



DATE: January 27, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF DEVELOPMENT PLAN (D12-00010) AND CONDITIONAL USE PERMIT (CUP12-00012) TO ALLOW THE DEVELOPMENT OF A 338-UNIT APARTMENT COMPLEX ON A 28.2-ACRE PARCEL LOCATED IN THE RANCHO DEL ORO MASTER PLAN AREA, WEST OF COLLEGE BOULEVARD AND NORTH OF OLD GROVE ROAD. THE PROJECT SITE IS CURRENTLY ZONED PD-1 (RANCHO DEL ORO PLANNED DEVELOPMENT) AND IS SITUATED WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – TERRAZA APARTMENTS AT RANCHO DEL ORO VILLAGE XII – APPLICANT: RPRN LAND COMPANY LLC**

### **RECOMMENDATION**

Staff recommends that the Planning Commission by motion;

- (1) Certify a Final Environmental Impact Report with the associated Findings of Fact and the Mitigation Monitoring and Reporting Program by adopting Planning Commission Resolution No. 2014-P02; and,
- (2) Approve Development Plan (D12-00010), and Conditional Use Permit (C12-00012) by adopting Planning Commission Resolution No. 2014-P03 with findings and conditions of approval attached herein.

### **PROJECT DESCRIPTION AND BACKGROUND**

The project under consideration is a request for approval to construct a 338-unit apartment complex within Village XII of the Rancho Del Oro Planned Residential Development Master Plan Area which exists as a vacant 28.2-acre site located west of College Boulevard and north of Old Grove Road. The subject parcel is zoned Rancho Del Oro Planned Development (PD-1) within the Ivey Ranch/Rancho Del Oro Neighborhood and has a Rancho Del Oro Specific Plan (S-1-84) overlay. The development standards to be used for development proposals on the subject site are established within the Rancho Del Oro Planned Residential Development Master Plan for Village XII.

The RDO Specific Plan covers approximately 1,950 acres and is a land use plan that allows a variety of uses. The plan establishes the general framework for land use types, circulation, grading, density management and major infrastructure requirements. The plan was created to further balance the community by dividing the area into residential villages and tracts, industrial areas, office-professional sites, and commercial/retail centers.

The RDO Specific Plan provides general land use regulations for the entire specific plan area and was originally adopted by the City Council on October 15, 1985 by Resolution No. 85-240. In order to develop property within the specific plan, individual master plans were developed. These master plans established use provisions and development standards for each of the land uses within the specific plan area. Under the current residential land use designation the site is subject to the RDO Planned Residential Master Development Plan criteria for Village XII.

In 2006, a General Plan Amendment was approved by the City Council to amend the land use designation of the entire 28.2-acre site from office/professional to residential, and shift residential densities of 339 future residential units to the project site.

On February 24, 2011, a Development Plan (D11-00003) was approved for an amendment of the RDO Planned Residential Development Master Plan and incorporation of Village XII into the Residential Master Plan as a stand alone document that established design and development standards to be used when developing the site.

**Site Review:** The subject site is located within the central portion of the Rancho Del Oro Master Planned Community. Land uses surrounding the site include the Ocean Ranch and Pacific Coast Business Park light industrial land uses to the south and southwest, residential land uses consisting of single family residence located to the north, down slope and to the east across College Boulevard, and multi-family residential land uses to the west. The site has been previously graded and slopes gently upward from south to north with a significant down slope at the northern portion of the property. Overall site design would lower the existing manufactured hill and provide for a finish grade that is similar to the finish grade of Old Grove Road and College Boulevard. The overall topography of the site would gently slope from east to west and would provide for remedial grading off-site to the north to further stabilize the existing slope.

**Project Description:** The project application is comprised of two components, a Development Plan and Conditional Use Permit as follows:

Development Plan D12-00010 represents a request for:

Approval to construct a 338-unit apartment complex within Village XII of the RDO Planned Residential Development Master Plan Area. The proposed development would include 22 two-story residential apartment buildings and four three-story residential apartment buildings, a single story recreation center, pool complex, and other associated site amenities and infrastructure improvements.

Village XII is situated in a unique manner that establishes the tract adjacent to light industrial developed areas to the south and single-family residential homes to the north

and east. In order to provide for a well integrated and subtle transition from the surrounding land uses, the overall site layout has been developed to provide four three-story apartment buildings along Old Grove Road, and 22 two-story buildings oriented in a manner that provide optimal buffering from the residence to the north. Establishment of three-story structures along Old Grove Road would provide a visually appealing streetscape that does come off as an abrupt change from industrial to residential.

To further provide variation in site design, the proposal would incorporate a total of four building types that would provide for a mix of 1, 2, and 3-bedroom units in five different floor plans. The buildings themselves are designed based upon an Irving Gill theme that incorporates a vast array of arches along with cube/rectangular style massing. This use of simple forms along with unity of materials will further assist in softening the transition from the existing light industrial to the south and as viewed from the public right-of-way along Old Grove Road.

Access to the site would occur off of two signalized intersections along Old Grove Road, one at Avenida del Oro and one at Trestles Street. The proposed apartment complex would incorporate private streets with both entries being gated. Site design would provide a building layout that establishes front elevations with pedestrian orientation along the main streets and the public sides of Old Grove Road and College Boulevard. In order to enhance the view of the site as seen from off-site, all parking for residents and guest would be provided through internal siting of garages, carports, and open parking areas within courtyard type layouts and central to the site. Incorporation of this type of parking layout would provide optimal screening of the extensive parking facilities by the apartment buildings and by the implementation of an abundant and lush landscape palette.

Conditional Use Permit CUP12-00012 represents a request to:

Allow the establishment and operation of a rental apartment project utilizing Product Type K as defined by the Master Plan Text. Apartment Complexes within Village XII of the Planned Development (PD-1) zoned property are permitted, subject to approval of a Conditional Use Permit. The RDO PRD Master Plan requires that a Conditional Use Permit be processed concurrent with the Development Plan as required by Article 100 of the RDO Village XII PRD Master Plan.

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. GENERAL PLAN CONFORMANCE**

The General Plan Land Use Map designation on the subject property is Rancho Del Oro Specific Plan S-1-84 which has allocated 339 residential dwelling units for Village XII. Staff has evaluated the request to develop the 28.2-acre parcel with a 338-unit apartment complex, and has determined that the proposed development is consistent with the goals and objectives of the City's General Plan as follows:

## A. Land Use Element

### Goal 1.12: Land Use Compatibility

Objective: To minimize conflicts with adjacent or related uses.

Policy A: Adequate setbacks, buffering, and/or innovative site design shall be required for land uses that are contiguous and incompatible with existing land uses.

The proposed apartment complex location and placement adjacent to a light industrial business park requires that close attention to site planning and design detail be incorporated into any proposal for Village XII. The adjacent Industrial Park development standards allow for buildings to be constructed with a maximum height of 45'-0" or four-stories which ever is less. The Village XII site with a proposed apartment complex referred to as Product Type K is permitted with a maximum height of 52'-0" or four stories, with the exception that units located along the northern boundary shall maintain a maximum building height of 35'-0" or two stories. The incorporation of an overall site design that incorporates a specific building orientation where three-story units create entry and focal points coupled with a subtle massing transition from south to north would assist in minimizing conflicts with the light industrial land use to the south. Noting the need to be sensitive to the single-family RDO Residential Village to the north, the proposed project would provide a heavily landscaped buffer area of greater than 100', and would minimize placement of structures along the northern and western portions of the site. The implementation of adequate building setbacks and landscape buffering of structures with internally located parking areas will complement the existing neighborhood context, while creating a sense of community for those wishing to reside there.

### Goal 1.24: Topographic Resources

Objective: To ensure that development preserves and enhances the unique beauty and character of the City's natural topographic features and does not contribute to slope instability, flooding, or erosion hazards to life and property.

Policy: B. Lands considered to possess significant topographical features shall be preserved and integrated into the project designs. Such lands include natural slopes of (20 percent) or more with a minimum elevation differential of 50 feet; major canyons and/or watercourses; significant rock outcroppings, trees, and native vegetation.

Policy: D. The term "natural slope" shall also apply to any man-made or altered slope which, over a period of years, re-vegetation and/or erosion has made indistinguishable from the natural terrain.

The subject request is to develop a 338-unit apartment complex, consisting of 22 two-story residential apartment buildings and four three-story residential apartment buildings, a single story recreation center, pool complex, and other associated site amenities and infrastructure improvements. The proposed apartment complex would be

developed over an area that was previously graded as part of the street improvements associated with Old Grove Road and College Boulevard grading for RDO Village III, and in conjunction with the original grading for the Pacific Coast Business Park. Staff has determined that the subject proposal to develop the site in a manner that would lower the existing manufactured slopes on site consistent with the surrounding finish grades of the area, and in a manner that remediates existing geological conditions along and extending into the northern boundary of the site is consistent with the General Plan goal for topographic resources. It is further noted that based upon soil conditions found on-site, development will not require an extensive use of non-traditional building construction techniques. Based upon the proposed site development denoted on submitted plans, staff has determined that the design does not impact any natural topographic features and will provide for necessary remediation along the northern slope in a manner that conforms to the intent of the General Plan for topographic resources.

## **2. ZONING COMPLIANCE**

The proposed project site currently holds a zoning designation of Planned Development Plan (PD-1) Residential and has established specific development standards within the Planned Residential Development Master Plan for Village XII of Rancho Del Oro. The RDO Specific Plan identifies approximately 12 Residential Villages throughout RDO and the PRD Master Plan establishes development standards to guide future development within the villages. In order to ensure proper development of RDO is conducted in a manner that enhances and protects its value, and that of adjoining properties and uses, the PRD Master Plan was created. Village XII is the final residential village to be developed, and with its location along prominent public arterials, site planning, building layout, and architectural design are key to ensuring that the sense of community established over the development of the Rancho del Oro Master Plan Area is maintained.

The following Rancho Del Oro Village XII Vision Statement was created within the Planned Residential Development Master Plan in order to guide and ensure that the final build-out of the Master Plan Area was sensitive to the adjacent developed areas:

*“Rancho Del Oro Village XII is the last residential village to develop in the Rancho Del Oro Specific Plan area. As such, this village will reflect site planning and product type that is contemporary with current market conditions. With a maximum of 339 units allowed, it is envisioned that Village XII will have a transitional-suburban aesthetic and “feel.” At the same time, however, care will be given to create a unique place that is respectful toward human and environmental needs. Primary roadways will not read as alleys, and building siting, open space and landscape areas, and facilities for vehicles, pedestrians and recreational amenities will be approached in a thoughtful manner that creates a modern, welcoming neighborhood.”*

In order to ensure that the proposal to develop Village XII with 338 apartment units was consistent with the original vision of RDO, staff focused on five areas that collectively contribute toward the creation of a multi-family residential project that is welcoming, environmentally sensitive, and that creates a sense of community that residents desire.

The five areas analyzed included building siting/design, circulation both vehicle/pedestrian, open space, both common/private, landscaping, and parking. The following analysis is provided:

**Building Siting / Design**

The first area reviewed was building siting and overall architectural design of the project and its consistency with the intent of the Planned Residential Development Master Plan. The use of four building types with simplistic forms and varied footprint orientation, combined with bountiful landscaping and site amenities would provide a residential product that enhances the quality of life for those choosing to reside in the proposed apartment complex. In order to provide for an appealing multi-family product type that is sensitive to the privacy of the adjacent single family residence and that provides a subtle transition to the Light Industrial complex to the south, the proposed project has been designed to incorporate four building types with five floor plans carefully sited across the 28.2-acre site. A summary of the four building types, five floor plans, and total unit count is provided as follows:

<b>Building Type</b>	<b>Stories</b>	<b>Floor Plan A1</b>	<b>Floor Plan B1</b>	<b>Floor Plan B2</b>	<b>Floor Plan B3</b>	<b>Floor Plan C1</b>	<b>Total Units Bldg.</b>	<b>Bldg. Count</b>	<b>Total Units</b>
100	2	4	2	4	--	--	10	16	160
200	3	6	--	6	--	4	16	2	32
300	2	8	--	4	2	2	16	6	96
400	3	12	--	6	3	4	25	2	50
<b>TOTAL</b>	--	--	--	--	--	--	--	<b>26</b>	<b>338</b>

Consistent with the RDO Vision Statement to provide a contemporary residential product type that incorporates modern architectural design and site planning that is both cohesive and well-planned, the applicant has submitted a proposed apartment complex that is inspired by the Irving Gill architectural style and that would implement a concept which creates a sense of place.

In order to provide a development that is sensitive to the single-family homes to the north, the applicant has meticulously created a site design that minimizes placement of buildings along the north portion of the property. To further create separation from the existing developed single family subdivision to the north, the applicant has also established an extensive landscape palette within the 100 foot plus buffer area. This enhance landscape palette and building placement would create additional visual screening of the seven two-story buildings and single one-story clubhouse as viewed from off-site.

Staff has reviewed the proposed architectural style combined with the site layout and four building types that differ in story height, and finds that the Development Plan as proposed would produce a multi-family apartment complex that is consistent with the vision and intent of the PDO Planned Residential Development Master Plan.

**Circulation**

Staff reviewed the circulation has it relates to both vehicle and pedestrian flow through and adjacent to the site. Section 305 of the RDO PRD Master Plan requires that

"Private Residential Streets" be constructed at a minimum of (28'-0") and shall be increased to 32'-0" if parking on one side of the street is being proposed. The applicant has proposed an overall site design that would incorporate private streets that are constructed to a public street standard and that provides adequate on street parking and safe pedestrian flow through the development via internal sidewalks and sidewalks that are located adjacent to one side of the streets.

The pedestrian flow and orientation through the site was carefully designed and proposes to incorporate the use of sidewalks along streets and a meandering pedestrian walkway that connects a network of small pocket parks and associated amenities. The inclusion of such amenities as a dog park, active turf areas, bocce court, tot lots, horseshoe pits, bbq islands, and volleyball court would encourage active engagement amongst the residents and provide for a development that contributes to a sense of community.

#### Open Space / Landscaping

The third and fourth areas analyzed with the proposed development was the incorporation of Open Space, both common and private into the overall site design and the landscaping proposed to provide softening and visual buffering.

Section 407 (Common Open Space) of the PRD Master Plan for RDO Village XII states, "Common open space is intended to provide visual relief, ensure adequate light and air, contribute to the quality of development through use of landscaping, and provide areas for localized informal play activity. This could include sitting areas, lawns for informal games, tot lots or similar open space uses." Section 408 (Private Open Space) states, "200 square feet of private open space adjacent to every ground floor dwelling and 50 square feet of private open space for each dwelling not having ground floor access shall be provided."

The proposed apartment complex is noted as Product Type K within the RDO Master Residential Development Plan, and requires a minimum of 15 percent of the net area of the site be provided as Common Open Space that is landscaped. The proposed project would be required to provide a total of 3.2 acres in common usable open space, and as designed far exceeds this requirement through the proposal to establish 7.2 acres of common useable open space. As previously discussed above, the project's common usable open space has been designed to include both passive and active recreation amenity areas. The areas have been located in a manner that creates a flowing and engaging park like environment that encourages social interaction in the outdoor spaces. Perhaps the most notable component of the development is the centrally located recreation building and pool complex that is surrounded by a lush landscape palette and significant bio-retention area to the west.

To illustrate how the proposed development meets and exceeds the Private Open Space standards established within the Master Plan for RDO Village XII, the following table has been provided:

Unit Type	Square Footage	Bedrooms/ Bathrooms	Ground Floor Min. 200 s.f.	Balcony Min. 50 s.f.	Total No. of Units
A1	786s.f.	1/1	201 or 232	104	148
B1	1,126s.f.	2/2	N/A	79	32
B2	1,144s.f.	2/2	273 or 294	60	112
B3	1,236s.f.	2/2	207	91	18
C1	1,399s.f.	3/2	N/A	74	28
<b>TOTAL</b>	--	--	--	--	<b>338</b>

Staff finds that the Development Plan as proposed and the provisions for establishing common usable open space and private open space meets and/or exceeds the requirements established within the RDO Planned Residential Development Master Plan. Staff further finds that the project as designed would create visual relief between buildings the apartment complex and from adjacent single-family residential land uses to the east and north, and that contributes to the quality of the development through enhanced amenities not typically found in multi-family apartment complexes.

The fifth area analyzed was the proposed projects site design as it relates to the parking requirements within the RDO Planned Residential Development Master Plan, and how well off-street parking facilities are integrated into the site. Section 405 (Parking) requires that Apartments "Product Type K" provide two parking spaces, one of which must be covered for each unit. The RDO PRD Master Plan for Village XII establishes minimum requirements for guest parking and bases it upon each product type proposed. The requirements also provide a provision that allows staff to review and approve methodologies for calculating guest parking up to and including requiring detailed parking studies that study the most current trends. Staff conducted extensive review of surrounding jurisdictions and identified similar developments throughout Oceanside that have incorporated similar guest parking ratios and development standards. Results of this research revealed that the guest parking ratio of .2 spaces per unit plus 1 does not adequately provide sufficient guest parking on-site. The proposed apartment project was reviewed and required guest parking was established based upon a comprehensive parking study. The study concluded that a ratio of 0.3 spaces per unit be provided, where the City standard for similar product types requires 0.2 spaces per unit.

Staff has confirmed that the project meets and/or exceeds the standards and provides the following table to illustrate the total site parking break-down:

Off-Street Parking	Covered	Uncovered	Total
	Garages - Carports	Resident - Guest Spaces	
Required	338	338 - 101	148
Proposed	260 -- 78	338 -- 102	<b>338</b>

Beyond providing adequate off-street parking for the 338-unit apartment complex, staff has analyzed site layout of parking for residents and visitors against the RDO Village XII Master Residential Development Plan design standards. Staff supports the proposal as

submitted and finds that the use of courtyards for parking facilities and implementation of open parking spaces for visitors and residents along internal streets meets the intent of the RDO Master Residential Development Master Plan. An overall even distribution of spaces across the 28.2-acre site, with locations in close proximity to the units and internally located, collectively softens impacts typically associated with large multi-family developments.

## **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act (CEQA), the City of Oceanside acting as Lead Agency caused to be prepared an Environmental Impact Report (EIR) for the proposed project. The Environmental Impact Report (EIR) was prepared to assess the potential environmental effects associated with development of a 338-unit apartment complex. The EIR identifies potentially significant impacts related to air quality, biological resources, geology/soils, greenhouse gases, hydrology/water quality, noise, paleontological resources, public services, transportation/traffic, utilities, and outlines mitigation measures designed to reduce these impacts to less-than-significant levels.

The EIR process occurred as follows:

- A Notice of Preparation (NOP) was circulated to the California Office of Planning and Research, and other interested parties between June 5, 2012 and July 20, 2012.
- On July 19, 2012 A Public Scoping Meeting was conducted.
- A Notice of Availability (NOA) and Draft EIR were circulated for a 45-day public review period from July 18, 2013 to September 1, 2013.
- During the public review period a total of seven comment letters were received and response to those comments prepared and incorporated into the Final EIR.
- A summary of environmental factors potentially affected and appropriate mitigation measures are contained within the (Mitigation, Monitoring, and Reporting Program (MMRP) included as part of the Final EIR.

On the basis of the entire record, staff finds that there is no substantial evidence that the project, with implementation of the mitigation measures proposed, will have a significant impact on the environment.

## **PUBLIC NOTIFICATION**

Pursuant to Article 41 of the Oceanside Zoning Ordinance, legal notice was published in the North County Times and notices were sent to property owners of record/and occupants within a 300-foot radius of the subject property, to individuals/organizations requesting notification, to all persons and agencies that provided written comments, and to the applicant. As of the date of completion of this staff report, approximately three letters opposing the subject project have been received and are attached as part of the public record.

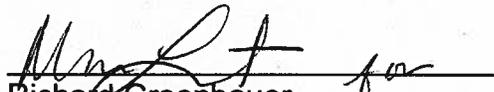
## SUMMARY

Staff has determined that the proposed development of the RDO Village XII PRD Master Plan area with a 338-unit apartment complex would provide additional market rate housing stock consistent with the original intent of the RDO PRD Master Plan to insure proper residential development and use of Rancho Del Oro and to enhance and protect its value, and that of adjoining properties and uses. The project design and land use would be compatible with existing and potential development in the surrounding areas. The residential nature of the land use would provide an appropriate transition between light industrial uses to the south and residential uses to the north and east of the property. The development as conditioned would be consistent with General Plan land use policies and the PD-1 development standards established with the RDO Village XII PRD Master Plan.

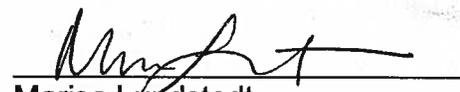
Staff thus recommends that the Planning Commission by motion:

- (1) Certify a Final Environmental Impact Report and adopt associated findings of fact and the Mitigation Monitoring and Reporting Program by adopting Planning Commission Resolution No. 2014-P02; and,
- (2) Approve Development Plan (D12-00010), and Conditional Use Permit (C12-00012) by adopting Planning Commission Resolution No. 2014-P03 with findings and conditions of approval attached herein.

PREPARED BY:

  
Richard Greenbauer  
Senior Planner

SUBMITTED BY:

  
Marisa Lundstedt  
City Planner

ML/RG/fil

### Attachments:

1. Planning Commission Resolution No. 2014-P02
2. Planning Commission Resolution No. 2014-P03
3. Development Plans and Landscape Plans
4. Bound Architectural Design , Building Plot Plan, Colors and Materials
5. CEQA Findings of Fact for Terraza RDO Village XII
6. Planning Commission Resolution No. 2011-P29 amending RDO PRD Master Plan
7. Letters and/or E-Mails of Support or Opposition to the Project
8. Other Attachments (Application page, Description and Justification, Legal Description)

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2014-P02

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
4 CITY OF OCEANSIDE, CALIFORNIA CERTIFYING THE  
5 FINAL ENVIRONMENTAL IMPACT REPORT AND  
6 ADOPTING THE FINDINGS OF FACT AND MITIGATION  
7 AND MONITORING REPORT FOR THE TERRAZA  
8 APARTMENTS IN VILLAGE XII OF RANCHO DEL ORO  
9 SPECIFIC PLAN AND PLANNED RESIDENTIAL  
10 DEVELOPMENT MASTER PLAN AREA

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8 APPLICATION NO: D12-00010 and CUP 12-00012  
9 APPLICANT: RPRN Land Company, LLC  
10 LOCATION: Northwest Corner of College Blvd. and Old Grove Rd.

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

13 WHEREAS, an Environmental Impact Report was prepared and circulated for public  
14 and agency review and proper notification was given in accordance with the California  
15 Environmental Quality Act; and

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 27<sup>th</sup> day  
17 of January 2014, conduct a duly advertised public hearing on the content of the Final  
18 Environmental Impact Report and the Mitigation Monitoring and Reporting program; and

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

21 For the Final Environmental Impact Report:

- 22 1. The Final Environmental Impact Report was completed in compliance with the provisions  
23 of the California Environmental Quality Act (CEQA).
- 24 2. There are certain significant environmental effects detailed in the Environmental Impact  
25 Report which have been avoided or substantially lessened by measures detailed in Exhibit  
26 "A" (Findings of Fact) and Exhibit "B" (Mitigation Monitoring and Reporting Program).
- 27 3. The Final Environmental Impact Report and Mitigation and Monitoring and Reporting  
28 Program for the project were presented to the Planning Commission, and the Planning  
29 Commission reviewed and considered the information contained in these documents prior  
30 to making a decision on the project. The Final Environmental Impact Report and

1 Mitigation and Monitoring and Reporting Program for the project have been determined to  
2 be accurate and adequate documents, which reflect the independent judgment of the City.  
3 NOW, THEREFORE, BE IT RESOLVED as follows:

- 4 1. The Planning Commission does hereby certify the Final Environmental Impact Report for  
5 the Terraza Apartment Complex Development within Village XII Of Rancho Del Oro  
6 Specific Plan and Planned Residential Development Master Plan Area.  
7 2. Pursuant to Public Resources Code Section 21081.6, the Planning Commission adopts the  
8 Mitigation Monitoring and Reporting Program (MMRP) for the Terraza Apartment  
9 Complex Development and finds that said project is designed to ensure compliance with  
10 the established mitigation measures.  
11 3. Pursuant to Public Resources Code Section 21081, the Planning Commission hereby  
12 adopts Findings of Fact for the Terraza Apartment Complex Development.

13 PASSED AND ADOPTED Resolution No. 2014-P02 on January 27, 2014 by the  
14 following vote, to wit:

15 AYES:

16 NAYS:

17 ABSENT:

18 ABSTAIN:

19 \_\_\_\_\_  
20 Robert Neal, Chairperson  
21 Oceanside Planning Commission

22 ATTEST:

23 \_\_\_\_\_  
24 Marisa Lundstedt, Secretary

25 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify  
26 that this is a true and correct copy of Resolution No. 2014-P02.

27 Dated: January 27, 2014

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2014-P03

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

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7 APPLICATION NO: D12-00010 and CUP12-00012  
8 APPLICANT: RPRN Land Company, LLC  
9 LOCATION: Northwest Corner of College Boulevard and Old Grove Road

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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 and Conditional Use Permit  
13 under the provisions of Articles 10, 17, 30, 31, 40, 41, and 43 of the Zoning Ordinance of the  
14 City of Oceanside to permit the following:

15 construction of a 338-unit residential apartment complex, consisting of 22 two-story  
16 buildings and four three-story buildings, a single-story recreation center, pool complex,  
17 and other associated site improvements;  
18 on certain real property described in the project description.

19 WHEREAS, the Planning Commission, after giving the required notice, did on the 27<sup>th</sup> day  
20 of January, 2014 conduct a duly advertised public hearing as prescribed by law to consider said  
21 application.

22 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
23 Guidelines thereto; an Environmental Impact Report (SCH No. 2012071056) has been prepared  
24 stating that if the mitigation measures are met there will not be adverse impacts upon the  
environment;

25 WHEREAS, the documents or other material which constitutes the record of proceedings  
26 upon which the decision is based will be maintained by the City of Oceanside Planning Division,  
27 300 North Coast Highway, Oceanside, California 92054.

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

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

3 <u>Description</u>	4 <u>Authority for Imposition</u>	5 <u>Current Estimate Fee or</u> 6 <u>Calculation Formula</u>
7 Parkland Dedication/Fee	8 Ordinance No. 91-10 9 Resolution No. 06-R0334-1	\$3,503 per unit
10 Drainage Fee	11 Ordinance No. 85-23 12 Resolution No. 06-R0334-1	13 Depends on area (range is 14 \$2,843-\$15,964 per acre)
15 Public Facility Fee	16 Ordinance No. 91-09 17 Resolution No. 06-R0334-1	\$2,072 per unit for residential
18 School Facilities Mitigation 19 Fee	20 Ordinance No. 91-34	21 \$2.63 per square foot 22 residential
23 Traffic Signal Fee	24 Ordinance No. 87-19 25 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
26 Thoroughfare Fee	27 Ordinance No. 83-01	28 \$255 per vehicle trip (based 29 on SANDAG trip generation table available from staff and from SANDAG)
30 Water System Buy-in Fees	31 Oceanside City Code 32 §37.56.1 33 Resolution No. 87-96 34 Ordinance No. 05-OR 0611-1	35 Fee based on water meter 36 size. Residential is typically 37 \$4,597 per unit.
38 Wastewater System Buy-in 39 fees	40 Oceanside City Code § 41 29.11.1 42 Resolution No. 87-97 43 Ordinance No. 05-OR 0610-1	44 Based on capacity or water 45 meter size. Residential is 46 typically \$6,313 per unit.
47 San Diego County Water 48 Authority Capacity Fees	49 SDCWA Ordinance No. 2005-03	50 Based on meter size. 51 Residential is typically 52 \$4,326 per unit.
53 Inclusionary housing in lieu 54 fees—Residential only.	55 Chapter 14-C of the City 56 Code	57 \$1.72 per square foot of 58 livable area.

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

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

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

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

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

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

19 FINDINGS:

20 For the Development Plan:

- 21 1. The proposed location of the use is in accord with the objectives of this ordinance and the  
22 purposes of the district in which the site is located because the development plan proposal  
23 for the construction of a 338 unit apartment complex consisting of 22 two-story buildings  
24 and four three-story buildings, a single-story recreation center, pool complex, and other  
25 associated site improvements is consistent with the intent of the General Plan Rancho Del  
26 Oro Specific Plan (S-1-84) Land Use Designation and Planned Development (PD-1)  
27 zoning designation, in that all proposed improvements and on-site development will  
28 provide for a multi-family residential apartment complex that was envisioned as part of the  
29 overall Rancho Del Oro Planned Community build-out as modified in 2006. Village XII is  
the last residentially designated parcel within Rancho Del Oro to be developed, and as  
designed is consistent with the residential density allocation in the amount of 339 units on

1 the 28.2-acre site. This development plan will set the maximum residential density for the  
2 site at 338 units.

3 2. The development of a 338-unit apartment complex and associated site improvements is  
4 consistent with the Zoning Ordinance, the Planned Development Plan (PD-1), and the  
5 General Plan Land Use Element, because the proposed site design and overall apartment  
6 complex layout has been designed in a manner that is consistent with the existing built  
7 environment and that will be compatible with and provide an appropriate transition from  
8 the light industrial uses to the south and the single-family residential subdivisions to the  
9 north and east.

10 3. The project design and its physical aspects pertaining to perimeter landscaping, site  
11 planning, and amenity location placement meets or exceeds the applicable development  
12 standards contained within the development standards of the Rancho Del Oro Planned  
13 Development Plan Village XII Design Standards and have incorporated site layout  
14 designs which are sensitive to the adjacent land uses of single-family residential to the  
15 north and east; as well as, providing a subtle transition from the light industrial to the  
16 south.

17 4. That the area covered by the Development Plan can be adequately, reasonably and  
18 conveniently served by existing and planned public services, utilities, and public  
19 facilities. The project will connect to existing public utilities and services located  
20 adjacent to the site and will not require any additional services or utilities beyond what  
21 exist as part of the overall development.

22 5. That the site plan and physical design of the project is consistent with the policies  
23 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the  
24 Development Guidelines for Hillside, and Section 3039 of the Oceanside Zoning  
25 ordinance, because a large majority of the site contains artificial slope areas that resulted  
26 from previous agricultural and documented fill operations associated with street grading  
27 for Old Grove Road, College Boulevard, and as part of grading operations for Village III  
28 and the Pacific Coast Business Park. A small area on the western portion of the  
29 property, approximately 3.65 acres remains as natural slope area, but contains no  
qualifying hillside areas. The proposed development would be compatible with the  
adjacent industrial land uses to the south and the single family residential land uses to

1 the north downslope and to the east across College Boulevard. As part of the overall  
2 development, off-site grading will occur along the northern property line in order to  
3 remediate geologic conditions associated with some unstable soils along the slope area.

4 For the Conditional Use Permit:

- 5 1. That the proposed location of the Terraza Apartment Complex is in accord with the  
6 objectives of the Oceanside Zoning Ordinance and Article 200, Section 206 of the  
7 Rancho Del Oro Village XII Planned Residential Development Master Plan, and the  
8 purposes of the Planned Development (PD-1) zone district in which the site is located,  
9 because the 28.2-acre site is designated to be developed as Village XII of the larger  
10 Rancho Del Oro Specific Plan Residential Area. The site plan and physical design of  
11 the project has been prepared in a manner that conforms to the development regulations  
12 and design standards established within the RDO PRD Master Plan.
- 13 2. That the proposed location of the Conditional Use and the proposed conditions under  
14 which it would be operated or maintained will be consistent with the General Plan and  
15 will not be detrimental to the public health, safety, or welfare of persons residing or  
16 working in or adjacent to the area of the proposed use; and will not be detrimental to  
17 properties or improvements in the vicinity or to the general welfare of the City because  
18 the proposed site design will provide additional enhanced perimeter landscaping for  
19 buffering purposes and would incorporate geotechnical remediation for the northern  
20 slope necessary to help in ensuring that slope failure to the north does not occur.  
21 Furthermore, the overall site and architectural design of the development will provide a  
22 desirable, high quality rental housing product for the Citizens of Oceanside.
- 23 3. That the proposed Conditional Use will comply with the provisions of the Oceanside  
24 Zoning Ordinance and the Planned Development Plan (PD-1), including any specific  
25 condition required for the proposed conditional use in the district in which it would be  
26 located.

27 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
28 approve Development Plan (D12-00010) and Conditional Use Permit (CUP12-00012) subject to  
29 the following conditions:

1. This Development Plan and Conditional Use Permit approve only the following: The  
construction of a 338-unit multi-family residential apartment complex consisting of four

1 three-story and 22 two-story freestanding buildings, and one single story clubhouse  
2 building. The overall unit count for the apartment complex will consist of 148 one-  
3 bedroom units, 162 two-bedroom units, and 28 three-bedroom units with sizes ranging  
4 from 768 sq. ft. to 1,399 sq. ft. Overall site design will include extensively landscaped  
5 open space and recreational areas throughout the complex and along the northern and  
6 western portions of the property. Parking would be provided within internal courtyard  
7 areas of each apartment building with guest parking being provided along the internal  
8 private street system. A total of 676 resident spaces and 102 guest spaces will be  
9 provided. Any substantial modification to the Development Plan or Conditional Use  
10 Permit in the design, layout, or intensification of the use shall require a revision to the  
11 Development Plan, a revision to the Conditional Use Permit, and/or a new Development  
12 Plan, and/or Conditional Use Permit.

13 **Building:**

- 14 1. Construction shall comply with the 2013 edition of the California Codes including the  
15 California Green Building Standards. The granting of approval under this action shall in  
16 no way relieve the applicant/project from compliance with all State and local building  
17 codes.
- 18 2. The building plans for this project are required by State law to be prepared by a licensed  
19 architect or engineer and must be in compliance with this requirement prior to submittal  
20 for building plan review.
- 21 3. Exterior lighting must comply with Chapter 39 of the Oceanside City Code and Section  
22 5.106.8 of the 2010 California Green Building Code.
- 23 4. The developer shall monitor, supervise and control all building construction and  
24 supportive activities so as to prevent these activities from causing a public nuisance,  
25 including, but not limited to, strict adherence to the following:
- 26 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
27 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for  
28 work that is not inherently noise-producing. Examples of work not permitted on  
29 Saturday are concrete and grout pours, roof nailing and activities of similar  
noise-producing nature. No work shall be permitted on Sundays and Federal

1 Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving  
2 Day, and Christmas Day) except as allowed for emergency work under the  
3 provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

4 b) The construction site shall be kept reasonably free of construction debris as  
5 specified in Section 13.17 of the Oceanside City Code. Storage of debris in  
6 approved solid waste containers shall be considered compliance with this  
7 requirement. Small amounts of construction debris may be stored on-site in a  
8 neat, safe manner for short periods of time pending disposal.

9 5. Site development, common use areas, access and adaptability of apartments and  
10 condominiums shall comply with Part 2, Title 24, of the California Code of Regulations  
11 (C.C.R.) "Disabled Access & Adaptability – HCD".

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

14 **Water Utilities:**

15 7. The developer will be responsible for developing all water and sewer utilities necessary to  
16 develop the property. Any relocation of water and/or sewer utilities is the responsibility of  
17 the developer and shall be done by an approved licensed contractor at the developer's  
18 expense.

19 8. The property owner shall maintain private water and wastewater utilities located on private  
20 property.

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

23 10. All Water and Wastewater construction shall conform to the most recent edition of the  
24 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by  
25 the Water Utilities Director.

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

27 11. All sewer mains within this development shall be private and a minimum size of 8-inch, all  
28 mains will be maintained by the Owner. Separation between private sewer and all public  
29 systems shall comply with Water Utilities Standards. Placement of private sewer mains  
and laterals shall not be located underneath permanent structures or trees.

- 1 12. No sewer main segments shall have a slope greater than 14 percent per the Water, Sewer  
2 and Reclaimed Water Design and Construction Manual.
- 3 13. In accordance with the findings from the Off-Site Sewer Study Memo dated February  
4 14, 2013, two segments of the 10-inch sewer along Mesa Drive must be upsized. The  
5 gravity sewer main from manhole 601020048 to manhole 601020045 shall be upsized from  
6 10-inch VCP to 15-inch PVC, in accordance with the finding from the Sewer Study.
- 7 14. Any of the proposed fire hydrant runs over 50 feet in length, shall become public mains  
8 (8-inches) and shall have building meters placed off these public mains to help facilitate  
9 the continuous flow of water on these proposed dead-end runs.
- 10 15. The separation between the water mains and the reclaimed water mains must be a  
11 minimum of 10-foot.
- 12 16. Each building shall be metered individually by the City of Oceanside. All apartment  
13 units within this development shall be sub-metered by a private company to comply with  
14 the Water Conservation Master Plan.
- 15 17. Any aesthetic landscape walls that are located over the water main and water main  
16 easement shall be made with "knock out" sections for easy removal and have an  
17 encroachment/removal agreement fully executed.
- 18 18. All public water and/or sewer facilities not located within the public right-of-way shall be  
19 provided with easements sized according to the Water, Sewer, and Reclaimed Water  
20 Design and Construction Manual. Easements shall be constructed for all weather access.
- 21 19. No trees, structures or building overhang shall be located within any water or wastewater  
22 utility easement.
- 23 20. All lots with a finish pad elevation located below the elevation of the next upstream  
24 manhole cover of the public sewer shall be protected from backflow of sewage by installing  
25 and maintaining an approved type backwater valve, per the 2013 California Plumbing  
26 Code.
- 27 21. The developer shall construct a public reclamation water system that will serve each lot and  
28 or parcels that are located in the proposed project in accordance with the City of Oceanside  
29 Ordinance No. 91-15. The proposed reclamation water system shall be located in the  
public right-of-way or in a public utility easement.

1 22. A separate irrigation meter and approved backflow prevention device is required and shall  
2 be displayed on the plans.

3 23. The submitted Water Study must be revised in accordance with the Water Utilities  
4 Memo dated September 17, 2012. Meter sizing and fire service information will be  
5 handled through the approved Water Study prior to the approval of Final Engineering  
6 Plans by the Water Utilities Department.

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

8 24. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to  
9 be paid to the City and collected by the Water Utilities Department at the time of Building  
10 Permit issuance.

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

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

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

19 **Transportation:**

20 27. The project shall pay a fair share of \$111,422.00 toward capacity enhancement measures  
21 on College Boulevard between Olive Drive and Avenida de la Plata prior to issuance of  
22 certificate of occupancy and to the satisfaction of the City Traffic Engineer.

23 28. The project shall install a HD Pelco CCTV camera with Sisco switch on the existing  
24 traffic signal on Old Grove Road at Avenida Del Oro prior to the issuance of certificate  
25 of occupancy and to the satisfaction of the City Traffic Engineer.

26 29. The project shall install a HD Pelco CCTV camera with Sisco switch on the existing  
27 traffic signal on College Boulevard at Thunder Drive prior to the issuance of certificate  
28 of occupancy and to the satisfaction of the City Traffic Engineer.

29 30. The project shall install a HD Pelco CCTV camera with Sisco switch on the existing  
traffic signal on College Boulevard at Frazee Road prior to the issuance of certificate of  
occupancy and to the satisfaction of the City Traffic Engineer.

1 31. The project shall design and install a new traffic signal on Old Grove Road at the  
2 easterly project driveway/Trestles Way prior to issuance of certificate of occupancy and  
3 to the satisfaction of the City Traffic Engineer.  
4

5 **Fire:**

6 32. Plans submitted for building permit issuance shall accurately illustrate that the area in  
7 front of Buildings 20 and 26 are free from obstructions. Shade structures, seating, and  
8 barbeque facilities shall not be located in front of these buildings, subject to review and  
9 final approval by the Fire Chief.

10 33. Due to the extended reach of fire apparatus access roadways to Buildings 20 and 26, the  
11 subject project shall be required to purchase the \$10,000 "apartment pack" hose bundles.  
12 This requirement shall be satisfied prior to the issuance of the first building permit,  
13 subject to review and approval by the Fire Chief. A note reflecting this condition shall  
14 be added to the conditions of approval on the plans.

15 34. Submit a copy of as-built plans on a CD for all projects on the job site. A site plan  
16 indicating the fire access and hydrant locations must also be submitted on CD Rom.

17 35. Fire Department requirements shall be placed on plans in the notes section.

18 36. Fire flow shall be determined at the time of building permit application.

19 37. An approved fire sprinkler system must be installed throughout the buildings. The  
20 system shall be designed per N.F.P.A. 13 or if allowed by code, NFPA 13R. The  
21 sprinkler system requires 24-hour supervision.

22 38. The Fire Department connection shall be located on the address side of the building –  
23 unless otherwise determined by the Fire Department and must be within 40 feet for a fire  
24 hydrant. The hydrant shall be located on the same side of the street as the Fire  
25 Department connection.

26 39. Provide a fire alarm system as required per Section 907 of the 2013 California Fire Code  
27 and N.F.P.A. 72.

28 40. Fire alarm system may be required in the R occupancy.

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

- 1 42. In accordance with Section 505 of the 2013 California Fire Code, approved addresses  
2 for commercial, industrial, and residential occupancies shall be placed on the structure in  
3 such a position as to be plainly visible and legible from the street or roadway fronting  
4 the property. Numbers shall be contrasting with their background and meet the current  
5 City of Oceanside size and design standard.
- 6 43. Multiple-unit complexes require address directory boards that are visible from the main  
7 entrance.
- 8 44. Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
9 approval prior to the issuance of building permits.
- 10 45. Buildings shall meet Oceanside Fire Departments current codes at the time of building  
11 permit application.
- 12 46. A lighted directory map shall be installed at each driveway entrance to multi-unit  
13 residential projects in excess of 15 units.
- 14 47. Any new development that necessitates updating of emergency response maps by virtue  
15 of new structures, hydrants, roadways or similar features, shall be required to provide  
16 map updates in a format (PDF, GIS and/or CAD) as approved by the FAHJ or  
17 compatible with current department mapping services. The Fire Department is  
18 authorized to charge a reasonable fee for updating all response maps.
- 19 48. Except as otherwise provided, no person shall own, erect, construct or occupy any  
20 building or structure, or any part thereof, or cause the same to be done, which fails to  
21 support adequate radio coverage for City emergency service workers operating on the  
22 800MHz Countywide Coordinated Communication System, or the current radio system  
23 in use.
- 24 49. Smoke alarms are required per the 2013 California Fire Code, 2013 California Building  
25 Code, and 2013 California Residential Code.
- 26 50. Carbon monoxide alarms are required per the 2013 California Fire Code, 2013  
27 California Building Code, and 2013 California Residential Code.
- 28 51. Fire Master Plan required to be submitted at the time of building permit application  
29 submittal.
52. The fire hydrants shall be installed and tested prior to placing any combustible materials  
on the job site.

