Technical Report with the building plans to the building  
17 department for plan review.
- 18 87. Future development of the property will require compliance with all applicable Fire  
19 Department Codes and Standards.
- 20 88. Fire Department requirements shall be placed on plans in the notes section.
- 21 89. All structural mitigation notes and details resulting from the wildland urban interface  
22 report and Fire Department conditions shall be included on the architectural plans when  
23 submitted to the Building Division for building permit.
- 24 90. Remove the need plantable wall on the project; they are prohibited per Fire Department  
25 requirements. The applicant has the option to design the project without retaining walls,  
26 so there is no need for plantable walls.
- 27 91. Trees must be 10 feet off of structures measured at maturity of the tree from the dripline  
28 of the tree to the farthest projection of the structure.
92. Brush management is required in all zones when they are adjacent to any highly  
flammable area of native or naturalized vegetation.

- 1 93. Provide an urban interface/wildland Fire consultant to provide structural and brush  
2 management mitigation information prior to the approval of the application. The  
3 qualifications of the Urban Interface consultant must be provided to the Oceanside Fire  
4 Department for review prior to a submittal being accepted.
- 5 94. Brush management zones shall be measured on a horizontal plane. Brush management  
6 zone one is the area from the building to a point 40 feet away. This zone shall be  
7 modified and planted with drought tolerant, fire resistive plants. Grass and other  
8 vegetation located more than 50 feet from buildings or structures and less than 6 inches in  
9 height need to be removed where necessary to stabilize the soil and prevent erosion.  
10 Irrigation is required for zone one. The second zone is the area between 40 to 70 feet  
11 from the building. In this zone the native vegetation may remain, but all native, unbroken  
12 vegetation must be thinned out by 70 percent. All dead and dying vegetation in addition  
13 to undesirable plants and weeds listed in the Fire Department plant guidelines shall be  
14 removed; this zone shall be permanently irrigated. Zone three is the area between 70 and  
15 100 feet from the building. In this zone the native vegetation may remain, but all native  
16 unbroken vegetation must be thinned out by 50 percent. All dead and dying vegetation in  
17 addition to undesirable plants and weeds as listed in the Fire Department plant guidelines  
18 shall be removed.
- 19 95. Zone one shall contain no habitable structures, structures that are directly attached to  
20 habitable structures, or other combustible construction that provides a means for  
21 transmitting fire to the habitable structures. Structures such as fences, walls, and non-  
22 habitable gazebos shall be of non-combustible construction, and not plantable.
- 23 96. Off-site fuel modification is not recommended due to problems inherent with  
24 enforcement of regulations on adjacent property and the potential for confusion regarding  
25 responsibility for fuel modification on areas outside of legal ownership. Proper on-site  
26 fuel modification design should determine where development can safely be located and  
27 should be an integral part of the development proposal. Should off-site fuel modification  
28 be deemed a necessity, appropriate legally recorded instruments must be established that  
clearly state the responsibilities and rights of the parties involved relative to the  
establishment and maintenance of the fuel modification area. It should be understood that

1 the allowance of off-site fuel modification by an adjacent property owner may affect the  
2 rights and/or use of the off-site property. All agreements for any off-site fuel  
3 modifications shall be integrated into fuel modification plans with a letter from adjoining  
4 property owner giving rights to maintain fuels.

5 97. On large developments, fuel modification zones should be located within common  
6 lettered lots owned and maintained by associations representing common ownership; i.e.  
7 homeowners' associations. The integrity and longevity of the fuel modification zones  
8 shall be maintained with sufficient tract/project conditions and CC&Rs to specifically  
9 identify the restrictions within the fuel modification areas. Likewise, when fuel  
10 modification zones are located on private property, deed restrictions are required to  
11 specifically identify the restrictions on any portion of the property subject to fuel  
12 modification.

13 98. Site Inspection- site inspection may reveal conditions, which have changed since plan  
14 review. When such discrepancies arise, field inspection shall take precedence.

15 99. Two story structures must have a 30-foot setback from the top of the slope; single story  
16 structures must have a 15-foot setback from the top of the slope.

17 100. Submit three sets of plans prepared by a licensed landscape architect or other design  
18 professional with equivalent credentials, for review.

19 101. The following shall be included on the conceptual fuel modification plan:

- 20 a) Delineation of each zone (setback, irrigated, and thinning) with a general  
21 description of each zone's dimensions and character, i.e., 0-40' Zone 1, with  
22 existing vegetation removed, irrigated and planted with drought tolerant and fire-  
23 resistant plant material. (Refer to fuel modification packet).
- 24 b) Identify removal of undesirable plant species in accordance with the Oceanside  
25 Fire Prone Plant Species List. (Refer to fuel modification packet).
- 26 c) Existing vegetation impacted by the required fuel modification and, if available,  
27 proposed vegetation to be planted in the fuel modification area. The conceptual  
28 plans should be sensitive to rare and endangered species.
- d) The design professional must be prepared to address their disposition in the final  
plans.

- 1 e) Identify the design of the proposed development, showing all property lines,  
2 contour lines, and the proposed location of all structures nearest to the fuel  
3 modification area, if available.
- 4 f) Photographs of the area that show the type of vegetation that currently exist,  
5 including height and density, and the topography of the site. Include aerial  
6 photographs.
- 7 g) Description of the methods to be used for vegetation removal, if appropriate; i.e.,  
8 mechanical or manual.
- 9 h) Location of emergency and maintenance access easements every 500' of the fuel  
10 modification area. Access easements shall have a minimum of 10' width;  
11 alternatively 5' wide easements provided every 250' is acceptable. Gates shall be a  
12 minimum of 36" wide. The easements shall be maintained free of vegetation or  
13 any structures.
- 14 i) Identify what exists 1000' beyond the development property lines in all directions;  
15 i.e., construction, natural vegetation, roads, parks, etc. (Note: the OFD may  
16 require additional information on a project-specific basis).
- 17 j) Identify all proposed off-site modification areas and appropriate legal agreements  
18 with adjacent property owners.
- 19 k) Existing and new plants will be in accordance with Oceanside Fire Department  
20 approved plant palette "in effect on the date of submittal of plans for Landscape  
21 Plan check".
- 22 l) Notwithstanding the above, the final landscape plan shall be in conformance with  
23 all Fire Department regulations and guidelines in effect on the date of the  
24 submittal for plan check.

25 102. Precise fuel modification plans shall include all information required on conceptual fuel  
26 modification plans and the following additional information.

- 27 a) Location and detail of permanent zone markers (refer to fuel modification and  
28 packet).
- b) Plant palette to be installed in accordance to acceptable guidelines.
- c) Irrigation plans and specifications.

- d) Building footprints or statements that clearly indicates the limits of proposed development.
- e) All applicable maintenance requirements and assignments of responsibility.
- f) Tracked or project conditions, CC&R and/or deed restrictions relative fuel modifications. (Refer to fuel modification packet).

**Planning:**

- 103. This Revision to the Tentative Map, Development Plan and Conditional Use Permits shall expire on October 9, 2008, unless the Planning Commission grants a time extension.
- 104. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Revision to Tentative Map T-2-03, Development Plan D-8-03, Conditional Use Permits C-11-03 and C-12-03. The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.
- 105. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be reviewed and approved by the Public Works Director and/or City Engineer and City Planner prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. The following special landscaping requirements shall be met:
  - a) Median and parkway tree plantings along collector and arterial roads shall be a minimum of two-inch diameter trees so as to ensure a mature landscape theme is achieved in a reasonable amount of time.
  - b) The developer shall be responsible for irrigating and landscaping all embankments within the project, and all slopes along major streets.

- 1 c) Street/parkway trees (minimum 15-gallon) shall be planted at a minimum of one  
2 tree per unit or lot and two trees per corner lot. Approved root barriers shall be  
3 incorporated.
- 4 d) Arterial street trees in parkways shall be planted at a minimum of 30 feet on center,  
5 on the west side of the street, as a solitary planting. Approved root barriers shall be  
6 incorporated.
- 7 e) Local street trees in parkways shall be planted at a minimum of 30 feet on center,  
8 each side of street, as a solitary planting. Approved root barriers shall be  
9 incorporated.
- 10 f) To mitigate the loss of landmark and/or mature existing trees on-site the  
11 determination of replacement shall be based on tree number, type, and caliper  
12 (caliper measured 2 1/2 feet from the base of the tree at existing grade). The total  
13 number of tree caliper lost shall be equal to the total number of caliper replaced.  
14 Replacement trees shall be a minimum of 15-gallon container stock. A field survey  
15 shall be performed under the supervision of the City Landscaping Section to  
16 evaluate the existing tree population and the replacement requirements. The  
17 existing trees to remain or proposed for removal shall be identified on the  
18 Landscape Plan. The existing tree type, location, and caliper shall be shown on the  
19 above plans. Replacement trees shall be identified and shown on the Landscape  
20 Plan and shall be subject to review and approval by the Public Works Director  
21 and/or City Engineer and City Planner.
- 22 g) Landscape areas adjacent to the San Luis Rey River shall utilize plant materials that  
23 are found to be appropriate as a riparian buffer to provide compliance with the  
24 Regional Growth Management Strategy. Plant type is subject to the review and  
25 approval of the City Planner, Public Works Director and/or City Engineer.

26 106. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in  
27 any adjoining public parkways shall be permanently maintained by the owner, his assigns or  
28 any successors-in-interest in the property. The maintenance program shall include normal  
care and irrigation of the landscaping; repair and replacement of plant materials; irrigation  
systems as necessary; and general cleanup of the landscaped and open areas, parking lots

1 and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City  
2 taking all appropriate enforcement actions by all acceptable means including but not limited  
3 to citations and/or actual work with costs charged to or recorded against the owner. This  
4 condition shall be recorded with the covenant required by this resolution.

