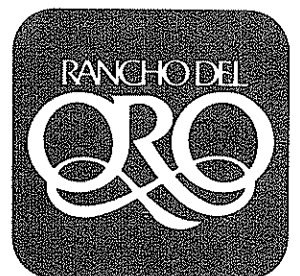


**PLANNED RESIDENTIAL
DEVELOPMENT
MASTER PLAN**



**RANCHO DEL ORO
PRD MASTER PLAN**

OCEANSIDE, CA

SUBMITTED TO:

**CITY OF OCEANSIDE
COMMUNITY DEVELOPMENT
DEPARTMENT
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**OCEANSIDE CITY COUNCIL
OCTOBER 15, 1985
RESOLUTION NO. 85-240**

TABLE OF CONTENTS

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
100	DEVELOPMENT ADMINISTRATION	1
	101 PURPOSE AND AUTHORITY	1
	102 PROJECT APPROVAL PROCESS	3
	103 PLANNING AND DEVELOPMENT BOARD	4
	104 MODIFICATIONS AND WAIVERS	5
	105 HOMEOWNERS ASSOCIATION	5
200	ZONING AND LAND USE	7
	201 DENSITY	7
	202 DWELLING UNIT TYPES	7
	203 ILLUSTRATIVE SITE PLANS	10
	204 ACCESSORY BUILDINGS AND USES	10
	205 ANIMALS AND LIVESTOCK	11
	206 CONDITIONAL USES	11
300	CIRCULATION	13
	301 RESIDENTIAL VILLAGE COLLECTOR	13
	302 RESIDENTIAL TRACT COLLECTOR	13
	303 RESIDENTIAL TRACT STREET TYPE 1	13
	304 RESIDENTIAL TRACT STREET TYPE 2	14
	305 RESIDENTIAL PRIVATE STREETS	14
400	DESIGN STANDARDS	15
	401 APPLICABILITY	15
	402 SETBACKS	15
	403 BUILDING HEIGHT	16
	404 LOT COVERAGE	17
	405 PARKING	17
	406 STORAGE	19
	407 COMMON OPEN SPACE	19
	408 PRIVATE OPEN SPACE	20
	409 STREET LIGHTING	20
	410 UTILITIES	21
	411 GRADING	21
	412 ARCHITECTURAL REGULATIONS	21
	413 LANDSCAPING	22
	414 SIGNS	23

APPENDIX A - GLOSSARY OF TERMS

APPENDIX B - PRD MASTER PLAN EXHIBITS

APPENDIX C - CITY COUNCIL AND PLANNING COMMISSION RESOLUTIONS

LIST OF EXHIBITS

(All Exhibits located in Appendix B)

<u>EXHIBIT</u>	<u>TITLE</u>
1	RANCHO DEL ORO SITE LOCATION MAP
2	PRD ZONING MAP
3	RESIDENTIAL VILLAGE LOCATIONS
4	REVIEW PROCESS FLOW CHART
5	ILLUSTRATIVE RESIDENTIAL PRODUCT TYPES
6	PRODUCT TYPES A, B, and C
7	PRODUCT TYPES D, E, F, and G
8	PRODUCT TYPES H, I, J, and K
9	ILLUSTRATIVE SITE PLAN: VILLAGES I & II
10	ILLUSTRATIVE SITE PLAN: VILLAGE III
11	ILLUSTRATIVE SITE PLAN: VILLAGES IV & VII
12	ILLUSTRATIVE SITE PLAN: VILLAGES V & VI
13	ILLUSTRATIVE SITE PLAN: VILLAGE VIII
14	ILLUSTRATIVE SITE PLAN: VILLAGES I & II SINGLE FAMILY ALTERNATIVE
15	CIRCULATION SYSTEM
16	STREET CROSS SECTIONS: A-F2
17	STREET CROSS SECTIONS G-M2
18	CUL-DE-SAC PARKING DESIGN

ARTICLE 100

DEVELOPMENT ADMINISTRATION

101. PURPOSE AND AUTHORITY.

This Planned Residential Development Master Plan has been prepared pursuant to the Rancho Del Oro Specific Plan for the Rancho Del Oro property (Exhibit 1) and Section 2503(4) of the City of Oceanside Zoning Ordinance which regulates the PRD Master Plan contents. The standards and regulations contained herein shall apply to all the residential areas of Rancho Del Oro which are zoned PRD as indicated on Exhibit 2.

The purpose of the Residential Master Plan Text is 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 development standards are intended to promote and preserve an efficient, attractive environment, to insure construction of improvements of proper design and materials which enhance the economic and/or aesthetic value of the property, to provide for architectural flexibility while maintaining continuity of design excellence in all buildings, to secure and maintain proper setbacks from streets, and to provide open spaces between structures.

The overall concept for Rancho Del Oro is to create a sense of community through development of uniform streetscape elements that will identify the location as a part of Rancho Del Oro. The residential portions of Rancho Del Oro will be developed in eleven villages as established by the Specific Plan and indicated on Exhibit 3. Each village is further divided into neighborhood tracts, which are the smallest increment of development approval.