- 1 53. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design  
2 and Processing Manual Standard Drawing No. M-13.
- 3 54. All weather access roads shall be installed and made serviceable prior to and maintained  
4 during time of construction.
- 5 55. Apparatus access roads shall have a minimum unobstructed width of 28 feet. A  
6 minimum vertical clearance of 14 feet shall be provided for the apparatus access roads.
- 7 56. The Fire Department access roadway shall be provided with adequate turning radius for  
8 Fire Department apparatus: a 50-foot outside and 30-foot inside turning radius.
- 9 57. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per  
10 Vehicle Code Section 22500.1. Any markings, signs and/or fire lane identification shall  
11 be in accordance with the Fire Department Standard Guidelines for Emergency Access.
- 12 58. Fire apparatus access roads shall be designed and maintained to support the imposed  
13 loads of fire apparatus not less than 75,000 lbs (including grass pavers) and shall be  
14 provided with an approved paved surface to provide all-weather driving capabilities.
- 15 59. The gradient for a fire apparatus access roadway shall not exceed 12 percent.
- 16 60. All security gates shall have a Knox-box override and as required have strobe activation  
17 capability.

17 **Planning:**

- 18 61. Development Plan (D12-00010) and Conditional Use Permit (CUP12-00012) shall  
19 expire two years from the effective date unless implemented as required by the Zoning  
20 Ordinance. Absent the timely appeal of this approval, it will expire on January 27, 2016  
21 unless implemented as required by the Zoning Ordinance.
- 22 62. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold  
23 harmless the City of Oceanside, its agents, officers or employees from any claim, action  
24 or proceeding against the City, its agents, officers, or employees to attack, set aside, void  
25 or annul an approval of the City, concerning Development Plan (D12-00010) and  
26 Conditional Use Permit (CUP12-00012). The City will promptly notify the applicant of  
27 any such claim, action or proceeding against the City and will cooperate fully in the  
28 defense. If the City fails to promptly notify the applicant of any such claim action or  
29 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 63. No deviation from these approved plans and exhibits shall occur without Planning  
2 Commission approval. Substantial deviations shall require a revision to the Development  
3 Plan and Conditional Use Permit or a new Development Plan and Conditional Use Permit.
- 4 64. Development Plan (D12-00010) and Conditional Use Permit (CUP12-00012) shall be  
5 called for review by the Planning Commission if complaints are filed and verified as  
6 valid by the City Planner or the Code Enforcement Officer concerning the violation of  
7 any of the approved conditions or the project assumptions demonstrated under the  
8 application approval.
- 9 65. Outdoor lighting shall be low emission, shielded, and directed away from all property  
10 lines.
- 11 66. A covenant or other recordable document approved by the City Attorney shall be  
12 prepared by the property owner and recorded prior to issuance of any grading or  
13 building permits. The covenant shall provide that the property is subject to this  
14 resolution, and shall generally list the conditions of approval.
- 15 67. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
16 written copy of the applications, staff report and resolutions for the project to the new  
17 owner and or operator. This notification's provision shall run with the life of the project  
18 and shall be recorded as a covenant on the property.
- 19 68. Failure to meet any conditions of approval shall constitute a violation of the  
20 Development Plan and Conditional Use Permit.
- 21 69. Unless expressly waived, all current zoning standards and City ordinances and policies  
22 in effect at the time building permits are issued. The approval of this project constitutes  
23 the applicant's agreement with all statements in the Description and Justification and  
24 other materials and information submitted with this application, unless specifically  
25 waived by an adopted condition of approval.
- 26 70. The developer's construction of all fencing and walls associated with the project shall be  
27 in conformance with the approved Development Plan. Any substantial change in any  
28 aspect of fencing or wall design from the approved Development Plan shall require a  
29 revision to the Development Plan or a new Development Plan.
71. If any aspect of the project fencing and walls is not covered by an approved  
Development Plan, the construction of fencing and walls shall conform to the

1 development standards of the City Zoning Ordinance. In no case, shall the construction  
2 of fences and walls (including combinations thereof) exceed the limitations of the  
3 zoning code, unless expressly granted by a Variance or other development approval.

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

10 73. Elevations, siding materials, colors, roofing materials and floor plans shall be  
11 substantially the same as those approved by the Planning Commission. These shall be  
12 shown on plans submitted to the Building Division and Planning Division.

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

15 75. Garages shall be kept available and useable for the parking of tenant's automobiles at all  
16 times and shall not be leased separately.

17 76. At all times, the sidewalk shall be free of obstructions, including private vehicles and other  
18 objects. Vehicles, or other objects, parked in the driveway shall not project over or obstruct  
19 the sidewalk.

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

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

25 79. Prior to issuance of the first certificate of occupancy the developer shall coordinate with  
26 NCTD and design and install an ADA compliant bus pad at the Northbound College  
27 Blvd. and Old Grove Rd. Bus Stop.

28 80. All mitigation measures identified in the approved Environmental Impact Report (EIR)  
29 (SCH No. 2012071056) shall be complied with as stated in the EIR.

**Engineering:**

81. For the demolition of any existing structure or surface improvements; grading plans shall be submitted and erosion control plans be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.
82. Vehicular access rights to Old Grove Road and College Boulevard shall be relinquished to the City except for the two proposed project driveways on Old Grove Road.
83. All right-of-way alignments, street dedications, exact geometrics and widths shall be dedicated and constructed or replaced as required by the City Engineer.
84. Design and construction of all improvements shall be in accordance with the City of Oceanside Engineers Design and Processing Manual, City Ordinances, and standard engineering and specifications of the City of Oceanside and subject to approval by the City Engineer.
85. Prior to issuance of a building permit all improvement requirements shall be covered by a development agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.
86. Prior to issuance of a building permit a phasing plan for the construction of public and private improvements including landscaping, shall be approved by the City Engineer.
87. The owner/developer shall provide public street dedication for Old Grove Road and College Boulevard, if required to serve the property.
88. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City of Oceanside as required. The owner/developer shall provide documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to issuance of any grading, building or improvement permit for this development. Additionally, the City of Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the owner/developer, as applicable.

- 1 89. A Declaration of Covenants, Conditions and Restrictions (DCC&R) is required prior to the  
2 grading permit, and will be reviewed and approved by the City Attorney. The Declaration  
3 of Covenants, Conditions and Restrictions (DCC&R) shall be recorded attesting to these  
4 improvement conditions prior to issuance of any grading permit.
- 5 90. Prior to the issuance of any grading permit, the owner/developer shall notify and host a  
6 neighborhood meeting with all of the area residents located within 300 feet of the project  
7 site, to inform them of the grading and construction schedule, and to answer questions.
- 8 91. The owner/developer shall monitor, supervise and control all construction and  
9 construction-supportive activities, so as to prevent these activities from causing a public  
10 nuisance, including but not limited to, insuring strict adherence to the following:
- 11 a) Dirt, debris and other construction material shall not be deposited on any public  
12 street or within the City's stormwater conveyance system.
  - 13 b) All grading and related site preparation and construction activities shall be  
14 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No  
15 engineering related construction activities shall be conducted on Saturdays,  
16 Sundays or legal holidays unless written permission is granted by the City Engineer  
17 with specific limitations to the working hours and types of permitted  
18 operations. All on-site construction staging areas shall be as far as possible  
19 (minimum 100 feet) from any existing residential development. Because  
20 construction noise may still be intrusive in the evening or on holidays, the City of  
21 Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive  
22 noise which causes discomfort or annoyance to reasonable persons of normal  
23 sensitivity."
  - 24 c) The construction site shall accommodate the parking of all motor vehicles used by  
25 persons working at or providing deliveries to the site. An alternate parking site can  
26 be considered by the City Engineer in the event that the lot size is too small and  
27 cannot accommodate parking of all motor vehicles.
  - 28 d) The owner/developer shall complete a haul route permit application (if required  
29 for import/export of dirt) and submit to the City of Oceanside Engineering  
Division 48 hours in advance of beginning of work. Hauling operations (if  
required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

- 1 92. It is the responsibility of the owner/developer to evaluate and determine that all soil  
2 imported as part of this development is free of hazardous and/or contaminated material  
3 as defined by the City and the County of San Diego Department of Environmental  
4 Health. Exported or imported soils shall be properly screened, tested, and documented  
5 regarding hazardous contamination.
- 6 93. A traffic control plan shall be prepared according to the City traffic control guidelines  
7 and approved to the satisfaction of the City Engineer prior to the start of work within the  
8 public right-of-way on Old Grove Road and College Boulevard. Traffic control during  
9 construction of streets that have been opened to public traffic shall be in accordance with  
10 construction signing, marking and other protection as required by the Caltrans Traffic  
11 Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect  
12 from 8:00 a.m. to 3:30 p.m. unless approved otherwise.
- 13 94. Curbs, gutters and sidewalks along property frontage on Old Grove Road and College  
14 Boulevard shall be constructed in compliance with the City of Oceanside Engineers Design  
15 and Processing Manual. Sidewalk construction shall comply with ADA requirements.
- 16 95. Old Grove Road and College Boulevard shall provide a minimum of 10 feet parkway  
17 between the face of curb and the right-of-way line. Sidewalk improvements shall comply  
18 with ADA requirements. Publicly maintained pedestrian ramps maintained by the City of  
19 Oceanside must be fully located within public right-of-way. Minimum curb return radius  
20 shall comply with the City of Oceanside Engineers Design and Processing Manual.
- 21 96. Sight distance requirements at two proposed project driveways with Old Grove Road for  
22 each direction of traffic shall conform to the corner sight distance criteria as provided by  
23 SDRSD DS-20A and or DS-20B.
- 24 97. Streetlights shall be installed on all private driveways/streets and private courtyards shall be  
25 maintained by the owner/developer. Streetlights shall be installed on Old Grove Road and  
26 College Boulevard along property frontage per City Standards. The system shall provide  
27 uniform lighting, and be secured prior to occupancy. The owner/developer shall pay all  
28 applicable fees, energy charges, and/or assessments associated with City-owned (LS-2 rate  
29 schedule) streetlights and shall also agree to the formulation of, or the annexation to, any  
appropriate street lighting district.

- 1 98. The project driveways/streets and private courtyards shall remain private and shall be  
2 maintained by the owner/developer or a management company designated by the  
3 owner/developer. The pavement sections, traffic indices shall be based on approved  
4 geotechnical report and shall meet public standards in compliance with the City of  
5 Oceanside Engineers Design and Processing Manual. The private project driveway/street  
6 and private courtyard alignments and geometric layouts shall adhere to the conceptually  
7 approved plan to the satisfaction of the City Engineer.
- 8 99. Pavement sections for Old Grove Road, College Boulevard and private driveways/streets,  
9 and private courtyards and parking areas shall be based upon approved soil tests and traffic  
10 indices. The pavement design is to be prepared by the owner/developer's soil engineer and  
11 must be in compliance with the City of Oceanside Engineers Design and Processing  
12 Manual and be approved by the City Engineer, prior to paving.
- 13 100. Prior to approval of the grading plans, the owner/developer shall contract with a  
14 geotechnical engineering firm to perform a field investigation of the existing pavement on  
15 Old Grove Road and College Boulevard adjacent to the project boundary. The limits of the  
16 study shall be half-street plus 12 feet along the project's frontage. The field investigation  
17 shall include a minimum of one pavement boring per every 100 or 50 linear feet of street  
18 frontage. Should the existing AC thickness be determined to be less than the current  
19 minimum standard for AC and Class II Base as set forth in the table for City of Oceanside  
20 Pavement Design Guidelines in the City of Oceanside Engineers Manual, the  
21 owner/developer shall remove and reconstruct the pavement section as determined by the  
22 pavement analysis submittal process detailed in the condition listed below.
- 23 101. Upon review of the pavement investigation, the City Engineer shall determine whether the  
24 Owner/developer shall: 1) Repair all failed pavement sections, header cut and grind per the  
25 direction of the City Engineer, and construct a two-inch thick rubberized AC overlay; or 2)  
26 Perform R-value testing and submit a study that determines if the existing pavement meets  
27 current City standards/traffic indices. Should the study conclude that the pavement does  
28 not meet current requirements, rehabilitation/mitigation recommendations shall be provided  
29 in a pavement analysis report, and the owner/developer shall reconstruct the pavement per  
these recommendations, subject to approval by the City Engineer.

- 1 102. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian  
2 ramps and sidewalk within the project, or adjacent to the project boundary that are already  
3 damaged or damaged during construction of the project, shall be repaired or replaced as  
4 directed by the City Engineer.
- 5 103. All existing overhead utility lines within this development/property and/or within any full  
6 width of Old Grove Road and College Boulevard right-of-way abutting this new  
7 development, and all new extension services for the development of the project, including  
8 but not limited to, electrical, cable and telephone, shall be placed underground per the City  
9 of Oceanside Zoning Ordinance section 3023, as required by the City Engineer and the  
10 City Planner, and current City policy.
- 11 104. The approval of this project shall not mean that proposed grading or improvements on  
12 adjacent properties (including any City properties/right-of-way or easements) is granted  
13 or guaranteed to the owner/developer. The owner/developer is responsible for obtaining  
14 permission to grade to construct on adjacent properties. Should such permission be  
15 denied, the project shall be subject to going back to the public hearing or subject to a  
16 substantial conformity review.
- 17 105. Prior to any grading of any part of this project, a comprehensive soils and geologic  
18 investigation shall be conducted of the existing undocumented soils that was placed on this  
19 site, soils, slopes, and formations in the project. All necessary measures shall be taken and  
20 implemented to assure slope stability, erosion control, and soil integrity. No grading shall  
21 occur until a detailed grading plan, to be prepared in accordance with the Grading  
22 Ordinance and Zoning Ordinance is approved by the City Engineer.
- 23 106. This project shall provide year-round erosion control including measures for the site  
24 required for the phasing of grading. Prior to the issuance of grading permit, an erosion  
25 control plan, designed for all proposed stages of construction, shall be reviewed, secured by  
26 the owner/developer with securities and approved by the City Engineer.
- 27 107. A precise grading and private improvement plan shall be prepared, reviewed, secured and  
28 approved prior to the issuance of any building permits. The plan shall reflect all pavement,  
29 flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage,  
footprints of all structures, walls, drainage devices and utility services. Parking lot striping

1 and any on-site traffic calming devices shall be shown on all precise grading and private  
2 improvement plans.

3 108. Landscaping plans, including plans for the construction of walls, fences or other structures  
4 at or near intersections, must conform to intersection sight distance requirements.  
5 Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer  
6 prior to the issuance of a preliminary grading permit and approved by the City Engineer  
7 prior to the issuance of occupancy permits. Frontage and median landscaping shall be  
8 installed prior to the issuance of any certificates of occupancy. Any project fences, sound  
9 or privacy walls and monument entry walls/signs shall be shown on, bonded for and built  
10 from the landscape plans. These features shall also be shown on the precise grading plans  
11 for purposes of location only. Plantable, segmental walls shall be designed, reviewed and  
12 constructed by the grading plans and landscaped/irrigated through project landscape plans.  
13 All plans must be approved by the City Engineer and a pre-construction meeting held,  
14 prior to the start of any improvements.

15 109. Open space areas and down-sloped areas visible from a collector-level or above roadway  
16 shall be maintained by the owner/developer (or a designated management company) that  
17 will insure installation and maintenance of landscaping in perpetuity. These areas shall be  
18 indicated on the grading plan.

19 110. The drainage design shown on the site plan or preliminary grading plan, and the drainage  
20 report for this development plan is conceptual only. The final drainage report and drainage  
21 design shall be based upon a hydrologic/hydraulic study that is in compliance with the  
22 latest San Diego County Hydrology and Drainage Manual to be approved by the City  
23 Engineer during final engineering. All drainage picked up in an underground system shall  
24 remain underground until it is discharged into an approved channel, or as otherwise  
25 approved by the City Engineer. All public storm drains shall be shown on City standard  
26 plan and profile sheets. All storm drain easements shall be dedicated where required. The  
27 owner/developer shall be responsible for obtaining any off-site easements for storm  
28 drainage facilities.

29 111. Drainage facilities shall be designed and installed to adequately accommodate the local  
storm water runoff and shall be in accordance with the San Diego County Hydrology and

1 Design Manual and in compliance with the City of Oceanside Engineers Design and  
2 Processing Manual to the satisfaction of the City Engineer.

3 112. The owner/developer shall place a covenant on the title sheet of the grading plan and  
4 improvement plan agreeing to the following: "The present or future owner/developer  
5 shall indemnify and save the City of Oceanside, its officers, agents, and employees  
6 harmless from any and all liabilities, claims arising from any flooding that occurs on this  
7 site, and any flooding that discharges to adjacent properties".

8 113. Storm drain facilities shall be designed and located such that the inside travels lanes on Old  
9 Grove Road and College Boulevard shall be passable during conditions of a 100-year  
10 frequency storm.

11 114. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed  
12 of in accordance with all state and federal requirements, prior to stormwater discharge  
13 either off-site or into the City drainage system.

14 115. The owner/developer shall comply with the provisions of National Pollution Discharge  
15 Elimination System (NPDES) General Permit for Storm Water Discharges Associated  
16 with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ.  
17 The General Permit continues in force and effect until a new General Permit is issued or  
18 the SWRCB rescinds this General Permit. Only those owner/developers authorized to  
19 discharge under the expiring General Permit are covered by the continued General  
20 Permit. Construction activity subject to the General Permit includes clearing, grading,  
21 and disturbances to the ground such as stockpiling, or excavation that results in land  
22 disturbances of equal to or greater than one acre. The owner/developer shall obtain  
23 coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining  
24 a Waste Discharge Identification Number (WDID#) from the State Water Resources  
25 Control Board (SWRCB). In addition, coverage under the General Permit shall not  
26 occur until an adequate SWPPP is developed for the project as outlined in Section A of  
27 the General Permit. The site specific SWPPP shall be maintained on the project site at  
28 all times. The SWPPP shall be provided, upon request, to the United States  
29 Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control  
Board (RWQCB), City of Oceanside, and other applicable governing regulatory  
agencies. The SWPPP is considered a report that shall be available to the public by the

1 RWQCB under section 308(b) of the Clean Water Act. The provisions of the General  
2 Permit and the site specific SWPPP shall be continuously implemented and enforced  
3 until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The  
4 owner/developer is required to retain records of all monitoring information, copies of all  
5 reports required by this General Permit, and records of all data used to complete the NOI  
6 for all construction activities to be covered by the General Permit for a period of at least  
7 three years from the date generated. This period may be extended by request of the  
8 SWRCB and/or RWQCB.

9 116. Following the City Engineer's determination that the Storm Water Mitigation Plan  
10 (SWMP) is deemed complete and prior to issuance of grading permits the  
11 owner/developer shall submit and obtain approval of an Operation & Maintenance  
12 (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan shall  
13 include an approved and executed Maintenance Mechanism pursuant to Section 5 of the  
14 Standard Urban Storm Water Mitigation Plan (SUSMP). The O&M shall satisfy the  
15 minimum Maintenance Requirements pursuant to Section 5 of the SUSMP. At a  
16 minimum the O&M Plan shall include the designated responsible party to manage the  
17 storm water BMP(s), employee training program and duties, operating schedule,  
18 maintenance frequency, routine service schedule, specific maintenance activities, copies  
19 of resource agency permits, cost estimate for implementation of the O&M Plan, a non-  
20 refundable **cash security** to provide maintenance funding in the event of noncompliance  
21 to the O&M Plan, and any other necessary elements. The owner/developer shall provide  
22 the City with access to site for the purpose of BMP inspection and maintenance by  
23 entering into an Access Rights Agreement with the City. The owner/developer shall  
24 complete and maintain O&M forms to document all operation, inspection, and  
25 maintenance activities. The owner/developer shall retain records for a minimum of 5  
26 years. The records shall be made available to the City upon request.

27 117. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance  
28 Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair  
29 and replace the Storm Water Best Management Practices (BMPs) identified in the  
project's deemed complete SWMP, as detailed in the O&M Plan into perpetuity. The  
Agreement shall be approved by the City Attorney prior to issuance of any precise

1 grading permit and shall be recorded at the County Recorder's Office prior to issuance  
2 of any building permit. A non-refundable **Security in the form of cash** shall be  
3 required prior to issuance of a precise grading permit. The amount of the non-  
4 refundable security shall be equal to 10 years of maintenance costs, as identified by the  
5 O&M Plan, but not to exceed a total of \$25,000. The owner/developer's civil engineer  
6 shall prepare the O&M cost estimate.

7 118. At a minimum, maintenance agreements shall require the staff training, inspection and  
8 maintenance of all BMPs on an annual basis. The owner/developer shall complete and  
9 maintain O&M forms to document all maintenance activities. Parties responsible for the  
10 O&M plan shall retain records at the subject property for at least 5 years. These  
11 documents shall be made available to the City for inspection upon request at any time.

12 119. The Agreement shall include a copy of executed on-site and off-site access easement and  
13 or access rights necessary for the operation and maintenance of BMPs that shall be  
14 binding on the land throughout the life of the project to the benefit of the party  
15 responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement  
16 shall also include a copy of the deemed complete O&M Plan.

17 120. The BMPs described in the project's deemed complete SWMP shall not be altered in  
18 any way, unless reviewed and approved to the satisfaction of the City Engineer. The  
19 determination of whatever action is required for changes to a project's deemed complete  
20 SWMP shall be made by the City Engineer.

21 121. The Owner/developer shall provide a copy of the title/cover page of a deemed complete  
22 SWMP with the first engineering submittal package. If the project triggers the City's  
23 Stormwater requirements but no deemed complete Stormwater document (SWMP)  
24 exists, the appropriate document shall be submitted to the City Engineer for review. The  
25 SWMP shall be prepared by the owner/developer's Civil Engineer. All Stormwater  
26 documents shall be in compliance with the latest edition of submission requirements.

27 122. The approval of this project shall not mean that closure, vacation, or abandonment of  
28 any public street, right-of-way, easement, or facility is granted or guaranteed to the  
29 owner/developer. The owner/developer is responsible for applying for all closures,  
vacations, and abandonments as necessary. The application(s) shall be reviewed and  
approved or rejected by the City of Oceanside under separate process (es) per codes,

1 ordinances, and policies in effect at the time of the application. The City of Oceanside  
2 retains its full legislative discretion to consider any application to vacate a public street  
3 or right-of-way.

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

6 124. Approval of this development project is conditioned upon payment of all applicable impact  
7 fees and connection fees in the manner provided in chapter 32B of the Oceanside City  
8 Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees,  
9 reimbursements, and other applicable charges, fees and deposits shall be paid prior to  
10 issuance of any building permits, in accordance with City Ordinances and policies. The  
11 owner/developer shall also be required to join into, contribute, or participate in any  
12 improvement, lighting, or other special district affecting or affected by this project.  
13 Approval of this project shall constitute the owner/developer approval of such payments,  
14 and his agreement to pay for any other similar assessments or charges in effect when any  
15 increment is submitted for final map or building permit approval, and to join, contribute,  
and/or participate in such districts.

16 125. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high  
17 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose  
18 height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to any streets, an  
19 arterial street or state highway.

20 126. The owner/developer shall obtain any necessary permits and clearances from all public  
21 agencies having jurisdiction over the project due to its type, size, or location, including but  
22 not limited to the U. S. Army Corps of Engineers, California Department of Fish &  
23 Wildlife, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control  
24 Board (including NPDES), San Diego County Health Department, prior to the issuance of  
grading permits.

25 127. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire  
26 project will be subject to prevailing wage requirements as specified by Labor Code  
27 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging  
28 the prevailing wage requirements prior to the granting of any fee reductions or waivers.  
29

- 1 128. A digital file of the as-built grading plan, and as-built improvement plan in a format  
2 consistent with the City's requirements for digital submittals, detailed in the Engineers  
3 Design and Processing Manual shall be submitted to the City of Oceanside prior to  
4 occupancy permit.
- 5 129. In the event that the conceptual plan does not match the conditions of approval, the  
6 resolution of approval shall govern.

7 **Landscaping:**

8 130. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines  
9 and Specifications for Landscape Development (latest revision), Water Conservation  
10 Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and  
11 ordinances, including the maintenance of such landscaping, shall be reviewed and  
12 approved by the City Engineer prior to the issuance of building permits. Landscaping  
13 shall not be installed until bonds have been posted, fees paid, and plans signed for final  
14 approval. A landscape pre-construction meeting shall be conducted by the landscape  
15 architect of record, Public Works Inspector, developer or owner's representative and  
16 landscape contractor prior to commencement of the landscape and irrigation installation.  
17 The following landscaping requirements shall be required prior to plan approval and  
18 implementation prior to certificate of occupancy:

- 19 a) Final landscape plans shall accurately show placement of all plant material such  
20 as but not limited to trees, shrubs, and groundcovers.
- 21 b) Landscape Architect shall be aware of all utility, sewer, gas and storm drain lines  
22 and utility easements and place planting locations accordingly to meet City of  
23 Oceanside requirements.
- 24 c) All required landscape areas shall be maintained by the owner of the Terraza  
25 Apartments with the exception of the public rights-of-way parallel to Old Grove  
26 Road and College Blvd. which shall be the maintenance responsibility of Rancho  
27 Del Oro Maintenance Association (RMA). The landscape areas shall be  
28 maintained per City of Oceanside requirements.
- 29 d) Proposed landscape species shall be native or naturalized to fit the site and meet  
climate changes indicative to their planting location. The selection of plant  
material shall also be based on cultural, aesthetic, and maintenance

1 considerations. In addition proposed landscape species shall be low water users  
2 as well as meet all fire department requirements.

3 e) All planting areas shall be prepared with appropriate soil amendments, fertilizers,  
4 and appropriate supplements based upon a soils report from an agricultural  
5 suitability soil sample taken from the site.

6 f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil  
7 from the sun, evapotranspiration and run-off. All the flower and shrub beds shall  
8 be mulched to a 3" depth to help conserve water, lower the soil temperature and  
9 reduce weed growth.

10 g) The shrubs shall be allowed to grow in their natural forms. All landscape  
11 improvements shall follow the City of Oceanside Guidelines.

12 h) Root barriers shall be installed adjacent to all paving surfaces, where a paving  
13 surface is located within 6 feet of a trees trunk on-site (private) and within 10  
14 feet of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet  
15 in each direction from the centerline of the trunk, for a total distance of 10 feet.  
16 Root barriers shall be 24 inches in depth. Installing a root barrier around the  
17 tree's root ball is unacceptable.

18 i) For the planting and placement of trees and their distances from hardscape and  
19 other utilities/ structures the landscape plans shall follow the City of Oceanside's  
20 (current) Tree Planting Distances and Spacing Standards.

21 j) An automatic irrigation system shall be installed to provide coverage for all  
22 planting areas shown on the plan. Low volume equipment shall provide  
23 sufficient water for plant growth with a minimum water loss due to water run-  
24 off.

25 k) Irrigation systems shall use high quality, automatic control valves, controllers  
26 and other necessary irrigation equipment. All components shall be of non-  
27 corrosive material. All drip systems shall be adequately filtered and regulated  
28 per the manufacturer's recommended design parameters.

29 l) All irrigation improvements shall follow the City of Oceanside Guidelines and  
Water Conservation Ordinance.

m) The landscape plans shall match all plans affiliated with the project.

- 1 n) Landscape plans shall comply with Biological and/or Geotechnical reports, as  
2 required, shall match the grading and improvement plans, comply with SWMP  
3 Best Management Practices and meet the satisfaction of the City Engineer and  
4 Rancho Del Oro Maintenance Association (RMA).
- 5 o) All proposed landscape and irrigation parallel to College Blvd. and Old Grove  
6 Road (within the public rights-of-way) shall be the maintenance responsibility of  
7 the owner of the Terraza Apartments for one year. When the one year  
8 maintenance period has been achieved and meets the satisfaction of the City  
9 Engineer and RMA the landscape maintenance shall be turned over to the RMA.
- 10 p) All existing street trees parallel to Old Grove Road (within the public right-of-  
11 way) that were once planted by Pacific Coast Business Park, LLC and under the  
12 construction management of J.T. Kruger & Company shall agree to install the  
13 restoration/ replacement trees in-kind and size per agreement and to the  
14 satisfaction of RMA.
- 15 q) Restoration/ replacement trees within the public rights-of-way parallel to Old  
16 Grove Road and College Blvd. shall be the maintenance responsibility of the  
17 Terraza Apartments for a period of one year as a maintenance period to assure  
18 establishment and viability. After the one year maintenance period, if the  
19 restoration/ replacement trees have become established, then the maintenance of  
20 these trees shall be turned over to the RMA.
- 21 r) All required landscape areas shall be maintained by the owner of the Terraza  
22 Apartments with the exception of the public rights-of-way parallel to Old Grove  
23 Road and College Blvd. which shall be the ultimate maintenance responsibility  
24 of RMA. The landscape areas shall be maintained per City of Oceanside  
25 requirements.
- 26 s) All fences, walls, gates and monument entry walls shall comply with the RDO  
27 Specific Plan and the RDO Master Landscape Plan, dated and approved by the  
28 City Engineer on October 14, 1986 and shall be approved in writing by the RDO  
29 Planning and Development Board prior to the approval of the landscape  
construction drawings.

1 t) All fences, walls, gates, retaining walls, plantable walls and entry monument  
2 walls shall obtain Planning Division approval for these items in the conditions or  
3 application stage prior to 1st submittal of working drawings.

4 131. All landscaping, fences, walls, etc. on the site, within the public right-of-way (unless  
5 otherwise stated in these conditions) and within any adjoining public parkways shall be  
6 permanently maintained by the owner, his assigns or any successors-in-interest in the  
7 property. The maintenance program shall include: a) normal care and irrigation of the  
8 landscaping b) repair and replacement of plant materials (including interior trees and  
9 street trees) c) irrigation systems as necessary d) general cleanup of the landscaped and  
10 open areas e) parking lots and walkways, walls, fences, etc. f) pruning standards for  
11 street trees shall comply with the International Society of Arboriculture (ISA) Standard  
12 Practices for Tree Care Operations – ANSI A300, Appendix G: Safety Standards, ANSI  
13 Z133; Appendix H; and Tree Pruning Guidelines, Appendix F (most current edition).  
14 Failure to maintain landscaping shall result in the City taking all appropriate  
15 enforcement actions including but not limited to citations. This maintenance program  
condition shall be recorded with a covenant as required by this resolution.

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132. In the event that the conceptual landscape plan (CLP) does not match the conditions of approval, the resolution of approval shall govern.

PASSED AND ADOPTED Resolution No. 2014-P03 on January 27, 2014 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Robert Neil, Chairperson  
Planning Commission

ATTEST:

\_\_\_\_\_  
Marisa Lundstedt, Secretary

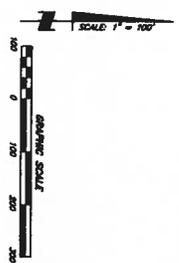
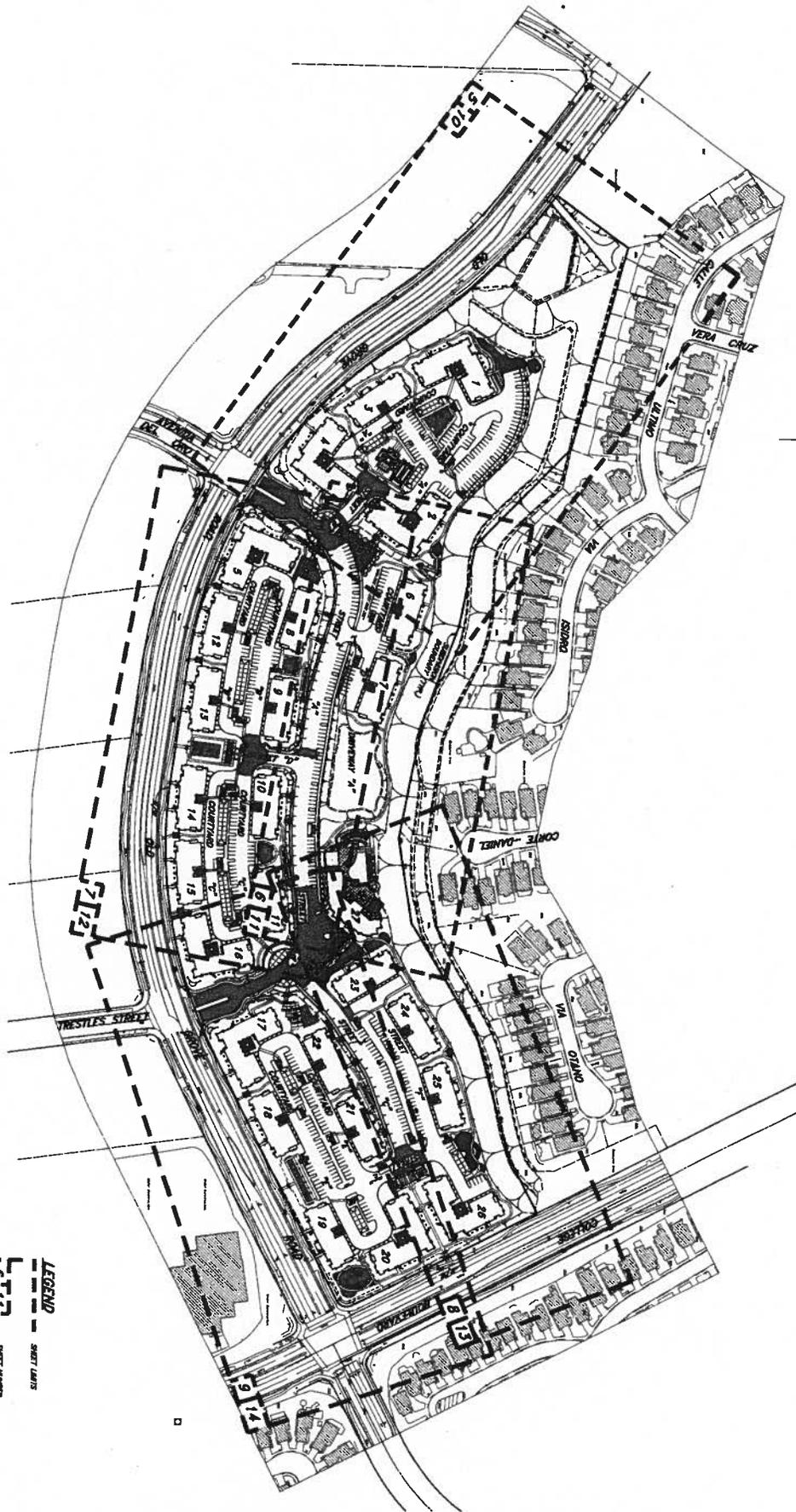
I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2014-P03.

Dated: January 27, 2014

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

\_\_\_\_\_  
Applicant/Representative      Date





**BRNO**  
 BRNO ARCHITECTURAL GROUP  
 1000 CALIFORNIA STREET, SUITE 100  
 OAKLAND, CALIFORNIA 94612  
 (415) 778-1000

OVERALL SITE PLAN FOR:  
**TERRAZA**  
 CITY OF OAKLAND, CALIFORNIA

SHEET  
**2**  
 OF  
**15**

- LEGEND**
- SHEET LIMITS
  - SHEET NUMBER
  - SHEET NUMBER
- SHEET INDEX**
- 1 OVERALL SITE PLAN
  - 2-15 BUILDING PLANS
  - 16-18 LANDSCAPE ARCHITECTURE
  - 19-20 SPECIAL DETAILS
  - 21-22 PRELIMINARY GRADING PLANS
  - 23-24 SPECIAL CONSTRUCTION DETAILS
  - 25-26 SPECIAL CONSTRUCTION DETAILS

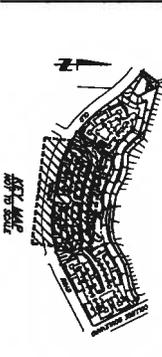
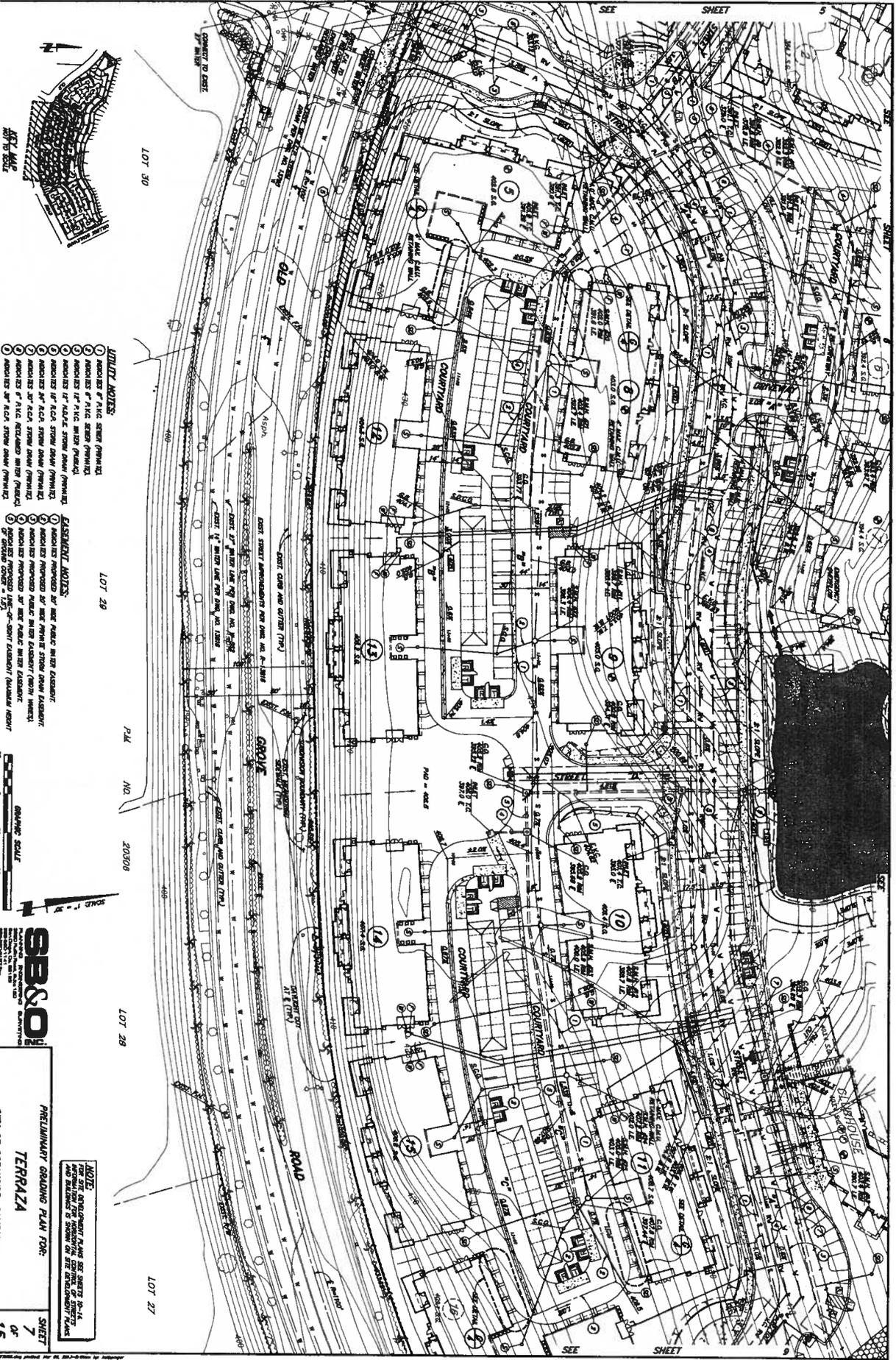
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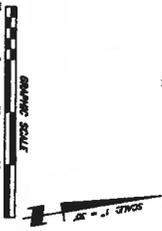






- UTILITY NOTES:**
- 1. LOCATIONS OF PUBLIC STREET (P.W.M.S.)
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  - 24. LOCATIONS OF PUBLIC STREET (P.W.M.S.)
  - 25. LOCATIONS OF PUBLIC STREET (P.W.M.S.)
  - 26. LOCATIONS OF PUBLIC STREET (P.W.M.S.)
  - 27. LOCATIONS OF PUBLIC STREET (P.W.M.S.)
  - 28. LOCATIONS OF PUBLIC STREET (P.W.M.S.)
  - 29. LOCATIONS OF PUBLIC STREET (P.W.M.S.)
  - 30. LOCATIONS OF PUBLIC STREET (P.W.M.S.)