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

15 108. A covenant or other recordable document approved by the City Attorney shall be prepared  
16 by the subdivider and recorded prior to the approval of the final map. The covenant shall  
17 provide that the property is subject to this resolution, and shall generally list the conditions  
18 of approval.

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

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

111. Failure to meet any conditions of approval for this development shall constitute a violation  
of the Revision to Tentative Map, Conditional Use Permits and Development Plan.

- 1 112. Unless expressly waived, all current zoning standards and City ordinances and policies in  
2 effect at the time building permits are issued are required to be met by this project. The  
3 approval of this project constitutes the applicant's agreement with all statements in the  
4 Description and Justification and other materials and information submitted with this  
5 application, unless specifically waived by an adopted condition of approval.
- 6 113. The developer's construction of all fencing and walls associated with the project shall be in  
7 conformance with the approved Development Plan. Any substantial change in any aspect of  
8 fencing or wall design from the approved Development Plan shall require a revision to the  
9 Development Plan or a new Development Plan.
- 10 114. If an approved Development Plan does not cover any aspect of the project fencing and  
11 walls, the construction of fencing and walls shall conform to the development standards of  
12 the City Zoning Ordinance. In no case, shall the construction of fences and walls (including  
13 combinations thereof) exceed the limitations of the zoning code, unless expressly granted by  
14 a Variance or other development approval.
- 15 115. All rear wood fences adjacent to public right-of-way and/or visible from the public right-  
16 of-way will be stained or otherwise finished with a waterproof material.
- 17 116. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's)  
18 shall provide for the maintenance of all equestrian trails and fencing, stormwater  
19 improvements, common open-space, medians and commonly owned fences and walls and  
20 adjacent parkways. The maintenance shall include normal care and irrigation of  
21 landscaping, repair and replacement of plant material and irrigation systems as necessary;  
22 and general cleanup of the landscaped and open area, parking lots and walkways. The C.C.  
23 & R's shall be subject to the review and approval of the City Attorney prior to the approval  
24 of the final map. The C.C. & R's are required to be recorded prior to or concurrently with  
25 the final map. Any amendments to the C.C. & R's in which the association relinquishes  
26 responsibility for the maintenance of any common open-space shall not be permitted  
27 without the specific approval of the City of Oceanside. Such a clause shall be a part of the  
28 C.C. & R's. The C.C. & R's shall also contain provisions for the following:

- 1 a) Prohibition of parking or storage of recreational vehicles trailers or boats. The  
2 designated equestrian lots may have horse trailers stored in the rear yard provided  
3 that they are not located within the required setback areas.
- 4 b) Provisions regulating individual patio covers, room additions and other  
5 appurtenances.
- 6 c) Maintenance of median landscaping by the Association.
- 7 d) Provisions for the maintenance of all common open-space and open-space  
8 easements on private lots, including provisions establishing mechanisms to ensure  
9 adequate and continued monetary funding for such maintenance by the  
10 homeowners' association.
- 11 e) Provisions that restrict any private use of open space easement areas. Restrictions  
12 shall include, but are not limited to, removing retaining walls, installing structures  
13 such as trellises, decks, retaining walls and other hardscape and any individual  
14 landscape improvements.
- 15 f) Provisions prohibiting the homeowners' association from relinquishing its  
16 obligation to maintain the equestrian trail and fencing, common open-space and  
17 open-space easement areas without prior consent of the City of Oceanside.
- 18 g) Maintenance of equestrian trails and fencing by the Association.
- 19 117. All street names shall be approved by the Planning Division prior to the approval of the  
20 final map for each phase of development.
- 21 118. Any project entrance signs shall meet the requirements of the Sign Ordinance and be  
22 approved by the City Planner.
- 23 119. The new panhandle access driveway shall have a minimum of 16 feet of pavement.
- 24 120. Panhandle access ways shall have recorded joint maintenance agreements and cross  
25 easements for use. The developer is prohibited from entering into any agreement with a  
26 cable television franchisee of the City, which gives such franchisee exclusive rights to  
27 install, operate, and/or maintain its cable television system in the development.
- 28 121. Side and rear elevations and window treatments shall be trimmed to substantially match the  
front elevations. A set of building plans shall be reviewed and approved by the Planning  
Commission prior to the issuance of building permits.

- 1 122. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially  
2 the same as those approved by the Planning Commission. These shall be shown on plans  
3 submitted to the Building Division and Planning Division.
- 4 123. This project is subject to the provisions of Chapter 14C of the City Code regarding  
5 Inclusionary Housing.
- 6 124. This project shall comply with all provisions of the City's Affirmative Fair Housing  
7 Marketing Agreement policy. Such agreement shall be submitted to and approved by the  
8 Housing and Neighborhood Services Director prior to the recordation of a final map or the  
9 issuance of a building permit for the project, whichever comes first.
- 10 125. Each of the homes created by this parcel map shall meet the following development  
11 standards: Lot size, 10,000 square feet; minimum unit size, 2,800 square feet to a  
12 maximum of 5,700 square feet; 3-stories, garage, three cars (minimum); frontyard, 25  
13 feet; sideyard 7.5 feet; rearyard 20 feet; corner yard, 15 feet; maximum height 36 feet; lot  
14 coverage, 35 percent (maximum); fencing, 6-foot high wood privacy; roofing, fire  
15 resistant concrete tile; siding, stucco and decorative trims. In addition, the project shall  
16 conform to the Hi-Hope Ranch architectural guidelines. The Planning Commission shall  
17 view and approve the future architecture plans for the project.
- 18 126. Impacts to Diegan coastal sage scrub (including disturbed) shall be mitigated through off-  
19 site purchase of mitigation credits in Oceanside. This will be accomplished through 0.6  
20 acres of preservation at Whelan Ranch Mitigation Bank which has already been purchased.
- 21 127. If clearing or grading is planned to occur during the breeding season for the least Bell's  
22 vireo (March 15 through September 15), gnatcatcher (March 1 – August 15) and raptors  
23 species (February 1 through July 31), a pre-construction survey should be conducted to  
24 determine the presence or absence of these species within areas impacted by noise  
25 exceeding 60 dBA. If there are no nesting vireos or raptors within this area, development  
26 may commence. However, if any of these birds are observed nesting within this area, one  
27 of two actions must be taken (1) development must be postponed until all nesting has  
28 ceased or until after September 15; or (2) a temporary noise barrier or berm should be  
constructed within the edge of the development footprint (not within the proposed open-  
space) to ensure that noise levels are reduced to below 60 dBA. No native habitat shall be

1 removed between March 15 and July 15 to comply with the Migratory Bird Treaty Act,  
2 unless it can be confirmed that no nesting birds are using the habitat.

3 128. Only non-reflective glass shall be used in the windows of houses facing the San Luis Rey  
4 River.

5 129. No plant materials included on the California Invasive Plant Council's current inventory  
6 of invasive plants shall be used within the project.

7 130. The CC&Rs for the proposed development shall include a requirement that invasive plant  
8 species shall not be allowed in private landscaping and that the homebuilder shall  
9 distribute an educational pamphlet about the usage of non-native, invasive plant species.

10 131. Exterior lighting for the proposed project shall be in compliance with the lighting  
11 standards included in the Final MHCP Plan (Volume I, page 6-19).

12 132. The project applicant shall temporarily fence (with silt barriers) the limits of project  
13 impacts (including construction staging areas and access routes) to prevent additional  
14 gnatcatcher habitat impacts and prevent the spread of silt from the construction zone into  
15 adjacent gnatcatcher habitats to be avoided. Fencing shall be installed in a manner that  
16 does not impact habitats to be avoided. The applicant shall submit to the wildlife  
17 agencies, at least 30 days prior to initiating project impacts, the final plans and  
18 photographs for initial clearing and grubbing of gnatcatcher habitat and project  
19 construction. These final plans shall include photographs that show the fenced limits of  
20 impact and all areas (including riparian/wetland or coastal sage scrub) to be impacts or  
21 avoided. If work occurs beyond the fenced or demarcated limits of impact, all work shall  
22 cease until the problem has been remedied to the satisfaction of the wildlife agencies.  
23 Any riparian/wetland or upland habitat impacts that occur beyond the approved fenced  
24 area shall be mitigated at a minimum 5:1 ratio. Temporary construction fencing shall be  
25 removed upon project completion.

26 133. Impacts from fugitive dust shall be avoided and minimized through watering and other  
27 appropriate measures.

28 134. The clearing and grubbing of, and construction adjacent to, sensitive habitats shall occur  
outside of the bird breeding season (February 15 to August 31, or sooner, if a qualified

1 biologist demonstrates to the satisfaction of the wildlife agencies that all nesting is  
2 complete).

3 135. A monitoring biologist shall be on-site during: (a) initial clearing and grubbing of  
4 gnatcatcher habitat and (b) project construction within 500 feet of preserved habitat to  
5 ensure compliance with all conservation measures. The biologist must be knowledgeable  
6 of gnatcatcher biology and ecology. The applicant shall submit the biologist's name,  
7 address, telephone number, and work schedule for the project to the wildlife agencies at  
8 least seven days prior to initiating project impacts. The biologist shall perform the  
9 following duties:

10 a) Perform a minimum of three focused surveys, on separate days, to determine the  
11 presence of gnatcatchers in the project impact footprint outside the gnatcatcher-  
12 breeding season. Surveys shall begin a maximum of seven days prior to  
13 performing vegetation clearing/grubbing and one survey shall be conducted the  
14 day immediately prior to the initiation of remaining work. If any gnatcatchers are  
15 found within the project impact footprint, the biologist shall direct construction  
16 personnel to begin vegetation clearing/grubbing in an area away from the  
17 gnatcatchers. In addition, the biologist shall walk ahead of clearing/grubbing  
18 equipment to flush birds towards areas of Coastal Sage Scrub to be avoided. It  
19 shall be the responsibility of the biologist to ensure that gnatcatchers will not be  
20 injured or killed by vegetation clearing/grubbing. The biologist shall also record  
21 the number and location of gnatcatchers disturbed by vegetation  
22 clearing/grubbing. The applicant shall notify the wildlife agencies at least seven  
23 days prior to vegetation clearing/grubbing to allow the wildlife agencies to  
coordinate with the biologist on bird flushing activities.