The village layout and circulation system are based on an overall grading concept for the Ranch which largely results in villages being separated from each other by landform features and circulation facilities. Each village will include cohesive design elements to create an individual community theme for that village. Distinct entry statements will be provided into the villages with common landscape treatments, streetscape on public streets, signage, and building design features to unify that village.

Within each village, neighborhood tracts will be required to meet the design standards of this Master Plan text, and will be expected to maintain the theme for that particular village, as well as the overall Rancho Del Oro community character. It is intended that consistent architectural and design features be provided to implement this theme for the area, particularly along major public street corridors. However, it is specifically not intended to restrict the Rancho Del Oro development to one style or product type. Rather, there should be architectural diversity and flexibility within the PRD area, with each village style focused on traditional architectural themes.

The goal of the Rancho Del Oro village concept is to provide sufficient flexibility to respond to housing market conditions within a cohesive development pattern. This flexibility will be provided through the variety of product types identified by this Residential Master Plan Text as suitable for development within Rancho Del Oro. Individual neighborhood tracts can be developed with various product types in response to market demands within the design concept for the village.

To guide the development of neighborhood tracts within each village, some general goals for product type are specified in this Master Plan. These goals should be considered in the evaluation of Development Plans for each tract.

General Guidelines

- a. A variety of residential product types is desirable within Rancho Del Oro, and Villages should include a mix of products to provide diversity.
- b. The development of neighborhood tracts should provide continuity of design within the site and should consider the design features of adjacent development areas.
- c. Higher density product types should be located near arterial streets, commercial areas and community facilities.
- d. Where similar product types are clustered, sufficient variation in design should be provided to avoid monotony.

The circulation system is designed so that all neighborhood tracts within a village are served by a Residential Village Collector or Residential Tract Collector Street.

Individual dwellings will be served by local, residential tract streets. No housing will front on the village and tract collector streets, nor will on-street parking be permitted on these streets.

A variety of illustrative village plans are included within this Residential Master Plan Text. These indicate the potential design features and layouts for each village based on a careful evaluation of access, circulation, open space, and relationships to adjacent land uses. These illustrative plans are intended to serve as a guide for the evaluation of the Development Plans for residential projects within Rancho Del Oro.

102. PROJECT APPROVAL PROCESS.

All development plans for any residential project in Rancho Del Oro shall be processed and reviewed as described in this section and presented on Exhibit 4.

1. The Developer shall review the development standards contained within the PRD Master Plan Text as represented in the Illustrative Village Plans and develop a project concept based on those standards.
2. Concept plans shall be prepared in conformance with the development standards and submitted to the Rancho Del Oro Planning and Development Board (described below) for review.
3. Subsequent to Board approval of the concept plans, a Development Plan (including a site plan for the building layout, architectural elevations and floor plans of the buildings, and landscape plan conforming to Section 2508 of the Oceanside Comprehensive Zoning Ordinance [Ord. 78-1]), and Tentative Map shall be prepared and submitted to the Planning and Development Board for review and approval.
4. Subsequent to approval by the Board, and prior to issuance of any building permits, the Development Plan shall be submitted to the City Planner for processing and approval by the Planning Commission pursuant to Section 2511 of the Zoning Ordinance which regulates procedures for Development Plans. If a rental apartment project is proposed, a concurrent Conditional Use

Permit shall also be required. The concurrent Tentative Map shall be submitted for approval by the Planning Commission as provided for in the Oceanside Subdivision Ordinance and State Subdivision Map Act.

5. The smallest increment on which Development Plans and Tentative Maps shall be approved is a neighborhood tract as defined in the Rancho Del Oro Specific Plan and legally created by the Land Management Map.

103. THE PLANNING AND DEVELOPMENT BOARD.

The Rancho Del Oro Planning and Development Board (the Board) shall be structured as follows:

1. The Board shall initially consist of three members appointed by Collins-Rancho Del Oro Company. Action by the Board shall be taken by majority vote of the members. This Board shall be responsible for adopting its own bylaws and operating procedures. A separate Board for the residential areas of Rancho Del Oro will be formed, with representatives appointed by the Master Residential Village Association. This Board, in conjunction with individual Boards for each of the non-residential land use categories of Rancho Del Oro, will be successors in interest to the Planning and Development Board initially formed by the Developer.
2. The Board shall establish and maintain overall quality standards for the property, compatible with this PRD Master Plan Text, the Specific Plan and Residential CC&R's for Rancho Del Oro. These standards include the grading plans, infrastructure improvements, and landscape concept plans, as well as conformance with the conceptual standards for each village shown on the illustrative site plans. Plans and specifications shall be submitted to the Board for review and approval for conformance to this Master Plan, and the Rancho Del Oro Specific Plan, prior to the time of submission of an application to the City of Oceanside for any permits.
3. In reviewing plans and specifications, the Board shall consider, among other things, the following factors: conformance to the Specific Plan, the Master Plan development standards, illustrative plan, and product type description;

the conformity and harmony of external design with surrounding development; quality and consistency of visual or aesthetic concerns; the attributes and appropriateness of proposed uses; relationship of improvements with neighboring sites; the topography, grade, and finished pad elevation of the site; the scale and appearance of building elevations; the scale of buildings in relation to nearby streets and adjacent sites; the adequacy of on and off-street parking; the amenities and incentives proposed; and the conformity with the purpose and intent of the PRD Master Plan Text, the Rancho Del Oro Specific Plan, Residential CC&R's and any other development standards approved by the City of Oceanside for the property.