- ELEMENT NOTES:**
- 1. ELEMENTS PROVIDED BY THE PUBLIC WATER SUPPLY
  - 2. ELEMENTS PROVIDED BY THE PUBLIC WATER SUPPLY
  - 3. ELEMENTS PROVIDED BY THE PUBLIC WATER SUPPLY
  - 4. ELEMENTS PROVIDED BY THE PUBLIC WATER SUPPLY
  - 5. ELEMENTS PROVIDED BY THE PUBLIC WATER SUPPLY
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  - 29. ELEMENTS PROVIDED BY THE PUBLIC WATER SUPPLY
  - 30. ELEMENTS PROVIDED BY THE PUBLIC WATER SUPPLY



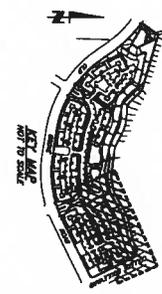
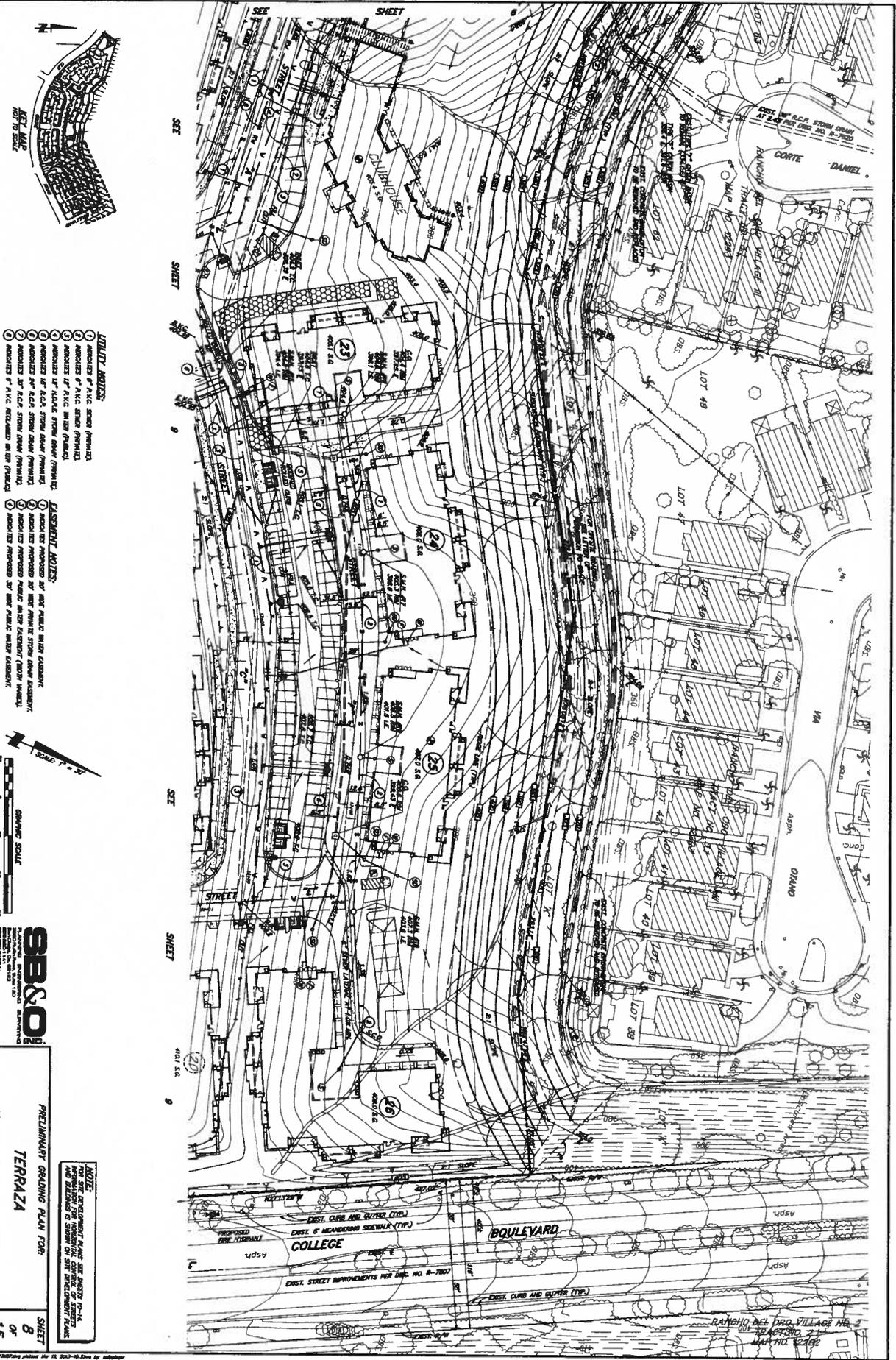
**BRSD**  
 BROWN & CALDWELL ENGINEERS  
 1111 1/2 AVENUE  
 BIRMINGHAM, ALA. 35203

**NOTE:**  
 THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE  
 APPROVAL OF THE CITY OF BIRMINGHAM AND THE  
 BIRMINGHAM PLANNING DEPARTMENT. THE  
 LOCATION OF THE DEVELOPMENT PLAN IS  
 SHOWN ON THE DEVELOPMENT PLAN.

**PRELIMINARY GRADING PLAN FOR:**  
**TERRAZA**

**SHEET 7 OF 15**

**DATE OF PREPARATION: 1/15/2008**



- UTILITY NOTES:**
- ① APPROXIMATE LOCATION OF PUBLIC UTILITY LINES
  - ② APPROXIMATE LOCATION OF PUBLIC WATER MAINS
  - ③ APPROXIMATE LOCATION OF PUBLIC SEWER MAINS
  - ④ APPROXIMATE LOCATION OF PUBLIC GAS MAINS
  - ⑤ APPROXIMATE LOCATION OF PUBLIC TELEPHONE LINES
  - ⑥ APPROXIMATE LOCATION OF PUBLIC CABLE TV LINES
  - ⑦ APPROXIMATE LOCATION OF PUBLIC FIBER OPTIC LINES
  - ⑧ APPROXIMATE LOCATION OF PUBLIC RAILROADS
  - ⑨ APPROXIMATE LOCATION OF PUBLIC AIRPORTS
  - ⑩ APPROXIMATE LOCATION OF PUBLIC MARINAS
- ASSEMBLY NOTES:**
- ① APPROXIMATE LOCATION OF PUBLIC WATER MAINS
  - ② APPROXIMATE LOCATION OF PUBLIC SEWER MAINS
  - ③ APPROXIMATE LOCATION OF PUBLIC GAS MAINS
  - ④ APPROXIMATE LOCATION OF PUBLIC TELEPHONE LINES
  - ⑤ APPROXIMATE LOCATION OF PUBLIC CABLE TV LINES
  - ⑥ APPROXIMATE LOCATION OF PUBLIC FIBER OPTIC LINES
  - ⑦ APPROXIMATE LOCATION OF PUBLIC RAILROADS
  - ⑧ APPROXIMATE LOCATION OF PUBLIC AIRPORTS
  - ⑨ APPROXIMATE LOCATION OF PUBLIC MARINAS
  - ⑩ APPROXIMATE LOCATION OF PUBLIC UTILITIES



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 1000 PAVAN DRIVE  
 SUITE 100  
 COSTA MESA, CA 92626  
 (714) 440-1111  
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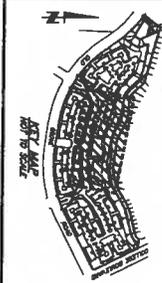
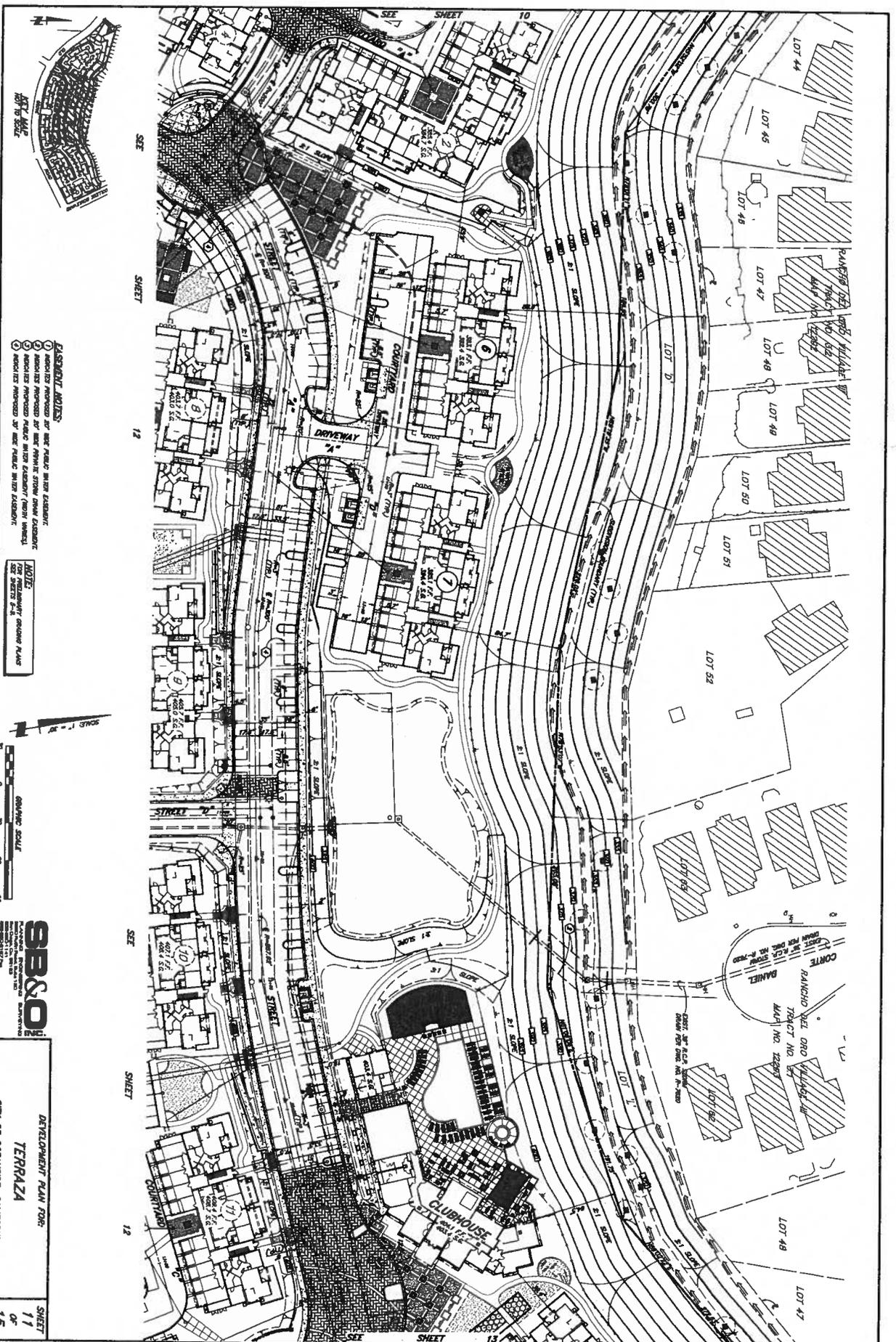
PRELIMINARY GRADING PLAN FOR  
**TERRAZA**  
 4411 S.E. 9th St.

SHEET  
 8  
 OF  
 15

**NOTE:**  
 THIS SITE DEVELOPMENT PLAN, SEE SHEETS 9-14, 15-18, 19-22, 23-26, 27-30, 31-34, 35-38, 39-42, 43-46, 47-50, 51-54, 55-58, 59-62, 63-66, 67-70, 71-74, 75-78, 79-82, 83-86, 87-90, 91-94, 95-98, 99-102, 103-106, 107-110, 111-114, 115-118, 119-122, 123-126, 127-130, 131-134, 135-138, 139-142, 143-146, 147-150, 151-154, 155-158, 159-162, 163-166, 167-170, 171-174, 175-178, 179-182, 183-186, 187-190, 191-194, 195-198, 199-202, 203-206, 207-210, 211-214, 215-218, 219-222, 223-226, 227-230, 231-234, 235-238, 239-242, 243-246, 247-250, 251-254, 255-258, 259-262, 263-266, 267-270, 271-274, 275-278, 279-282, 283-286, 287-290, 291-294, 295-298, 299-302, 303-306, 307-310, 311-314, 315-318, 319-322, 323-326, 327-330, 331-334, 335-338, 339-342, 343-346, 347-350, 351-354, 355-358, 359-362, 363-366, 367-370, 371-374, 375-378, 379-382, 383-386, 387-390, 391-394, 395-398, 399-402, 403-406, 407-410, 411-414, 415-418, 419-422, 423-426, 427-430, 431-434, 435-438, 439-442, 443-446, 447-450, 451-454, 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- PARKING NOTES:**
- 1. AREAS RESERVED FOR NEIGHBORHOOD STREET PARKING
  - 2. AREAS RESERVED FOR NEIGHBORHOOD STREET PARKING
  - 3. AREAS RESERVED FOR NEIGHBORHOOD STREET PARKING
  - 4. AREAS RESERVED FOR NEIGHBORHOOD STREET PARKING

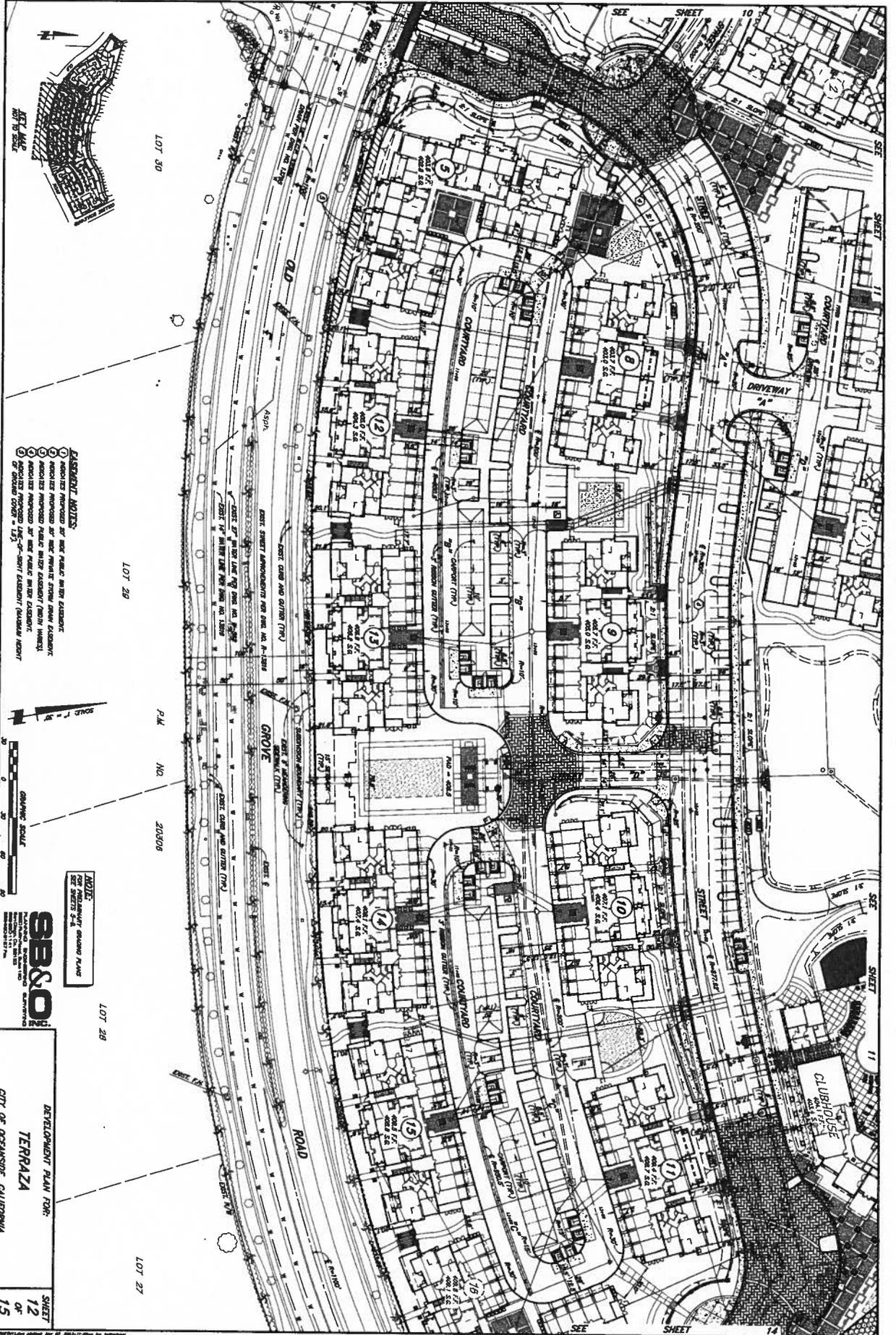
**NOTE:**  
SEE SHEETS 10, 11, 12, 13, 14, 15 FOR FURTHER DETAILS.



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BRUNNEN, ROTH & O'NEILL  
ARCHITECTS  
1000 AVENUE OF THE STARS  
SUITE 1000  
CITY OF OCEANSIDE, CALIFORNIA 92054

DEVELOPMENT PLAN FOR:  
**TERRAZA**  
CITY OF OCEANSIDE, CALIFORNIA

SHEET  
11  
OF  
15

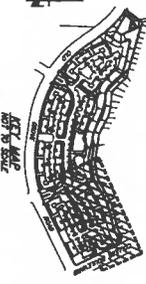
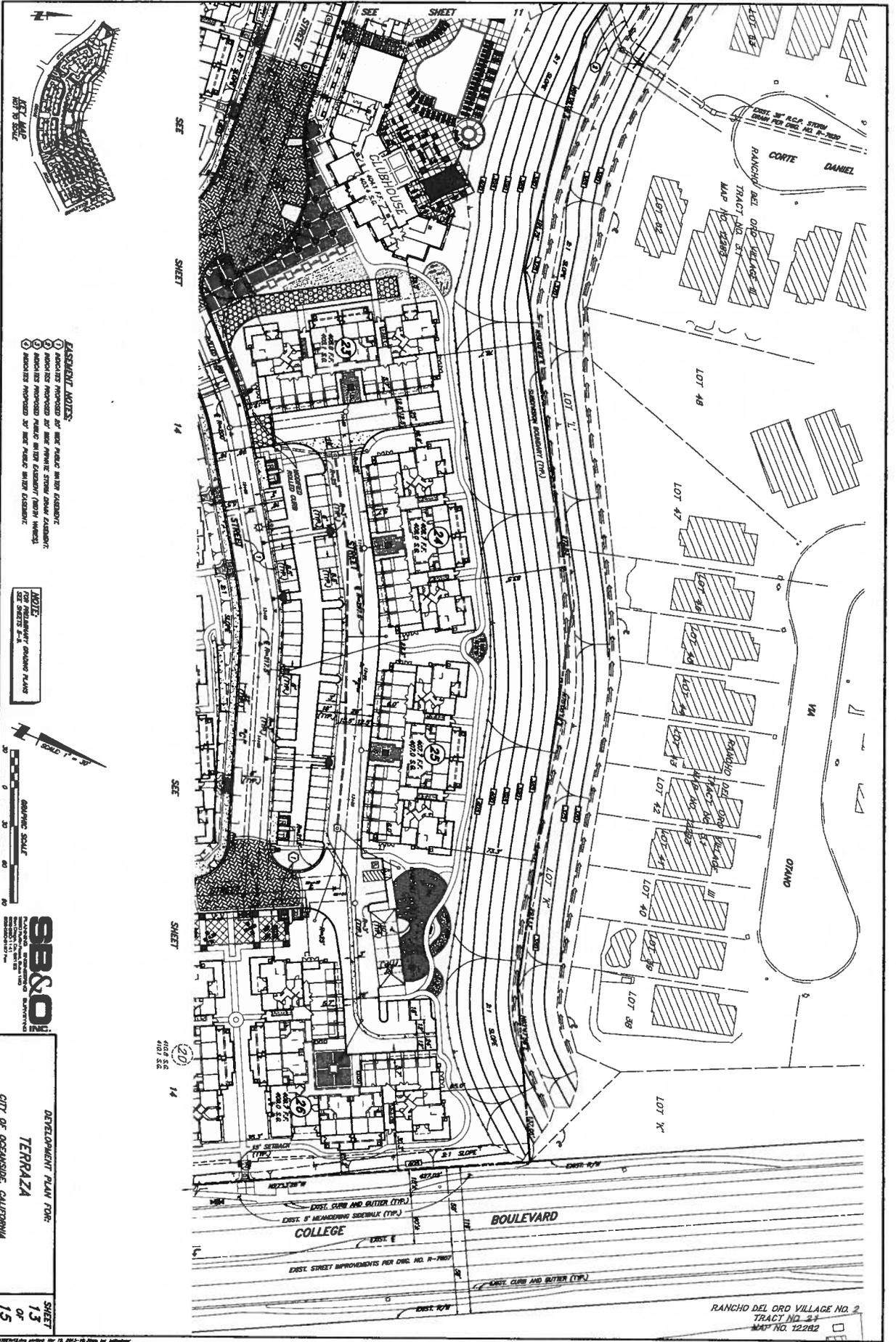


- BASEMENT NOTES:**
- 1. FOUNDATION PROVIDED BY HOSE PUBLIC WATER SYSTEM.
  - 2. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 3. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 4. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 5. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 6. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 7. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 8. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 9. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 10. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 11. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 12. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 13. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 14. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.
  - 15. FOUNDATION PROVIDED BY HOSE PRIVATE STORM DRAIN SYSTEM.

**SB&O**  
 Structural & Building  
 11111  
 11111  
 11111

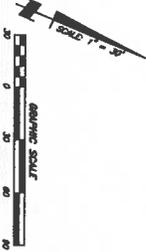
DETACHMENT PLAN FOR:  
**TERRAZA**  
 CITY OF OCEANSIDE, CALIFORNIA

SHEET  
 12  
 OF  
 15



- PLACEMENT NOTES:**
- 1) ARCHES PROPOSED AT NEW PUBLIC WITHIN EXISTENCE
  - 2) ARCHES PROPOSED AT NEW PRIVATE STREET WITHIN EXISTENCE
  - 3) ARCHES PROPOSED AT NEW PRIVATE STREET WITHIN EXISTENCE
  - 4) ARCHES PROPOSED AT NEW PUBLIC WITHIN EXISTENCE

**NOTES:**  
 1. SEE SHEETS 13-A, 14, 15  
 2. SEE SHEETS 13-A, 14, 15

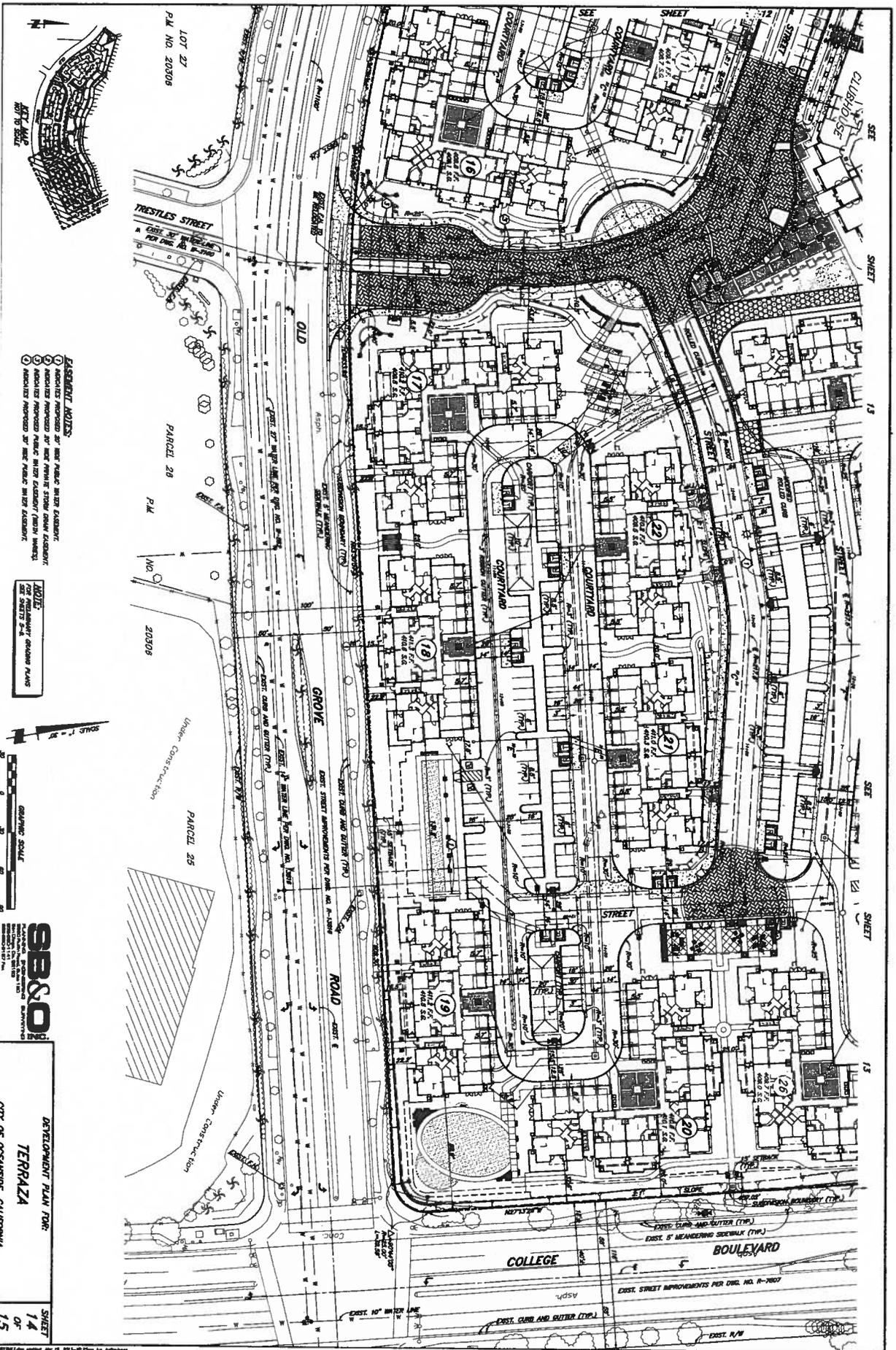


**BB&O**  
 BROWN BROTHERS & O'NEILL  
 ARCHITECTS  
 4101 S.E. 15th Ave.  
 Fort Lauderdale, Florida 33316

DEVELOPMENT PLAN FOR:  
**TERRAZA**  
 CITY OF OCEANSIDE, CALIFORNIA

SHEET  
**13**  
 OF  
**15**

RANCHO DEL ORO VILLAGE NO. 2  
 TRACT NO. 24  
 MAP NO. 12282



- EXISTING NOTES:**
- 1) ANNOTATED PROPOSED BY NEW PUBLIC WATER EXISTENCE.
  - 2) ANNOTATED PROPOSED BY NEW PUBLIC WATER EXISTENCE.
  - 3) ANNOTATED PROPOSED BY NEW PUBLIC WATER EXISTENCE.
  - 4) ANNOTATED PROPOSED BY NEW PUBLIC WATER EXISTENCE.

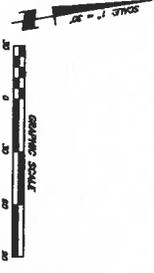
**NOTES:**

1) ALL DIMENSIONS ARE IN FEET AND INCHES.

2) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

3) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

4) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



**SS&O**

STRUCTURAL ENGINEERING

1000 W. 10TH AVENUE, SUITE 1000

DENVER, CO 80202

TEL: 303.733.1111

FAX: 303.733.1112

WWW.SS&O.COM

DEVELOPMENT PLAN FOR:

**TERRAZA**

14

OF

15

DATE OF MEETING: 11/11/2008



**RECEIVED**

MAR 21 2013

PER THE PLANNED RESIDENTIAL DEVELOPMENT MASTER PLAN FOR RANCHO DEL ORO DATED SEPTEMBER 2011, THE DEVELOPER IS REQUIRED TO PREPARE AND SUBMIT THE DEVELOPMENT PLAN AND THE CONCEPTUAL LANDSCAPE PLAN TO THE RANCHO DEL ORO PLANNING AND DEVELOPMENT BOARD FOR APPROVAL.

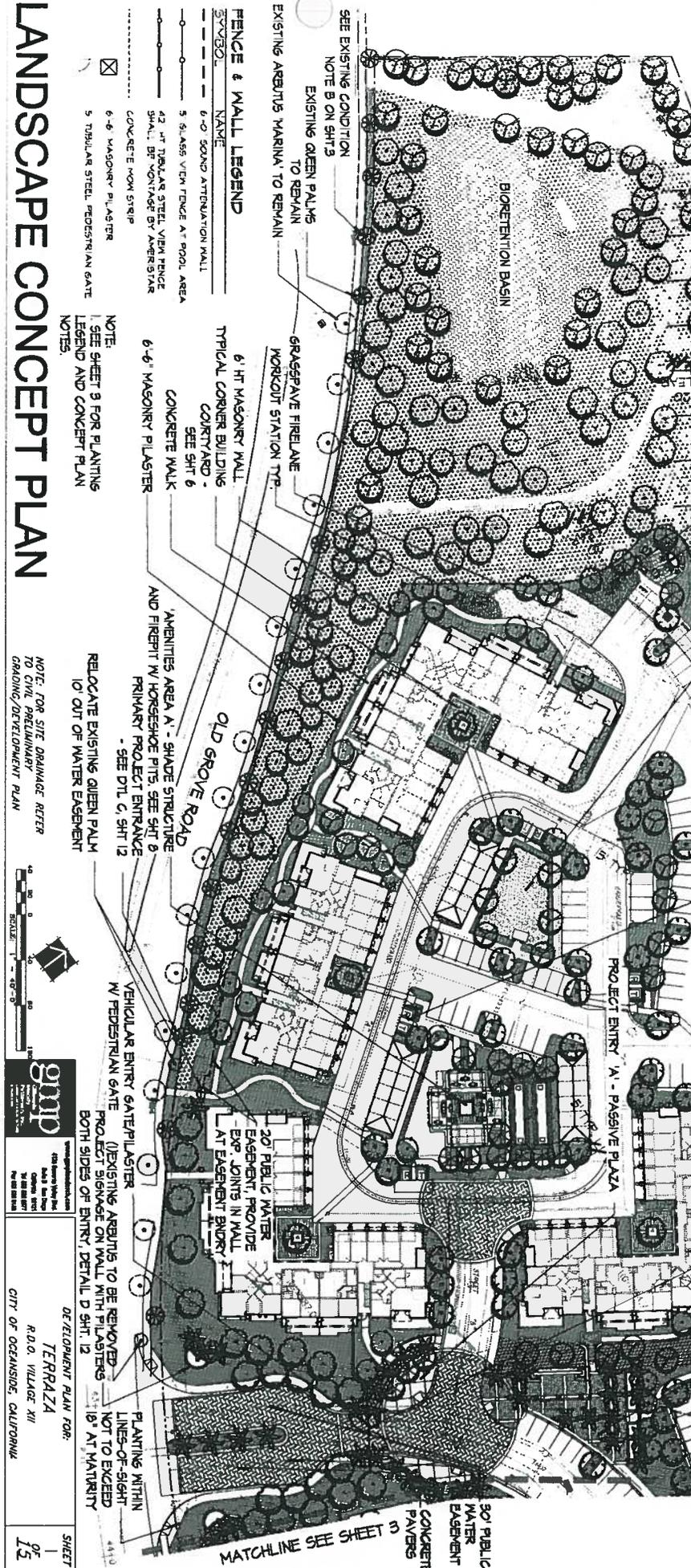
EXISTING TREES TO BE REMOVED. SEE LEGEND FOR VARIETY & SIZE. REFER TO EXISTING CONDITION NOTE C ON SHIT 3 FOR 42" HT. TUBULAR STEEL FENCE SEATING AND PROMENADE SLOPE PLAN NO. 21 SLOPE.

DOG PARK AREA  
FIREPIT AND BBQ AREA  
TOT LOT A - SEE SHIT 6

STORMWATER EASEMENT NO. 10 TREES W/ 10' OF EASEMENT TYPICAL TRASH ENCLOSURE LOCATION SEE AMENITIES AREA A, SHIT 8 FOR TYP. SCREENING

PROJECT ENTRY 'A' - MAIL KIOSK SEE ENLARGEMENT SHIT 7 SEATING AND VIEW POINT PROJECT ENTRY GATES SEE DETAIL, SHEET 5

**CITY OF OCEANSIDE DEVELOPMENT**



**FENCE & WALL LEGEND**

SYMBOL	NAME
(Symbol: Dashed line with circles)	6'-0" SOUND ATTENUATION WALL
(Symbol: Dashed line with squares)	42" TUBULAR STEEL VIEW FENCE SMALL, BT MONITOR BY AEROSOLK CONCRETE MON STRIP
(Symbol: Dashed line with triangles)	6'-6" MASONRY PLASTER
(Symbol: Dashed line with diamonds)	7 TUBULAR STEEL PERSPECTIVE GATE

NOTE:  
1. SEE SHEET 9 FOR PLANTING LEGEND AND CONCEPT PLAN NOTES.  
2. SEE SHEET 10 FOR PLANTING LEGEND AND CONCEPT PLAN NOTES.

NOTE:  
FOR SITE DRAINAGE REFER TO CIVIL PRELIMINARY GRADING/DEVELOPMENT PLAN



DEVELOPMENT PLAN FOR:  
**TERRAZA**  
R.D.O. VILLAGE XII  
CITY OF OCEANSIDE, CALIFORNIA

MATCHLINE SEE SHEET 10  
CONCRETE PAVERS  
30" PUBLIC WATER EASEMENT

MATCHLINE SEE SHEET 2

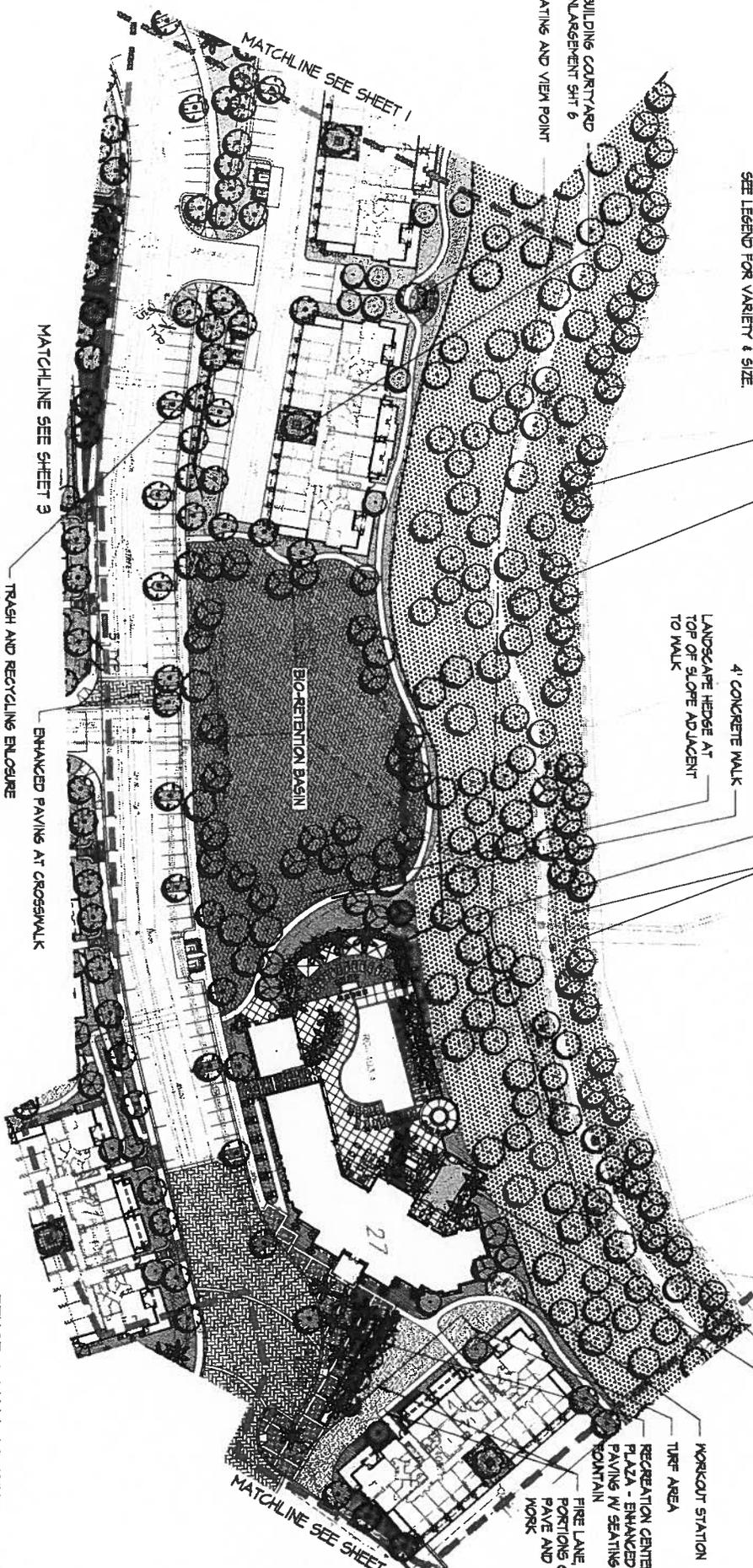
REFER TO EXISTING CONDITION  
NOTE C ON SHT 9  
EXISTING TREES TO BE REMOVED,  
SEE LEGEND FOR VARIETY & SIZE.

STORMWATER EASEMENT, NO  
TREES W/ 10' OF EASEMENT  
42" HT. TUBULAR STEEL FENCE  
4" CONCRETE WALK  
LANDSCAPE HEDGE AT  
TOP OF SLOPE ADJACENT  
TO WALK

SLOPE PLANTING, 2:1 SLOPE  
SEE SHT 5 FOR  
RECREATION AREA

ROOM BUILDING COURTYARD  
SEE EMBLACEMENT SHT 6  
SEATING AND VIEW POINT

WORKOUT STATION  
TURF AREA  
RECREATION CENTER  
PLAZA - ENHANCED  
PAVING W/ SEATING AND  
FOUNTAIN  
FINE LANE  
PORTIONS GRASS  
PAVE AND FLAT-  
WORK



NOTE:  
1. SEE SHEET 3 FOR PLANTING LEGEND  
AND CONCEPT PLAN NOTES.

# LANDSCAPE CONCEPT PLAN

NOTE: FOR SITE DRAINAGE REFER  
TO CIVIL PRELIMINARY  
GRADING/DEVELOPMENT PLAN



DEVELOPMENT PLAN FOR:  
**TERRAZA**  
R.D.O. VILLAGE XII  
CITY OF OCEANSIDE, CALIFORNIA

SHEET  
2  
OF  
15

**FENCE & WALL LEGEND**

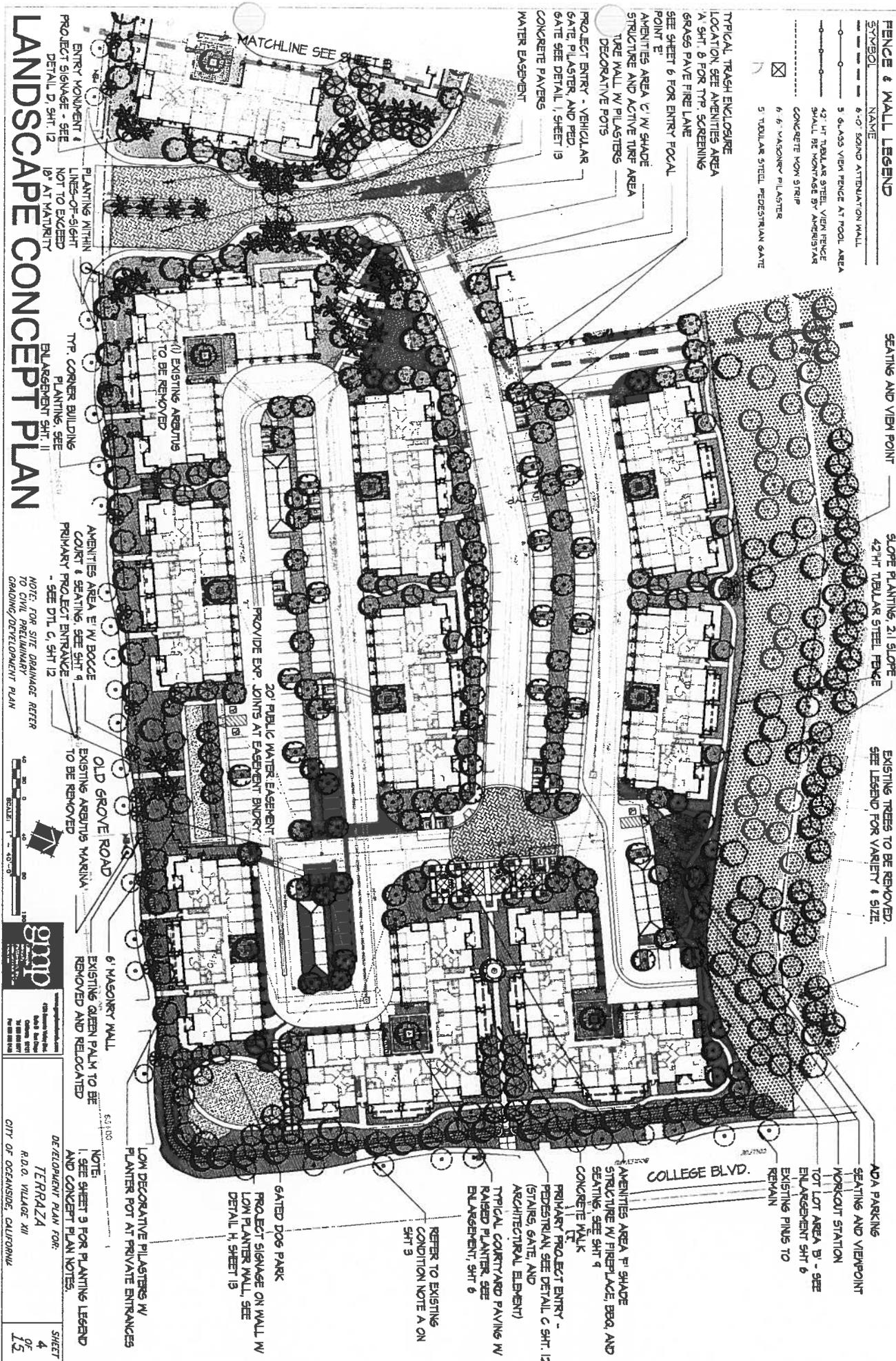
SYMBOL	NAME
	6"-0" BOARD ATTENUATION WALL
	5' GLASS VIEW FENCE AT POOL AREA
	42" HT TUBULAR STEEL VIEW FENCE SHALL BE MOUNTED BY ANCHOR STAR
	CONCRETE MASONRY WALL
	6"-0" MASONRY PLASTER
	5' TUBULAR STEEL PEDESTRIAN GATE



**FENCE & WALL LEGEND**

SYMBOL	NAME
	6'-0" SOLID ATTENUATION WALL
	5'-0" GLASS VIEW FENCE AT POOL AREA
	42" HT. TUBULAR STEEL VIEW FENCE SHALL BE MOUNTED BY ALUMINUM CONCRETE WOOD STRIP
	6" VASCONY PLASTER
	5" TUBULAR STEEL PEDESTRIAN GATE

TYPICAL TRASH ENCLOSURE LOCATION, SEE AMENITIES AREA A, SHT. 8 FOR TYP. SCREENING GRASS PAVE FIRE LANE SEE SHEET 6 FOR ENTRY FOCAL POINT 'E' AMENITIES AREA C' W/ SHADE STRUCTURE AND ACTIVE TURF AREA TURE WALL W/ PLASTERS DECORATIVE POTS PROJECT ENTRY - VEHICULAR GATE PLASTER AND PED. GATE SEE DETAIL I, SHEET 13 CONCRETE PAVERS WATER EASEMENT



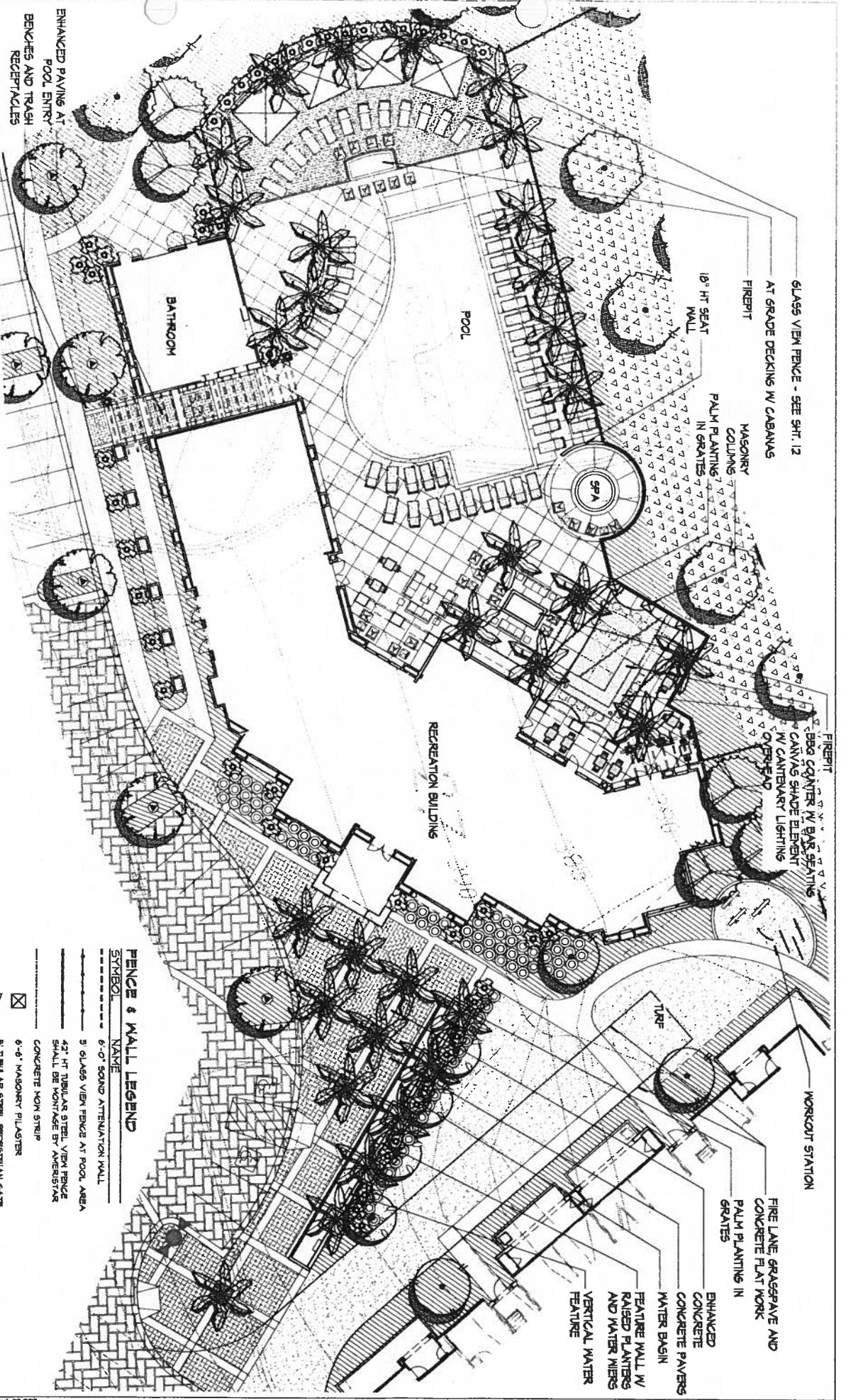
**LANDSCAPE CONCEPT PLAN**



DEVELOPMENT PLAN FOR:  
**TERRAZZA**  
 R.D.O. VILLAGE XII  
 CITY OF OCEANSIDE, CALIFORNIA

SHEET  
 4  
 OF  
 13

# LANDSCAPE CONCEPT ENLARGEMENTS



ENHANCED PAVING AT  
POOL ENTRY  
BENCHES AND TRASH  
RECEPTACLES

GLASS VIEW FENCE - SEE SHT. 12  
AT GRADE DECKING W/ CABANAS

FIREPIT

16" HT SEAT  
WALL

MASONRY  
COLUMN  
PALM PLANTING  
IN GRATES

POOL

BATHROOM

SPA

RECREATION BUILDING

FIREPIT

BBQ COUNTER W/ BAR SEATING  
CANVAS SHADE ELEMENT  
W/ CANTENARY LIGHTING  
OVERHEAD

WORKOUT STATION

FIRE LANE GRASSPAVE AND  
CONCRETE FLAT WORK  
PALM PLANTING IN  
GRATES

ENHANCED  
CONCRETE  
CONCRETE PAVERS  
WATER BASIN  
FEATURE WALL W/  
RAISED PLANTERS  
AND WATER WIERS  
VERTICAL WATER  
FEATURE

TURF

NOTE:  
1. SEE SHEET 3 FOR COMPLETE PLANTING LEGEND  
AND DESIGN NOTES.