24 b) Perform a minimum of three focused surveys, on separate days, to determine the  
25 presence of gnatcatchers, nest building activities, egg incubation activities, or  
26 brood rearing activities in or within 500 feet of the project impact limits of any  
27 vegetation clearing/grubbing or project construction proposed within the  
28 gnatcatcher breeding season. The surveys shall begin a maximum of seven days  
prior to vegetation clearing/grubbing or project construction and one survey shall

1 be conducted the day immediately prior to the initiation of work. The applicant  
2 shall notify the wildlife agencies at least seven days prior to the initiation of  
3 surveys, and within 24 hours of locating any gnatcatchers.

4 c) If a gnatcatcher nest is found in or within 500 feet of initial vegetation  
5 clearing/grubbing or project construction, the biologist shall postpone work within  
6 500 feet of the nest and contact the wildlife agencies to discuss: (1) the best  
7 approach to avoid/minimize impacts to nesting birds (e.g., sound walls) and (2) a  
8 nest monitoring program acceptable to the wildlife agencies. Subsequent to these  
9 discussions, work may be initiated subject to implementation of the agreed upon  
10 avoidance/minimization approach and nest monitoring program. Nest success or  
11 failure shall be established by regular and frequent trips to the site, as determined  
12 by the biologist and through a schedule approved by the wildlife agencies. The  
13 biologist shall determine whether bird activity is being disrupted. If the biologist  
14 determines that bird activity is being disrupted, the applicant shall stop work and  
15 coordinate with the wildlife agencies to review the avoidance/minimization  
16 approach. Coordination between the applicant and the wildlife agencies to review  
17 the avoidance/minimization approach shall occur within 48 hours. Upon  
18 agreement as to the necessary revisions to the avoidance/minimization approach,  
19 work may resume subject to the revisions and continued nest monitoring. Nest  
20 monitoring shall continue until fledglings have dispersed or the nest has been  
21 determined to be a failure, as approved by the wildlife agencies.

22 d) Be on-site during all vegetation clearing/grubbing and project construction in  
23 coastal sage scrub to be impacted or within 500 feet of coastal sage scrub to be  
24 avoided.

25 e) Oversee installation of and inspect the fencing and erosion control measures  
26 within or upslope of coastal sage scrub restoration and/or preservation areas a  
27 minimum of once per week and daily during all rain events to ensure that any  
28 breaks in the fence or erosion control measure are repaired immediately.

- 1 f) Periodically monitor the work area to ensure that work activities do not generate  
2 excessive amounts of dust.
- 3 g) Train all contractors and construction personnel on the biological resources  
4 associated with the project and ensure that training is implemented by  
5 construction personnel. At a minimum, training shall include: (1) the purpose for  
6 resources protection; (2) a description of the gnatcatcher and its/their habitat(s);  
7 (3) the conservation measures given in the MND that should be implemented  
8 during project construction to conserve the gnatcatcher, including strictly limiting  
9 activities, vehicles, equipment, and construction materials to the fenced project  
10 footprint to avoid sensitive resource areas in the field (i.e., avoided areas  
11 delineated on maps or on the project site by fencing); (4) environmentally  
12 responsible construction practices as outlined in condition 136; (5) the protocol to  
13 resolve conflicts that may arise at any time during the construction process; and  
14 (6) the general provisions of the Endangered Species Act, the need to adhere to  
15 the provisions of the Act, and the penalties associated with violating the Act.
- 16 h) Halt work, if necessary, and confer with the wildlife agencies to ensure the proper  
17 implementation of species and habitat protection measures. The biologist shall  
18 report any violation to the wildlife agencies within 24 hours of its occurrence.  
19 Submit weekly letter reports (including photographs of impact areas) to the  
20 wildlife agencies during clearing of coastal sage scrub and/or project construction  
21 within 500 feet of avoided habitat. The weekly reports shall document that  
22 authorized impacts were not exceeded, work did not occur within the 500-foot  
23 setback except as approved by the wildlife agencies, and general compliance with  
24 all conditions. The reports shall also outline the duration of gnatcatcher  
25 monitoring, the location of construction activities, the type of construction that  
26 occurred, and equipment used. These reports shall specify numbers, locations,  
27 and sex of gnatcatchers (if present), observed gnatcatcher behavior (especially in  
28 relation to construction activities), and remedial measures employed to avoid,  
minimize, and mitigate impacts to gnatcatchers. Raw field notes should be  
available upon request by the wildlife agencies; and the biological monitor shall

1 also submit a final report to the wildlife agencies within 60 days of project  
2 completion that includes: as-built construction drawings with an overlay of habitat  
3 that was impacts and avoided, photographs of habitat areas that were to be  
4 avoided, and other relevant summary information documenting that authorized  
5 impacts were not exceeded and that general compliance with all conditions of the  
6 MND were achieved.

7 136. The applicant shall ensure that the following conditions are implemented during project  
8 construction:

- 9 a) Employees shall strictly limit their activities, vehicles, equipment, and  
10 construction materials to the fenced project footprint.
- 11 b) To avoid attracting predators of the gnatcatcher, the project site shall be kept as  
12 clean of debris as possible. All food-related trash items shall be enclosed in  
13 sealed containers and regularly removed from the site.
- 14 c) Pets of project personnel shall not be allowed on the project site.
- 15 d) Disposal or temporary placement of excess fill, brush, or other debris shall not be  
16 allowed in waters of the United States or their banks.
- 17 e) All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any  
18 other such activities shall occur in designated areas outside of waters of the  
19 United States within the fenced project impact limits. These designated areas  
20 shall be located in previously compacted and disturbed areas to the maximum  
21 extent practicable in such a manner as to prevent any runoff from entering waters  
22 of the United States, and shall be shown on the construction plans. Fueling of  
23 equipment shall take place within existing paved areas greater than 100 feet from  
24 waters of the United States. Contractor equipment shall be checked for leaks prior  
25 to operation and repaired as necessary. "No-fueling zones" shall be designated on  
26 construction plans.

27 137. The applicant shall provide evidence to the wildlife agencies of acquisition of credit equal  
28 to 0.60-acre of gnatcatcher-occupied coastal sage scrub in a wildlife agency-approved  
conservation bank prior to initiating project impacts.

1 138. The applicant shall develop a resident education program in coordination with the  
2 wildlife agencies. The applicant shall submit a draft program to the wildlife agencies at  
3 least 30 days prior to initiating project impacts. The program shall advise residents of the  
4 potential impacts to the listed species and the potential penalties for taking such species.  
5 The program shall include, but not be limited to, information pamphlets and signage of  
6 the fencing between the development and the biological conservation easement.  
7 Pamphlets shall be distributed to all residences. At a minimum, the program shall include  
8 the following topics: occurrence of the listed and sensitive species in the area; their  
9 general ecology; sensitivity of the species to human activities; how to prevent the  
10 spreading of non-native ants and other insect pests from developed areas into preserved  
11 areas; impacts from free-roaming pets (particularly domestic and feral cats); legal  
12 protection afforded these species; penalties for violations of Federal and State laws;  
13 reporting requirements; and project features designed to reduce the impacts to these  
14 species and promote continued successful occupation of the preserved areas. The  
15 applicant shall submit the program to the wildlife agencies at least 30 days prior to  
16 initiating project impacts. The applicant shall submit to the wildlife agencies the final  
17 program within 60 days of receiving approval of the draft program.

18 139. The applicant shall ensure that development lighting adjacent to all on- or off-site habitat  
19 is directed away from and/or shielded so as not to illuminate native habitats.

20 140. If night work is necessary, night lighting shall be of the lowest illumination necessary for  
21 human safety, selectively placed, shielded and directed away from natural habitats.

22 141. If the project site is free of insectivorous pests, particularly Argentine ants (*Iridomyrmex*  
23 *humil*) and fire ants (*Solenopsis invicta*), any planting stock to be brought onto the project  
24 site for landscape shall be first inspected by a qualified pest inspector to ensure it is free  
25 of pest species that could invade natural areas. Any planting stock found to be infested  
26 with such pests shall not be allowed on the project site or within 300 feet of natural  
27 habitats. The stock shall be quarantined, treated, or disposed of according to best  
28 management principles by qualified experts in a manner that precludes invasions into  
natural habitats. The applicant shall ensure that all temporary irrigation will be for the

1 shortest duration possible, and that no permanent irrigation will be used, for landscape or  
2 habitat creation/restoration/enhancement.

3 142. Dust shall be controlled through the implementation of measures required by the City's  
4 grading regulations and SDAPCD Rule 51, including application of water on unpaved,  
5 unvegetated surfaces during construction activities.

6 143. All construction and street lighting should be of low illumination and be shielded and  
7 directed downwards and away from adjacent native habitat areas.

8 144. To prevent the spread of non-native vegetation and noxious weeds, landscaping within the  
9 development area shall avoid the use of invasive, non-native plants. Such species shall not  
10 be included in any landscaping plans for the project.