NOTE: FOR SITE DRAINAGE REFER  
TO CIVIL PRELIMINARY  
GRADING/DEVELOPMENT PLAN



## FENCE & WALL LEGEND

SYMBOL	NAME
---	6'-0" SOUND ATTENUATION WALL
---	5' GLASS VIEW FENCE AT POOL AREA
---	42" HT TUBULAR STEEL VIEW FENCE SHALL BE MOUNTAGE BY AMERISTAR
---	CONCRETE MON STRIP
☒	6'-6" MASONRY PILLASTER
∩	5' TUBULAR STEEL PEDESTRIAN GATE

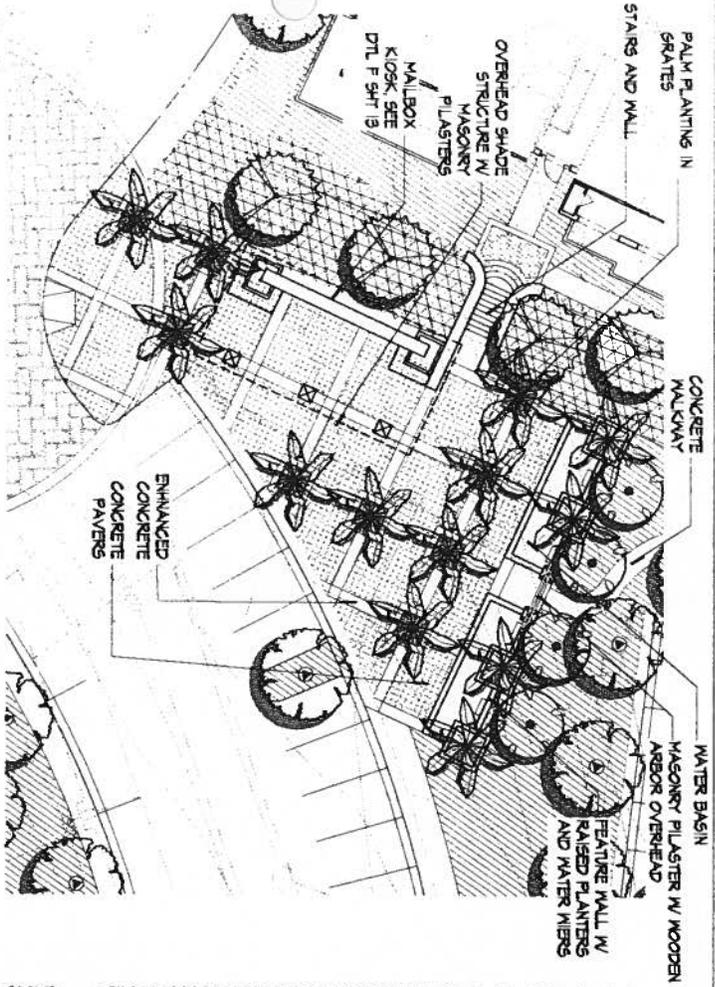
## RECREATION AREA

DEVELOPMENT PLAN FOR:  
**TERRAZA**  
R.D.O. WILAGE XII  
CITY OF OCEANSIDE, CALIFORNIA

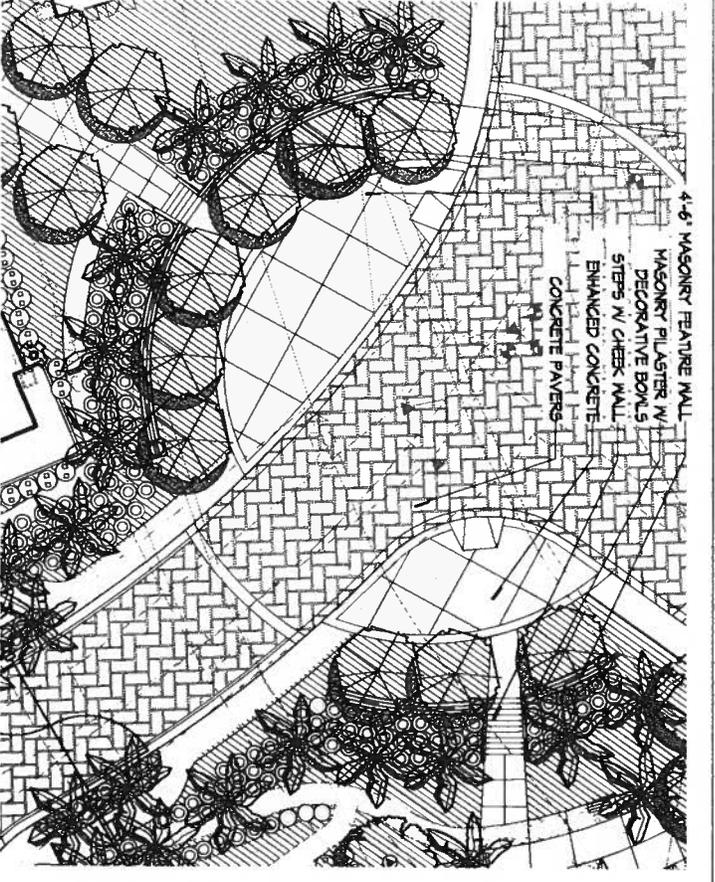
**gmp**  
GOLDERMAN PETERSON  
ARCHITECTS  
3000 LA JOLLA VILLAGE DRIVE  
SAN DIEGO, CA 92161  
TEL: 619-444-1000  
WWW.GMPINC.COM

SHEET **5** OF **12**

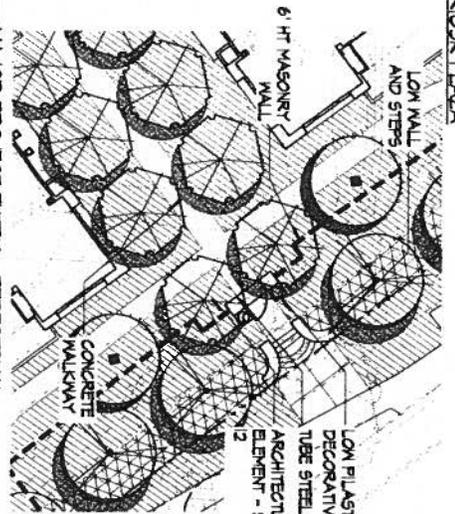




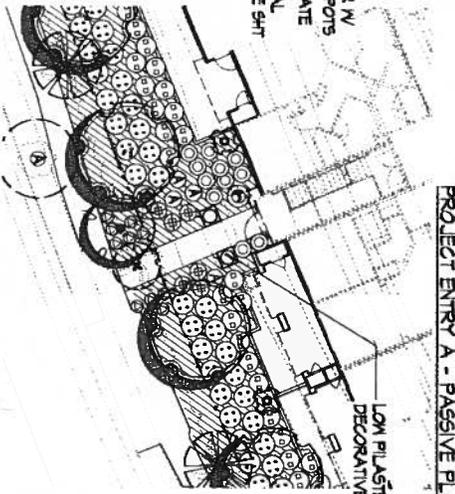
PROJECT ENTRY A - MAIL KIOSK PLAZA



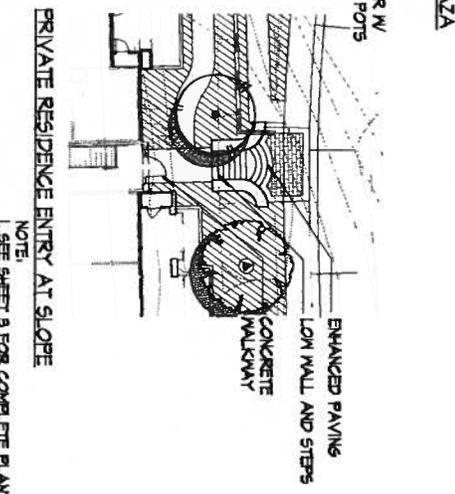
PROJECT ENTRY A - PASSIVE PLAZA



MAJOR PROJECT ENTRY - PEDESTRIAN



PRIVATE RESIDENCE ENTRANCE



PRIVATE RESIDENCE ENTRY AT SLOPE

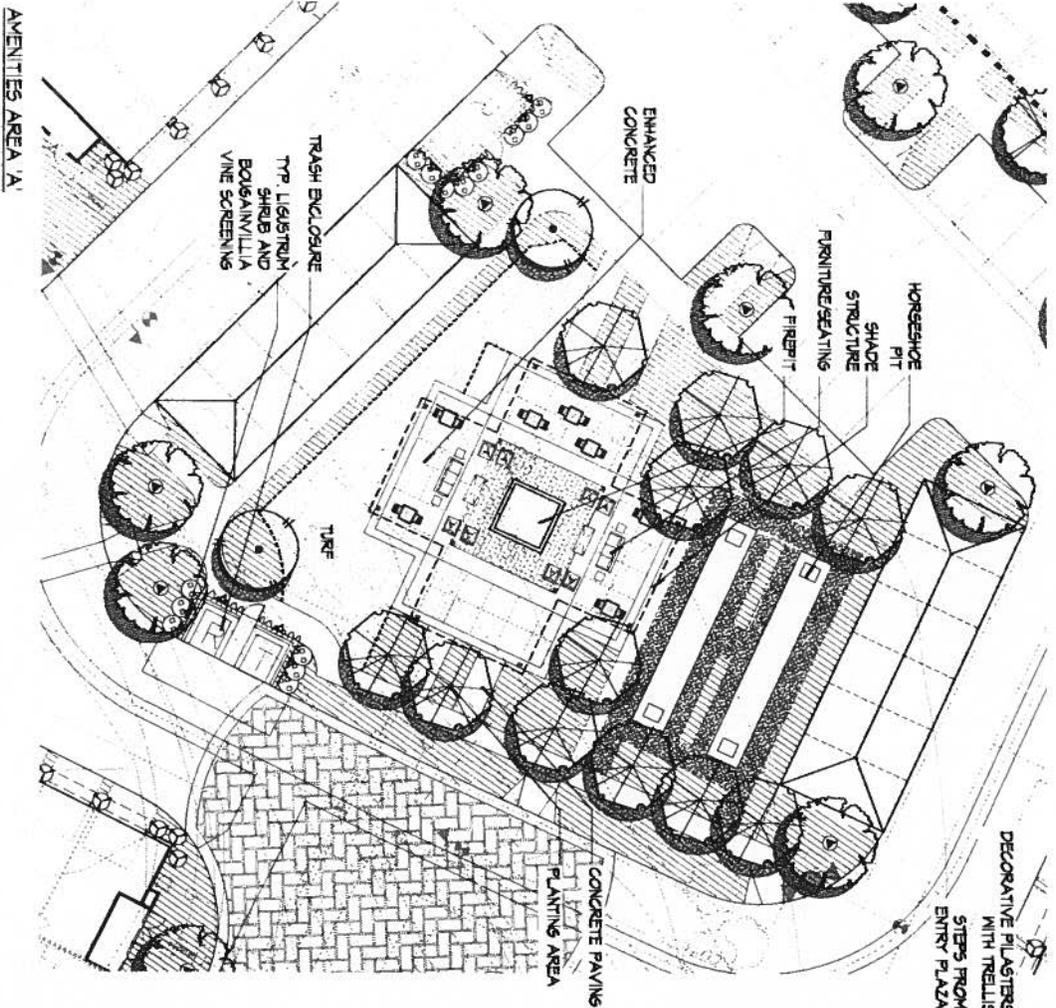
# LANDSCAPE CONCEPT ENLARGEMENTS

NOTE: FOR SITE DRAINAGE REFER TO CIVIL PRELIMINARY GRADING/DEVELOPMENT PLAN



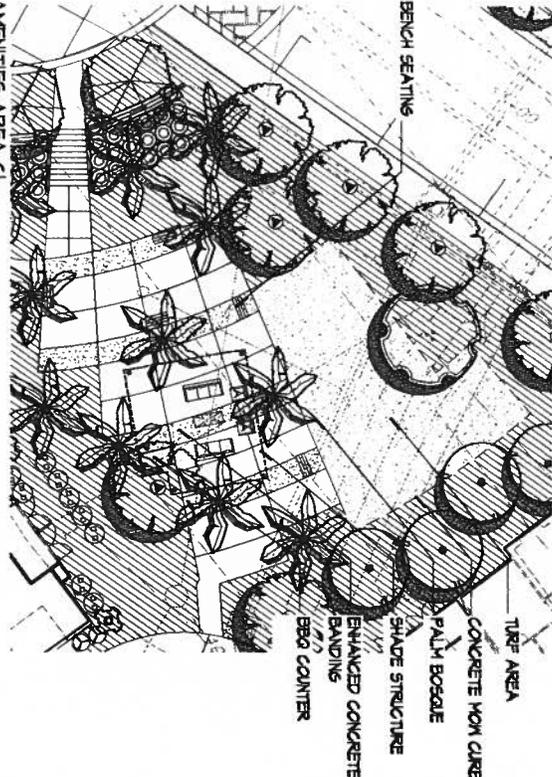
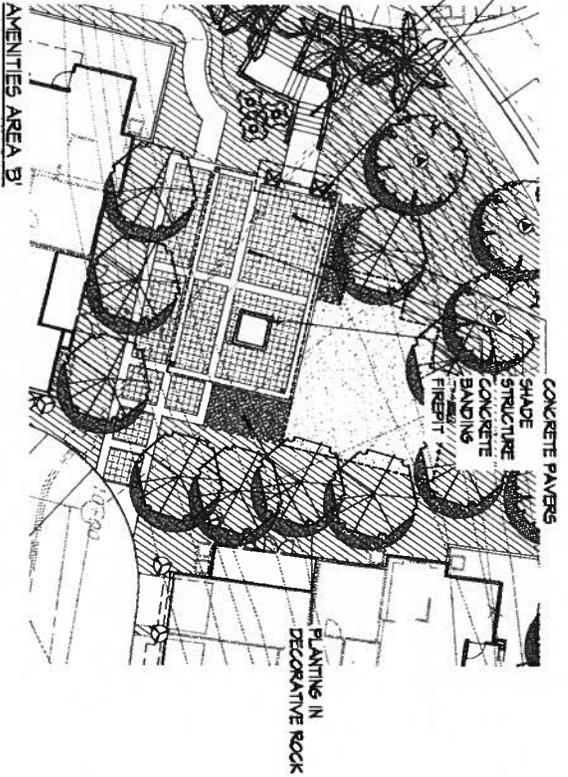
DEVELOPER PLAN FOR:  
**TERRAZA**  
 R.D.O. VILLAGE XII  
 CITY OF OCEANSIDE, CALIFORNIA

# LANDSCAPE CONCEPT ENLARGEMENTS

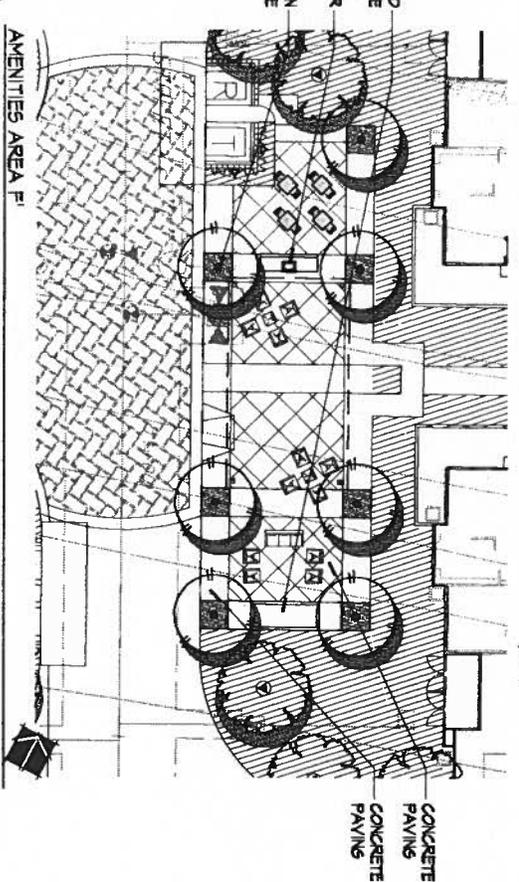
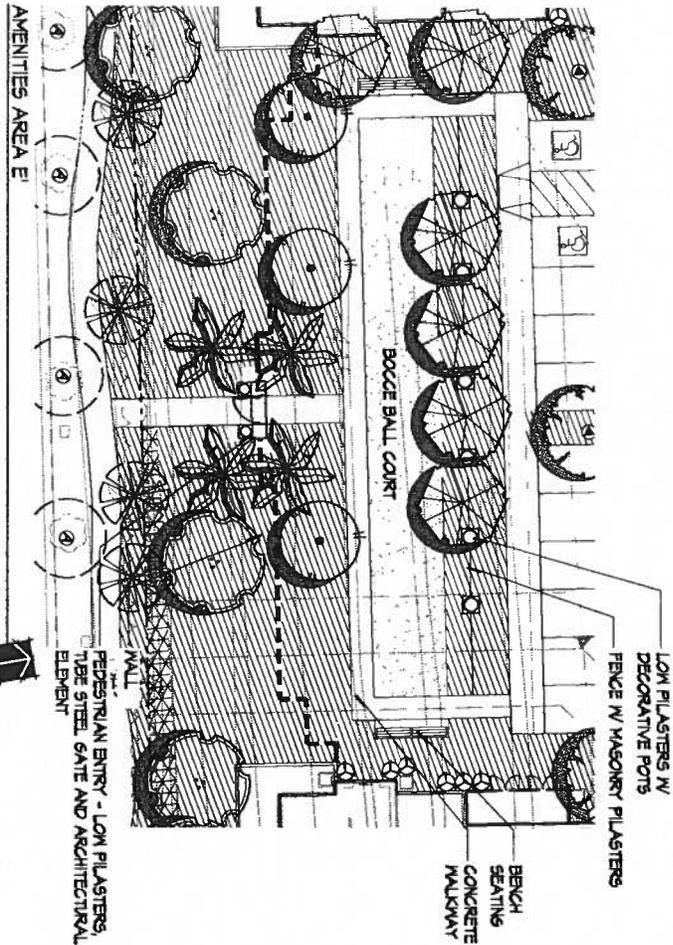
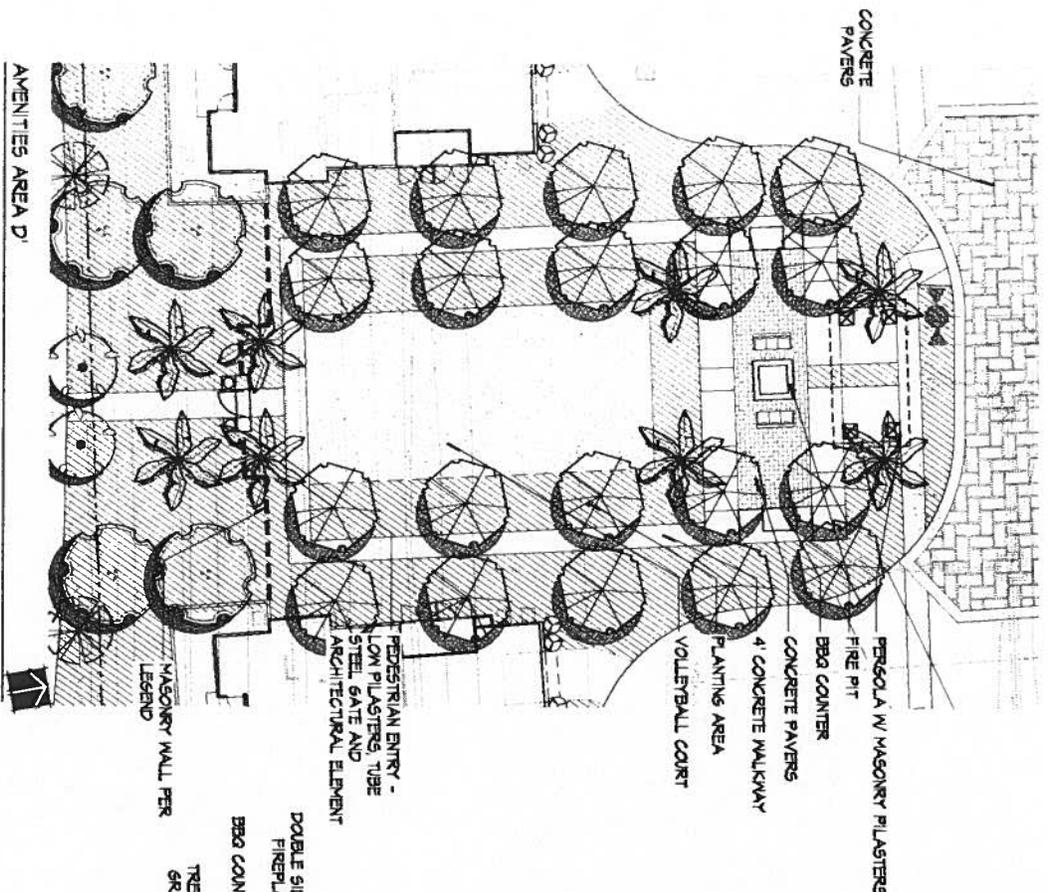


NOTE:  
1. SEE SHEET 3 FOR COMPLETE PLANTING LEGEND  
AND DESIGN NOTES.

NOTE: FOR SITE DRAINAGE REFER  
TO CIVIL PRELIMINARY  
GRADING/DEVELOPMENT PLAN



DEVELOPMENT PLAN FOR:  
**TERRAZA**  
R.D.G. VILLAGE XII  
CITY OF OCEANSIDE, CALIFORNIA



# LANDSCAPE CONCEPT ENLARGEMENTS

NOTE:  
1. SEE SHEET 3 FOR COMPLETE PLANTING LEGEND AND DESIGN NOTES.

NOTE: FOR SITE DRAINAGE REFER TO CIVIL PRELIMINARY GRADING/DEVELOPMENT PLAN

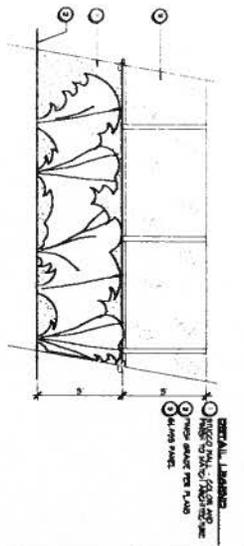


City of Oceanside  
R.D. # 12  
P.O. Box 1000  
Oceanside, CA 92054

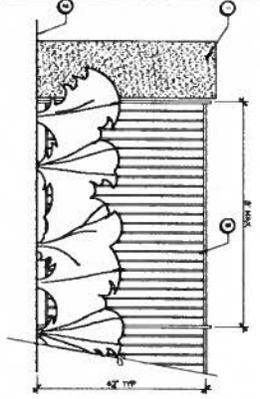
DEVELOPMENT PLAN FOR:  
**TERRAZA**  
R.D. # 12, VILLAGE XII  
CITY OF OCEANSIDE, CALIFORNIA







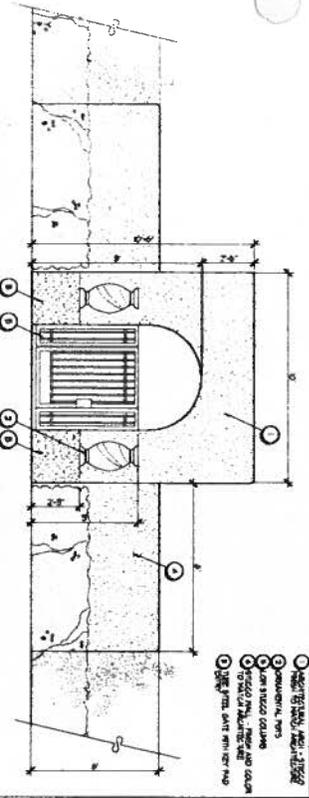
- DETAIL, Landscape  
 1 METAL FRAME TO GLASS  
 2 INSULATION TO GLASS  
 3 METAL FRAME TO GLASS



- DETAIL, Landscape  
 1 METAL FRAME TO GLASS  
 2 INSULATION TO GLASS  
 3 METAL FRAME TO GLASS

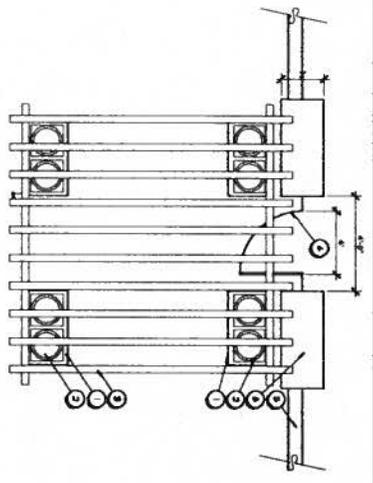
A GLASS VIEW WALL

B 42" HT TUBULAR STEEL FENCE

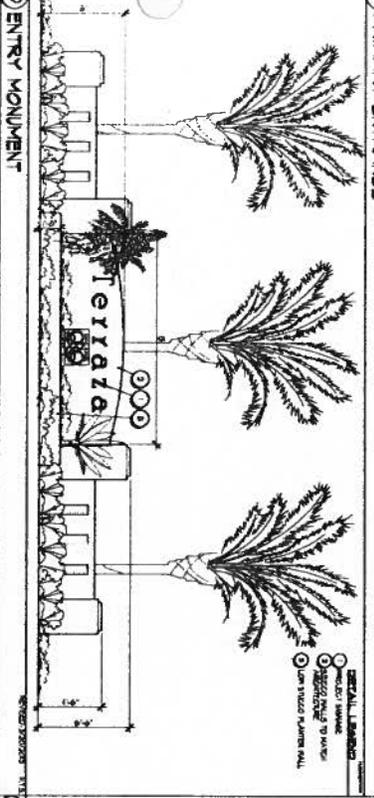


- DETAIL, Landscape  
 1 METAL FRAME TO GLASS  
 2 INSULATION TO GLASS  
 3 METAL FRAME TO GLASS  
 4 METAL FRAME TO GLASS  
 5 METAL FRAME TO GLASS

C PRIMARY ENTRANCE



- DETAIL, Landscape  
 1 METAL FRAME TO GLASS  
 2 INSULATION TO GLASS  
 3 METAL FRAME TO GLASS  
 4 METAL FRAME TO GLASS  
 5 METAL FRAME TO GLASS



- DETAIL, Landscape  
 1 METAL FRAME TO GLASS  
 2 INSULATION TO GLASS  
 3 METAL FRAME TO GLASS  
 4 METAL FRAME TO GLASS  
 5 METAL FRAME TO GLASS

D ENTRY MONUMENT

E SECONDARY ENTRANCE

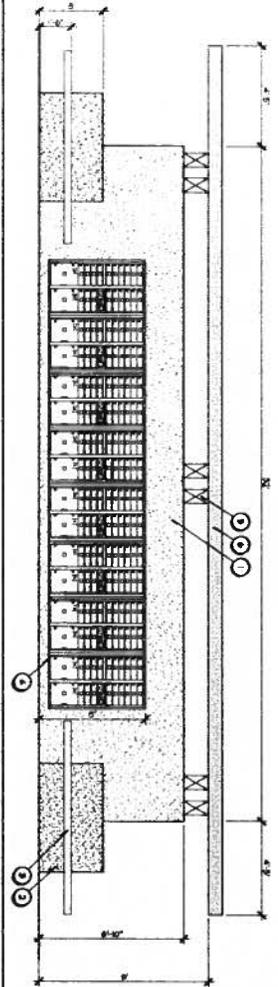
# LANDSCAPE CONCEPT DETAILS

NOTE: FOR SITE DRAINAGE REFER TO CIVIL PRELIMINARY GRADING/DEVELOPMENT PLAN



DEVELOPMENT PLAN FOR:  
**TERRAZA**  
 R.A.O. VILLAGE XII  
 CITY OF OCEANSIDE, CALIFORNIA

**F MAILBOX KIOSK**



- DETAILS, MATERIALS**
- 1 POLYESTER FINISH
  - 2 POLYESTER FINISH TO MATCH
  - 3 1/2" X 1/2" X 1/2" ALUMINUM FINISH WALL
  - 4 1/2" X 1/2" X 1/2" ALUMINUM FINISH WALL

- DETAILS, MATERIALS**
- 1 POLYESTER FINISH TO MATCH
  - 2 1/2" X 1/2" X 1/2" ALUMINUM FINISH WALL
  - 3 1/2" X 1/2" X 1/2" ALUMINUM FINISH WALL
  - 4 1/2" X 1/2" X 1/2" ALUMINUM FINISH WALL
  - 5 1/2" X 1/2" X 1/2" ALUMINUM FINISH WALL
  - 6 1/2" X 1/2" X 1/2" ALUMINUM FINISH WALL

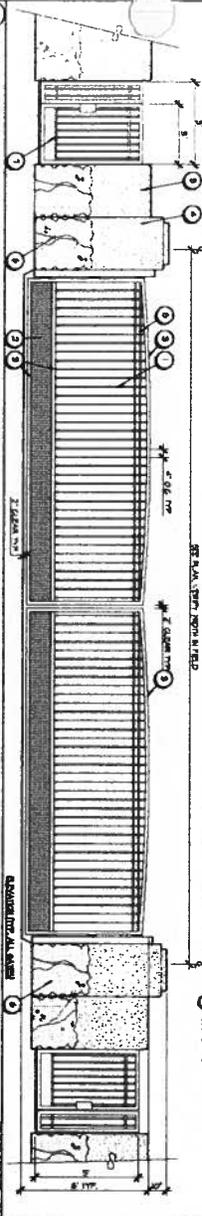
**H CORNER ENTRY MONUMENT**



**NOTE:** ALL MATERIALS TO BE MATCHED TO THE CORNER ENTRY MONUMENT. ALL MATERIALS TO BE MATCHED TO THE CORNER ENTRY MONUMENT. ALL MATERIALS TO BE MATCHED TO THE CORNER ENTRY MONUMENT.

**NOTE:** ALL MATERIALS TO BE MATCHED TO THE CORNER ENTRY MONUMENT. ALL MATERIALS TO BE MATCHED TO THE CORNER ENTRY MONUMENT. ALL MATERIALS TO BE MATCHED TO THE CORNER ENTRY MONUMENT.

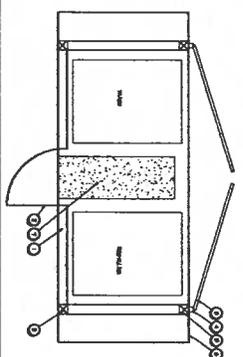
**I SWINGING VEHICULAR ENTRY GATES**



**LANDSCAPE CONCEPT DETAILS**

NOTE: FOR SITE DRAINAGE REFER TO CIVIL PRELIMINARY GRADING/DEVELOPMENT PLAN

**G TRASH ENCLOSURE**



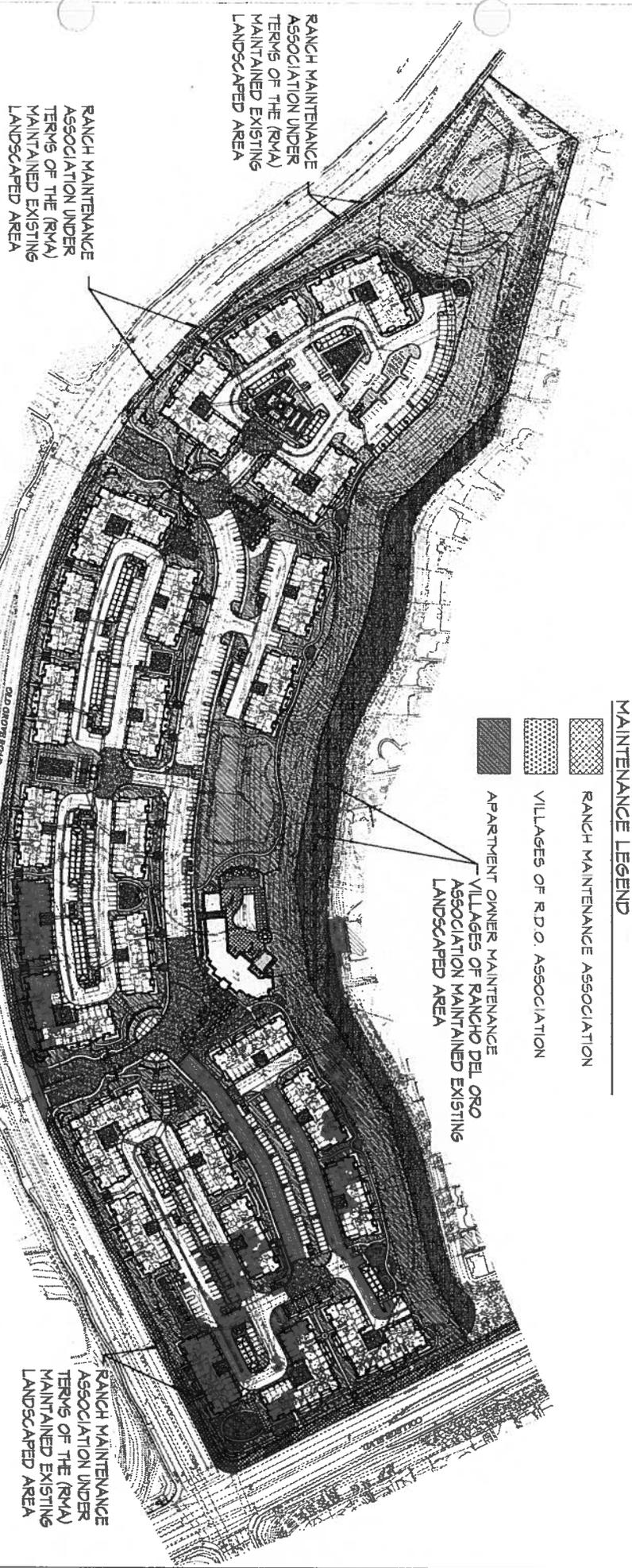
- DETAILS, MATERIALS**
- 1 POLYESTER FINISH TO MATCH
  - 2 1/2" X 1/2" X 1/2" ALUMINUM FINISH WALL
  - 3 1/2" X 1/2" X 1/2" ALUMINUM FINISH WALL
  - 4 1/2" X 1/2" X 1/2" ALUMINUM FINISH WALL



City of Oceanside  
Public Works Department  
1000 Harbor Drive  
Oceanside, CA 92054

DEVELOPMENT PLAN FOR:  
**TERRAZA**  
R.D.O. VILLAGE XII  
CITY OF OCEANSIDE, CALIFORNIA

# LANDSCAPE MAINTENANCE EXHIBIT



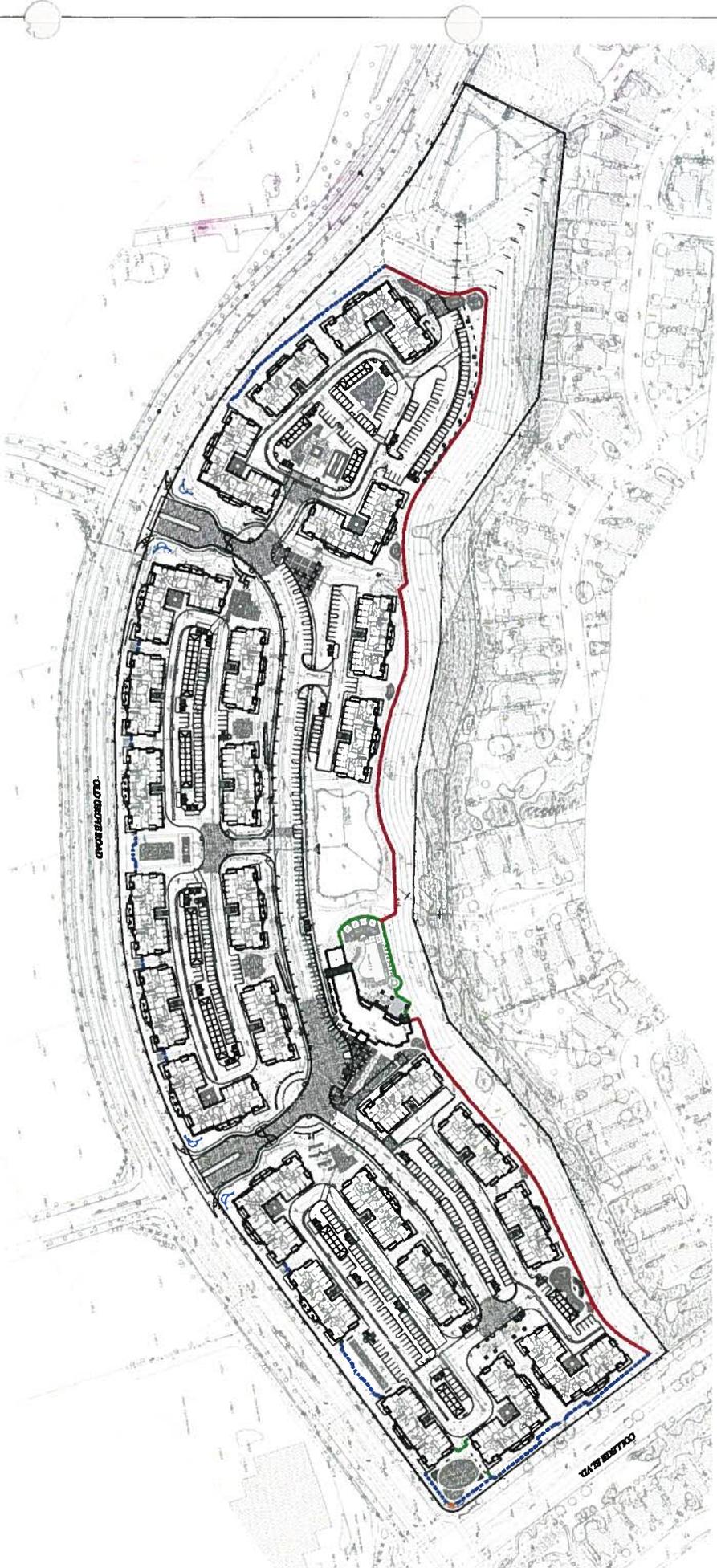
## MAINTENANCE LEGEND

-  RANCH MAINTENANCE ASSOCIATION
  -  VILLAGES OF R.D.O. ASSOCIATION
  -  APARTMENT OWNER MAINTENANCE
- VILLAGES OF RANCHO DEL ORO ASSOCIATION MAINTAINED EXISTING LANDSCAPED AREA

NOTE: FOR SITE DRAINAGE REFER TO CIVIL PRELIMINARY GRADING/DEVELOPMENT PLAN



DEVELOPMENT PLAN FOR:  
**TERRAZA**  
 R.D.O. VILLAGE XII  
 CITY OF OCEANSIDE, CALIFORNIA

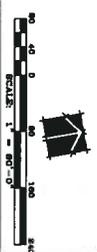


**FENCE & WALL LEGEND**

SYMBOL	NAME
	6'-0" SOUND ATTENUATION WALL
	5' GLASS VIEW FENCE AT POOL AREA
	42" HT TUBULAR STEEL VIEW FENCE SHALL BE MOUNTAGE BY AMERISTAR
	ENTRY MONUMENT, SEE DETAIL D, SHT. 12
	VILLAGE ENTRY MONUMENT, SEE DETAIL H, SHT. 13

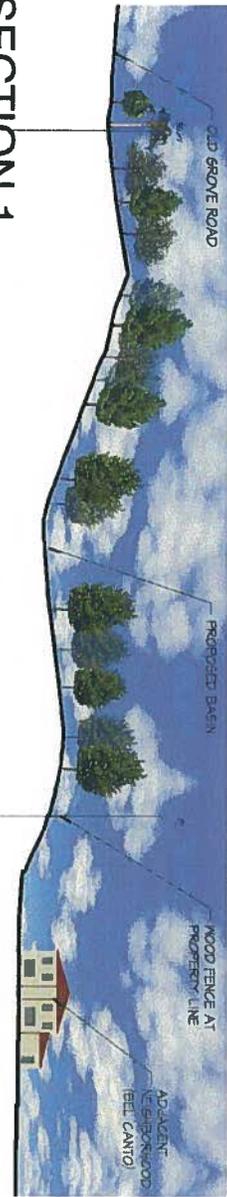
**FENCE & WALL LAYOUT**

NOTE: FOR SITE DRAINAGE REFER TO CIVIL PRELIMINARY GRADING/DEVELOPMENT PLAN



DEVELOPMENT PLAN FOR:  
**TERRAZA**  
 R.D.O. VILLAGE XII  
 CITY OF OCEANSIDE, CALIFORNIA



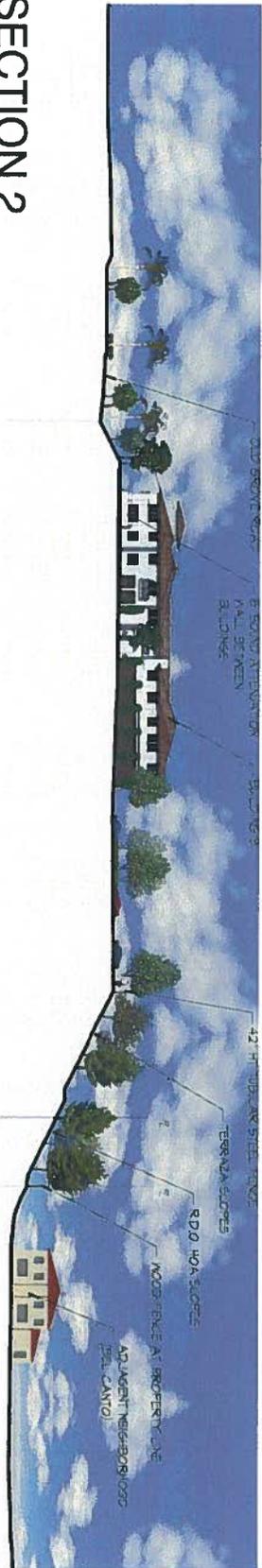


# SECTION 1

SCALE: NTS

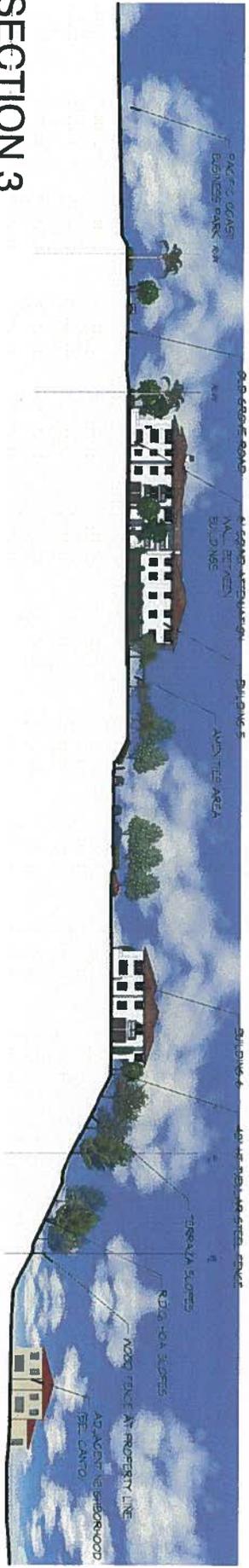


KEYMAP



# SECTION 2

SCALE: NTS



# SECTION 3

SCALE: NTS

## SITE SECTIONS



DEVELOPMENT PLAN FOR:  
**TERRAZA**  
 R.O. VILLAGE III  
 CITY OF OCAJANSIDE, CALIFORNIA

SHEET  
**01**



**SECTION 4**  
SCALE: NTS



**SECTION 5**  
SCALE: NTS



**SECTION 6**  
SCALE: NTS



**SECTION 7**  
SCALE: NTS

**SITE SECTIONS**



DEVELOPMENT PLAN FOR  
**TERRAZA**  
R.I.D. VILLAGE XII  
CITY OF OCEANSIDE, CALIFORNIA

**KEYMAP**  
SHEET  
**02**





**SHEET INDEX:**

00	COVER PAGE, SHEET NEXT
01	GENERAL NOTES
02	PROJECT BACKGROUND PLAN
03	SITE PLAN
04	CLIMATE AND BUILDING PLAN
05	CLIMATE AND BUILDING PLAN
06	CLIMATE AND BUILDING PLAN
07	CLIMATE AND BUILDING PLAN
08	CLIMATE AND BUILDING PLAN
09	CLIMATE AND BUILDING PLAN
10	CLIMATE AND BUILDING PLAN
11	CLIMATE AND BUILDING PLAN
12	CLIMATE AND BUILDING PLAN
13	CLIMATE AND BUILDING PLAN
14	CLIMATE AND BUILDING PLAN
15	CLIMATE AND BUILDING PLAN
16	CLIMATE AND BUILDING PLAN
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19	CLIMATE AND BUILDING PLAN
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21	CLIMATE AND BUILDING PLAN
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23	CLIMATE AND BUILDING PLAN
24	CLIMATE AND BUILDING PLAN
25	CLIMATE AND BUILDING PLAN
26	CLIMATE AND BUILDING PLAN
27	CLIMATE AND BUILDING PLAN
28	CLIMATE AND BUILDING PLAN
29	CLIMATE AND BUILDING PLAN
30	CLIMATE AND BUILDING PLAN
31	CLIMATE AND BUILDING PLAN
32	CLIMATE AND BUILDING PLAN
33	CLIMATE AND BUILDING PLAN

**PROJECT TEAM:**

**ARCHITECT:**  
**NEWMAN GARRISON + PARTNERS**  
 1401 DOVE STREET, SUITE 410  
 NEWPORT BEACH, CA 92660  
 PHONE: (949) 756-0818  
 FAX: (949) 756-0145

**CIVIL ENGINEER:**  
**SRRO, INC.**  
 3990 BURFEN ROAD, SUITE 120  
 SAN DIEGO, CA 92123  
 PHONE: (858) 560-1141  
 FAX: (858) 560-8157

**LANDSCAPE ARCHITECT:**  
**GALESPER MOOOR PATTERSON, INC.**  
 4125 SOMERITO VALLEY BLVD., SUITE D  
 SAN DIEGO, CALIFORNIA 92121  
 PHONE: (858) 558-8977  
 FAX: (858) 558-9188

**APPLICANT / OWNER:**  
**RRPN LAND CO. LLC**  
 7727 HENSCHEL AVENUE  
 LA JOLLA, CA 92037  
 PHONE: (858) 551-4390  
 FAX: (858) 551-4388

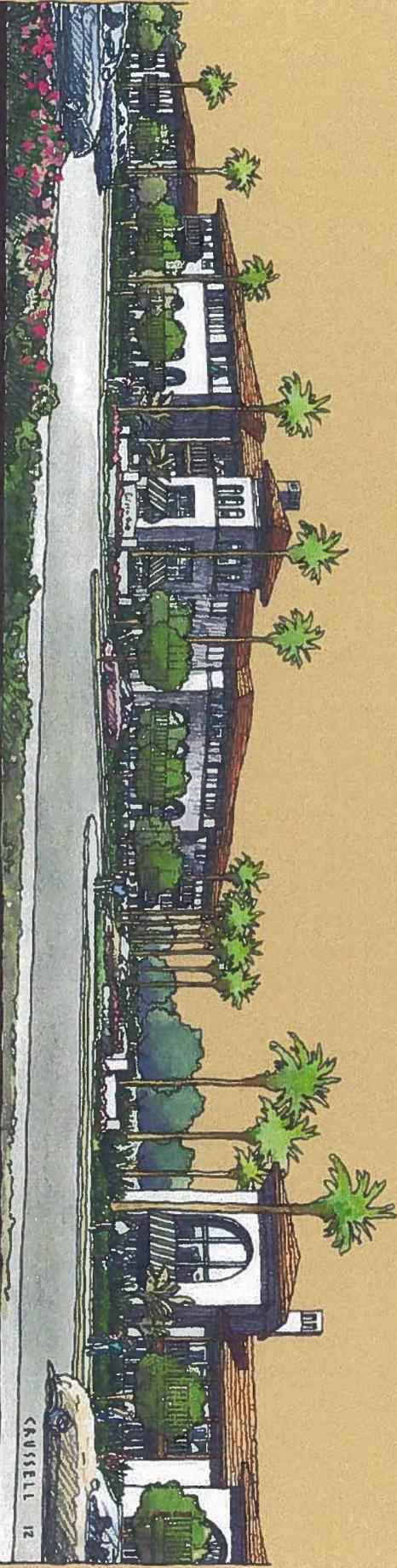
**APPLICANT'S REPRESENTATIVE:**  
**THE LIGHTHOUS PLANNING GROUP**  
 ATTN: ANN GUNTER  
 5900 PASTURE COURT, SUITE 110  
 CARLSBAD, CA 92008  
 PHONE: (760) 692-1924 EXT 247



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**OCEANSIDE, CALIFORNIA**



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 1401 DOVE STREET, SUITE 410  
 NEWPORT BEACH, CA 92660  
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 PROJECT: 11040  
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VIEW OF MAIN ENTRY FROM GLD GROVE ROAD

CASSELL 12



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CORNERSTONE  
COMMUNITIES



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RIVERSIDE BRANCH, CA 92506  
P: 951-765-0818  
PROJECT: 31040  
DATE: 03-21-2012

**PARTNERS**

1

Item	Description	Quantity	Unit	Notes
1	Building 100' x 2-Story - 10 PLEX	10	Units	
2	Building 100' x 2-Story - 10 PLEX	10	Units	
3	Building 200' x 3-Story - 16 PLEX	16	Units	
4	Building 300' x 2-Story - 16 PLEX	16	Units	
5	Building 300' x 2-Story - 16 PLEX	16	Units	
6	Building 400' x 3-Story - 25 PLEX	25	Units	
7	Clubhouse	1	Structure	

## PRODUCT PLACEMENT PLAN

- 1 BUILDING 100' X - 2 STORY - 10 PLEX
- 2 BUILDING 100' X - 2 STORY - 10 PLEX
- 3 BUILDING 200' X - 3 STORY - 16 PLEX
- 4 BUILDING 300' X - 2 STORY - 16 PLEX
- 5 BUILDING 300' X - 2 STORY - 16 PLEX
- 6 BUILDING 400' X - 3 STORY - 25 PLEX
- 7 CLUBHOUSE



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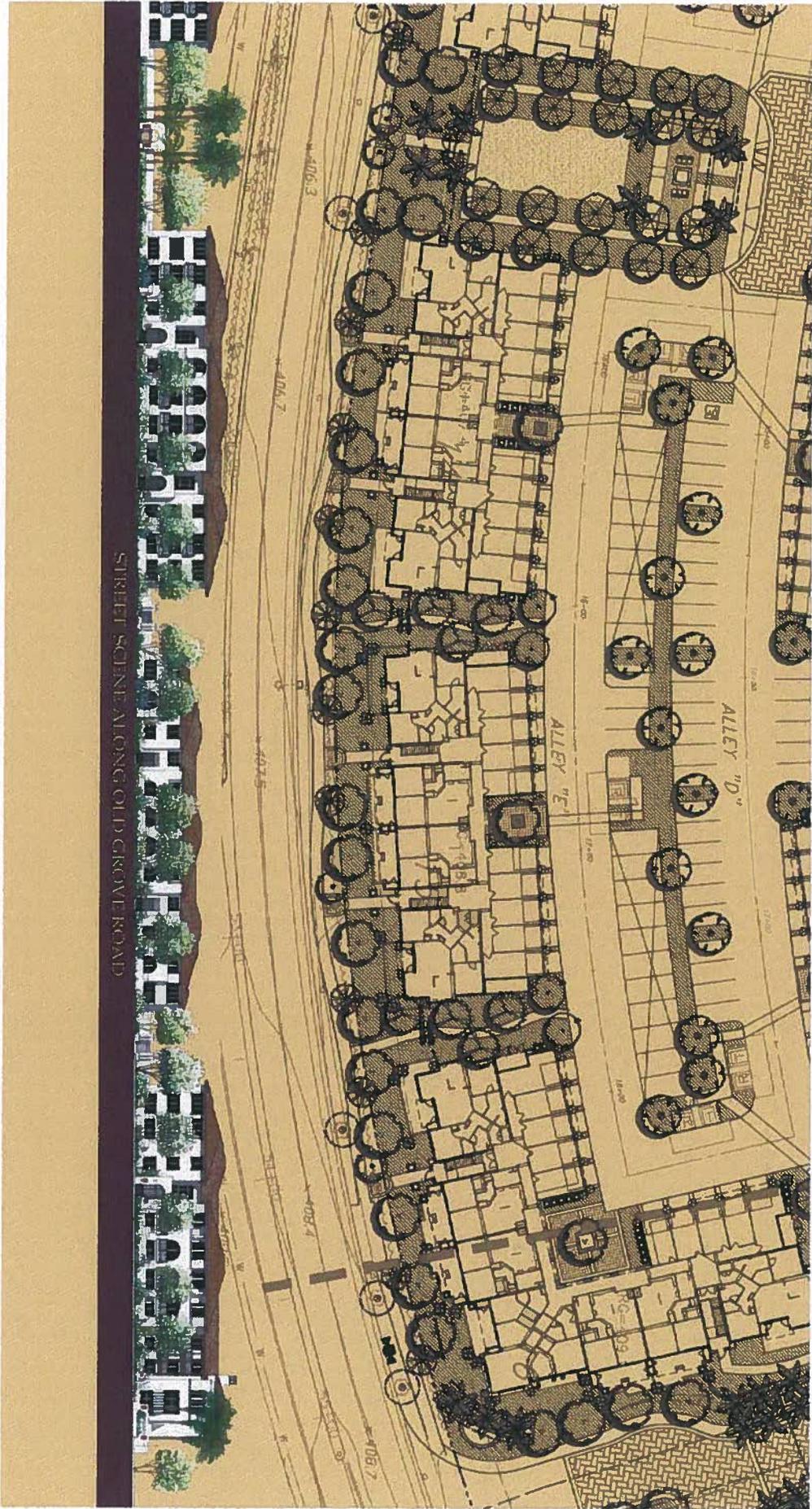


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PROJECT: 11040  
DATE: 03-30-2012

**2**



STREET SCENE ALONG OLD GROVE ROAD



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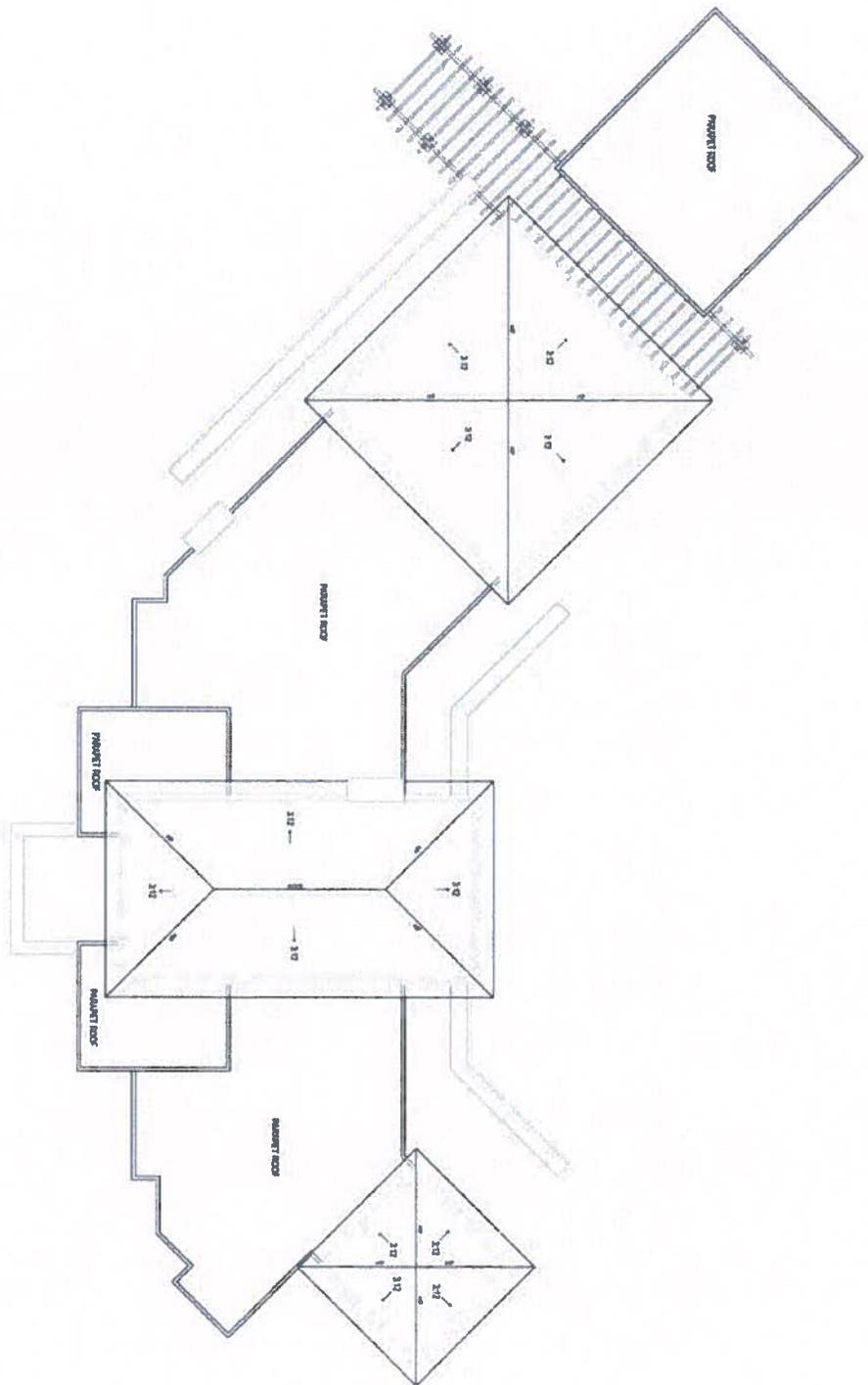


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Newport Beach, CA 92660  
P: 949.766-0018  
PROJECT: 11040  
DATE: 03-20-2012





ROOF PLAN

CLUBHOUSE



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OCEANSIDE, CALIFORNIA



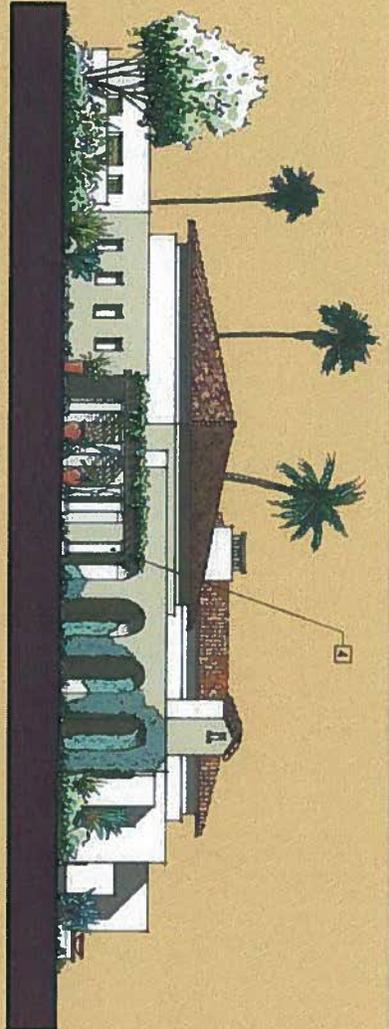
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COMMUNITIES



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1401 Dove Street, Suite 410  
Newport Beach, CA 92660  
P: 949-756-0015  
PROJECT: 11040  
DATE: 03-30-2012

PARTNERS

5



Left Side Elevation

- MATERIAL KEY**
- 1 STUCCO
  - 2 ROOF TILE
  - 3 WOOD TRIM / FASCIA
  - 4 PRECAST CONCRETE COLUMN PAINTED WHITE



Front Elevation

CLUBHOUSE 1/4" = 1'-0"



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PROJECT: 11060  
DATE: 03-30-2012



Right Side Elevation



Rear Elevation

CLUBHOUSE ELEVATIONS



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OCEANSIDE, CALIFORNIA

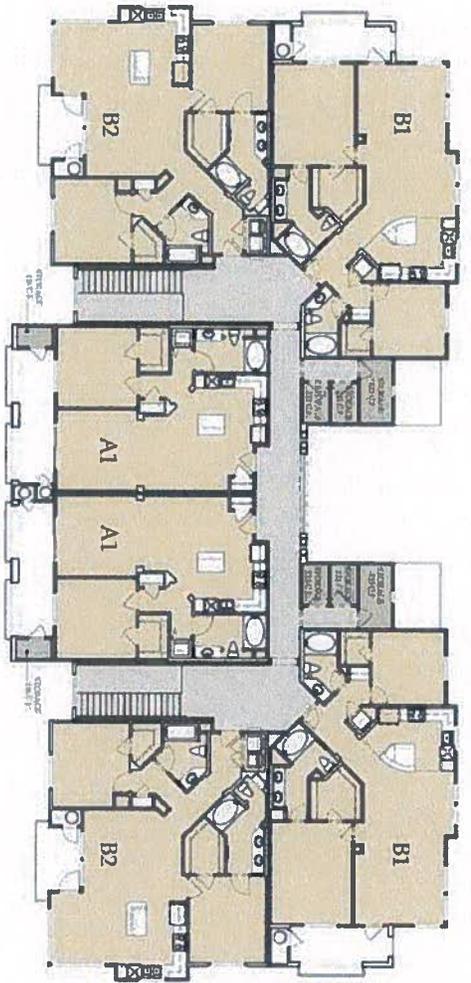


CORNERSTONE  
COMMUNITIES

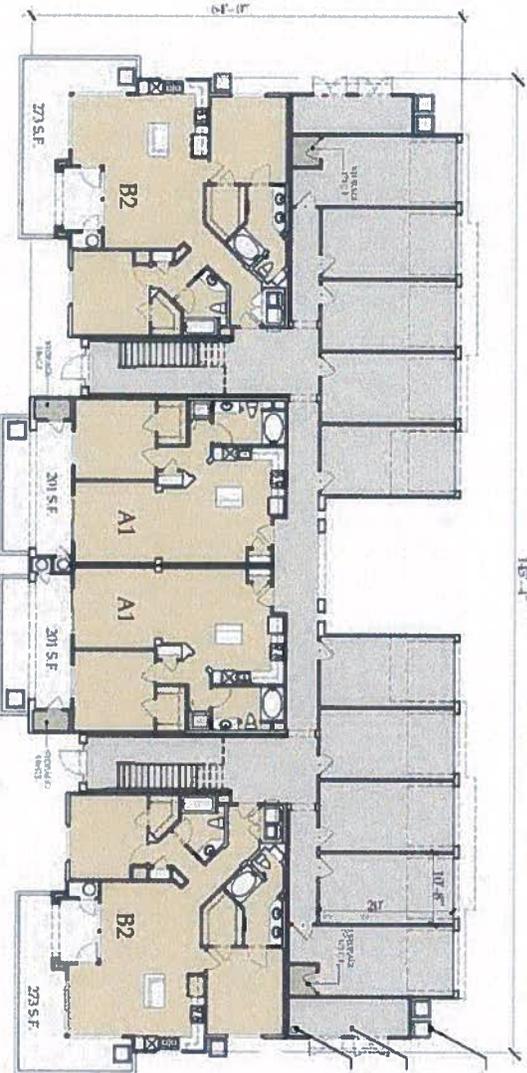


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P: 949.752.0818  
PROJECT: 11040  
DATE: 03-30-2012

7



2ND LEVEL



1ST LEVEL

BUILDING PLANS

BUILDING 100 'A' - 10plex

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OCEANSIDE, CALIFORNIA

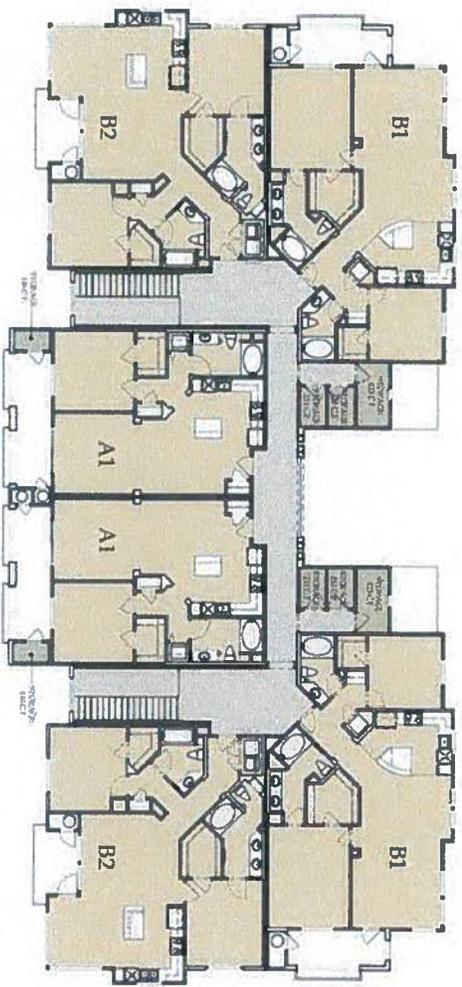


CORNERSTONE  
COMMUNITIES

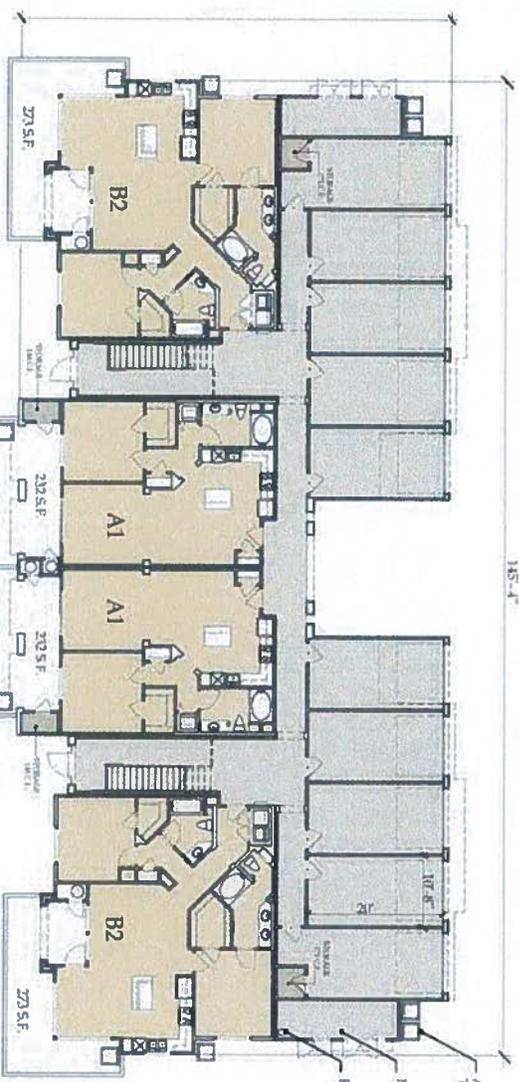
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1401 Dove Street Suite 410  
Newport Beach, CA 92660  
P: 949-756-0818  
PROJECT: 11040  
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8



2ND LEVEL



1ST LEVEL

BUILDING PLANS

BUILDING 100 'B' - 10 plex



TERRAZA  
OCEANSIDE, CALIFORNIA



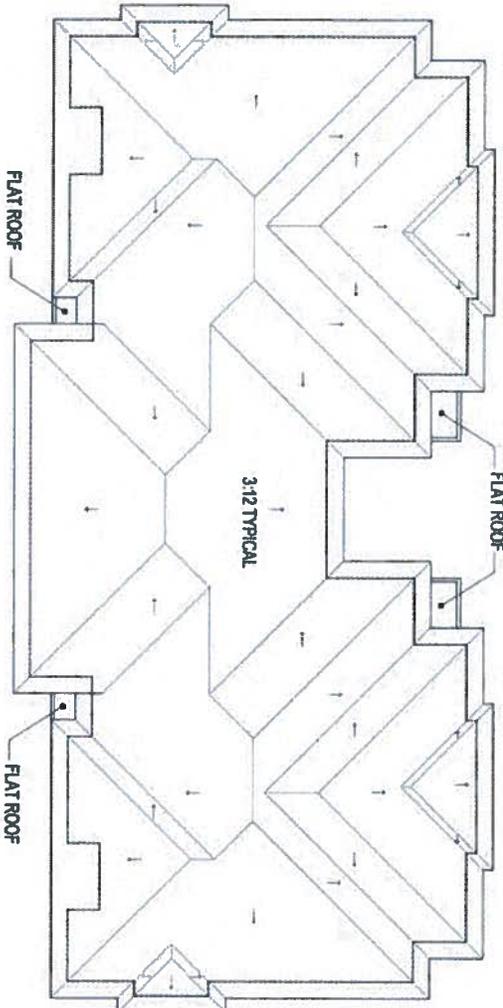
CORNERSTONE  
COMMUNITIES



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ROOF PLAN BUILDING 100 B' - 10 PLEX



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OCEANSIDE, CALIFORNIA



CORNERSTONE  
COMMUNITIES



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Front

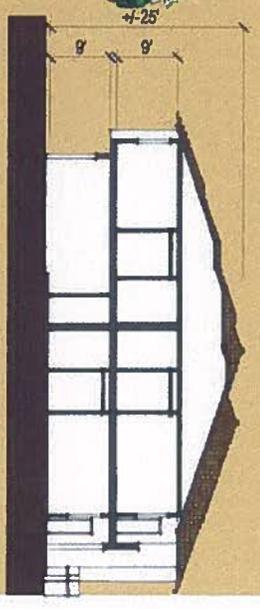
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  - 2 ROOF TILE
  - 3 WOOD TRIM / FASCIA
  - 4 BLACK WROUGHT IRON GATE
  - 5 BLACK WROUGHT IRON RAILING
  - 6 GLASS RAILING
  - 7 PRECAST CONCRETE COLUMN PAINTED WHITE



Rear



Side



Section

ELEVATIONS

BUILDING '100 A'

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OCEANSIDE, CALIFORNIA



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PROJECT: 11040  
DATE: 03-30-2012

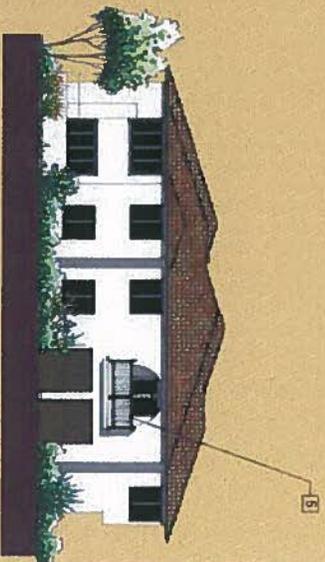


Front

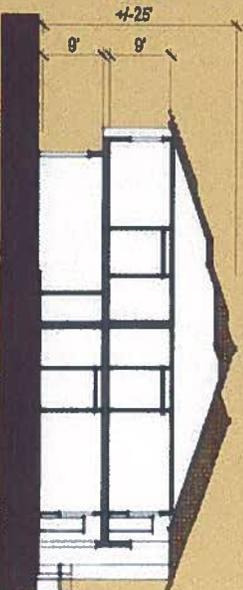
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  - 2 ROOF TILE
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  - 4 BLACK WROUGHT IRON GATE
  - 5 BLACK WROUGHT IRON RAILING
  - 6 GLASS PAILING
  - 7 PRECAST CONCRETE COLUMN PAINTED WHITE



Rear



Side



Section

ELEVATIONS

BUILDING '100 B'



TERRAZA  
OCEANSIDE CALIFORNIA



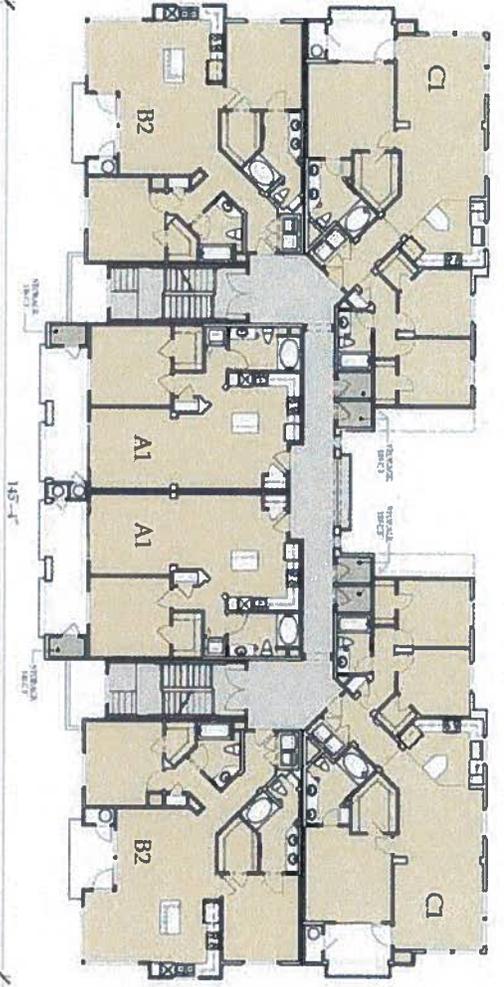
CORNERSTONE  
COMMUNITIES



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DATE: 05-30-2012

12



2ND LEVEL



1ST LEVEL

BUILDING PLANS

BUILDING 200 - 16 plex



TERRAZA  
OCEANSIDE, CALIFORNIA

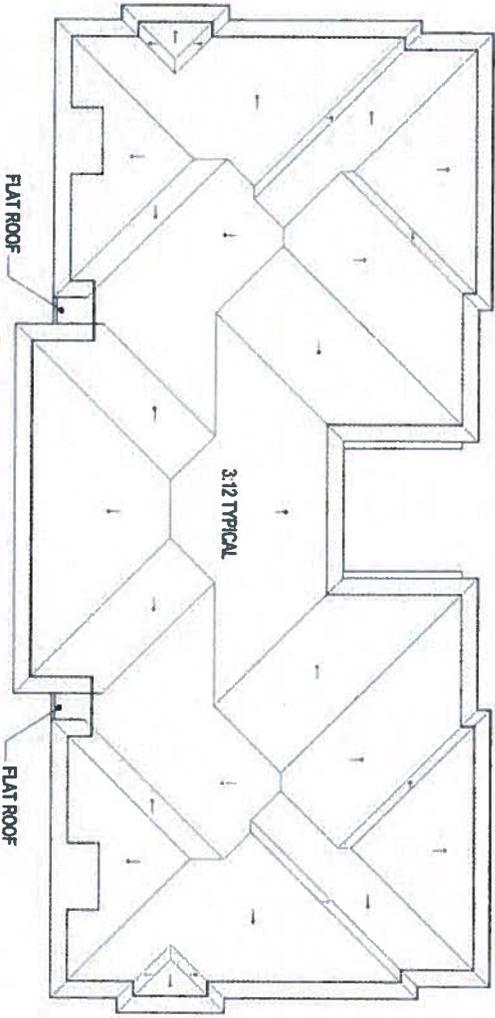
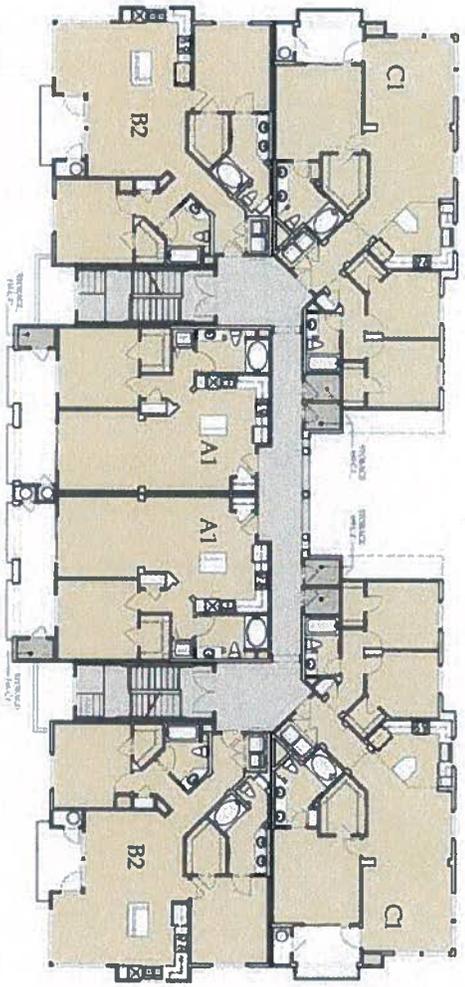


CORNERSTONE  
COMMUNITIES



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PROJECT: 11040  
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13



TERRAZA  
OCEANSIDE, CALIFORNIA



CORNERSTONE  
COMMUNITIES

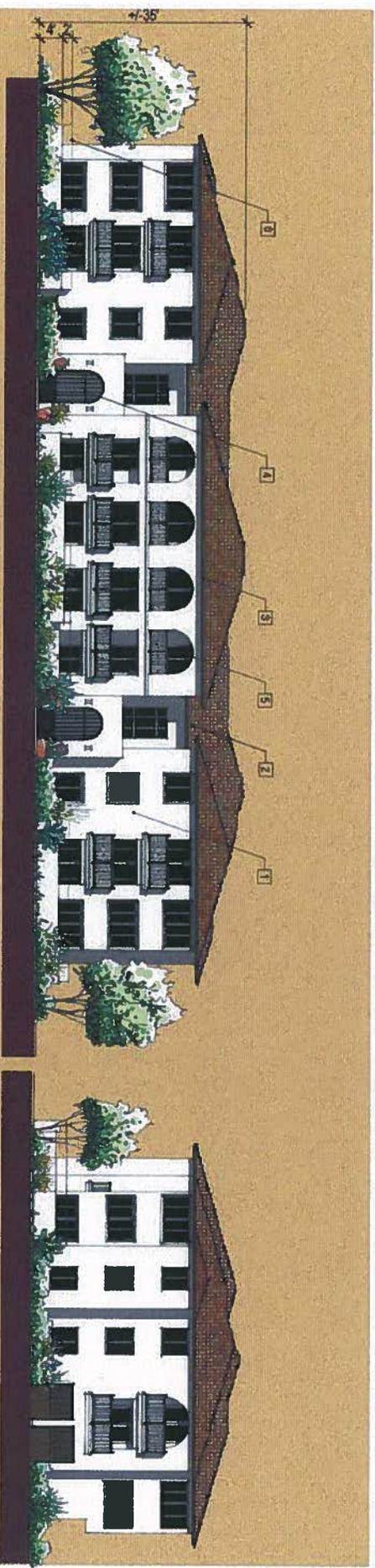


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REDWOOD BLVD., CA 92360  
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**MATERIAL KEY**

- 1 STUCCO
- 2 ROOF TILE
- 3 WOOD TRIM / FASCIA
- 4 BLACK WROUGHT IRON GATE
- 5 BLACK WROUGHT IRON RAILING
- 6 GLASS RAILING
- 7 FRESHET CONCRETE COLUMN PAINTED WHITE

Rear

Front

Side

**ELEVATIONS**

**Section**



**TERRAZA**  
OCEANSIDE, CALIFORNIA



**CORNERSTONE**  
COMMUNITIES



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Architects - Planning - Interiors  
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Newport Beach, CA 92660  
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PROJECT: 11040  
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1ST LEVEL

BUILDING PLAN

BUILDING 300 - 16 plex



TERRAZA  
OCEANSIDE, CALIFORNIA



CORNERSTONE  
COMMUNITIES



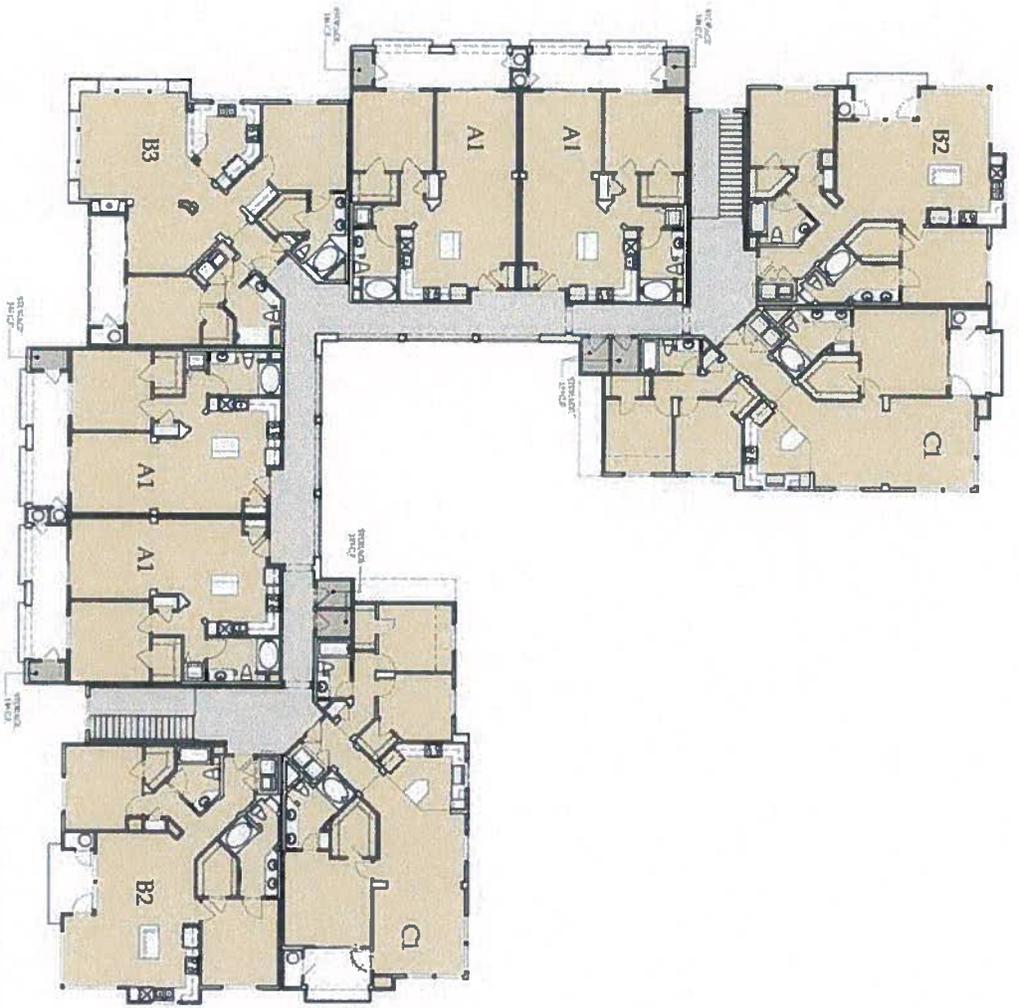
MONARCH

**NEWMAN GARRISON**  
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1401 DOW STREET SUITE 410  
NEWPORT BEACH, CA 92660  
P: 949-265-0810  
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**PARTNERS**