11 145. To avoid impacting breeding birds, construction activities should be restrictive to times  
12 outside the breeding season. If construction activities are planned to occur during the  
13 breeding season, a pre-construction survey should be conducted to determine the presence  
14 or absence of nesting vireos or raptors within areas impacted by noise levels exceeding 60  
15 dBA. Mitigation measures are the same as those found in the construction noise.

16 146. All open-space areas will be posted with signage containing information regarding habitat  
17 sensitivity and citing that dumping or disturbance of habitat is prohibited.

18 147. Construction equipment staging areas shall not be located within 100 feet of any existing  
19 residence.

20 148. Adjacent homeowners shall be notified of planned construction activities and times  
21 approximately one week prior to the start of work.

22 149. A six-foot high sound wall be constructed for lot No.'s 1 along Hwy 76.

23 150. A "window closed" condition by means of mechanical ventilation (e.g. air conditioning)  
24 shall be required for lot's 1, 55-65 and 93 facing SR-76 (Mission Avenue) and Melrose  
25 Drive.

26 151. Homes facing State Route 76 (Mission Avenue) Lot 1 shall be provided with weather-  
27 stripped solid core exterior doors and exterior wall/roof assemblies shall be free of cut outs  
28 and openings.

152. The main house shall be preserved at its present location. Any rehabilitation, preservation,  
or construction on the main house shall be conducted under the direction of a preservation

1 architect and with the approval of the Oceanside Historic Preservation Advisory  
2 Commission (OHPAC).

3 153. The cattle complex shall either be moved to another location on the property under the  
4 direction of a preservation architect and a member of OHPAC, or HABS-level photographic  
5 and architectural documentation under the direction of a member of the OHPAC shall be  
6 conducted prior to the demolition of the cattle complex components.

7 154. A pre-excavation agreement shall be executed between the applicant and the San Luis Rey  
8 Band of Mission Indians, specifying the treatment of any cultural resources uncovered and  
9 requiring Native American monitoring for all ground-disturbing activities.

10 155. An archaeological monitor shall be on-site during ground-disturbing activities, such as  
11 brushing, scarification, grading and trenching within the boundaries of known  
12 archaeological sites due to the potential for encountering cultural features.

13 156. Native American monitors shall be present throughout the development during all ground  
14 disturbing activities such as brushing, scarification, grading and trenching. The powers of  
15 the monitors and the details of their work shall be laid out in the pre-excavation agreement.

16 157. The archaeological monitors and Native American monitors shall have the authority to  
17 temporarily halt or redirect grading in order to examine any finds made during the course of  
18 monitoring. The monitors shall determine the need for further studies to assess unexpected  
19 cultural material encountered during monitoring.

20 158. Any cultural material removed from the site shall be returned to the San Luis Rey Band.  
21 This provision shall be addressed in the pre-excavation agreement.

22 159. No parties shall disclose the locations of any cultural resources located on the property.

23 160. A comprehensive report shall be produced detailing the methods and results of the  
24 preservation and monitoring program.

25 161. Prior to issuance of grading permits the applicant shall confirm to the City of Oceanside that  
26 a qualified paleontologist has been retained to carry out an appropriate mitigation program.  
27 (A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology  
28 or geology who is familiar with paleontological procedures and techniques). The  
paleontologist shall attend pre-grade meetings to consult with grading and excavation  
contractors.

- 1 162. A paleontological monitor shall be on-site during grading operations to evaluate the  
2 presence of fossils within previously undisturbed sediments of highly sensitive geologic  
3 formations (i.e. Santiago Formation) and moderately sensitive formations (river terrace  
4 deposits) to inspect cuts for contained fossils (A paleontological monitor is defined as an  
5 individual who has experience in the collection and salvage of fossil materials). The  
6 paleontological monitor shall work under the direction of a qualified paleontologist.
- 7 163. When fossils are discovered the paleontologist (or paleontological monitor) shall recover  
8 them. In most cases, this fossil salvage can be completed in a short period to time.  
9 However, some fossil specimens (such as a complete whale skeleton) may require an  
10 extended salvage time. In these instances, paleontologist (or paleontological monitor) shall  
11 be allowed to temporarily direct, divert, or halt grading to allow recovery of small fossil  
12 remains such as isolated mammal teeth, it may be necessary in certain instances to set up a  
13 screen-washing operation on the site.
- 14 164. Prepared fossils along with copies of all pertinent field notes, photographs and maps shall  
15 be deposited (with the applicant's permission) in a scientific institution with paleontological  
16 collections such as the San Diego Natural History Museum. A final summary report shall  
17 be completed and distributed to the City or other interested agencies which outlines the  
18 results of the mitigation program. This report shall include discussions of the methods  
19 used, stratigraphy exposed, fossils collected and significance of recovered fossils.
- 20 165. The San Luis Rey River Trail shall be located outside the floodway limits of the San Luis  
21 Rey River.
- 22 166. A separate trail alignment and improvement plan for the San Luis Rey River Trail within  
23 the Hi Hope Ranch Subdivision shall be submitted to the City for approval. The trail  
24 alignment and improvement plan shall include grading, improvements and landscaping  
25 from the intersection of Melrose and "A" Street to the western property line adjacent to  
26 the San Diego County owned parcel. The preliminary trail alignment plan for the San  
27 Luis Rey River Trail shall be approved by the Parks and Recreation Commission and  
28 Planning Commission prior to the issuance of the first building permit.

- 1 167. Before the issuance of building permits the San Luis Rey River Trail portion for Hi Hope  
2 Ranch Subdivision shall be deemed complete to City Standards as per the approved trail  
3 alignment and improvement plan.
- 4 168. The San Luis Rey River Trail within the Hi Hope Ranch Subdivision shall be designed to  
5 conform to City and Cal Trans standards as outlined in Chapter 1000 of the Highway  
6 Design Manual. The Equestrian Trail portion of the San Luis Rey River Trail easement  
7 shall be a minimum of eight inches thick decomposed granite and a minimum of seven  
8 feet wide within a 10-foot wide corridor clear of any obstructions. The Bicycle Trail  
9 portion of the San Luis Rey River Trail shall be pavement conforming to Chapter 1000 of  
10 the highway design manual and a minimum of ten feet wide within a 14-foot wide  
11 corridor clear of any obstructions.
- 12 169. The developer shall install signs on HOA maintained trails that connect with the San Luis  
13 Rey River Trail. To clarify trail ownership and establish the maintenance that shall be  
14 needed from the HOA.
- 15 170. The developer will be responsible to pay the in-lieu fee for park development in  
16 accordance with Chapter 32D of the City Code.
- 17 171. All lots identified to be horse lots are subject to the requirements of Article 28 "Equestrian  
18 Overlay." Trail area shall not be modified unless approved by the City Planner.
- 19 172. Prior to the approval of a final map or building permit, the applicant, as landowner, shall  
20 execute and record a deed in a form and content acceptable to the City Attorney, which  
21 shall provide a disclosure to be made to all purchasers the following:
- 22 a) That the purchaser understands that the site is adjacent to an Agricultural Land  
23 Use District and that the purchaser and its successor may be subject to the effects  
24 and conditions inherent in agricultural operations and that the purchaser shall not  
25 object to the agricultural operations, nor seek to eliminate it, so long as such  
26 agricultural operations are conducted in a lawful manner.
  - 27 b) The purchaser waives any claim of liability on the part of the City relative to the  
28 City's approval of the development claims of damage due to the conduct of  
agricultural operations are conducted in a lawful manner. The restriction and the  
waiver shall run with the land, be binding on all successors and assigns, and shall

1 be recorded in a form acceptable to the City Attorney.

- 2 c) That the owner/applicant understands that the site is adjacent to a biologically  
3 sensitive area and that the owner may be subject to mosquitoes or other nuisances  
4 inherent from the location adjacent to these biologically sensitive areas and that  
5 the owner assumes the liability from those nuisances and shall not object to any  
6 reasonable action necessary to maintain the viability of these sensitive areas.

7 173. The project shall conform to the conditions of the Mitigated Negative Declaration and shall  
8 comply with the provisions of the Mitigation Monitoring and Reporting Program.

9 **Water Utilities:**

10 174. All public water and/or sewer facilities not located within the public right-of-way shall be  
11 provided with easements sized according to the City's Engineers Manual. Easements shall  
12 be constructed for an all weather access.

13 175. No trees or structures or building overhang shall be located within any water or wastewater  
14 utility easement.

15 176. The property owner shall maintain private water and wastewater utilities located on private  
16 property.

17 177. A separate irrigation meter is required and approved backflow prevention device is required.

18 178. The developer shall construct a public reclamation water system that will serve each lot and  
19 or parcels that are located in the proposed project in accordance with the City of Oceanside  
20 Ordinance No. 91-15. The proposed reclamation water system shall be located in the public  
21 streets or in a public utility easement.

22 179. Water services and sewer laterals constructed in existing right-of-way locations are to be  
23 constructed by approved and licensed contractors at the developer's expense.

24 180. The developer shall be responsible for developing all water and sewer facilities necessary to  
25 develop the property. Any relocation of water and/or sewer lines is the responsibility of the  
26 developer and shall be done by an approved licensed contractor at the developer's expense.

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

- 1 182. All water and wastewater construction shall conform to the most recent edition of the City's
- 2 Engineers Manual, or as approved by the Water Utilities Director.
- 3 183. A sewer study must be prepared by the developer at the developer's expense, and reviewed
- 4 and approved by the Water Utilities Department prior to acceptance of improvement plans.
- 5 184. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to
- 6 be paid to the City and collected by the Water Utilities Department at the time of Building
- 7 Permit issuance.
- 8 185. All new development of single-family and multi-family residential units shall include hot
- 9 water pipe insulation and installation of a hot water re-circulation device or design to
- 10 provide hot water to the tap within 15 seconds in accordance with City of Oceanside
- 11 Ordinance No. 02-OR126-1.