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2ND LEVEL

BUILDING PLANS

BUILDING 300 - 16 plex



TERRAZA  
OCEANSIDE, CALIFORNIA



CORNERSTONE  
COMMUNITIES

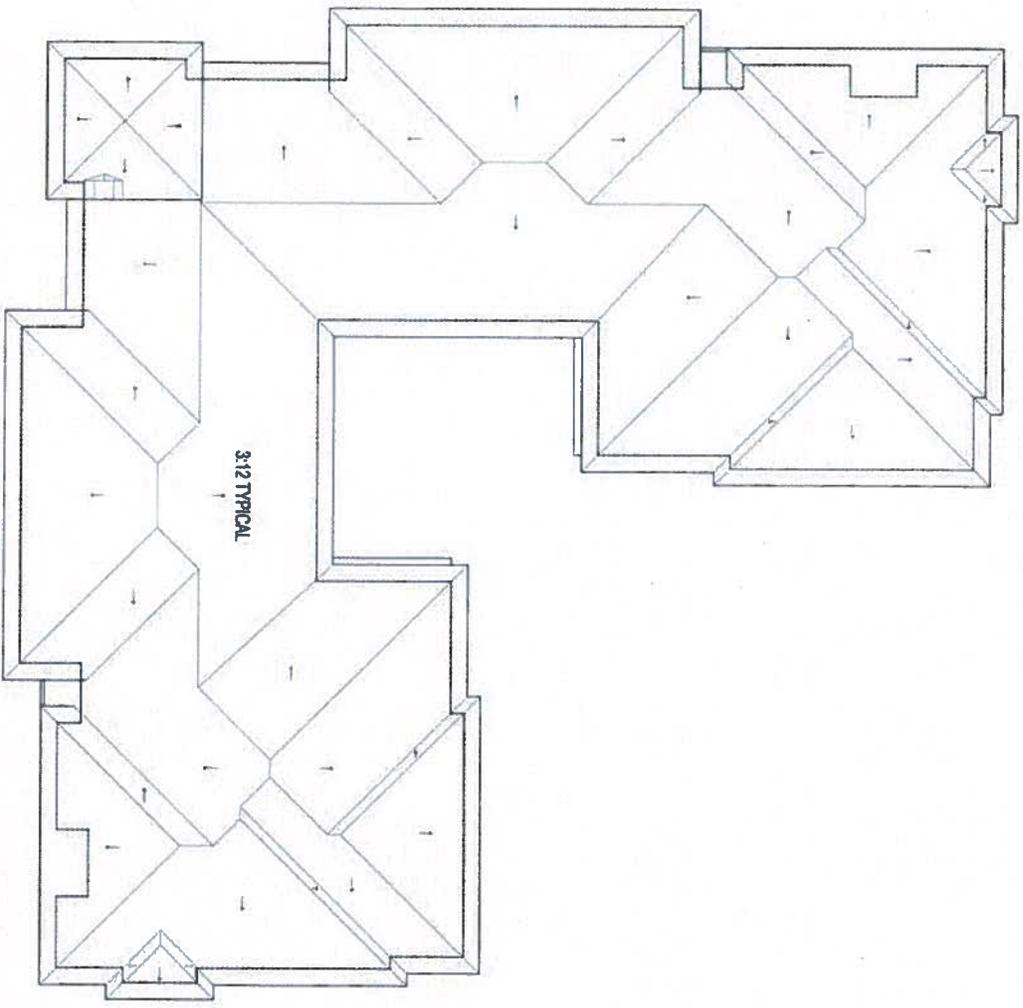


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1401 DOW STREET SUITE 110  
KIRKPATRICK BLVD., CA 92560  
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ROOF PLAN

BUILDING 300 - 16 PLEX



TERRAZA  
OCEANSIDE, CALIFORNIA



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COMMUNITIES



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1401 Dove Street, Suite 410  
Redwood City, CA 94063  
P: 940-752-0818  
PROJECT: 11040  
DATE: 03-30-2012

18

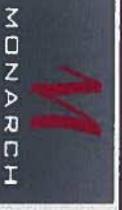
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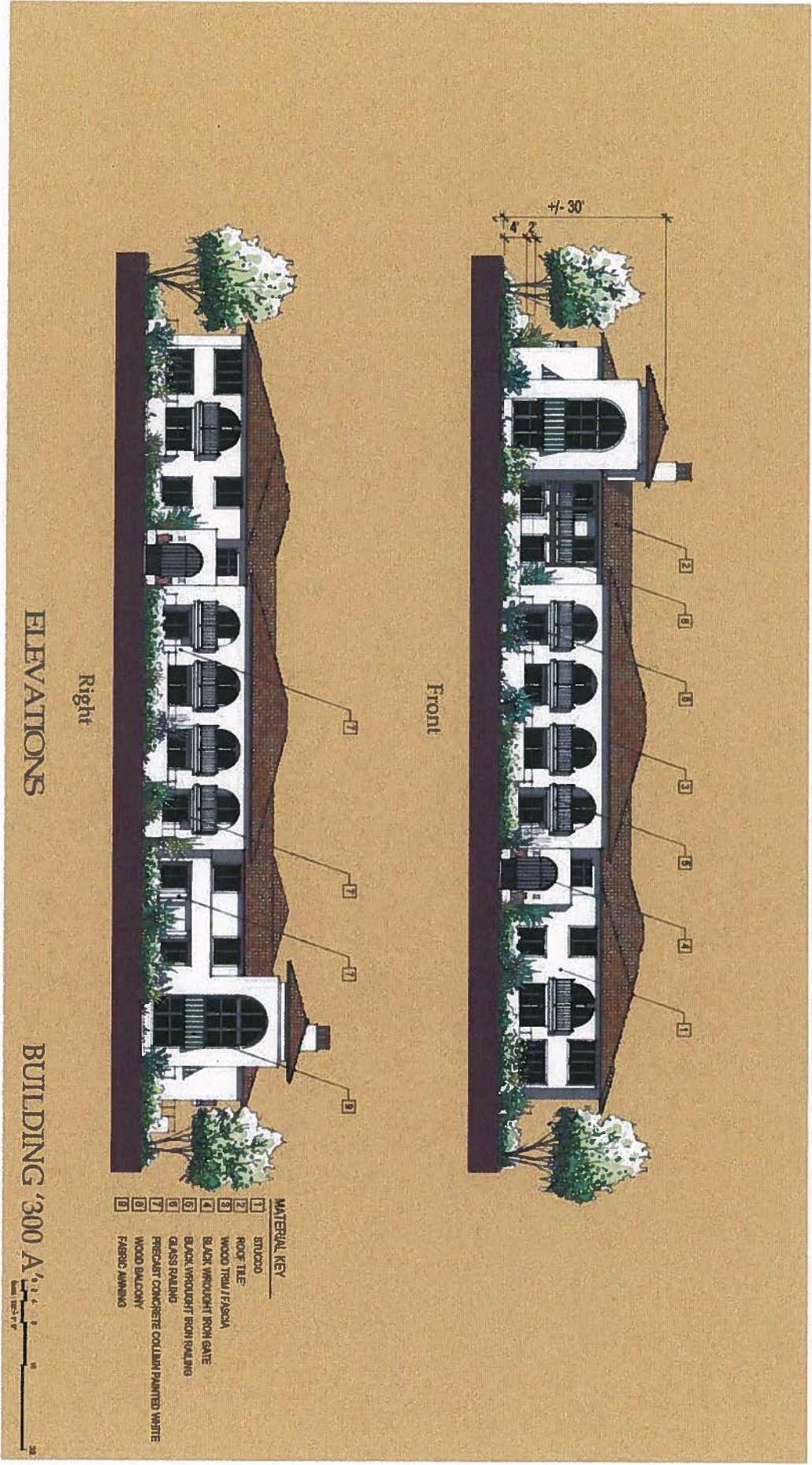


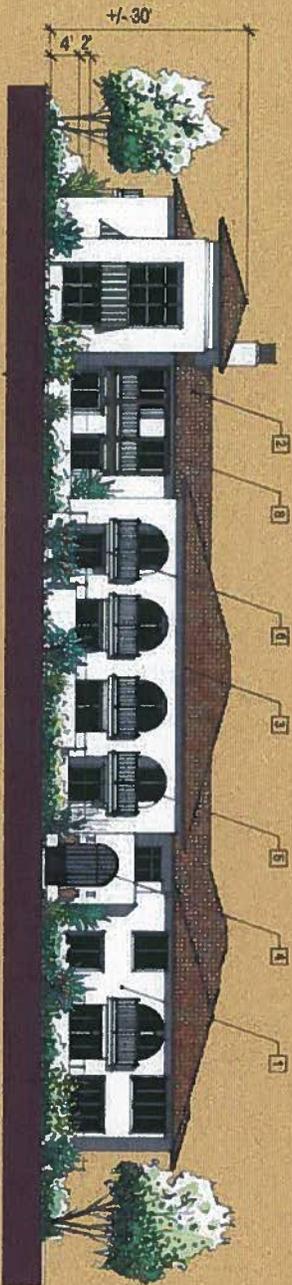
CORNERSTONE  
COMMUNITIES



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**MATERIAL KEY**

- 1 STUCCO
- 2 ROOF TILE
- 3 WOOD TRIM / FASCIA
- 4 BLACK WOODGRANT iron GATE
- 5 BLACK WOODGRANT iron RAILING
- 6 GLASS RAILING
- 7 PRECAST CONCRETE COLUMN PAINTED WHITE
- 8 WOOD SLUICWAY
- 9 FABRIC AWNING

**ELEVATIONS**

Right

BUILDING '300 B'



**TERRAZA**  
OCEANSIDE, CALIFORNIA



**CORNERSTONE**  
COMMUNITIES

MONARCH

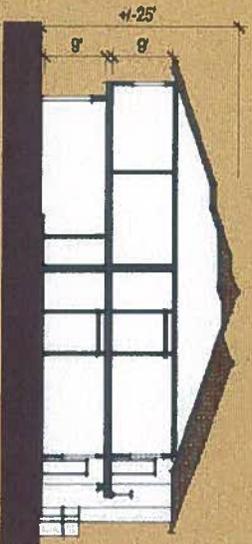


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P: 949-756-9818  
PROJECT: 11040  
DATE: 03-30-2012

**20**



Rear



Section

ELEVATION / SECTION

BUILDING '300 A' & '300 B'



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OCEANSIDE, CALIFORNIA



CORNERSTONE  
COMMUNITIES

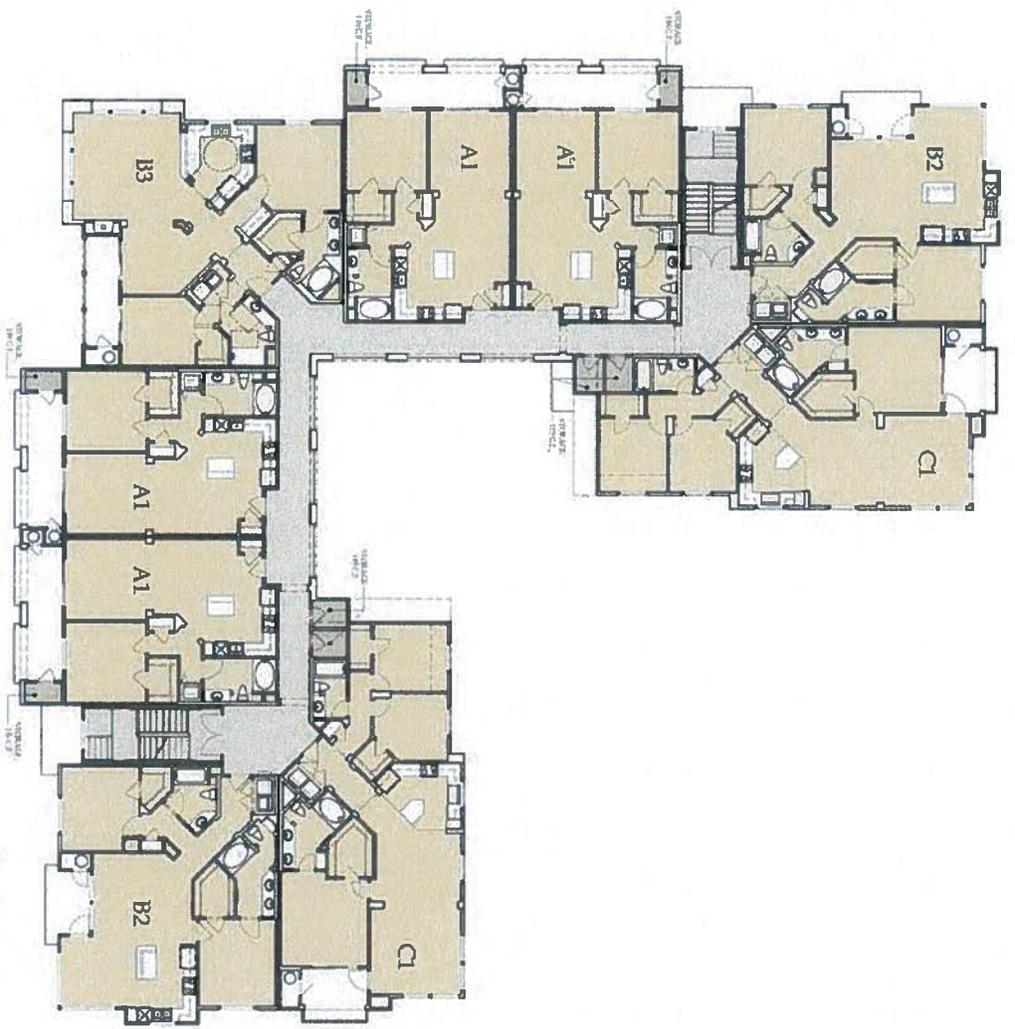


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REVERSH STATION, CA 97660  
P: 503-756-0818  
PROJECT: 11040  
DATE: 03-20-2012

21





2ND LEVEL

BUILDING PLAN

BUILDING 400 - 25 plex



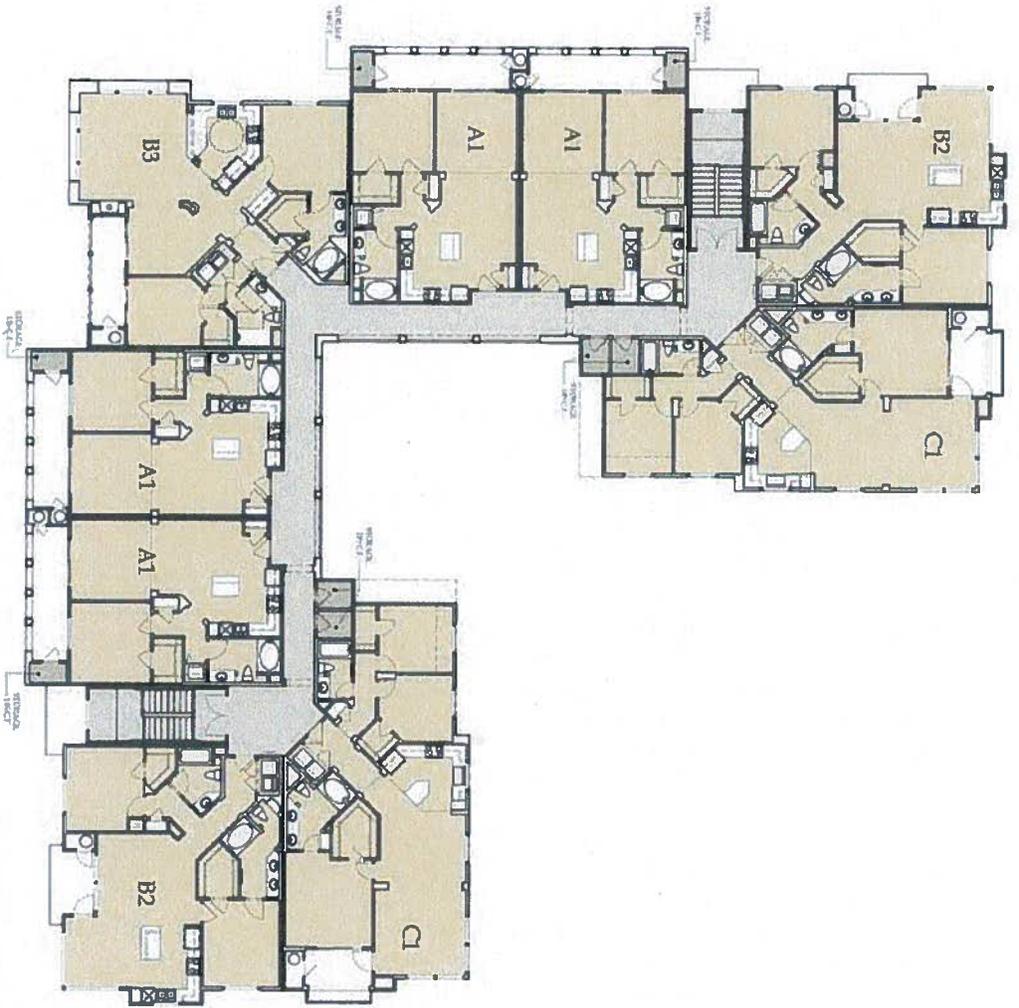
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3RD LEVEL

BUILDING PLAN

BUILDING 400 - 25 plex



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OCEANSIDE, CALIFORNIA



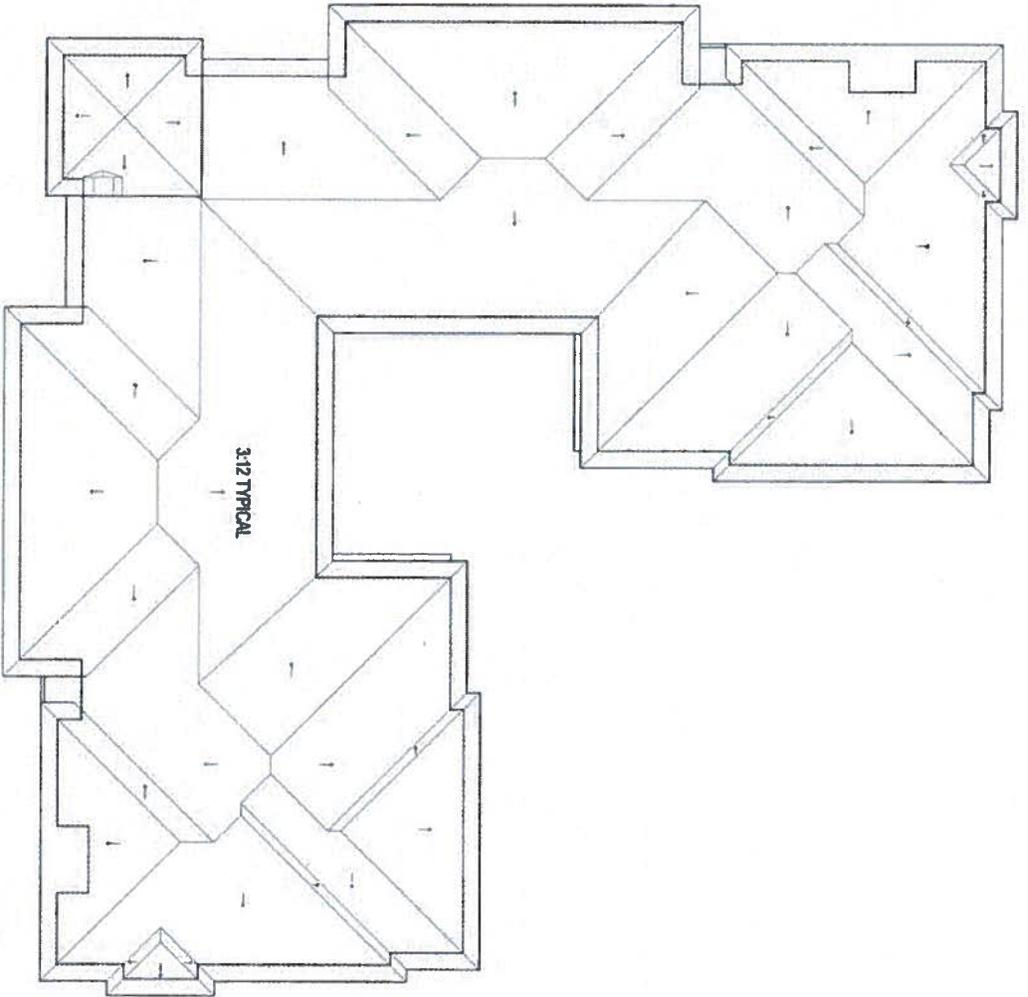
CORNERSTONE  
COMMUNITIES



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PROJECT: 11040  
DATE: 02-20-2012

24



ROOF PLAN

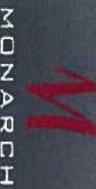
BUILDING 400 - 25 PLEX



TERRAZA  
OCEANSIDE, CALIFORNIA



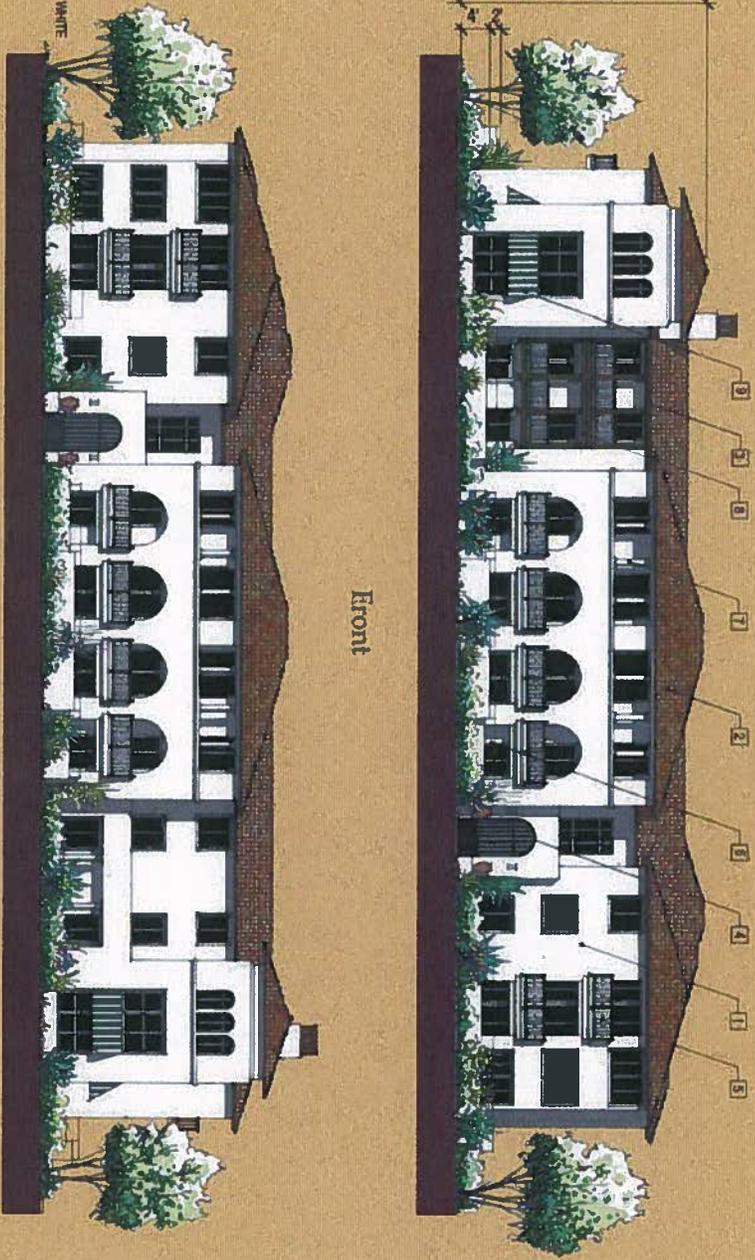
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1401 Dove Street Suite 410  
Alhambra, CA 91800  
P: 626-754-0018  
PROJECT: 11040  
DATE: 03-30-2012

25

- MATERIAL KEY**
- 1 STUCCO
  - 2 ROOF TILE
  - 3 WOOD TRIM / FASCIA
  - 4 BLACK WROUGHT IRON GATE
  - 5 BLACK WROUGHT IRON RAILING
  - 6 GLASS RAILING
  - 7 REQUEST CONCRETE COLUMN PAINTED WHITE
  - 8 WOOD BALCONY
  - 9 FABRIC AWNING



**ELEVATIONS**

**BUILDING '400'**

**TERRAZA**  
OCEANSIDE, CALIFORNIA



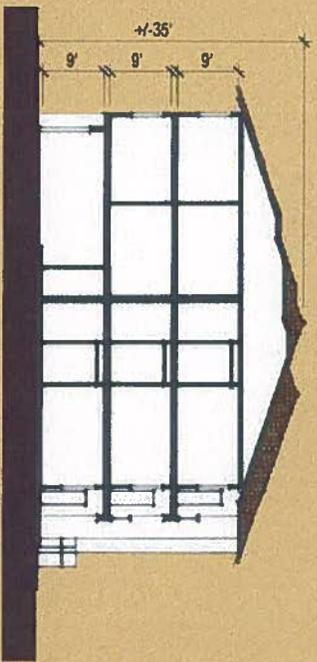
**CORNERSTONE**  
COMMUNITIES



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PARTNERS  
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Alhambra, CA 91806  
P: 626-756-0018  
PROJECT: 11040  
DATE: 03-30-2012



Rear



Section

ELEVATION / SECTION

BUILDING '400'



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OCEANSIDE, CALIFORNIA

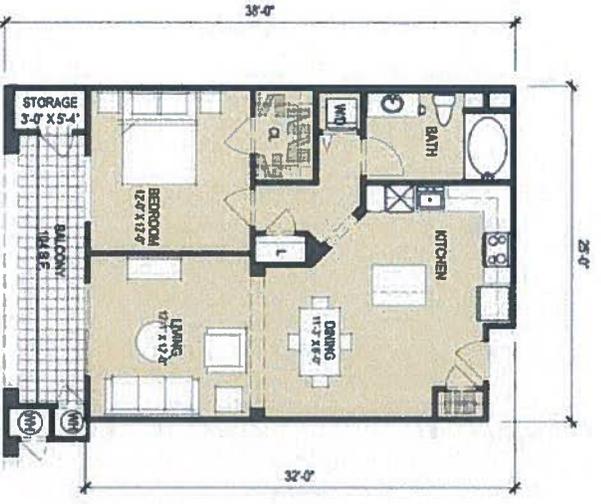


CORNERSTONE  
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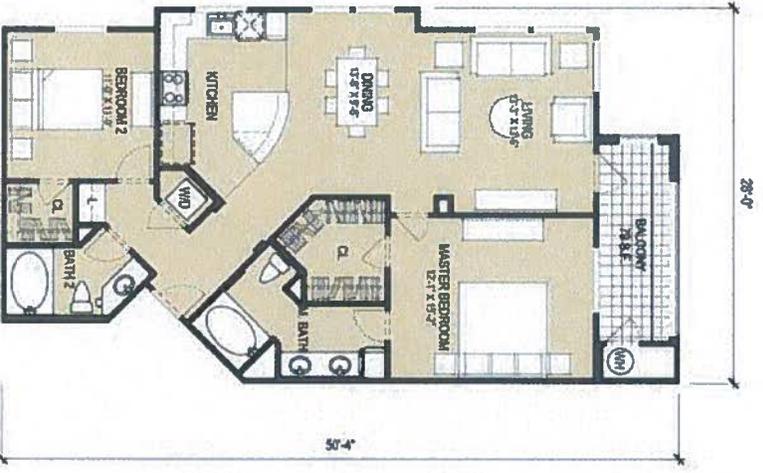


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1401 Dorn Street, Suite 410  
Newport Beach, CA 92660  
P: 949-756-6818  
PROJECT: 11060  
DATE: 03-30-2012

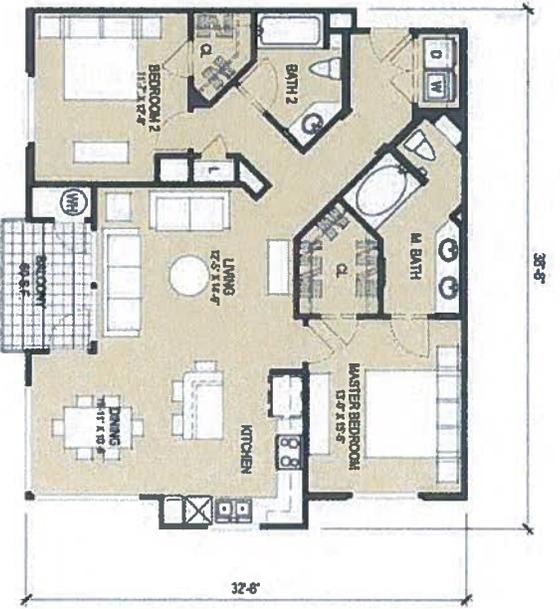
NEWMAN GARRISON  
PARTNERS



Unit A  
786 SQ.FT.



Unit B1  
1,126 SQ.FT.



Unit B2  
1,144 SQ.FT.

UNIT PLANS



TERRAZA  
OCEANSIDE, CALIFORNIA



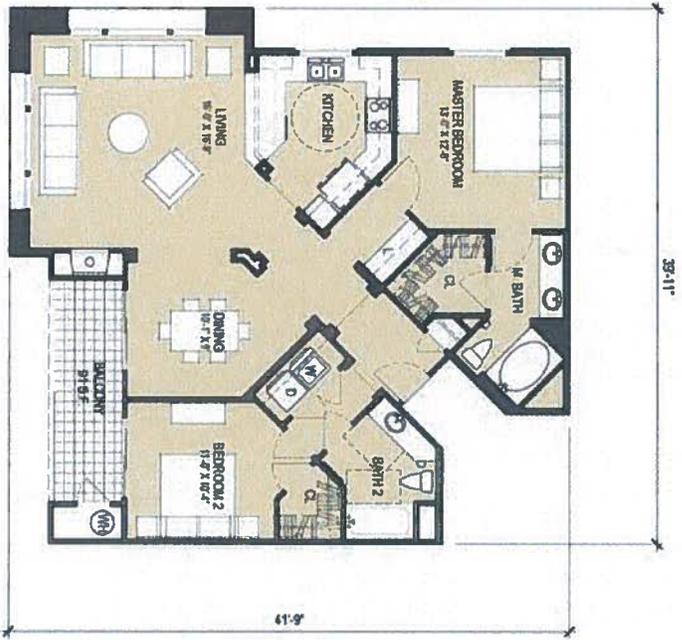
CORNERSTONE  
COMMUNITIES



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DATE: 02-20-2012

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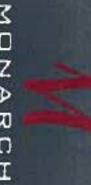


UNIT PLANS

TERRAZA  
OCEANSIDE, CALIFORNIA



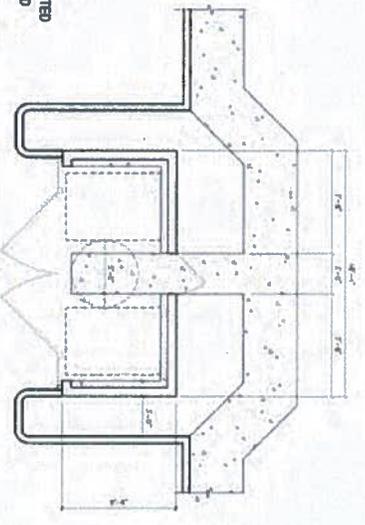
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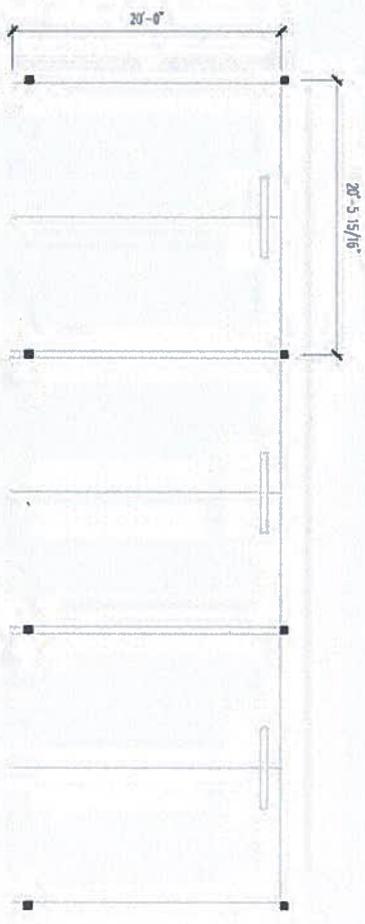
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DATE: 03-20-2012

29

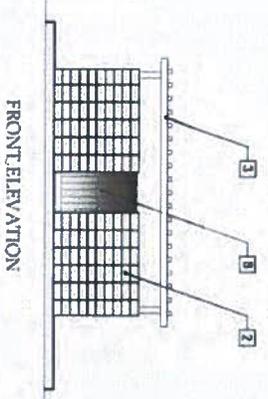
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- 1 6x6 WOOD POST
  - 2 CONCRETE BLOCK
  - 3 WOOD TRELLIS
  - 4 CORRUGATED METAL LAM GATE - PAINTED
  - 5 CORRUGATED METAL LAM GATE - PAINTED
  - 6 CORRUGATED RIBBED SCREEN - PAINTED
  - 7 METAL POST - PAINTED
  - 8 CORRUGATED METAL LAM GATE - PAINTED
  - 9 TILE ROOF



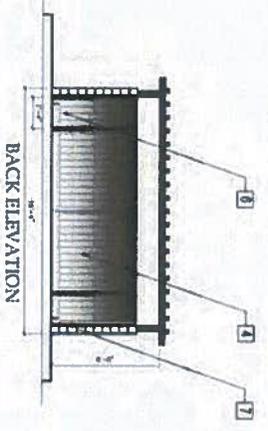
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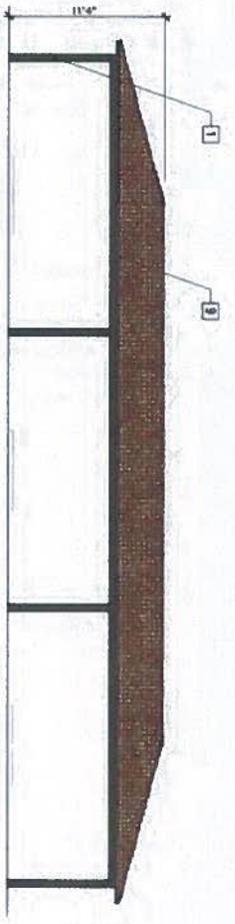
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FRONT ELEVATION



BACK ELEVATION



ELEVATION

TRASH ENCLOSURE

CARPORTS

# ACCESSORY STRUCTURES



**TERRAZA**  
OCEANSIDE, CALIFORNIA



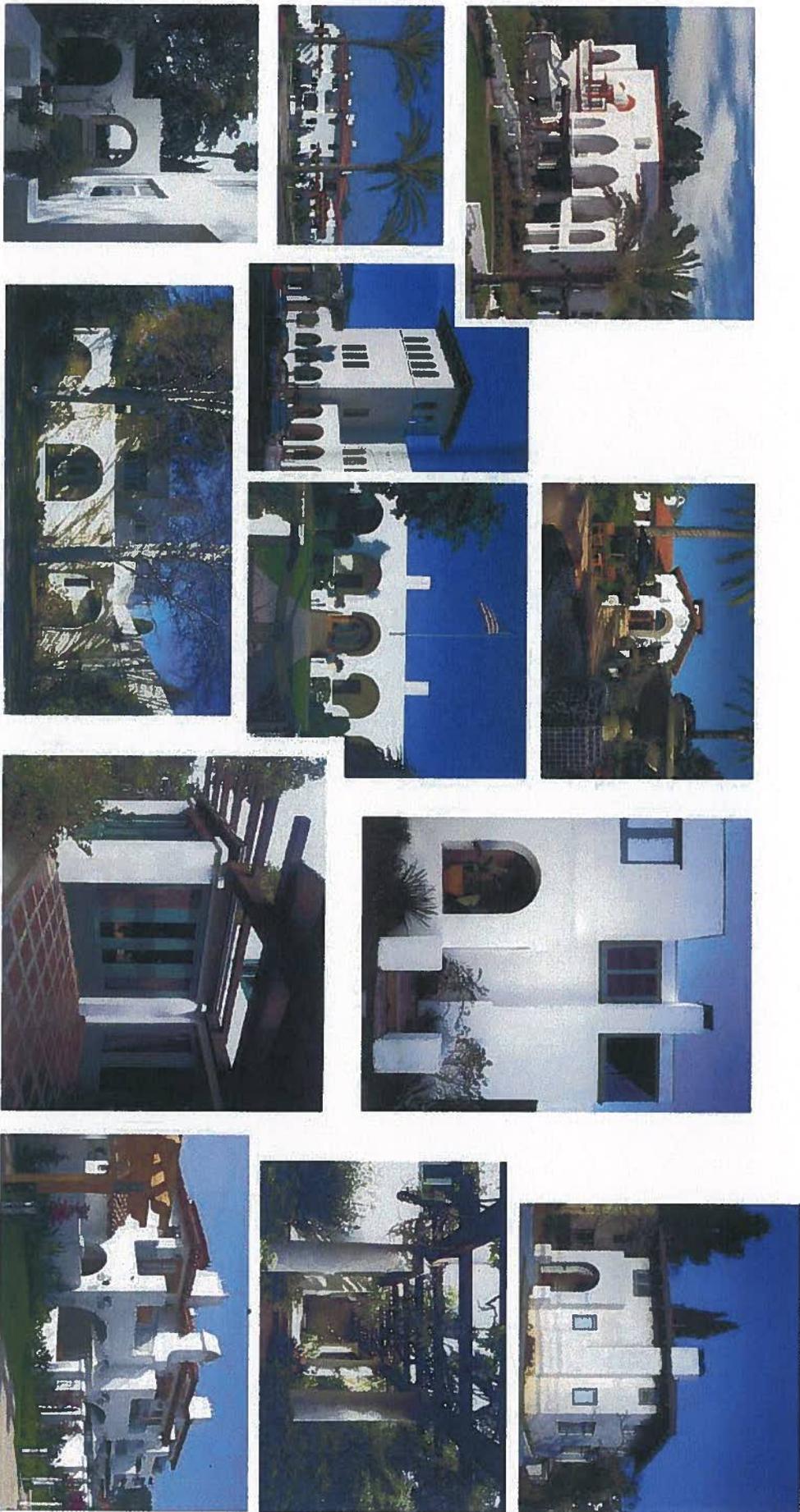
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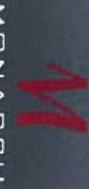


ARCHITECTURAL IMAGERY

TERRAZA  
OCEANSIDE, CALIFORNIA



CORNERSTONE  
COMMUNITIES



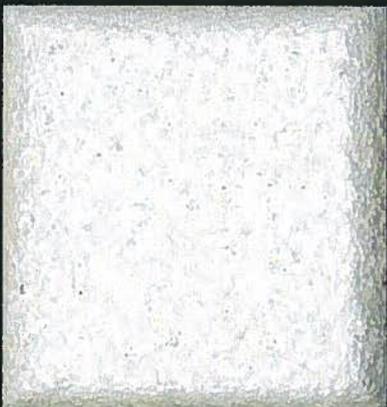
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PROJECT: 11040  
DATE: 03-30-2012

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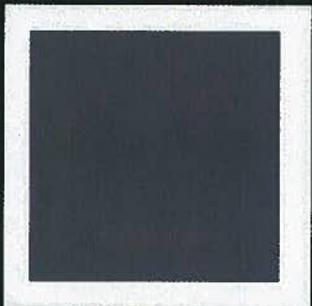
ROOF TILE  
EAGLE ROOFING PRODUCTS  
CAPSTRANO - EL MONTE BLEND



STUCCO  
OMEGA PRODUCTS INTERNATIONAL  
20/30 SAND - 1/8-1/2



FASCIA & WOOD BALCONIES  
DUNN EDWARDS  
DEC755 - COCOA



WROUGHT IRON RAILINGS & GATES  
DUNN EDWARDS  
HE6885 - BLACK BEAN



WINDOW MULLIONS  
CASCADIE WINDOWS  
GOLD COAT #92H



AWNINGS  
GLEN EAVEN - HIRSH  
ROULEVAND FOLIST

# MATERIAL BOARD RESIDENTIAL UNITS



**TERRAZA**  
OCEANSIDE, CALIFORNIA



**CORNERSTONE**  
COMMUNITIES



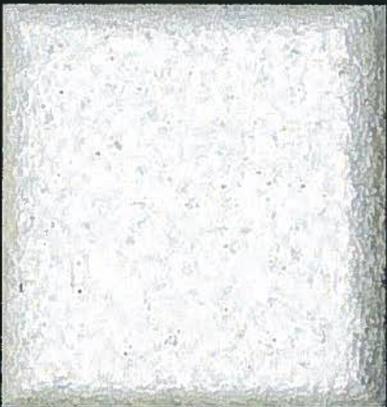
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Date: 09-30-2012

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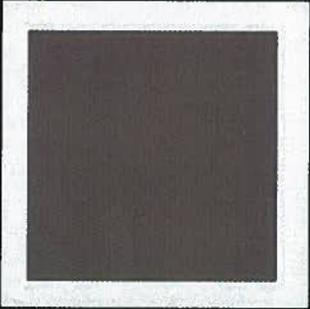
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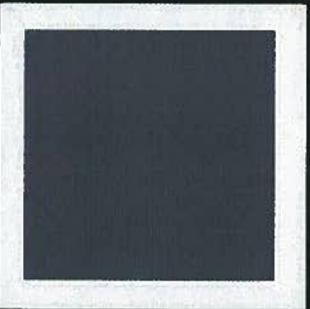
ROOF TILE  
EAGLE ROCKING PRODUCTS  
CAPSTRANO - EL MIRAMODO BLEND



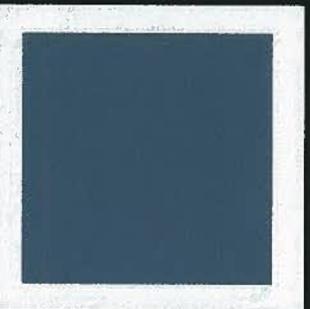
STUCCO  
OMEGA PRODUCTS INTERNATIONAL  
29/30 SAND - 1/8-1/2



FASCIA  
DUNN EDWARDS  
DHC755 - COOL CA



WROUGHT IRON RAILINGS & GRATES  
DUNN EDWARDS  
DHE685 - BLACK BEAN



WINDOW MULLIONS  
CASCADE WINDOWS  
CUSTOM COLOR - DHC788

## MATERIAL BOARD

## CLUBHOUSE



TERRAZA  
OCEANSIDE, CALIFORNIA



CORNERSTONE  
COMMUNITIES



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PROJECT: 11040  
DATE: 09-30-2012

**NEWMAN GARRISON**  
PARTNERS

33

**FINDINGS OF FACT**  
*for the*  
**TERRAZA**  
**RANCHO DEL ORO VILLAGE XII Project**  
**D 12-00010; CUP 12-00012**  
**SCH No. 2012071056**

*Prepared for:*

**The City of Oceanside**  
**Development Services Department**  
300 North Coast Highway  
Oceanside, California 92054

*Prepared by:*

**Affinis**  
810 Jamacha Road  
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El Cajon, California 92019

**November, 2013**



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## ACRONYMS AND ABBREVIATIONS

AQ	Air Quality
BAU	Business as Usual
BIO	Biological Resources
BMP	Best Management Practice
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resource Board
CCTV	Closed-circuit television
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CNEL	Community Noise Exposure Level
CO <sub>2</sub> e	Methane and Nitrous Oxide converted to equivalent amounts of Carbon Dioxide
CUP	Conditional Use Permit
dBA	A-Weighted Sound Pressure Level
DEIR	Draft Environmental Impact Report
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
FEIR	Final Environmental Impact Report
GHG	Greenhouse Gas
IMP	Integrated Management Practice
LID	Low Impact Development
MM	Mitigation Measure
MMRP	Mitigation, Monitoring, and Reporting Program
MT	Metric tons
NOC	Notice of Completion

<b>NOP</b>	<b>Notice of Preparation</b>
<b>NPDES</b>	<b>Nation Pollutant Discharge Elimination System</b>
<b>OUSD</b>	<b>Oceanside Unified School District</b>
<b>PAMA</b>	<b>Pre-approved Mitigation Area</b>
<b>PRD</b>	<b>Planned Residential Development</b>
<b>RDO</b>	<b>Rancho del Oro</b>
<b>RWQCB</b>	<b>Regional Water Quality Control Board</b>
<b>SCH</b>	<b>State Clearinghouse</b>
<b>SDGE</b>	<b>San Diego Gas and Electric Company</b>
<b>SDAQMD</b>	<b>South Coast Air Quality Management District</b>
<b>SWPPP</b>	<b>Storm Water Pollution Prevention Plan</b>
<b>USFWS</b>	<b>United States Fish and Wildlife Service</b>
<b>VUSD</b>	<b>Vista Unified School District</b>
<b>WCPZ</b>	<b>Wildlife Corridor Planning Zone</b>

**FINDINGS OF FACT**  
*for the*  
**TERRAZA**  
**RANCHO DEL ORO VILLAGE XII Project**  
**D 12-00010; CUP 12-00012**  
**SCH No. 2012071056**

**INTRODUCTION**

The City of Oceanside's Planning Commission hereby makes the following Findings of Fact concerning the Final Environmental Impact Report (FEIR) for the Terraza Rancho Del Oro Village XII Project (project) pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq. (CEQA), and its implementing regulations, California Code of Regulations, Title 14, section 15000 et seq. (CEQA Guidelines).