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1 186. The proposed sewer will tie into the adjacent system in the Guajome Meadows subdivision  
2 which discharges via an existing 8-in sewer line that crosses Highway 76 into a 15-in sewer  
3 main trunk line. The 8-inch line under the highway is in poor condition and may need to be  
4 slip-lined or repaired. The conclusions from the required sewer study will determine  
5 whether there is adequate sizing for the existing pipe to handle the flows from the Hi Hope  
6 Ranch project.

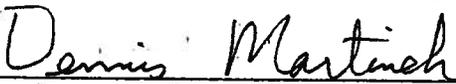
7 PASSED AND ADOPTED Resolution No. 2006-P57 on October 9, 2006 by the  
8 following vote, to wit:

9 AYES: Martinek, Parker, Horton, Blom, Beach, Balma and McLeod

10 NAYS: None

11 ABSENT: None

12 ABSTAIN: None

13 

14 Dennis Martinek, Chairman  
15 Oceanside Planning Commission

16 ATTEST:

17 

18 Jerry Hittleman, Secretary

19 I, Jerry Hittleman, Secretary of the Oceanside Planning Commission, hereby certify that this is a  
20 true and correct copy of Resolution No. 2006-P57.

21 Dated: October 9, 2006

# Architectural Guidelines For Hi-Hope Ranch

Received  
APR 26 2012  
Planning Division

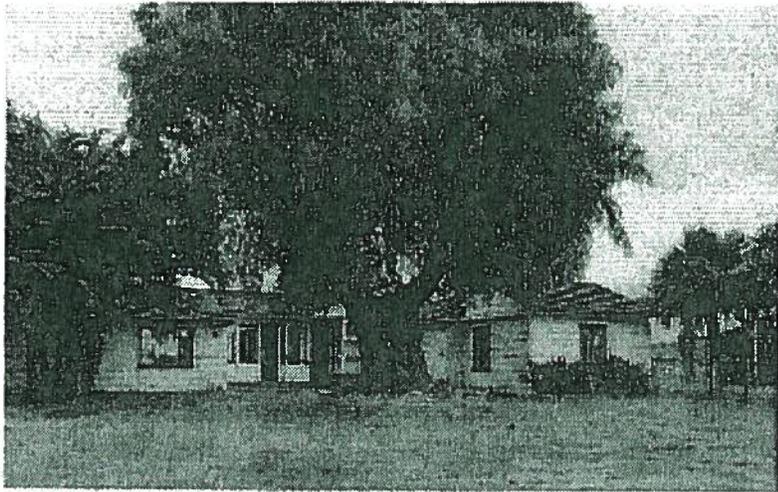
November 7, 2003  
Revised March 8, 2006

## Project History

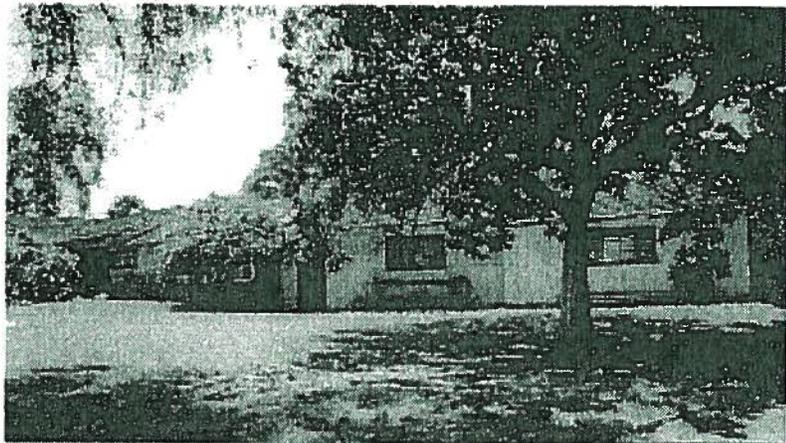
The architecture of Hi Hope Ranch is guided by its history. The property is located in an area known as Guajome Neighborhood. The land was under the influence of the Mission San Luis Rey during the Spanish Period, and had been occupied for a thousand years prior by the Luiseno Indians. After the mission lands were secularized under the Mexican regime, in the 1830s and particularly following the American victory over the Mexican government in 1848, the Guajome Neighborhood began to be opened up to settlers. Many of these early settlers were sheep ranchers, farmers and dairymen.

Hi Hope Ranch, which is made up of four parcels, has a history of farming. As early as 1903, the Wackerman family farmed a portion of it but they resided elsewhere. Other parcels were bought and sold over the years. One parcel was owned for a while by the San Dieguito Water Company another parcel was owned at one time by the San Diego Area Council of Boy Scouts. In 1947, Anatol Josepho purchased all four parcels to be his family's home. They named it Hi-Hope Ranch. The Josephos hired Los Angeles architect George C. Anderson to design the existing main residence. The Josephos resided in this house and raised show cattle. Miss Josephine L. Scripps purchased the home and property in 1956 and resided there until her death in 1992. Miss Scripps, a member of the prominent and influential Scripps publishing family, is locally revered as one of the pioneers of regional mining and mineralogy and as the first woman in this field. As the Curator of Mineralogy at the San Diego Natural History Museum, she built the Museum's mineral collection. In addition, Miss Scripps was a respected cattle breeder.

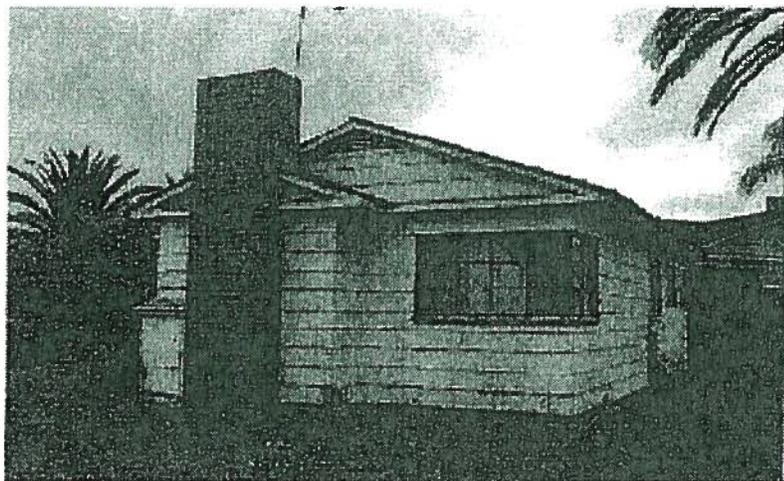
The main house is a classic sprawling post-war California Ranch style. It is roughly "U" shaped with an interior patio defined by wings of the house. The multiple roof planes are gabled with a medium pitch and are covered with shake shingles. Horizontal louvered vents are located beneath some of the gable ends. The eaves are boxed. The front facade is asymmetrical, with two projecting gabled wings. The pediments of these wings are outlined with trim. The exterior of the house is clad with vertical and horizontal board siding; some areas have brick skirting. Two brick chimneys are present. The main chimney is wide and interior set at the rear of the house. The focal windows on the front of the house consist of a central fixed pane with multi-fixed windows in the wing projections. The other fenestrations consist of wood framed casements and double hung windows of varying shapes and sizes.



Main House - Entry Plaza

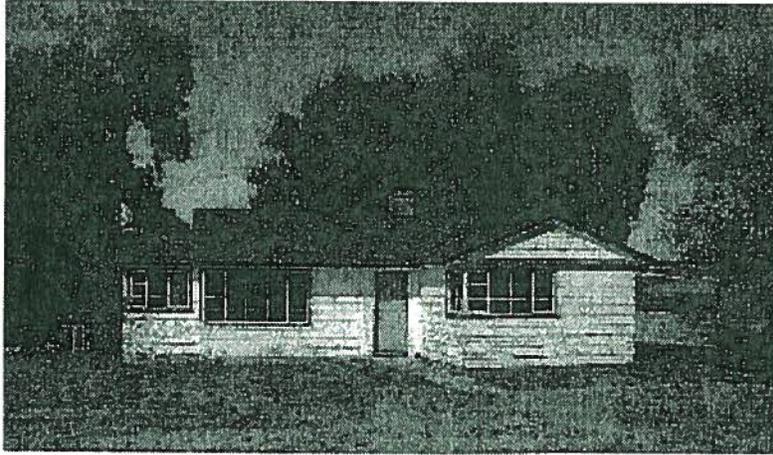


Main House - Rear



Main House - Master Bedroom

A second house known as the Foreman's house is constructed in a simple Ranch style. The roofline of this house is medium pitched, cross gabled; with multiple shake shingle covered planes. The eaves are boxed and project slightly over the walls. The house has an asymmetrical facade and is clad with horizontal boards.



Foreman's House

## Architectural Types

The architectural types chosen for the Hi Hope Ranch project come from its history. California Ranch and Spanish Colonial are derived directly by those who resided there and owned the land. Both of these architectural styles are required to be used for the Hi Hope Ranch houses. Three other architectural types may be used because of their heritage in American and California architecture. The merchant builder may choose from Prairie, and/or Craftsman Bungalow.

The merchant builder must stay true to the architectural style chosen for each house design. Mixing of architectural styles or types is prohibited. Homes built at Hi Hope should integrate some of the features of the Josepho/Scripps Main house. Brick skirting, vertical boards, and front facing gable roof adjoining a hip roof are encouraged.

### **California Ranch (required)**

One-story Ranch style homes are so simple; some critics say they have no style. They are usually referred to as the American Ranch, Western Ranch or California Rambler.

Ranch style houses have many of these features:



Photo by Homeowner  
"What you need to know about Architecture"

- Single story
- Low pitched gable roof
- Deep set eaves
- Horizontal, rambling layout; long, narrow, and low to the ground
- Rectangular, L-shaped, or U-shaped design
- Asymmetrical
- Large windows: double-hung, sliding, and picture

- Sliding glass doors leading out to patio
- Attached garage
- Simple floor plans
- Emphasis on openness (few interior walls) and efficient use of space
- Built from natural materials:
- Oaks floors, wood or brick exterior

Another version of the Ranch style was the Raised Ranch Style. These houses featured:

- Two Stories
- Attached garage
- Low pitched gable or hip roof
- Asymmetrical
- Large windows: double-hung, sliding, and picture
- Sliding glass doors leading out to patio



Raised Ranch Style Home  
Virginia & Lee McAlester, A Field Guide to American  
Houses  
New York: Alfred A. Knopf 2002

### **Spanish Colonial (required)**

Stucco archways, tiled courtyards, red tile roofs are usually indicative of Spanish Colonial Revival. In many ways, these homes resemble the earlier California Mission Style houses. Mission architecture romanticized the simple Spanish churches of colonial America. It featured red tile roofs, parapets, decorative railings and carved stonework.

Spanish inspired houses usually have these features:

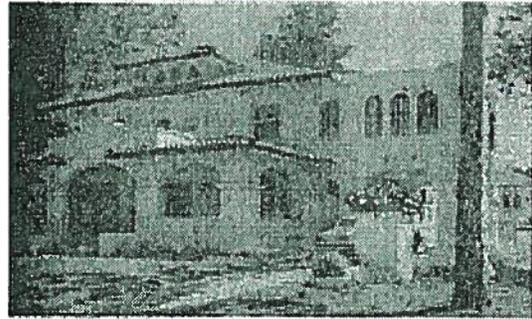
- Low-pitched roof
- Red roof tiles
- Little or no overhanging eaves
- Stucco siding
- Arches, especially above doors, porch entries and main windows



Bisbee Home in Warren, AZ;

Some Spanish inspired homes have:

- Asymmetrical shape with cross-gables and side wings
- Flat roof and parapets
- Or, a hipped roof
- Carved doors
- Spiral columns and pilasters
- Courtyards
- Carved Stonework or cast ornaments
- Patterned tile floors and wall surfaces
- 



Spanish Mission Home in Oklahoma City, OK ca. 1910  
Virginia & Lee McAlester, *A Field Guide To American Houses* New York: Alfred A. Knopf 2002

### **Farmhouse (optional)**

American farmhouse styles have evolved from the early American Federal (Adam) style and Georgian Colonial thru the Folk Victorian and Colonial Revival Styles.

Some farmhouse features can include:

- • Square, symmetrical shape
- • Brackets under the eaves
- • Porches, both singular and wrap around
- • Multi-paned double hung windows
- • Overhanging upper story
- • Shutters
- • Fireplaces
- • Usage of brick and wood siding
- • Entertaining rooms on first floor and bedrooms on upper floors.

## **Prairie (optional)**

Frank Lloyd Wright revolutionized the American home when he began to design "Prairie" style houses with low horizontal lines and open interior spaces. The prairie house has distinctive, long horizontal lines and planes on the outside.

Prairie style houses usually have these features:

- Low-pitches roof
- Overhanging eaves
- Horizontal lines
- Central chimney
- Open floor plan
- Rows of small windows
- One-story projections

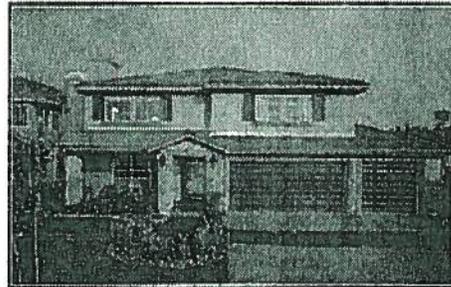


Photo Courtesy of Fieldstone Homes  
Mission View Estates, Oceanside, California

## **Craftsman Bungalow (optional)**

The Craftsman Bungalow is an all American housing style. Two California architects. Charles Sumner Greene and Henry Mather Greene, are often credited with inspiring America to build simple one and a half story bungalows. True Bungalows represent structural simplicity, efficient use of space and an understated style. Most of the living area is placed on the ground floor.

Craftsman style bungalows usually have these features:

- Low-pitched roof
- Wide eaves with exposed roof rafters
- Decorative braces
- Porch with square columns
- One or one and a half stories
- Built-in cabinets, shelves and seating.



A Classic Bungalow in Mitchell, Nebraska  
Photo Courtesy of the National Archives and Records  
Administration;

<http://architecture.about.com/library/ucmys38.htm>.  
"What you need to know about Architecture"

## **Architectural Standards**

### **Size of Dwellings**

All dwellings shall have minimum floor area of not less than 2,800 square feet and a maximum of 5,700 square feet exclusive of attached porches and garages and patios. Each project phase shall have at least 10% of all residential units planned for single story dwelling units or single story with a loft/bedroom. Single story dwelling units may be designed in such a fashion that a loft area may be incorporated into the attic area of the house. This is a feature typical of the Craftsman Bungalow style.

### **Porches**

At least 15% of all residential units planned shall have useable front porches. Porches shall be covered with either an extension of the house roof or may have a front facing gable roof for roof diversity. The front porch will act as an outdoor foyer that makes a transition from public to private space, and allows residents to enjoy the outdoor spaces of Hi Hope Ranch. The front porch should be functional

that allows circulation and the placement of furniture. Living spaces, rather than stairs, bathrooms or bedrooms should be located adjacent to the porch at the front of the house to allow activities on the porch to be connected through doors and windows to activities within the house.

### **Patios**

House design shall include interior courtyards and patios whenever possible. L-shape or U-shape footprints of the first floor of houses should be used to achieve this when possible.

### **Building Facades**

Long unarticulated building facades shall be avoided by incorporating varying setbacks of the building footprint in a random fashion along a residential street. Projecting architectural features such as porches, wood framed windows; columns, offset roof planes, and other features shall be used to create both vertical and horizontal articulation. All homes shall include architectural features and trim on the rear and sides of the homes. Houses shall be arranged in a manner that creates a harmonious and varied appearance of building heights, rooflines and setbacks. To conform to Part IV, Article 30, 3039 Hillside Development Provisions of the City of Oceanside Zoning Ordinance, no visible portion of a structure shall exceed 40 feet in length measured parallel to the surface of the structure, unless there is an off-set of 4 feet or more in depth and 6 feet or more in width. The off-set area shall be unoccupied and obstructed by structures from the ground upward to the sky, provided that roof eaves may project two feet into the off-set area.

### **Rooflines**

Flat roofs are prohibited. For two story houses, the use of varied rooflines is required. Gable, hip and shed roofs will be used in combination to achieve this. The use of varied width of roof overhangs consistent with the architecture of the houses is encouraged. Roofs are a very prominent visual element of a building and as such provide a strong unifying characteristic between buildings. The use of consistent roof forms and materials is also an important element of the building design. In conformance to Part IV, Article 30, Section 3039 Hillside Development Provisions of the City of Oceanside Zoning Ordinance, no roof plane shall exceed 600 square feet in area, measured parallel to the roof plane, and a change in pitch of 3 in 12 or greater, or a vertical offset of 2 feet or more shall separate each roof plane. The area of an offset roof plane or change in pitch shall not be less than 150 square feet.

## **Garages**

Every residence shall have an attached or detached minimum three-car garage. Garages shall not dominate the street scene. Housing design shall incorporate side-access garages as much as possible. Where front access garages are used, the proportion of frontage devoted to garage face shall be minimized as much as possible. Each project phase shall have at least 30% of all residential units planned for side-, rear-entry or detached garages with no garage doors visible from the street. ~~For front loaded garages, the plane of the house shall be offset forward at least 10 feet from the front plane of the garage. In situations where a porch is present, the porch will not count as any portion of the distance between the plane of the garage and the plane of the front of the house.~~ In any case, a setback of 25 feet minimum between the plane of the front of the house that faces onto the street and the horse trail shall be required. All garages shall be provided with roll-up garage doors.

## **Rear yard Access for Horse Lots**

All horse lots shall have a minimum 14-foot flat physical access to the rear yard, clear of all obstructions and improvements to a twelve-foot height overhead and along with a 12-foot rear yard access gate. See attached diagram for typical horse lot layout.

## **Maximum Height**

The maximum height of any structure shall be 30 feet.

## **Distance between Barns and Houses**

All horse barns or stable areas shall be a minimum of 40 feet from any window or door of habitable buildings on all lots. A solid 5-1/2 foot wooden or block privacy fence may be used if a barn structure is closer than 35 feet to an adjoining house. All structures shall comply with the setback requirements of the base-zoning district. Corrals shall maintain a minimum side yard and rear yard setback of five feet and a front yard setback of 25 feet.