The project seeks to develop a high-end rental housing project consisting of 338 residential apartment units on a 28.2-acre parcel in conformance with the applicable policies and regulations of the Oceanside General Plan and Zoning Ordinance (as detailed in the RDO Specific Plan and the Planned Residential Development Master Plan applicable to the site).

Pursuant to CEQA Guidelines Section 15132, the FEIR for the project consists of the following components:

- A summary of project impacts
- Copies of the written comment letters received by the City concerning the DEIR and the City's responses as the Lead Agency to significant environmental points raised in the public and agency comment, review, and consultation process
- Replacement/errata pages reflecting modifications to text included in the DEIR
- A Mitigation, Monitoring, and Reporting Program
- The original DEIR, including the appendices

The environmental effects, mitigation measures, and alternatives analyzed in the DEIR, the public comments and responses thereto, and the public participation described in the DEIR have influenced the design of the project. These analyses and activities reflect the City's commitment to incorporate the environmental considerations identified during the CEQA process into the final project design.

## **1.0 PROJECT DESCRIPTION**

### **1.1 Project Location**

The project site is located in the central portion of Oceanside within the Ivey Ranch/Rancho del Oro (RDO) neighborhood. The proposed development would be located on a 28.2-acre parcel at the northwest corner of College Boulevard and Old Grove Road.

### **1.2 Project Components**

The project application includes a Development Plan and Conditional Use Permit (CUP) for a 338-unit residential apartment project. The site is designated as Village XII by the Rancho Del Oro regulating documents. The residential use on the site was established in 2006 through amendments to the Rancho Del Oro Specific Plan, with development regulations set forth in the 2011 Planned Residential Development (PRD) Master Plan.

The Development Plan would include residential apartment units and recreational amenities. The project is requesting a CUP to allow the development of apartments on the site (within Rancho del Oro, all apartments require a Conditional Use Permit).

### **1.3 Project Objectives**

The applicant's principal goal for the proposed project is to develop 338 residential apartment units on a 28.2-acre parcel with recreational amenities for future residents. Specifically, the applicant intends to develop a high-end rental housing project in conformance with the applicable policies and regulations of the Oceanside General Plan and Zoning Ordinance, as detailed in the RDO Specific Plan and the Planned Residential Development Master Plan applicable to the site.

In order to support the development the applicant intends to provide stormwater management for water quality and retention based on current standards; remediate existing geotechnical conditions on and offsite; and provide appropriate utilities to serve the residential use. Inherent to the marketability of a high-end rental residential project are an assortment of amenities. The project includes a recreation and pool complex, which includes a pool and spa. The facility will also include barbeque and fire pit areas, game rooms, a central kitchen available for resident gatherings and classes, a common room and a fitness center. Active and passive open spaces are located throughout the site, linked by pedestrian walkways. Seating areas, workout stations and overlook areas are dispersed along these areas. The project also provides volleyball, bocce ball, horseshoes, tot lots, barbeque and fire pits.

Based on its review of the FEIR and other information received in connection with the project, the City finds these objectives to be acceptable and desirable from a policy standpoint. In choosing to approve the project, the City accords great weight to the above objectives when considering the feasibility of the alternatives analyzed in the FEIR.

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## **2.0 ENVIRONMENTAL PROCESS**

### **2.1 Lead Agency and Responsible Agencies**

The City of Oceanside is the Lead Agency for the proposed project. There are no Responsible Agencies for the proposed project.

### **2.2 Environmental Impact Report**

The FEIR was prepared as a project EIR. As noted above, discretionary actions associated with project implementation will require the approval of a Development Plan and a Conditional Use Permit (CUP).

#### **2.2.1 Draft EIR**

A Notice of Preparation (NOP) was circulated to the California Office of Planning and Research, and other interested parties between June 5, 2012 and July 20, 2012. A Public Scoping Meeting was held at the QLN Campus Conference Center near the project site, at 1938 Avenida del Oro on July 19, 2012. The 45-day public review period for the DEIR extended from July 18 to September 3, 2012. Ten (10) copies of the DEIR were sent to the State Clearinghouse along with the required Notice of Completion (NOC). Notices of the availability of the DEIR were published in the local newspaper at the same time. The DEIR was made available for review at the City's Planning Division during normal business hours and at the Downtown Oceanside Library. Digital copies were also provided to the City and were made available to the public on the City's website. Seven comment letters were received at the close of the public review period.

#### **2.2.2 Final EIR**

The public comments on the DEIR and the City's responses to them are provided in Chapter B of the FEIR.

### **2.3 Public Participation**

As noted in DEIR, the General Plan and Specific Plan amendments changing the site from Office Professional to Residential were approved by the City Council in 2006, and the PRD Master Plan revisions were approved by the Planning Commission in 2011. In 2006, neighborhood outreach regarding the proposed land use change from Office to Residential included an extensive public information process. In addition to the City's standard 300-foot radius notification in effect at that time, the direct mailing list used for environmental and project noticing used an expanded area encompassing over 300 property owners. A project newsletter was also prepared that gave an overview of the

project. In order to ensure that residents as well as owners received this information, the newsletters were distributed door-to door to the neighborhoods most immediately adjacent to the project site, during the month of April, 2006, and an additional approx. 2700 homes were sent a copy by mail on 4/22/06. The area included within this distribution included much of the Rancho Del Oro community, as well as other nearby neighbors outside of RDO. The project maintained an active website for updates on schedule, which was listed in the newsletter. The 2011 notification for the PRD Master Plan revisions used the 1500 foot radius notification in effect at that time, which encompassed the majority of RDO Village III, along with posting of the property.

The City requires standardized posting of property to notify of a pending project application, and signs have been posted on the property regarding this proposal since April of 2012. These signs include project and contact information to facilitate public access to project data available at the City, on the City's website and through the applicant's representative. Inquiries generated from the signage were responded to by staff or the applicant's representative.

As noted above, a public scoping meeting was held on July 19, 2012. The Rancho Del Oro community also has an owners' association, and the project was presented at the Villages of RDO Board of Directors meeting on August 26, 2012, to solicit further input on the project design and environmental review. Project information was made available through the association's website for member information prior to formal Board action on the project.

## **2.4 Record of Proceedings**

For the purposes of CEQA and the findings contained herein, the record of the administrative proceedings for the City's decision concerning certification of the FEIR for the project shall include, but is not limited to, the following documents:

- The DEIR and the Appendices to the DEIR
- The FEIR and the Errata (Chapter C) and Appendices to the FEIR
- The MMRP (Chapter D of the FEIR)
- The City of Oceanside's General Plan, RDO Specific Plan, PRD Master Plan and Zoning Ordinance
- The Final Draft Oceanside Subarea Habitat Conservation Plan/Natural Community Conservation Plan
- Documents and other materials listed as references and/or incorporated by reference in the DEIR, FEIR, and the appendices thereto
- Findings and resolutions adopted by the City in connection with the project
- Documents cited or referred to in the FEIR

- Reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by City staff and consultants to the applicant or City
- Documents and other materials submitted to the City by other public agencies or members of the public in connection with the project through the close of the public hearing at which the project was approved.
- The minutes, recordings, and transcripts of public hearings held by the City concerning the FEIR and the project
- Documents or other materials submitted to the City at the public hearings concerning the project
- Matters of common knowledge to the City
- Documents expressly cited or referenced in these findings, in addition to those cited above
- Other materials required to be included in the record of proceedings by California Public Resources Code section 21167.6(e).

The documents and materials that constitute the record of administrative proceedings are maintained at the City of Oceanside's Development Services Division at 300 North Coast Highway, Oceanside, CA 92054. The custodian for these records is the City Planner.

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### **3.0 FINDINGS PURSUANT TO CEQA**

#### **3.1 Purpose**

CEQA requires the City to make written findings of fact for each significant environmental impact identified in the FEIR (Pub. Res. Code section 21081; CEQA Guidelines section 15091). The purpose of findings is to systematically restate the significant effects of the proposed project on the environment and to determine the feasibility of mitigation measures and alternatives identified in the FEIR that would avoid or substantially lessen the significant effects. If significant impacts remain after application of all feasible mitigation measures, the City must review the alternatives identified in the FEIR and determine whether they are feasible. These findings set forth the reasons, and the evidence in support of, the City's determinations.

#### **3.2 Terminology**

A "finding" is a written statement made by the City that explains how the City dealt with each significant impact and alternative identified in the FEIR. Each finding identifies a significant impact and provides an ultimate conclusion regarding each significant impact, substantial evidence supporting the conclusion, and an explanation of how the evidence supports the conclusion.

For each significant impact identified in the FEIR, CEQA requires the City to make a written finding reaching one or more of the following conclusions: (1) that changes or alterations have been required in, or incorporated into, the project that mitigate or avoid the significant effect; (2) that the changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; or (3) that specific legal, economic, social, or technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR (Pub. Res. Code section 21081(a); CEQA Guidelines section 15091(a)).

A mitigation measure or an alternative is considered "feasible" if it is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors, as well as considerations for employment of highly trained workers (Pub. Res. Code section 21061.1; CEQA Guidelines section 15364).

#### **3.3 Legal Effect**

To the extent that these findings conclude that mitigation measures identified in the FEIR are feasible and have not been modified, superseded, or withdrawn, the City hereby binds itself to implement those measures. These findings are not merely informational, but constitute a binding set of obligations upon the City and responsible agencies that take effect upon the City's adoption of the resolutions certifying the FEIR and approving the proposed project.

### **3.4 Mitigation Monitoring and Reporting Program**

In adopting these findings, the City also adopts an MMRP pursuant to Public Resources Code section 21081.6. This program is designed to ensure the proposed project complies with the feasible mitigation measures identified below during implementation of the project. The program is set forth in the *Terraza Rancho Del Oro Village XII Project Mitigation Monitoring and Reporting Program (MMRP)*, which the City adopts concurrently with these findings and is incorporated herein by reference.

#### **4.0 FINDINGS REGARDING SIGNIFICANT DIRECT IMPACTS MITIGATED TO LESS THAN SIGNIFICANT**

The FEIR determined that the project may result in direct significant environmental impacts to air quality, biological resources, geology/soils, greenhouse gases, hydrology/water quality, noise, paleontological resources, public services, transportation/traffic and utilities. The FEIR also identified mitigation measures that will avoid or substantially lessen the impacts to a less-than-significant level (Chapter A of the FEIR and Chapter IV of the DEIR, Environmental Analysis). In addition, the full suite of mitigation measures described and required within the FEIR is sufficient to mitigate the impacts of the project as proposed.

#### **4.1 Air Quality**

Construction Emissions. Construction emissions would exceed SCAQMD air quality standards in the year 2014 for PM<sub>10</sub> and PM<sub>2.5</sub>.

Operational Emissions. Project-generated traffic emissions were found to be within SCAQMD thresholds. Impacts are therefore less than significant.

##### *Cumulative Impacts*

##### Construction Emissions

As the reasonably foreseeable projects within the vicinity of the proposed project are not expected to be grading at the same time as the proposed project, cumulative impacts would not be expected from daily construction activities.

##### Operational Emissions

Project-generated traffic emissions were found to be within the South Coast Air Quality Management District (SCAQMD) thresholds. Impacts are therefore less than significant and no mitigation is required.

##### **Finding**

Pursuant to CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect identified in the EIR.

##### **Facts in Support of Finding**

In order to reduce construction emissions to a level below significance, the following mitigation measures will be incorporated during project construction and made conditions of the development permit (AQ-MM-1):

- Apply water during grading/grubbing activities to all active disturbed areas at least twice daily (assuming a 55% control efficiency).

- Apply non-toxic soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for ten days or more).
- Apply water to all onsite unpaved roadways at least two times daily (assuming 55% control efficiency).
- Reduce all construction related traffic speeds onsite to below 15 miles per hour.

Implementation of mitigation measures would occur during construction, and would be included as conditions of the grading permit. The project contractor would implement a Construction Mitigation Plan to ensure that construction activities would comply with City requirements. The plan would be prepared and submitted to the City for approval prior to issuance of the grading permit.

## 4.2 Biological Resources

Construction of the project would impact all of the disturbed vegetation and all of the annual grassland on the site. The loss of 19.1 acres of annual grassland is considered significant, as it provides foraging habitat for raptors and is a Group E Habitat, requiring mitigation for its loss.

The loss of the annual grassland would also add to the cumulative loss of raptor foraging habitat in the project's vicinity and could potentially adversely affect the pair of white-tailed kites foraging in the area.

### Finding

Pursuant to CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect identified in the EIR.

### Facts in Support of Finding

**BIO-MM-1** To mitigate the direct loss of 19.1 acres of annual grassland and the cumulative loss of raptor foraging habitat, the applicant shall acquire 9.6 acres (mitigation ratio of 0.5:1) of off-site annual grassland habitat. Mitigation must be within the City of Oceanside's Wildlife Corridor Planning Zone (WCPZ), within a pre-approved Mitigation Area (PAMA), or in an existing mitigation bank within the City. The applicant shall be responsible for establishing an endowment or other means of funding the long-term management of the mitigation area. The applicant shall also be responsible for identifying and securing an entity to manage the off-site habitat in perpetuity, subject to approval of both the City and the wildlife agencies. If no suitable habitat is available in this area, the applicant may purchase credits in an off-site mitigation bank approved by the City of Oceanside, or

The applicant may also acquire equal or better habitat(s) or restore or enhance areas within the WCPZ or other PAMAs, subject to approval by the City of Oceanside

Planning Division, following conference with the wildlife agencies. Proof of acquisition of the mitigation land will be required prior to issuance of the project's grading permit.

To avoid/minimize potential indirect impacts to sensitive species and habitats in the area during construction, the project shall also be required to incorporate the following mitigation measures into the grading permit, as notes on the grading plan:

**BIO-MM-2** Equipment storage, fueling, and staging areas shall be located to minimize risks of direct drainage into riparian areas or other environmentally sensitive habitats. These designated areas shall be located in such a manner as to prevent runoff from entering sensitive habitats. All necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. All project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to the City of Oceanside, USFWS, CDFW, and RWQCB; and shall be cleaned up immediately and contaminated soils be removed to approved disposal areas. (Note: there are no on-site water courses.)

**BIO-MM-3** "No-fueling zones" shall be established within a minimum of 10 meters (33 feet) from all drainages and fire-sensitive areas.

**BIO-MM-4** If night work is necessary, night lighting should be of the lowest illumination necessary for human safety, selectively placed, shielded, and directed away from natural habitats and residences.

**BIO-MM-5** To avoid attracting predators of the target species of concern, the project site shall be kept clean of debris as much as possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site. Pets of project personnel shall not be allowed on-site where they may come in contact with any listed species.

**BIO-MM-6** Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans.

### **4.3 Geology/Soils**

Seismic Activity. The project would expose people and structures to adverse effects from seismic activity, although the on-site risk is no greater than that found throughout southern California. Impacts from seismic activity would be potentially significant.

Unstable Geologic Unit or Unstable Soil. Mudstones of the Santiago Formation could be encountered in cut slopes. The northern area of the site has a shallow landslide mass, and numerous zones of weakness along bedding planes in the Santiago Formation, referred to as bedding parallel shears. Impacts to structures from soil movements due to these instabilities would be potentially significant.

Expansive Soils. Soils anticipated to be placed as fill on-site are expected to have moderate to high expansive potential. Impacts to structures from expansion or settlement would be potentially significant.

### **Finding**

Pursuant to CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect identified in the EIR.

### **Facts in Support of Finding**

The mitigation measures and recommendations in the geotechnical evaluation are extensive and detailed with much technical information. Measures and recommendations dealing with the three general issues noted above (seismicity, unstable geology or soils, expansive soils) are summarized here. Mitigation measures are often multi-purpose efforts. As such, all mitigation measures are assumed for all issues.

**M-GEO-1** Soils engineering, observation, and testing services shall be provided during grading to assist the contractor in removing unsuitable soils and compacting fill.

**M-GEO-2** Geologic observations shall be made on-site during grading to verify and/or further evaluate geologic conditions. Should additional adverse conditions be encountered, modified buttressing, additional subsurface studies, and re-design shall be implemented, if necessary.

**M-GEO-3** Site preparation should begin with the treatment of any undocumented fill material, residual soil, colluvium, and landslide debris that is not designated to be removed with the planned grading or implementation of the buttress shear key discussed below. The removed materials can be utilized as structural fill if treated per the geotechnical evaluation recommendations.

**M-GEO-4** All fill slopes will be constructed at an inclination of 2:1 (horizontal to vertical) or flatter. Fill slopes will be compacted by back-rolling with a sheep'sfoot compactor as the fill is progressing, and then track-walked when the fill is complete. All fills will be compacted to a relative compaction of at least 90 percent of its maximum dry density. All fill material will consist of approved earth material, free of trash or debris, roots, or vegetation. Fill material should be free of rocks or lumps of soil in excess of twelve inches, and free of all rocks over six inches in diameter within the upper three feet of pad grade. Fill will be placed in lifts six to eight inches thick, with each lift compacted by mechanical means.

**M-GEO-5** A building pad may be proposed over an area with both formational soil and artificial fill soil. In such cases, the formational soil will be undercut to a depth of four feet below finish grade or two feet below the bottom of the footing. The undercut will extend at least five feet beyond the outside edge of the structures. The bottom of all overexcavated areas will be sloped towards the fill side of the pad to allow water to not be retained.

**M-GEO-6** Bedding Plane Shears. Potential instability caused by potential movement along the bedding plane shears will be removed with the construction of a buttress, anchored by a buttress shear key. This will be done by excavating a wide slot through the portions of the Santiago Formation that will support the proposed fill slopes along the western and northern sides of the site, and then filling that excavation with compacted fill. The base of the shear key will be 30 feet wide, and will be placed at elevations at least two vertical feet below the projection of the lowest critical bedding plane shears that significantly affect the stability of the site. The shear key may be placed deeper in some areas along the west side, to allow gravity flow in the buttress drain system discussed below.

**M-GEO-7** To attain adequate internal stability of the fill slopes in the buttress area, five layers of geogrid reinforcing will be placed vertically every three feet between the elevations of 313 feet and 325 feet within those portions of the buttress shear key that will need to be extended to elevations of 304 feet and 310 feet. The layers of reinforcement will extend across the width of the removal area for the buttress shear key.

**M-GEO-8** The side slopes of the buttress excavation will be at an incline of 1:1 or flatter. The lower, outer edge of the buttress shear key will extend off-site to the north into the slope area, but will be no closer than 20 feet to the level rear-yards of the adjacent residences. Excavation and construction of the buttress shear key will be done in sections of no more than 300-foot lengths.

**M-GEO-9** The buttress will include a drain system, to prevent groundwater from accumulating on the uphill side of the buttress shear key. This system will consist of a six-inch perforated pipe surrounded by crushed rock, and wrapped in a filter fabric. In the past, subdrains were placed near the base of the northern slope in three finger canyons. The drainage of any portions of these not removed by overall site grading will be directed into the proposed drainage system or into concrete-lined brow ditches. Appendix D, Geotechnical Figures, includes a schematic of a typical retaining wall subdrain.

**M-GEO-10** An impermeable liner will be placed below all bio-retention facilities and detention basins to prevent infiltration. All drainage is designed to enter the storm drain system.

**M-GEO-11** If any planned cut slopes expose mudstones, the area will be constructed as a stability fill. The stability fill will include a keyway that extends at least two feet below the adjacent toe grades of the slope, and the backcut of the stability fill will extend from the top of the slope down to the keyway at an inclination of 1:1. A drain system will be installed, similar to that described for the buttress, to consist of a four-inch perforated pipe surrounded by crushed rock, and wrapped in a filter fabric. Appendix D, Geotechnical Figures, includes a schematic of a typical buttress key subdrain. Additionally, if clay seams or layers of claystone are found to dip out-of-slope, chimney drains will be placed on ten-foot centers.

**M-GEO-12** Significant portions of the formational and surface soils have a medium to high expansion potential, as a expansion index greater than 50. Such detrimentally expansive soils used as fill will be placed at least four feet below finish grade, or be mixed with other less-expansive soils to achieve an expansion index less than 50. Detrimentally expansive soils occurring naturally within four feet of grade, or within two feet of subgrade, will be removed and replaced with acceptable soil. Detrimentally expansive soil will not be used in fill slopes within ten feet of the slope face, or within half the slope height, whichever is greater. Detrimentally expansive soil will not be used in stability fills or behind retaining walls. All fill will be compacted to at least 90 percent of maximum laboratory dry density, and placed at optimum moisture content.

These measures are reviewed with the Grading Permit Process and the Building Permit Process to ensure all requirements of the California Building Code are satisfied. Final grading plans shall incorporate the full and complete measures outlined above, determined through review by both a City geotechnical engineer and the applicant's geotechnical engineer. Prior to issuance of grading permits, an Erosion Control Plan, as concurred with and approved by the City Engineer, shall be required. Final grading plans shall be reviewed and approved by the City Engineering Division and City Planning Division prior to issuance of grading permits. Monitoring of specific mitigation would occur via Plan Check and site inspections by City staff as specified in the Mitigation Monitoring and Reporting Program for the project.

#### **4.4 Greenhouse Gases**

The project will emit approximately 5,366.96 metric tons of CO<sub>2</sub>e each year. This exceeds the California Air Pollution Control Officers Association's (CAPCOA) 900 metric ton per year threshold.

#### **Finding**

Pursuant to CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect identified in the EIR.

#### **Facts in Support of Finding**

In order to reduce annual CO<sub>2</sub>e emissions to a level below significance, the project would incorporate the following:

**M-GHG-1** Vehicle Operations: Under Pavley rules, the state of California will require vehicle manufactures to cut emissions of vehicles. Vehicular emissions are expected to be reduced drastically through 2020. Using CARB recommended reduction measures, project-generated emissions are expected to be reduced by up to 20% with Pavley standards alone. Additionally, Low Carbon Fuel Standards under Executive Order S-01-07 would be expected to reduce vehicle emissions by an additional 10%. Therefore, regulatory measures would reduce CO<sub>2</sub>e emissions by 1,002.31 metric tons.

**M-GHG-2** Indirect Electricity and Natural Gas Design Features: Once building permits are requested, the City should verify that the project design would meet the latest Building Code efficiency standards or other equivalent building efficiencies based on the latest available technologies (i.e., EPA's energy star compliance guidelines) that would achieve the 15% reductions over BAU with respect to Title 24 2005 standards. Based upon the following voluntary design features, it would be expected that the proposed project could reduce CO<sub>2</sub>e for both natural gas and electricity levels by as much as 305.59 metric tons of CO<sub>2</sub>e.

To ensure that the proposed structures meet these guidelines, third-party verification by a certified Home Energy Rater (or equivalent) is required. The Rater works with the builder throughout the construction process to help determine the needed energy-saving equipment and construction techniques and conduct required on-site diagnostic testing and inspections to document that the structures meet the latest guidelines and energy efficiencies.

**M-GHG-3** Electrical Utility Reduction Measures: The goals of SDGE (the proposed projects energy provider) suggest that 33% of the energy supplied to their customers would be from renewable sources by 2020. However, under the BAU percentage reduction strategy of this report it is assumed that the utilities will increase renewable sources an additional 29% over the BAU starting period. Therefore, the Project GHG emissions related to Electricity usage would drop by as much as 192.10 metric tons of CO<sub>2</sub>e. Additionally, it should be noted that water conveyance is primarily through the use of electricity. Therefore, emissions generated from water conveyance would also be expected to decrease by an additional 29% in 2020 which would drop the overall project related emissions from water conveyance by 47.19 MTCO<sub>2</sub>e for a total reduction of 239.29 MTCO<sub>2</sub>e.

GHG emissions reduction is a relatively new CEQA topic, and is constantly evolving. Measures M-GHG-1 and M-GHG-3 are included here to be within the logical EIR format. It should be noted that these provisions are strategies within the regulatory and environmental setting that can be reasonably expected to reduce project emissions in 2020, and not exact mitigation measures. As with all strategies in a relatively new topic, there is some potential these provisions may be refined or modified with evolving regulatory requirements.

#### **4.5 Hydrology/Water Quality**

Impacts would be considered significant if the development would create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage system. The project site's access to the downstream storm drain system is already defined, with the three points of connection along the northern border already established. The project design for runoff is based on delivering the runoff to those points in acceptable quantities. Most of this is accomplished with two detention basins. There are less than significant increases in runoff volume, outfall velocity, and time of

concentration. Downstream velocities in the existing storm drains will remain virtually unchanged; no significant impacts to downstream stormwater drainage would occur.

Impacts would be considered significant if the development would violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality.

### **Finding**

Pursuant to CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect identified in the EIR.

### **Facts in Support of Finding**

#### **Best Management Practices**

Prevention of contaminants in runoff would be done via Source Control Best Management Practices (BMPs). The Source Control BMPs are summarized here:

- **Storm Drain Inlet Labeling.** Provision of prohibitive dumping placards and/or signage; maintain the legibility of these.
- **Common Trash Enclosures and Recyclable Material Storage Areas.** Areas paved with impervious surface; design to disallow run-on from adjacent areas; screened / walled to prevent off-site transport of trash; trash containers with attached lids or cover with a roof / awning to prevent collection of precipitation.
- **Employ Integrated Pest Management Practices.** Utilize plants that are pest-resistant or well-adapted plant varieties such as drought-tolerant and / or native plants; discourage pests with the site and landscaping design; distribute integrated pest management educational materials to future occupants.
- **Use of Efficient Irrigation Systems and Drought-Tolerant Landscape Design.** Employ rain shutoff devices to prevent irrigation during and after precipitation; design irrigation systems for the specific requirements of each landscape area; use flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines; provide water conservation educational materials to future occupants; acknowledgement the landscape and irrigation plan is to be consistent with the City of Oceanside Water Efficient Landscaping Ordinance.
- **Pet Use Areas.** Inclusion of a pet waste station that includes eye-level, post-mounted signage which reads "pick-up after your pet" or similar approved language; inclusion of a pet waste disposal receptacle equipped with a lid. There are two dog parks within the site, one in the southeast corner and a second in the central lawn area at the parking lot in the western portion of the site.

**Summaries of BMPs applicable to Individual Priority Project Categories:**

- **Private Roads.** Inclusion of urban curb / swale system.
- **Residential Driveways and Guest Parking.** Designed to drain into Integrated Management Practices (IMP) facilities (flow-through planters) prior to discharging to a storm water conveyance.
- **Surface Parking Areas.** All parking areas drain to IMP areas.

**Summaries of Site Design Low Impact Development (LID) Practices:**

- **Minimize Impervious Surfaces.** Minimize the impervious footprint by increasing building density and / or by incorporating multiple-storied architecture; construct streets, sidewalks, and parking lot drive aisles to minimum widths, provided public safety is not compromised; incorporate landscape buffers between sidewalks, streets, and other flatwork; minimize impervious surfaces in landscape design.
- **Protect Slopes and Channels.** Minimize disturbance to natural drainages, convey runoff safely from the tops of slopes, vegetate slopes with native or drought-tolerant landscape; stabilize permanent channel crossings, install energy dissipaters.

The overall strategy in the design is to route all runoff from impervious surfaces to one of the two large flow-through planters, which provide treatment for water quality. Best Management Practices (BMPs) and Low Impact Development (LID) Practices have been included in the Storm Water Mitigation Plan for both construction and ongoing post-construction phases. These procedures to avoid significant impacts have been integrated into project design. As such, no significant impacts to water quality would be expected.

The City of Oceanside's Code includes requirements to deal with urban runoff and discharge control (Chapter 40). It requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) that meets at least the minimum requirements of the State National Pollutant Discharge Elimination System (NPDES) General Construction Stormwater Permit. Under the City's Grading Ordinance, the project will be required to pay an erosion control security deposit to ensure Best Management Practices (BMPs) are incorporated to control erosion and sedimentation. These would ensure the project would have less than significant impacts.

## **4.6 Noise**

### **On-Site Project-Generated Noise**

#### *Short-Term Construction Noise*

The City does not regulate noise levels produced by construction. Noise from construction is considered to be a short-term adverse impact, provided that construction activity is limited to the hours permitted by the City. To minimize noise impacts, construction activities will comply with all provisions of the City's Noise Ordinance. In addition, measures will be taken to minimize noise impacts to adjacent sensitive land uses, and are included below as mitigation measure N-MM-1.

#### *Long-Term Recreational Facility Noise*

During the scoping process, concerns were expressed regarding noise from the project's recreational area. An addendum to the Noise Technical Study was subsequently prepared to assess potential noise impacts associated with the proposed recreation center / pool area to the existing residential development to the north of the project site. The project now includes a 6-foot-high transparent noise barrier along the perimeter of the recreation center / pool facility, which would reduce noise at the boundary between the land uses by approximately 20 dBA.

The average hourly sound level generated from the facility would be less than 46 dBA. This is below the City's 50 dBA daytime sound level limit of 50 dBA. Although the calculated 46 dBA sound level would exceed the 45 dBA nighttime sound level limit by 1 dBA between 6:00 a.m. and 7:00 a.m., the calculations were based on worst-case sound levels produced by 20 people using the facility. During the 6:00 a.m. to 7:00 a.m. time period, the recreation center / pool facility would likely be used by far fewer people. The activity would likely be limited to swimming exercise laps during this hour, which would produce lower individual and cumulative sound levels than used in the calculations. The resultant sound level at the boundary between the land uses would be less than 46 dBA and would comply with the nighttime sound level limit. No mitigation is required.

### **Off-Site Traffic Generated Noise**

The primary source of noise in the future would continue to be vehicular traffic on College Boulevard and Old Grove Road. The patios and balconies facing College Boulevard and Old Grove Road would be exposed to future exterior noise levels above the 65 dBA CNEL threshold of significance.

Future traffic noise levels would exceed 60 dBA CNEL at some project building façades of residential units, which may result in interior noise levels exceeding the Noise Insulation Standard of 45 dBA CNEL.

## **Finding**

Pursuant to CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect identified in the EIR.

## **Facts in Support of Finding**

**N-MM-1** During construction, the following measures will be implemented:

- a. Select equipment capable of performing the necessary tasks with the lowest sound level and the lowest acoustical height possible.
- b. Equipment and vehicles will be kept in good repair and fitted with manufacturer-recommended mufflers.
- c. The construction contractor will locate the laydown area as far from residences as possible.

The project contractor would implement a Construction Mitigation Plan to ensure that construction activities would comply with City requirements and the mitigation measures detailed above. The plan would be prepared and submitted to the City for approval prior to issuance of the grading permit.

**N-MM-2** Building plans for units facing College Avenue and Old Grove Road shall include six-foot high perimeter walls around the perimeter of the patios. Construction of the walls would reduce future exterior noise levels to below 65 dBA CNEL.

If common outdoor usable areas are included on landscape plans in the open spaces between the buildings adjacent to College Boulevard and Old Grove Road, landscape plans shall include six-foot high walls between the roadway and usable areas. The wall will span the width of the open space.

All sound walls shown on landscape plans or building plans will be of solid construction, with no gaps or cracks through or below the walls, and have a mass of at least 3.5 pounds per square foot.

**N-MM-3** Prior to issuance of the building permit, an interior noise analysis will be conducted to evaluate proposed building design once building plans are complete to ensure noise levels within habitable rooms meet the California Code of Regulations, Title 24: Noise Insulation Standard of 45 dBA CNEL or less. Achieving this interior noise level threshold is considered feasible using typical residential construction materials and methods.

#### **4.7 Paleontological Resources**

The sandstones and mudstones of the Santiago Formation will be encountered in at least some of the phases of grading and site preparation. If present, fossils could be damaged or destroyed.

Much of the fossil material of the Santiago Formation is considered to be of high scientific value. Damage or loss of fossil material from site excavation would be considered a significant impact.

#### **Finding**

Pursuant to CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect identified in the EIR.

#### **Facts in Support of Finding**

The following measures are required to reduce potential impacts to paleontological resources to less than significant:

**PAL-MM-1** Prior to issuance of grading permits, the applicant shall provide a letter of verification to the City of Oceanside's Planning Division that a qualified paleontologist has been retained to carry out the mitigation / monitoring program. All persons involved in paleontological resources monitoring shall be approved by the Planning Division prior to start of monitoring. The paleontologist shall attend pre-grade meetings to consult with grading and excavation contractors.

**PAL-MM-2** The paleontologist or paleontological monitor shall be on site full-time during the initial cutting of undisturbed areas of the Santiago Formation. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with the Planning Division; such increases or decreases will depend on the rate of excavation, materials excavated, and abundance of fossils.

**PAL-MM-3** When requested by the paleontologist, the City Engineer shall direct that construction activities in the area of fossil discovery shall be diverted, directed, or temporarily halted to allow the recovery of fossil remains. The paleontologist shall immediately notify the Planning Division of such finding at the time of discovery. The Planning Division shall approve salvage procedures to be performed before construction activities are allowed to resume.

**PAL-MM-4** Prepared fossils along with copies of all pertinent field notes, photos, and maps shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed and distributed to the City and other interested agencies which outlines the results of the mitigation program. This report shall include

discussions of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.

The requirement for paleontological monitoring of the initial cutting of previously undisturbed areas of the Santiago Formation shall be noted on the grading plan.

Prior to the release of the grading bond, the final report noted in PAL-MM-4 shall be approved by the Planning Division.

#### **4.8 Public Services**

Development of the Terraza project would introduce 338 residential units into the City of Oceanside, thus increasing the need for fire protection and emergency medical services, police protection, schools, and parks. Impacts could occur if this affected the ability to maintain acceptable service ratios, response times or other performance objectives. For this project, no significant impacts would result because the City and School Districts have established development impact fees to offset the capital facilities costs attributable to new development. Specific fees are summarized below, under Facts in Support of Finding.

#### **Finding**

Pursuant to CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect identified in the EIR.

#### **Facts in Support of Finding**

The City's Community Facilities Fee is paid at the time of building permits, and applies to police services, fire/emergency medical services, as well as libraries, administration / civic center and corporate yard services. At the current rate, this is approximated at \$700,000.00.

The project will be required to pay statutory school fees to the Oceanside Unified School District (OUSD). Estimated at current rates, the project would fund approximately \$1,015,000.00 in developer fees. Based on an existing agreement with OUSD, as conditioned with the prior Specific Plan Amendment, this property will pay all OUSD school fees with the first building permit issuance. This early payment of the statutory school fees will allow OUSD to evaluate specific desired improvements and use of the funds to meet additional demands from the project. The project will also be required to pay statutory school fees to the Vista Unified School District (VUSD), unless otherwise agreed between OUSD and VUSD as a component of any future agreements regarding the attendance boundaries. Proof of payment of required statutory school fees, in accordance with agreements with the school districts, shall be provided to the City of Oceanside prior to issuance of the project's first building permit.

The City's Park Fee is paid at the time of building permits, and funds costs of acquisition and development of parks to meet increased demand from future new residents. At the current rate, this is approximated at \$1,200,000.00.

#### **4.9 Transportation/Traffic**

One intersection, El Camino Real and Oceanside Boulevard, is projected to operate at deficient levels, and only under the 2030 Horizon Year scenarios. The projected delay at the intersection is less than 2.0 seconds, the significance threshold. A total of five roadway segments on College Boulevard are projected to operate at deficient levels under the various study scenarios. Two significance conclusions resulted from the analyses:

- All of these roadways under each scenario that were found to be deficient were found to be deficient both without and with the project.
- The change in volume to capacity (v/c) ratio caused by project traffic in all scenarios on all five segments was less than 0.02, the significance threshold.

Accordingly, no significant impacts to roadway segments are forecast based on the above significance criteria. The addition of project traffic to the identified deficient roadway segments does contribute to cumulative traffic impacts, and, in accordance with the City's Circulation Element, mitigation measures are thereby required.

#### **Finding**

Pursuant to CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect identified in the EIR.

#### **Facts in Support of Finding**

The five deficient roadway segments were identified under the various scenarios:

- College Boulevard between Thunder Drive and Olive Drive
- College Boulevard between Olive Drive and Oceanside Boulevard
- College Boulevard between Oceanside Boulevard and Avenida de la Plata
- College Boulevard between Avenida de la Plata and Old Grove Road
- College Boulevard between Mesa Drive and Frazee Road

Proposed measures would include the installation of a closed-circuit television camera (CCTV) and a Cisco switch at appropriate intersections. A CCTV with a Cisco switch allows the City to remotely monitor the traffic flows at a given intersection in real time. Reviewing traffic in real time allows the City to remotely modify the traffic light

sequences to improve traffic flows. A CCTV camera and switch are already installed at the intersection of College Boulevard and Oceanside Boulevard.

The following mitigation measures would reduce impacts to less than significant:

**TRA-MM-1** The project shall install an HD Pelco CCTV camera with Cisco switch on the existing traffic signal on College Boulevard at Thunder Drive, and integrate into the City's existing fiber communication system prior to the issuance of certificate of occupancy and to the satisfaction of the City Traffic Engineer.

**TRA-MM-2** The project shall install an HD Pelco CCTV camera with Cisco switch on the existing traffic signal on College Boulevard at Frazee Road, and integrate into the City's existing fiber communication system prior to the issuance of certificate of occupancy and to the satisfaction of the City Traffic Engineer.

**TRA-MM-3** The project shall install an HD Pelco CCTV camera with Cisco switch on the existing traffic signal on Old Grove Road at Avenida del Oro, and integrate into the City's existing fiber communication system prior to the issuance of certificate of occupancy and to the satisfaction of the City Traffic Engineer.

**TRA-MM--4** The project shall pay a fair share of \$111,422. toward capacity enhancement measures on College Boulevard between Olive Drive and Avenida de la Plata prior to the issuance of certificate of occupancy and to the satisfaction of the City Traffic Engineer.

**TRA-MM-5** The project shall design and install a new traffic signal on Old Grove Road at the easterly driveway / Trestles Way prior to the issuance of certificate of occupancy and to the satisfaction of the City Traffic Engineer.

#### **4.10 Utilities**

The proposed project will connect to the existing water main in Old Grove Road at four locations, to create an on-site looped system. The system will serve fire hydrants, fire sprinkler systems, irrigation, and domestic water. No significant water-related impacts resulting from the implementation of the proposed development are anticipated. The existing 14-inch water main in Old Grove Road has sufficient capacity and pressure to serve the project.

An existing utility easement with a manhole is present off-site near the northwest corner of the property. The project's sewer line will connect to that existing manhole, and then to the existing line in Calle Ultimo, to the north. Sewer lines are broken into segments, called reaches, for flow analysis. The reaches were labeled by the assigned number of the starting and the ending manhole. Under currently existing flows, four reaches operate above the designated peak flow depth ratio. These reaches are in Mesa Drive, west of Rancho del Oro Drive, between Rancho del Oro Drive and El Camino Real. Two of these reaches (168-172 and 172-174) are ten-inch diameter sewers. The other two

reaches (184-186 and 186-188) are twelve-inch diameter sewers. These all currently exceed the guidelines, without the proposed project.

While the sewer reaches already exceed capacity guidelines under existing conditions, the project will cumulatively add to flow volumes, contributing to a cumulatively significant impact.

### **Finding**

Pursuant to CEQA Guidelines section 15091(a)(1), changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect identified in the EIR.