## **Casitas (Accessory Dwelling Units)**

~~Housing design shall incorporate casitas on 10% of the lots within Hi Hope Ranch. The~~

Accessory unit shall maintain the scale of the adjoining residence and will be compatible with the design of the adjoining residential structure in terms of building materials, architectural style, roof, colors and exterior finishes. Section 3006 (C.) ~~I.1.Aa.~~, of the City of Oceanside Zoning Ordinance states that an accessory dwelling that is constructed within or attached to an existing dwelling shall contain at least 350 square feet but not more than 50 percent of the existing living area of the existing dwelling or 1,000 square feet, whichever is less. ~~In~~ Section 3006 (C.) ~~I.1.Bb.~~, states that an accessory dwelling that is structurally independent and detached from the existing dwelling shall not exceed 1,200 square feet. All accessory dwelling units shall comply with the setback requirements of the base zone districts. Each casita shall have one parking space designated for its use in addition to the required parking spaces within the main units garage. This parking space may be within a garage or uncovered space so long as the designated parking space is not in view of the street. ~~Accessory units shall conform to Part IV, Article 30, Section 3006 Accessory Dwelling Units of the City of Oceanside Zoning Ordinance.~~

## **Noise Mitigation**

In order to meet the City of Oceanside 45 dBA CNEL noise standards, homes on lots 1-55 to 65, and 93 facing Melrose Drive will require a means of mechanical ventilation per UBC requirements to provide a "windows closed" condition.

## **Development Permit Process**

### **Development Plan**

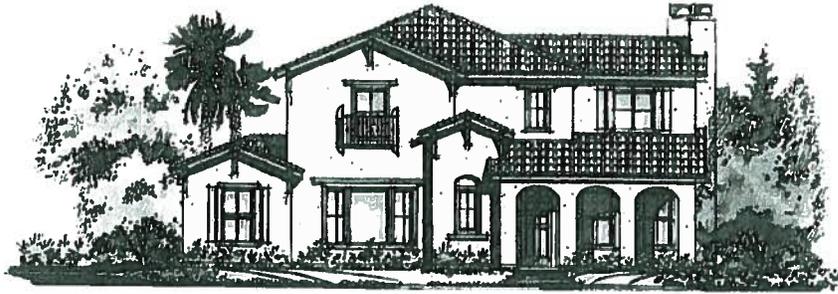
Prior to any building permit approvals, applicant and / or permittee shall process a Development Plan, to be submitted to the City of Oceanside Planning Department, reviewed by staff and considered by the Planning Commission at a noticed public hearing per Zoning Ordinance section 4301.

### **Substantial Conformity**

Future residence on the equestrian lots proposing to stable a horse shall be required to utilize the Substantial Conformity process to ensure compliance with the goal of the City to reduce storm water pollutants. This application will include a typical lot layout as a guideline to ensure minimum standards are met while allowing for design flexibility within individual lots.

## **Architectural Examples**

The following architectural renderings and floor plans are examples only of houses to be built for Hi Hope Ranch. They demonstrate many of the guidelines required of houses for Hi Hope Ranch. These plans will be in harmony with the architectural style and features of the Josepho / Scripps Main house and suited for an equestrian community. These plans may not be used or duplicated without the express written permission of Woodley Architectural Group, Inc.



Elevation A-1



Elevation A-2

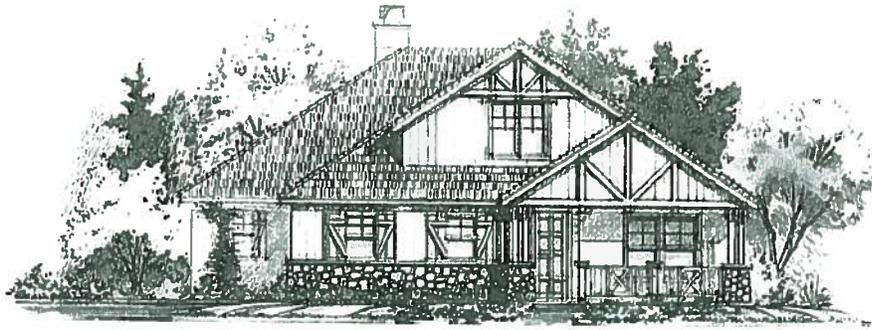


Elevation A-3



THE  
LIGHTFOOT  
PLANNING  
GROUP

Elevation A- Spanish Ranch  
Hi Hope Ranch



Elevation C-1



Elevation C-2

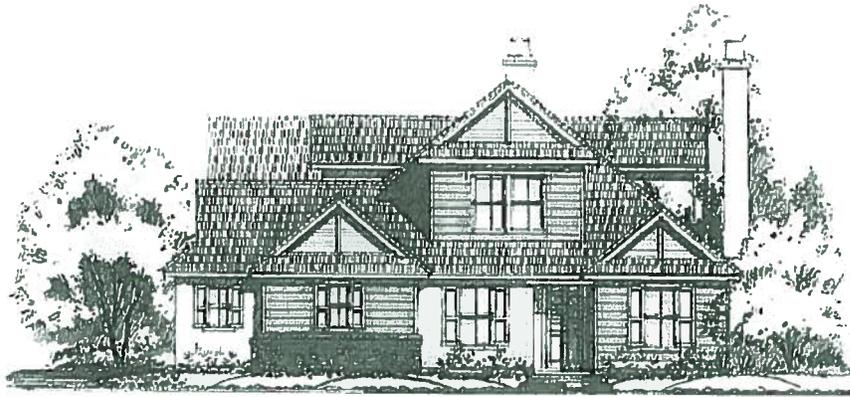


Elevation C-3



THE  
LIGHTFOOT  
PLANNING  
GROUP

Elevation B - California Ranch  
Hi Hope Ranch



Elevation B-1



Elevation B-2



Elevation B-3

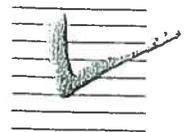
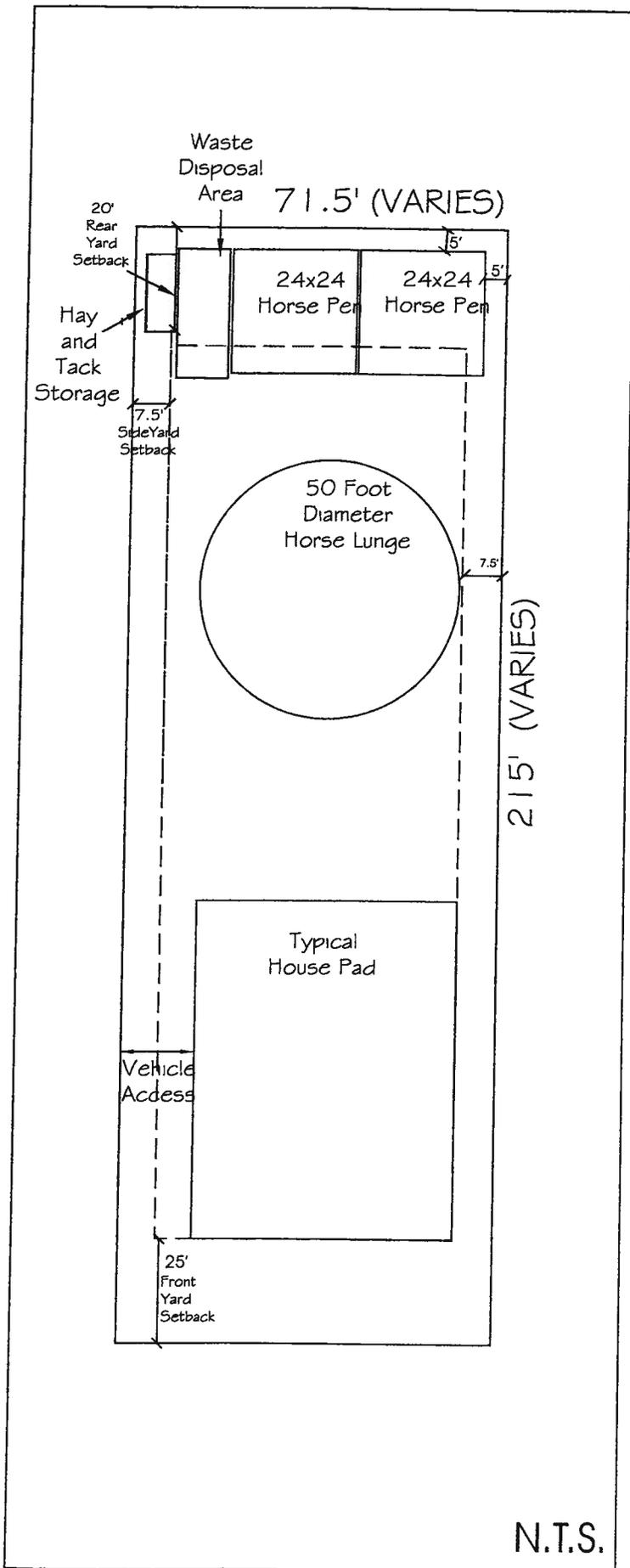


THE  
LIGHTFOOT  
PLANNING  
GROUP

Elevation B- California Farmhouse  
Hi Hope Ranch

# Hi Hope Ranch

## Typical Equestrian Lot Layout



THE  
LIGHTFOOT  
PLANNING  
GROUP



**Application for Discretionary Permit**

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

**STAFF USE ONLY**

ACCEPTED  
12/15/2011

BY  
AF

Please Print or Type All Information

HEARING

**PART I - APPLICANT INFORMATION**

1. APPLICANT MERSTAGE HOMES	2. STATUS GPA
3. ADDRESS 1250 CORONA POINTE CT, STE 200 CORONA CA 92879	4. PHONE/FAX/E-mail (951) 547 8320
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) PETER VANEK	
6. ADDRESS	7. PHONE/FAX/E-mail

MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL. D11-00015
C.U.P.
VARIANCE
COASTAL
O.H.P.A.C.