### **Facts in Support of Finding**

The project will incorporate the following mitigation measures:

**UT-MM-1** The project will replace the existing ten-inch diameter sewer for the approximately 35-foot reach 168-172 with fifteen-inch diameter sewer. This short reach is east of the Emerald Isle Golf Course. This reach is designated as "437" in the City's Wastewater Master Plan.

**UT-MM-2** The project will replace the existing ten-inch diameter sewer for the approximately 217-foot reach 172-174 with fifteen-inch diameter sewer. This reach is designated as "438" in the City's Wastewater Master Plan.

Analyses of each of these two reaches found replacement of the existing ten-inch diameter sewer with twelve-inch diameter sewer would adequately satisfy the guidelines. The City's Wastewater Master Plan considered the entire Mesa Drive Trunk Sewer System, and concluded the overall system would best function with fifteen-inch diameter sewers for these reaches. Accordingly, the replacement will be with fifteen-inch diameter sewers. The project will replace the existing ten-inch diameter sewers in reaches 168-172 and 172-174 with fifteen-inch diameter sewers prior to issuance of certificate of occupancy and to the satisfaction of the Water Utilities Division Manager.

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PLANNING COMMISSION  
RESOLUTION NO. 2011-P29

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

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APPLICATION NO:	D11-00003
APPLICANT:	RPRN Land Company LLC
LOCATION:	Northwest Corner of College Boulevard and Old Grove Road

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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 Development Plan under the provisions of Articles 17, 40, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

amendment of the RDO Planned Residential Development Master Plan in order to incorporate Village XII into the document and modifying and/or establishing development standards to be implemented in future development of the 28.2 acre site include as part of the Rancho Del Oro Specific Plan area (S-1-84) residential villages;  
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 19th day of September, 2011 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; A Mitigated Negative Declaration (MND) was prepared and adopted for General Plan Amendment (GPA-7-05) that Amended Specific Plan 86-1 and allowing a shift in residential densities. The proposed project to add Village XII to the Planned Residential Development Master Plan and modify development standards for the site is consistent with the extent of the initial CEQA review; therefore, further environmental review is not required at this time.;

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

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

3 **FINDINGS:**

4 **For the Development Plan:**

- 5 1.    The Development Plan conforms to the General Plan of the City, because the minor text  
6 amendments to the approved RDO Planned Residential Master Development Plan to  
7 incorporate the Village XII site into the RDO Planned Residential Development Master  
8 Plan and modifications and/or establishment of development standards to be  
9 implemented on any future project within Village XII are consistent with the Rancho Del  
10 Oro Specific Plan area (S-1-84) for residential villages and the General Plan Amendment  
11 that amended the land use designation of the entire 28.2-acre site from  
12 'office/professional' to 'residential', and shifted residential densities of 339 future  
13 residential units to the 28.2 acre site.
- 14 2.    The project site is located within the central portion of the Rancho Del Oro Master Planned  
15 Community that has developed over the years and that has added public facilities, services,  
16 and utilities throughout the surrounding area, and the minor text amendments to establish  
17 and create development standards for Village XII is consistent with the underlying zoning  
18 designation and does not require additional public facilities, utilities, or services as part of  
19 this text amendment.
- 20 3.    The text amendments as proposed are compatible with the existing development on  
21 adjoining properties or in the surrounding neighborhood, in that the proposed text  
22 amendments are consistent with the Rancho Del Oro Specific Plan area (S-1-84) for  
23 residential villages and will not be detrimental to the welfare of persons or properties  
24 working, residing, or otherwise existing in the adjacent neighborhood areas.

25       NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
26 approve Development Plan (D11-00003), subject to the following conditions:

27 **Planning:**

- 28 1. This Development Plan approves only minor text amendments to the previously  
29 established RDO Planned Residential Master Development Plan as denoted by exhibits  
presented to the Planning Commission for review and approval. No deviation from these

1 approved exhibits shall occur without the City Planner approval. Substantial deviations  
2 shall require a revision to the Development Plan or a new Development Plan.

3 2. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold  
4 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
5 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
6 annul an approval of the City, concerning Development Plan D11-00003. The City will  
7 promptly notify the applicant of any such claim, action or proceeding against the City  
8 and will cooperate fully in the defense. If the City fails to promptly notify the applicant  
9 of any such claim action or proceeding or fails to cooperate fully in the defense, the  
10 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the  
11 City.

12 3. All of the conditions of City Council Resolution No. 85-240 shall continue to apply. In the  
13 event of a direct conflict between a condition of approval for Resolution No. 85-240 and  
14 this resolution, the provisions of this resolution shall apply.

15  
16 4. The Draft Rancho Del Oro Planned Residential Development Master Plan dated August  
17 2011 shall be further amended to include the following language changes:

18 a) Village XII shall be added to the Rancho Del Oro Planned Residential  
19 Development Master Plan as a stand alone document crafted solely for use  
20 on the 28.2 acre parcel referred to as Village XII, and shall include the  
21 following Vision Statement: Rancho Del Oro Village XII is the last  
22 residential village to develop in the Rancho Del Oro Specific Plan area.  
23 As such, this village will reflect site planning and product type that is  
24 contemporary with current market conditions. With a maximum of 339  
25 units allowed, it is envisioned that Village XII will have a transitional-  
26 suburban aesthetic and "feel." At the same time, however, care will be  
27 given to create a unique place that is respectful toward human and  
28 environmental needs. Primary roadways will not read as alleys, and  
29

1 building siting, open space and landscape areas, and facilities for  
2 vehicles, pedestrians and recreational amenities will be approached in a  
3 thoughtful manner that creates a modern, welcoming neighborhood.  
4

5 b) Page 14 section 305. PRIVATE RESIDENTIAL STREETS (28'  
6 pavement) shall be revised as follows: In single and multiple family  
7 detached and attached developments, a minimum 28- foot wide private  
8 street shall be provided with turn arounds for emergency vehicles on  
9 portions over 150 feet in length. Rolled concrete curbs and gutters may be  
10 used on any private street. No on street parking is allowed on streets with  
11 28-foot curb-to-curb width. In order to provide any on-street parking, the  
12 curb-to-curb street width is required to be increased, and shall be a  
13 minimum of 32 feet to allow parking on one side, or 36 feet to allow  
14 parking on both sides of the street. Private streets with an estimated  
15 ultimate 24 hour daily traffic volume greater than 500 ADT (average  
16 daily traffic) shall provide on-street parking and a 5-foot sidewalk on at  
17 least one side of the street; these streets may be designed to a private  
18 street right-of-way width and/or private street curb to curb distance, per  
19 the approval of the City Engineer. Parking may be restricted at project  
20 entry roads to facilitate circulation and traffic safety.

21 c) Page 21 shall be revised in a manner that returns the original Common  
22 Open Space and Private Open Space language.

23 d) Page 18 section 405. PARKING all product types with units 2,500 square  
24 feet or greater shall provide a 3-car garage, and a detailed parking study  
25 shall be required for any proposed development.

26 5. A covenant or other recordable document approved by the City Attorney shall be prepared  
27 by the applicant and recorded within 60 days of final approval. The covenant shall  
28 provide that the property is subject to this resolution, and shall generally list the  
29 conditions of approval.

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- 6. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.
- 7. Failure to meet any conditions of approval for this development shall constitute a violation of the Development Plan.
- 8. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, Rancho Del Oro Planned Residential Development Master Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

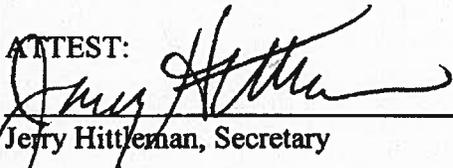
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1 9. Within 30 days of the final approval date of this amended Planned Residential  
2 Development Master Plan, the applicant shall submit a final copy to the City Planner for  
3 review and approval as to form and content. All conditions of approval that results in  
4 further document language changes shall be incorporated into said plan.

5 PASSED AND ADOPTED Resolution No. 2011-P29 on September 19, 2011 by the  
6 following vote, to wit:

7 AYES: Rosales, Martinek, Neal, Troisi, Scrivener and Ross  
8 NAYS: None  
9 ABSENT: Balma  
10 ABSTAIN: None

11   
12 Tom Rosales, Chairman  
Oceanside Planning Commission

13 ATTEST:  
14   
15 Jerry Hittleman, Secretary

16  
17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
18 this is a true and correct copy of Resolution No. 2011-P29.

19 Dated: September 19, 2011

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

23 \_\_\_\_\_  
24 Applicant/Representative: Date:  
25  
26  
27  
28  
29

**Rancho Del Oro Village XII**  
PRD Master Plan Amendment

**Legal Description**

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

LOT B OF RANCHO DEL ORO-MASTER SUBDIVISION MAP EAST, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11409, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 27, 1985.

TOGETHER WITH THAT PORTION OF OLD GROVE ROAD, VACATED AND CLOSED TO PUBLIC USE PURSUANT TO RESOLUTION NO. 08-R0171-1, RECORDED APRIL 17, 2008 AS INSTRUMENT NO. 2008-0204463 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF OLD GROVE ROAD AND OCEAN RANCH BOULEVARD AS SHOWN ON MAP NO. 14832 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 30, 2004 AS INSTRUMENT NO. 2004-0612825; THENCE ALONG SAID CENTERLINE OF OLD GROVE ROAD, SOUTH 53°20'50" EAST 361.27 FEET (RECORD PER MAP 11409, SOUTH 53°12'06" EAST) THENCE LEAVING SAID CENTERLINE, NORTH 36°39'10" EAST, 50.00 FEET TO THE NORTHERLY LINE OF OLD GROVE ROAD TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY LINE OF OLD GROVE ROAD, SOUTH 53°20'50" EAST, 15.81 FEET TO A TANGENT 1,050.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUING ALONG THE NORTHERLY LINE OF OLD GROVE ROAD, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'50", AN ARC DISTANCE OF 329.20 FEET (RECORD PER MAP 11409: CENTRAL ANGLE OF 17°57'49", ARC DISTANCE OF 329.20 FEET); THENCE CONTINUING ALONG THE NORTHERLY LINE OF OLD GROVE ROAD, SOUTH 35°23'00" EAST (RECORD PER MAP NO. 11409: SOUTH 35°23'17" EAST), 15.81 FEET TO THE CUSP OF A 1,150.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID CURVE BEARS NORTH 54°37'00" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°35'50", AN ARC DISTANCE OF 360.56 FEET TO THE TRUE POINT OF BEGINNING.

**APN: 161-511-16-00**

Source: First American Title Insurance Company, Order Number: NCS-432768-SD, April 7, 2010

# *The Villages of Rancho Del Oro*

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## *Master Homeowner's Association*

March 20, 2013

Ann Gunter, Vice President  
The Lightfoot Planning Group  
5900 Pasteur Court, Suite 110  
Carlsbad, California 92008

RE: Terraza Apartments (RDO Village XII)

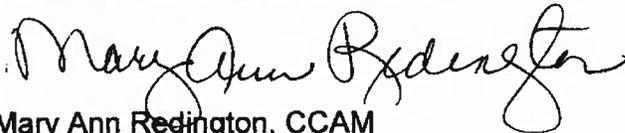
Dear Ms. Gunter,

This letter shall serve as the Villages of Rancho Del Oro Homeowner Association's acceptance of the conceptual site plans for the referenced development.

If you have any questions or require further information, please do not hesitate to contact me at (760) 724-8798.

Sincerely,

On Behalf of the Board of Directors



Mary Ann Redington, CCAM  
Community Manager  
The Prescott Companies

## Richard Greenbauer

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**From:** Henry <henryrobicheaux@aol.com>  
**Sent:** Saturday, July 28, 2012 8:04 AM  
**To:** Richard Greenbauer  
**Subject:** Terrazzo apts/rancho del oro village Xilinx

My wife and I have lived in village II for almost 13 years now. We are very concerned about the increase in traffic if these apartments are built. 338 times at least 2 cars per household plus guests visiting. As you know a traffic camera was recently installed at the intersection of college and old grove. It's already a bust intersection. Let's not add more traffic!  
Thanks.

Sent from my iPad

August 11, 2013

City of Oceanside Planning Division  
300 North coast Highway,  
Oceanside, Ca 92054

RECEIVED  
AUG 13 2013  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

Re: D 12-00010; CUP 12-00012; SCH No. 2012071056. Terraza Rancho del Oro Village XII

Attn: Mr Richard Greenbauer

I am contacting you regarding the proposed request by Terraza Rancho del Oro Village XII to build 338 residential apartment units. I attended a meeting held by the developer approximately one year or so ago to obtain information on their proposal.

I was very concerned and unhappy for the lack of concern presented to us current homeowners who sit just downhill from where these apartment buildings would sit. Quite frankly this type of construction would have a bad impact on the community in general.

First of all there would be a significant increase in traffic, smog, traffic jams by putting more cars on College Blvd from Old Grove Road. There is no way that College can be widened to accommodate more vehicles traveling in the same direction in the morning and evening. Yes in the evening also as those same drivers would have to come back up College in the evening. As we who already drive north on College in the evening know College is quite crowded at 5/5:30ish. The Terraza people said that the City would be buying up property to widen College. Now we know that is not true.

Second there is the noise such a project would bring. According to The Terraza people the club house of these apartment building and pool area would sit right above our back yards and streets. Noise? Yes.

Third of all I mentioned to the Terraza people that we current Rancho del Oro III residents have traffic cutting through our streets to get from College to Mesa and visa-versa. This new apartment project would bring in more riff-raff into our neighborhoods. As it is we already have an increase of renters in our development disregarding our rules, not cleaning up after their dogs, parking on our properties decreasing available parking for our own guests, throwing loud parties until the wee hours of the morning. Noise??!! Really?

I say NO Thank you to the additional noise, smog, riff-raff, traffic. I also currently found out that no sound barrier type of fencing would be built between our neighborhood and the propose apartment buildings. A wrought-iron fence? Really?!

Further I acquired my home from my sister and her husband who were one of the original owners when the Rancho del Oro Village III homes were built in 1991 and the land for

these proposed apartments was and still is currently zoned for commercial building and NOT zoned for residential as the Terraza people lied to us about. How many more lies did they tell us!!! 338 units? Really? How many people will be living in each of these units? Who will control that?

Our police department has enough on their hands than putting the responsibility of more incoming problems that this type of project would bring!! Cars racing through the neighborhood. More break-ins! Fights!! No thank you!!

I sincerely hope that the Planning Department will uphold the current stipulation of the current zoning of building proposals held to commercial buildings only. That way we commuters are not dealing with traffic heading in the same direction as we are in the mornings and evenings. There is a new Credit Union built on the corner of College and Old Grove Road and that has NO impact on our commute. Hmmmm..... what does that say.

There was a traffic camera installed on the corner of Old Grove Road and College due to the red light running at that intersection creating more accidents. What will happen with the increase of vehicles at that intersection? Hmmmmmm....

No thank you to the Terraza (RDO Village XII) project.

Last but most definitely not least bringing in these apartment buildings (21, really)?? would have an impact on the value of our single dwelling homes. Prospective buyers would come into our streets and look up and see those apartments and say "No Thank You" to buying our homes. Not that I want to sell. I would really like to spend the rest of my life in my home. However I strongly feel that I would seriously consider selling if the zoning was changed from commercial development to residential to allow the 338 units to be built.

Sincerely,



Carolyn Scherr  
1555 Via Otano  
Oceanside, Ca 92056-5665

## Richard Greenbauer

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**From:** Richard Greenbauer  
**Sent:** Thursday, August 16, 2012 7:40 AM  
**To:** 'LaFortune, Steve'  
**Subject:** RE: Terraza Apartment Comments

Steve,

I will add your concerns with the subject project into the public record. I see that you have cc.'d the applicants representative as a comment to be considered when preparing the required EIR and will review the draft to ensure that the noise analysis takes this into consideration.



*Richard Greenbauer, Senior Planner*  
**City of Oceanside**  
**Planning Division**  
**300 North Coast Highway**  
**Oceanside, CA 92054**  
**Phone: 760-435-3519**  
**Fax: 760-754-2958**  
[rgreenbauer@ci.oceanside.ca.us](mailto:rgreenbauer@ci.oceanside.ca.us)

**Please be advised that all e-mails and phone messages are maintained on the City's server for 90 days and are considered public information when requested.**

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**From:** LaFortune, Steve [<mailto:Steve.LaFortune@pcm-inc.org>]  
**Sent:** Tuesday, August 14, 2012 10:42 AM  
**To:** Richard Greenbauer  
**Subject:** FW: Terraza Apartment Comments

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**From:** LaFortune, Steve  
**Sent:** Tuesday, August 14, 2012 10:32 AM  
**To:** 'rgreenbauer@ci.oceanside.ca.us.'  
**Cc:** 'Ann Gunter'  
**Subject:** Terraza Apartment Comments

Hello Richard,

I would like to express my concern about the potential for increased traffic noise that the Terraza Apartment Project will create along Old Grove Road, south of Mesa Drive. A vehicle traveling up or down the Old Grove Road hill, past the open space is where the noise seems to echo off the hill that was graded on the other side of the street. A sound wall was

constructed around the open space and then stops as Old Grove Road continues up hill. This seems to be where the problem area is as traffic noise radiates down to Calle Ultimo where I live. I believe what might help mitigate the traffic noise would be to extend the sound wall south up the hill or build a landscaped berm approximately six feet above the road in this area. The Terraza project will certainly increase traffic and noise along Old Grove Road and I hope it is properly addressed in the EIR. Thank you very much for the opportunity to express my concerns. Please do not hesitate to contact me if you need further clarification or information about the area I am referring too.

Please let me know if this email is sufficient as I elected not to use the comment form.

Thanks  
Steven LaFortune  
1283 Calle Ultimo  
Cell # (949) 633-8062

---

**From:** Ann Gunter [<mailto:ann@lightfootpg.com>]  
**Sent:** Friday, July 27, 2012 2:44 PM  
**To:** LaFortune, Steve  
**Subject:** RE:

Hello Steve -

Yes, I remember - thank you for continuing to participate as we do these meetings. I have attached the blank comment sheet we had at the meeting - but there is nothing special about it. It's just a pdf copy - not set up as a form, but does have contact information for both Richard and me. Best is to send a letter or email to Richard Greenbauer at the City, as they are the official agency to coordinate these. He will compile all the comments and forward to the EIR preparer and me. You can copy me on your comments but it is not necessary, as we will get them from Richard.

The EIR project manager was at the meeting and we have already started talking with the noise consultant about the concerns raised at the meeting. We appreciate you getting them sent in for the "official" record.

Ann Gunter, AICP  
Vice President  
The Lightfoot Planning Group  
5900 Pasteur Court, Suite 110  
Carlsbad, CA 92008  
760-692-1924 ext 247

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**From:** LaFortune, Steve [<mailto:Steve.LaFortune@pcm-inc.org>]  
**Sent:** Friday, July 27, 2012 2:29 PM  
**To:** Ann Gunter  
**Subject:**

Hi Ann,

This is Steve LaFortune I live at 1283 Calle Ultimo, Oceanside. I saw your presentation and briefly talked with you about my concerns with traffic noise on Old Grove Road with the new proposed apartment project on Old Grove Road. I hope you remember me, short and bald?

Did you say there was a form I could use to register my concerns prior to the EIR? Can I get that form electronically? Can you send me one or direct me where to get one?

One last question: Is Richard at the city collecting the concerns or you?

Thanks for your time in advance.

Steven LaFortune

August 28, 2013

Re: Comment Letter Terraza Rancho Del Oro Village XII

To Whom It May Concern:

I am concerned about two issues relating to the above project. The first is the additional traffic noise that will be generated on Old Grove Road. The 338 planned apartments are going to increase traffic more that cannot be disputed. I have a direct line of sight from my property to the traffic where the detention pond will be located. That area is open to the street. I feel there should be a landscaped hill, extend the sound wall that is around the open space, or create some sort of barrier to mitigate the sight and sound of traffic. Believe me when motorcycles and trucks accelerate up the hill on Old Grove Road it's more than an annoyance, it's incredibly loud! It makes sense to me, and maybe more economical just to extend the sound wall up Old Grove Road. I'm sure this will be an issue when it's time to sell my property.

My second concern is the installation of the sewer line through the open space and next to where I live. My property is located next to the easement on Calle Ultimo right where the sewer line is going. Hopefully there won't be any significant disruption of the open space landscape during construction while installing the pipe. That landscape helps me by blocking out some of Old Grove Road. Also I'm not sure this will be an issue, but I hope there will not be any noise or smell issues associated with the sewage flowing next to my house. I hope someone can inform me that this will not be the case, and put my concerns at ease.

I have seen how busy Old Grove Road has become since it has opened. All these apartments are going to increase traffic more, I am convinced of that. I will be sharing my concerns with anyone from the city to try and find a solution that will improve my situation and not detract from my property value any further. I would be happy to talk about these concerns at any time.

Thank you,

Steven LaFortune  
1283 Calle Ultimo  
Ph. (949) 633-8062

## Richard Greenbauer

---

**From:** Dean Fraser <keeperofthebrit@aol.com>  
**Sent:** Wednesday, August 28, 2013 8:18 PM  
**To:** Richard Greenbauer; keeperofthebrit@aol.com  
**Subject:** Residents of 1559 Via Otano, Oceanside, Ca 92056/Re

Dear Mr Greenbauer,

I'm emailing you regarding a proposed new development within the Rancho Del Oro community. I believe its being referred to as Terraza Ranch Del Oro Village XII. There are no words in the English dictionary to describe our absolute horror in the proposed plan to construct 338 residential apartment units within 22 two story buildings at and around the Northwest corner of Old Grove Road and College Boulevard.

We first learned of this proposal a year or more back. We attended a meeting and were introduced to the developer, his staff, along with attorneys.

We were all told by the developers representative that this property had been rezoned as residential and that was a done deal. That came as a surprise because we, the collective residents, had no knowledge of or written notice of this.

We were told by the developer himself at this meeting, how this new project would increase home values for all of us homeowners.

I'm sorry to say I find this hard to believe and there is no evidence anywhere to support that statement.

The construction noise alone on this project would be only the beginning. The absolute prison like existence during the construction borders on nightmare.

Then we would have to "live" with the constant noise that would emanate from all the occupied units. That land has been moved to create a higher

elevation. So now anyone on a lower elevation will hear every sound. That's morning, noon, and night. You can stand up there today and call out, and it can be heard here in village III.

Then to add that many apartments in an area that I don't believe supports the infrastructure, could potentially bring in 676 renters and their children.

Then add to that two cars per household, and you have now increased the volume of congestion and noise in this limited area, far worse than some metropolitan areas.

To make ones commute to and from home each day wouldn't just be an inconvenience, it would make College Boulevard, and the peripheral streets, a crawl to drive.

More important it will make it more dangerous.

Adding this many apartments and people and their cars to this area, and not expecting more car accidents, resulting in bodily harm and death, would be just denying the inevitable.

Living in single family home developments, like in Rancho Del Oro villages, always come with pluses and minuses. However, one big advantage is most homeowners have the same goal. That is to keep there property in good condition, be respectful of other homeowners, conscientious of the value of ones property and be conscientious of the noise. Historically, the same can't be said for renters in large complexes.

I mean no disrespect to any renter.

I have had the experience as a property manager. I am well aware of what it is like. Middle and higher end properties alike.

My goal to this email is to offer not only my perspective, but also my learned knowledge of these kinds of developments, and the dangers they will bring, both environmentally and sociological.

I would very much appreciate acknowledgement of my email.

Sincerely,



STAFF USE ONLY  
 ACCEPTED BY  
**RECEIVED**  
 APR 03 2012  
 CITY OF OCEANSIDE  
 DEVELOPMENT SERVICES

**Application for Discretionary Permit**

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

Please Print Or Type All Information

**PART I - APPLICANT INFORMATION**

1. APPLICANT <b>RPRN Land Company, LLC</b>		2. STATUS <b>Owner/Applicant</b>		HEARING GPA	
3. ADDRESS <b>7727 Herschel Avenue La Jolla, CA 92037</b>		4. PHONE / FAX / E-mail <b>(858) 551-4390 phone rodstone@monarchgroup.com</b>		MASTER/SP.PLAN	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <b>The Lightfoot Planning Group attn: Ann Gunter</b>				ZONE CH.	
6. ADDRESS <b>5900 Pasteur Ct. Suite 110 Carlsbad, CA 92008</b>		7. PHONE / FAX / E-mail <b>(760) 692-1924 phone ann@lightfootpg.com</b>		TENT. MAP	
				PAR. MAP	
				DEV. PL <b>D12-00010</b>	
				C.U.P. <b>CUP12-00012</b>	
				VARIANCE	
				COASTAL	

**PART II - PROPERTY DESCRIPTION**

8. LOCATION <b>Rancho Del Oro Village XII, located at the northwest corner of College Boulevard and Od Grove Road.</b>			9. SIZE <b>28.2 acres</b>		
10. GENERAL PLAN <b>Rancho Del Oro Specific Plan (resid)</b>	11. ZONING <b>PD-1 Residential</b>	12. LAND USE <b>Vacant</b>	13. ASSESSOR'S PARCEL NUMBER <b>161-511-16</b>		
14. LATITUDE <b>N 33° 13' 00"</b>		15. LONGITUDE <b>W 117° 17' 25"</b>			

**PART III - PROJECT DESCRIPTION**

16. GENERAL PROJECT DESCRIPTION <b>A Development Plan and Conditional Use Permit for a 338-unit residential apartment project, including 2 and 3-story buildings, varied building types, elevations and floorplans within a comprehensive community architectural and landscape design theme.</b>				
17. PROPOSED GENERAL PLAN <b>No Change</b>	18. PROPOSED ZONING <b>No Change</b>	19. PROPOSED LAND USE <b>Residential apartments</b>	20. NO. UNITS <b>338</b>	21. DENSITY <b>12 du/ac</b>
22. BUILDING SIZE <b>Varies - Please see D&amp;J for description</b>	23. PARKING SPACES <b>778 spaces</b>	24. % LANDSCAPE <b>51.9%</b>	25. % LOT COVERAGE or FAR <b>23.4%</b>	

**PART IV - ATTACHMENTS**

<input checked="" type="checkbox"/> 26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 28. TITLE REPORT
<input checked="" type="checkbox"/> 29. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 31. PLOT PLANS
<input checked="" type="checkbox"/> 32. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 33. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/> 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): <b>RPRN Land Company, LLC</b>	36. DATE <b>3/28/12</b>	37. OWNER (Print) <b>RPRN Land Company, LLC</b>	38. DATE <b>3/28/12</b>
Sign:		Sign:	

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTAND 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 COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

**Terraza**  
**(Rancho Del Oro Village XII)**  
Development Plan and Conditional Use Permit

RECEIVED  
APR 03 2012  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

**Legal Description**

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

LOT B OF RANCHO DEL ORO-MASTER SUBDIVISION MAP EAST, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11409, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 27, 1985.

TOGETHER WITH THAT PORTION OF OLD GROVE ROAD, VACATED AND CLOSED TO PUBLIC USE PURSUANT TO RESOLUTION NO. 08-R0171-1, RECORDED APRIL 17, 2008 AS INSTRUMENT NO. 2008-0204463 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF OLD GROVE ROAD AND OCEAN RANCH BOULEVARD AS SHOWN ON MAP NO. 14832 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 30, 2004 AS INSTRUMENT NO. 2004-0612825; THENCE ALONG SAID CENTERLINE OF OLD GROVE ROAD, SOUTH 53°20'50" EAST 361.27 FEET (RECORD PER MAP 11409, SOUTH 53°12'06" EAST) THENCE LEAVING SAID CENTERLINE, NORTH 36°39'10" EAST, 50.00 FEET TO THE NORTHERLY LINE OF OLD GROVE ROAD TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY LINE OF OLD GROVE ROAD, SOUTH 53°20'50" EAST, 15.81 FEET TO A TANGENT 1,050.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUING ALONG THE NORTHERLY LINE OF OLD GROVE ROAD, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'50", AN ARC DISTANCE OF 329.20 FEET (RECORD PER MAP 11409: CENTRAL ANGLE OF 17°57'49", ARC DISTANCE OF 329.20 FEET); THENCE CONTINUING ALONG THE NORTHERLY LINE OF OLD GROVE ROAD, SOUTH 35°23'00" EAST (RECORD PER MAP NO. 11409: SOUTH 35°23'17" EAST), 15.81 FEET TO THE CUSP OF A 1,150.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID CURVE BEARS NORTH 54°37'00" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°35'50", AN ARC DISTANCE OF 360.56 FEET TO THE TRUE POINT OF BEGINNING.

**APN: 161-511-16-00**

Source: First American Title Insurance Company, Order Number: NCS-432768-SD, April 7, 2010

**TERRAZA  
(RDO Village XII)**

**Development Plan and Conditional Use Permit**

**Description & Justification**

**April 2, 2012**

RECEIVED

APR 03 2012

CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

This application is for a Development Plan and Conditional Use Permit for a 338-unit residential apartment project, featuring a variety of building types with a cohesive architectural and landscape design theme. The proposed development will be located on a 28.2-acre parcel at the northwest corner of College Boulevard and Old Grove Road within Rancho Del Oro (APN 161-511-16), designated as Village XII by the Rancho Del Oro regulating documents. The residential use on the site was established in 2006 through amendments to the Rancho Del Oro Specific Plan (GPA-7-05, S-1-84 rev.), with development regulations set forth in the 2011 PRD Master Plan (D11-00003).

**Project Setting**

The property is located in the central portion of Oceanside within the Ivey Ranch / RDO neighborhood. Land uses immediately surrounding the site include residential uses to the north (RDO Village III), and east (RDO Villages I and II), existing and future business and industrial uses in the Pacific Coast Business Park and Ocean Ranch to the south and southwest, and multi-family residential uses to the west.

The site is currently vacant and was utilized for agricultural purposes until recent years. The topography generally slopes from south to north with the lowest elevations occurring at the site's western end. Some manufactured slopes extend onto this site along the north, east and south boundaries. These slopes are associated with previously authorized grading operations of adjacent areas including street grading for College Boulevard (R-6004, R-6005) and Old Grove Road (R-4285 to R-4287), grading for the adjacent RDO Village III development (GP 1223), along with fill in the eastern portion of the site in conjunction with Pacific Coast Business Park (D-17-04). A large majority of the site contains artificial slope areas resulting from the previous agricultural and documented fill operations. A small area at the western end of the site (3.65 acres) remains as a natural slope area, but contains no qualifying hillside areas. No significant habitat areas occur on the site.

A designated open space area associated with RDO Village III is located immediately west of the site on the north side of Old Grove Road, which contains riparian habitat. Buildings are required to maintain a 100-foot minimum setback from this open space area. The project design locates the nearest structures over 350 feet from the boundary of this open space.

### **Grading/Utilities**

The project has been designed to work with the existing site conditions, providing for connections to the two existing street intersections on Old Grove Road, as well as storm drain and sewer connections. The proposed grading and site design will create a developed area on the property that gradually descends from its high elevations at the eastern end along College Boulevard to lower elevations at the western end. The preliminary earthwork quantities are 360,000 cubic yards each of cut and fill, resulting in a balanced site.

The stormwater management design addresses both water quality and water retention to meet current standards. Storm water will be directed across the site generally from east to west through facilities that include two large basins – one near the north central portion of the site adjacent to the recreation area, and a second at the westerly end of the site, and ultimately into existing storm drains located at the northwest and west ends of the property.

The grading design provides for connection to the existing sewer line in the northwest portion of the site, including replacement of an existing sewer stub that does not meet current design standards, to achieve a flatter gradient and access to the existing manhole.

The north facing slope of the project site, and extending into the offsite manufactured slope, has geotechnical conditions that require remediation, which will be addressed through development of this project. There are several adversely oriented, weakened zones along bedding planes within the formational materials (commonly referred to as “Bedding Parallel Shears”). These will require the construction of an extensive buttress system along the entire northern boundary of the site, including regrading the existing offsite slope along the northern project boundary. Following remedial grading, this slope will be reconstructed and replanted.

### **Site Layout**

The project includes 338 residential apartment units in 26 two- and three-story buildings, organized with extensively landscaped open space and recreational areas. The project features an expansive recreation center and pool complex, with additional recreation amenities throughout the site. Significant landscaping is also proposed along the site boundaries at entryways, along drives, and between buildings.

Access will be provided via two signalized intersections with Old Grove Road at Avenida del Oro (existing signal) and Trestles Street (signal to be installed with project). These private street entries will be gated. Entry features at these access points will include perimeter wall returns with project signage, a landscaped island to divide the entry/exit lanes and provide the call box and turnaround area for the gated entry, enhanced pavement and streetscape landscaping, and landscaped entry focal points.

A system of internal sidewalks will provide for pedestrian circulation throughout the site with sidewalks generally provided along one side of the private streets. Pavers are located at key intersections and pedestrian routes internal to the site.

The buildings are sited so that the “front” elevations with pedestrian orientation face onto the main streets and the public sides of the property along Old Grove Road and College Boulevard. The garage entries, carports and parking areas are placed internal to the site, which will screen vehicles from public view.

The layout of the residential structures is sensitive to the surrounding areas. The 3-story buildings are located between the entries at the southern edge of the site across from developing business and light industrial uses, separated by 2-story buildings and open space for variety along this frontage. The balance of the apartment buildings will be 2-story. The one-story recreation building is located along the northern boundary of the site, and the number of buildings is limited along this edge, adjacent to the existing single-family uses located at the bottom of the existing slope bank.

**Building Architecture**

The project uses four building types, featuring a mix of 1- 2- and 3-bedroom units, in 5 different floor plans. The architectural style is inspired by Irving Gill, whose work features unity of materials, white or near-white exterior walls, cube or rectangular massing, frequent ground-level arches or series of arches creating transitional breezeways. This design was selected to provide a style with timeless elements utilizing classic, simple, geometric forms.

While each building provides varied detailing, similar architectural elements and design features are used to establish an identity and to help create a sense of place. The specific orientation of the buildings and coordinated use of materials, in combination with landscape elements will help to create interesting street scenes within the project and along its edges.

Building heights are a maximum of 30 feet for the two-story units, and 35 feet for the three-story units, below the maximum of 52 feet and 4 stories allowed under the PRD Master Plan. Table 1 presents breakdowns for the units within each building, and Table 2 shows the different unit types.

**Table 1**

Building Type	# Stories	A1	B1	B2	B3	C1	Total Units per Bldg	Building Count	Total Units
100	2	4	2	4	--	--	10	16	160
200	3	6		6	--	4	16	2	32
300	2	8	--	4	2	2	16	6	96
400	3	12	--	6	3	4	25	2	50
<b>TOTALS</b>	--	--	--	--	--	--	--	<b>26</b>	<b>338</b>

The units will range in size from 786 to 1,399 square feet. Each unit has private open space in a patio for first floor units, and on balconies for units above the ground floor. Storage is provided in an enclosed area accessible on the same floor as each unit, with sizes from 146-423 cubic feet each (minimum required is 144 cubic feet). Each unit type is further detailed in Table 2.

**Table 2**

Unit Type	Square Footage	Bedrooms/ Baths	Private Open Space		Number of Units
			Ground Floor (min 200 sf)	Balcony (min 50 sf)	
A1	786	1/1	201 or 232	104	148
B1	1,126	2/2	N/A	79	32
B2	1,144	2/2	273 or 294	60	112
B3	1,236	2/2	207	91	18
C1	1,399	3/2	N/A	74	28
				<b>TOTAL</b>	<b>338</b>

**Parking**

The project is required to provide a total of 676 resident parking spaces; 2 spaces per unit – 1 covered and 1 uncovered (338 spaces each). For this site, the guest parking ratio is based on a parking study, which recommended a ratio of 0.3 per unit (this exceeds the standard City requirement of 0.2 per unit), with a maximum of 287 spaces provided in enclosed garages (ratio of 0.85 garages/unit). The project meets these requirements as summarized in Table 3.

**Table 3**

Off-Street Parking	Covered		Uncovered		Total
	Garage Spaces	Carports	Resident Open	Guest Spaces	
Required	338 (max 287 garage)		338	101	777
Proposed	260	78	338	102	778

**Landscape Design**

The landscape within Terraza is designed to provide for high quality recreational amenities and outdoor living areas for future residents. The design complements the architectural style with the use of clean, bold, simple forms in both the landscape palette and hardscape materials. Plant materials have been selected for variety in color and texture. The large rear slope is

proposed to be landscaped with native and drought tolerant plant materials to require limited supplemental water once established.

There will be an abundance of recreational amenities for future residents and guests throughout the project which is indicative of the attention to detail and “quality of life” designed into the project. The recreation building and pool complex is designed as the focal point of the community, and is centrally located along the northern edge of the development. This area includes the pool and spa, situated to take advantage of the views offered to the north and west. This facility will have barbecue and fire pit gathering areas, game rooms, a central kitchen available for parties and classes, a common room and fitness center. This building also incorporates the leasing offices.

Active and passive open spaces are distributed throughout the site and are linked by pedestrian walkways. Seating areas, workout stations and passive overlook areas take advantage of the views offered by the site’s prominent location above the surrounding terrain. Volleyball, bocce ball, horseshoes, tot lots, additional barbecue, fire pit and seating areas, and two dog park areas are also provided within the Terraza project.

The PRD Master Plan standard for common usable open space is 15% of the net area, equal to 140,180 square feet (3.2 acres). The proposed project far exceeds this, providing a total of 315,423 square feet (7.2 acres) of common usable open space, designed within the active and passive recreation amenity areas as described above. Additional private usable open space is provided on patios and balconies for each unit as shown above in Table 2.

### **Walls / Fencing**

A sound barrier is needed for outdoor recreation areas on the perimeter of the community along the College Boulevard and Old Grove Road frontages. Rather than using a continuous perimeter wall separating the project from the street, where buildings are close to street grade they are oriented to “engage the street” providing pedestrian and visual connectivity to the existing broad, landscaped parkways on both streets, that include meandering sidewalks. For private patio and balconies along these streets, a combination of solid masonry and glass panels will be used to maintain an open character while providing for sound mitigation. Where recreation areas are located between buildings, the wall will be recessed from the face of the building with landscape and architectural features used to enhance the streetscape, while meeting functional requirements as a sound attenuation wall. In the westerly portion of the site, buildings will be located atop a slope bank, and a six-foot perimeter sound wall will be used in this location.

The north and west boundaries of the project will have a decorative tubular steel view fence with masonry pilasters to maintain view opportunities to the north and west. Fencing at the pool area will include a five-foot glass view fence.

There are minimal retaining walls in the project, which are designed to blend visually as an extension of the landscape/hardscape design and entries where necessary throughout the project

site. One retaining wall is located at the westerly edge of the site to provide for the required sewer maintenance access road. The retaining walls will vary in height with none over four feet high.

### **Rancho Del Oro Residential Density Management / Allocation Amendment**

Residential development in Rancho Del Oro is regulated by a Density Management Table that establishes a range of permitted densities and unit counts within individual Village areas. For Village XII the current density allocation for the site is 339 units (12.0 du/ac). The proposed project is within the density range with 338 units. An Allocation Amendment for the proposed 338 units is included as part of the application.

### **Summary**

The Terraza project represents the residential development of this parcel as envisioned by the Rancho Del Oro PRD Master Plan. The project has been designed to be sensitive to the variety of surrounding land uses and provides a transition between the more intense business park uses located to the south and the single family developments located to the north and east. The high quality architecture and landscape are designed to be appealing to residents, neighbors and visitors. The project will create highly amenitized rental housing within the City of Oceanside. The site design has been well thought-out and will provide ample space for passive and active recreation opportunities throughout the development. The project meets all of the goals, intents and objectives of the City's General Plan, Zoning Ordinance, and the Rancho Del Oro PRD Master Plan. This development will create a superior new residential community for the City.

### **Findings for Development Plan**

The City of Oceanside Zoning Ordinance stipulates that five specific findings must be made before a Development Plan can be adopted.

1. *That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance.*

The site plan and physical design of the project is consistent with the purposes of the Zoning Ordinance because it meets the intent of applicable development regulations and design standards over the entire site by adhering to required setbacks, height limitations, open space requirements, and off-street parking requirements. Additionally, this project is regulated by the Rancho Del Oro PRD Master Plan and the project is designed in full accordance with its development standards.

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

The Development Plan as proposed conforms to the General Plan of the City of Oceanside because the proposed residential use is consistent with the Rancho Del Oro Specific Plan designation for the property, the proposed density is within the limits

established by the Density Management Table of the Specific Plan, and the apartment product type is allowed by the PRD Master Plan requirements established for this site.

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

The area covered by the Development Plan can be served by existing public services, utilities and public facilities. As part of previous development under the RDO Specific Plan, infrastructure was sized and located to serve development of this site. The project is within the density limits established and anticipated for this site.

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

The project is compatible with existing and potential development in the surrounding areas because it conforms to the density and design requirements established by the PRD Master Plan and provides a transition between the more intense business park uses to the south and the single family developments located to the north and east. The proposed residential architecture will respect the style and scale of the surrounding residential developments. The proposed design locates 3-story buildings across from the business park, with 2-story residential buildings adjacent to all other perimeter areas. The buildings use pitched roofs with building materials and architectural details that are compatible with other residential developments in the vicinity of the project.

5. *That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside, and Section 3039 of this ordinance.*

The subject site does not contain undevelopable land or qualifying slopes, and is not subject to provisions of the Land Use Element or the Development Guidelines for Hillside in Section 3039 of the Zoning Ordinance.

#### **Findings for Conditional Use Permit**

Within Rancho Del Oro, all apartments require a Conditional Use Permit, which is a part of this application. The City of Oceanside Zoning Ordinance stipulates that three specific findings must be made before a Conditional Use Permit can be adopted.

1. *That the proposed location of the uses is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located.*

The location of the project is in accord with the objectives of the Zoning Ordinance and is consistent with the surrounding properties because it is a residential project on property designated for residential development by the RDO Specific Plan and the

apartment product type is authorized on this site by the PRD Master Plan. The proposed density is within the limits of the RDO Density Management Table. The site plan and physical design of the project is consistent with the purposes of the Zoning Ordinance because it conforms to the applicable development regulations and design standards over the entire site, adhering to required setbacks, height limitations, open space requirements, and off-street parking requirements. Additionally, this project is regulated by the Rancho Del Oro PRD Master Plan and the project is designed in full accordance with its development standards.

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

The proposed location of the apartments is consistent with the General Plan because the proposed use is consistent with the land use and product types established for the site by the RDO Specific Plan and the PRD Master Plan requirements. The project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use because it has been designed to meet development criteria and standards for the location of uses on the site, is consistent with all applicable laws and regulations including storm water, geotechnical and environmental standards. It will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City because it will provide desirable, high quality housing to the general community.

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

The proposed apartment use complies with the provisions of the Zoning Ordinance because it complies with or exceeds all of the development and design standards of the RDO PRD Master Plan, does not need any variance from the development standards established therein, and the project will provide a variety of excellent design features.