**PART II - PROPERTY DESCRIPTION**

8. LOCATION MELROSE DRIVE + HWY 76	9. SIZE
10. GENERAL PLAN RES ESTATE B	11. ZONING RE-B-SP-EQ
12. LAND USE RESIDENTIAL	13. ASSESSOR'S PARCEL NUMBER 122-100-54 + 157-100-74
14. LATITUDE	15. LONGITUDE

**PART III - PROJECT DESCRIPTION**

16. GENERAL PROJECT DESCRIPTION  
CONSTRUCTION OF 92 SINGLE FAMILY DWELINGS WITH SEX DIFFERENT FLOOR PLANS

17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS 92	21. DENSITY
22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR	

**PART IV - ATTACHMENTS**

26. DESCRIPTION/JUSTIFICATION	27. LEGAL DESCRIPTION	28. TITLE REPORT
29. NOTIFICATION MAP & LABELS	30. ENVIRONMENTAL INFO FORM	31. PLOT PLANS
32. FLOOR PLANS AND ELEVATIONS	33. CERTIFICATION OF POSTING	34. OTHER (See attachment for required reports)

**PART V - SIGNATURES**

SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print): PETER VANEK	36. DATE 12/14/11	37. OWNER (Print): MERSTAGE HOMES	38. DATE 12/14/11
Sign:		Sign:	

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
- I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.



December 14, 2011

Ms. Amy Fousekis  
City of Oceanside  
300 N. Coast Highway  
Oceanside, CA 92054

RE: Hi Hope Development Plan

Dear Amy,

Meritage Homes has submitted for your review a Development Plan for the construction of 92 single family dwellings at the intersection of Melrose Drive and HWY 76. As you know, this site underwent entitlement in 2006, was rough graded, and then abandoned by the previous developer. In addition to the Development Plan and architecture submitted for review, Meritage has also included amendments to the Architectural Guidelines to reflect current market demands.

The attached development plan as proposed is consistent with the Zoning Ordinance, conforms to the General Plan, and is compatible with the surrounding neighborhood. The area covered by the Development Plan can be adequately served by existing and planned public services, utilities and facilities.

If you have any questions, or require additional information, please feel free to contact me at (951) 547-8320.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Varek". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Peter Varek  
Director of Forward Planning

1250 Corona Pointe Court, Suite 210  
Corona, CA 92879

p. 951.547.8300  
f. 951.547.8301



February 15, 2012

Received

Ms. Amy Fousekis  
City of Oceanside  
300 N. Coast Highway  
Oceanside, CA 92054

FEB 16 2012

Planning Division

RE: Marisol Development Plan

Dear Amy,

Meritage Homes has submitted for your review a Development Plan for the construction of 92 single family dwellings at the intersection of Melrose Drive and HWY 76. As you know, this site underwent entitlement in 2006, was rough graded, and then abandoned by the previous developer. In addition to the Development Plan and architecture submitted for review, Meritage has also included amendments to the Architectural Guidelines to reflect current market demands.

The below addresses the findings required by Section 4306 of the Oceanside Zoning Ordinance:

1. The site plan and physical design of the project as proposed is consistent with the Zoning Ordinance, including all setback requirements, building height, lot coverage and parking requirements.
2. The Development Plan conforms to the General Plan of the City, with a density in conformance with the Residential Estate B requirements, as well as the street and trail standards within the district.
3. The Development Plan project area can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities, as the project is directly adjacent to Highway 76 with existing utilities and facilities, and the project was previously analyzed for the impacts to public services under the tentative map approval.
4. The project as proposed is compatible with the existing development, with a high level of architectural design, and the ability to accommodate equestrian facilities throughout the project.
5. The site plan and physical design of the project is consistent with the policies of Section 1.24 and 1.25 of the Land Use Element, incorporating no additional grading beyond that which occurred, maintaining the existing topography, and preserving all natural land as originally approved by tract map T-2-03.

If you have any questions, or require additional information, please feel free to contact me at (951) 547-8320.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Vanek", written over a light blue horizontal line.

Peter Vanek  
Director of Forward Planning

1250 Corona Pointe Court, Suite 210  
Corona, CA 92879

p. 951.547.8300  
f. 951.547.8301

LEGAL DESCRIPTION

THOSE PORTIONS OF SECTION 2 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LOT 2 (SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER), AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ALL IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY BOUNDARY LINE OF SAID SECTION 2, WITH THE CENTER LINE OF THE COUNTY ROAD KNOWN AS SAN LUIS REY ROAD NO. 2, AS SAID ROAD WAS LOCATED ON MAY 6, 1947, AND SHOWN ON MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY; THENCE NORTH 56° 48' 19" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID SECTIONS 2 AND 35, A DISTANCE OF 3766.51 FEET, MORE OR LESS, TO THE SOUTHERLY TERMINUS OF THE WESTERLY LINE OF LOT 2 IN SAID SECTION 35; THENCE NORTH 0° 00' 58" EAST ALONG SAID WESTERLY LINE 52.61 FEET; THENCE NORTH 82° 23' 30" EAST 259.48 FEET; THENCE NORTH 63° 28' 30" EAST 293.39 FEET; THENCE NORTH 75° 45' 30" EAST 831.55 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 0° 17' 09" EAST ALONG SAID WESTERLY LINE 57.44 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTH 800.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 89° 25' 28" EAST ALONG THE NORTH LINE OF SAID SOUTH 800.00 FEET, A DISTANCE OF 2609.14 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0° 12' 28" EAST ALONG SAID EASTERLY LINE 800.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 89° 47' 42" EAST ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 502.62 FEET TO A POINT IN THE CENTER LINE OF A PRIVATE ROAD; THENCE ALONG SAID CENTER LINE AS FOLLOWS:

SOUTH 17° 12' 18" EAST 225.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 51° 50'; THENCE SOUTHERLY ALONG SAID CURVE 54.28 FEET; THENCE TANGENT TO SAID CURVE SOUTH 34° 37' 42" WEST 420.77 FEET; THENCE SOUTH 14° 27' 42" WEST 61.85 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35 DISTANT THEREON NORTH 89° 40' 55" EAST 304.33 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING SOUTH 14° 27' 42" WEST 337.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 44° 00'; THENCE SOUTHERLY ALONG SAID CURVE 23.03 FEET; THENCE TANGENT TO SAID CURVE SOUTH 29° 32' 18" EAST 97.89 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF SAN LUIS REY ROAD NO. 2, AS HEREINABOVE REFERRED TO; THENCE ALONG SAID CENTER LINE AS FOLLOWS:

SOUTH 53° 05' WEST 552.78 FEET TO THE BEGINNING OF A 700.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE 270.00 FEET; THENCE SOUTH 75° 11' WEST 333.92 FEET TO THE BEGINNING OF A

1000.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS AS CONDEMNED BY THE CITY OF OCEANSIDE BY FINAL ORDERS OF CONDEMNATION RECORDED APRIL 4, 1997 AS INSTRUMENT NOS. 1997-156794 AND 1997-156795, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF LAND GRANTED TO THE VISTA UNIFIED SCHOOL DISTRICT, IN THE DEED RECORDED JUNE 23, 2005 AS INSTRUMENT NO. 2005-0530437 OF OFFICIAL RECORDS.



CITY OF OCEANSIDE  
PLANNING DEPARTMENT

RECEIVED  
NOV 21 2006  
Planning Department

FILED  
Gregory J. Smith, Recorder/County Clerk

OCT 12 2006

# NOTICE OF DETERMINATION

BY

TO \_ OFFICE OF PLANNING AND RESEARCH  
1400 TENTH STREET, ROOM 121  
SACRAMENTO, CA 95814

RECORDER/COUNTY CLERK DEPUTY  
COUNTY OF SAN DIEGO  
P.O. BOX 1750  
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER: State Clearinghouse Number  
HI HOPE RANCH PROJECT (D-8-03, T-2-03, C-11-03, C-12-03) 2004021066

PROJECT LOCATION: Northwest of the intersection of Melrose Drive and State Route 76.

### PROJECT DESCRIPTION:

The proposed project is Development Plan, Conditional Use Permit(s), and Tentative Map for 93-lot residential subdivision on a 76-acre site.

This is to advise that the City of Oceanside has approved on October 9, 2006 the above-described project and has made the following determinations regarding the above-described project per the California Environmental Quality Act (Public Resources Code Section 21000 et.al.).

1. THE PROJECT \_\_\_ WILL  WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
2.  A NEGATIVE DECLARATION WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF CEQA.  
\_\_\_ AN ENVIRONMENTAL IMPACT REPORT WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF CEQA.  
AN \_\_\_ ENVIRONMENTAL IMPACT REPORT, \_\_\_ NEGATIVE DECLARATION, WHICH WAS PREPARED FOR AN EARLIER PROJECT WAS DETERMINED TO BE ADEQUATE AND SHALL BE USED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF CEQA.
3. MITIGATION MEASURES  WERE \_\_\_ WERE NOT MADE A CONDITION OF APPROVAL OF THIS PROJECT.
4. FINDINGS \_\_\_ WERE \_\_\_ WERE NOT MADE PER CEQA GUIDELINES SECTION 15091.
5. A STATEMENT OF OVERRIDING CONSIDERATIONS \_\_\_ WAS \_\_\_ WAS NOT ADOPTED FOR THIS PROJECT.

Contact Person: Jerry Hittleman; (760) 435-3535

The EIR or Negative Declaration and record of project approval is available for public review and may be examined at:

City of Oceanside  
Planning Department  
300 N. Coast Highway  
Oceanside, CA 92054

SIGNATURE \_\_\_\_\_ DATE October 10, 2006

CITY HALL, 300 N. COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3520, FAX (760) 754-2958

APPLICANT : HILLCREST HOMES  
CONTACT : DAVID ARNOLD  
355 W. 2ND ST.  
TUSTIN, CA 92780  
(714) 838-8612