104. MODIFICATIONS AND WAIVERS.

Development Standards set forth in this text encompass and affect the residential villages of the Rancho Del Oro Planned Residential Development in their entirety. The purpose of the development standards is to minimize processing time and development costs for proposed uses which are compatible with the standards.

Where a modification or waiver of any standard contained within this Master Plan Text is desired, a variance request must be made prior to or concurrent with Development Plan review by the City in accordance with the requirements of Article 19 of the Oceanside Zoning Ordinance.

The variance of standards shall be based upon specific and/or unique design considerations relating to a site and applied in a manner consistent with the adopted Master Plan. If the requested variance is for an existing development, the procedures as defined in the Oceanside Zoning Ordinance must also be followed.

105. HOMEOWNERS ASSOCIATION.

It is the intent of Rancho Del Oro to provide for the long-term enforcement of these development standards through the adoption of Covenants, Conditions, and Restrictions (CC&R's) that will apply to every residential project within Rancho Del Oro. These CC&R's will be consistent with all the development standards as contained

within the Master Plan and shall provide for the formation of one or more homeowners' associations which shall be responsible for the enforcement and maintenance of the various standards.

A homeowners' association shall be responsible for the on-going maintenance of common landscaped and recreational areas within each tract, including parkways and street furniture along village and tract collectors and streets, minor slope banks and open space areas within the tracts. It is anticipated that all homeowners' associations will be affiliated with a Master Homeowners Association which will be responsible for maintenance of parkways and median strips along Ranch Major and Secondary Arterials, Ranch Collectors, major slope banks, open space areas along streets and as shown on the Specific Plan for Rancho Del Oro, subject to the right to assign such obligations to a Maintenance District.

ARTICLE 200

ZONING AND LAND USE

The residential villages of Rancho Del Oro shall be zoned Planned Residential Development (PRD). The purpose of this zoning classification is to encourage a desirable living environment, with efficient and aesthetic use of land through utilization of innovative residential development. The PRD Zone provides for preservation of common open areas including natural slopes and other natural features as designated in the Rancho Del Oro Specific Plan. This zone will also encourage efficient use of public facilities and ensure compatibility with existing residential areas.

201. DENSITY.

The density of any residential development within the project area shall be determined by the most current Residential Density Management Map and Table as contained in the Rancho Del Oro Specific Plan.

In accordance with the Density Management Regulations as contained in the Specific Plan, all Tentative Maps and Development Plans submitted for residential projects within Rancho Del Oro shall be within the minimum and maximum densities as specified on the Density Management Map.

Densities on this map are computed in accordance with the Oceanside General Plan and Hillside Development Regulations. The ability of any development to achieve these densities is dependent on conformance to the development standards in this Master Plan as well as those contained in the PRD Zone. The City of Oceanside has the right to adjust densities in order to achieve the development criteria.

Each residential area is assigned a current allocation of density as indicated on the Residential Density Management Table of the Specific Plan. If the project being submitted is not exactly at the current allocation, then an Allocation Amendment must also be filed in accordance with the procedures contained within the Specific Plan.

202. ILLUSTRATIVE RESIDENTIAL PRODUCT TYPES.

The standards for development of any neighborhood tract within a village shall be those

set forth for the type of development proposed for that neighborhood tract. The residential product types are summarized on Exhibit 5 and are depicted graphically in Exhibits 6-8. They are more fully described as follows:

- A. Estate Cluster Family Fee Lots (10,000 sq.ft. Min: 2.5 du/ac)
- B. Fee Lots (10,000 sq.ft. Min: 3.5 du/ac)
- C. Fee Lots (6,000 sq.ft. to 10,000 sq.ft.: 3.5 to 5.0 du/ac)

Development under these designations (A, B, and C) shall have one dwelling unit located on an individual lot. Houses shall be set back from all property lines and lot sizes shall range from 1/2 acre to 6,000 square feet based on product type. Streets serving these lots shall generally be public, but may be private at the option of the developer. A two-car garage shall be provided on each residential lot in these categories.

- D. Fee Lots (4,000 sq. ft. to 6,000 sq. ft.: 5-7 du/ac)

This product type shall consist of detached single family dwellings on individual lots with a sideyard orientation. The units may be located with a zero lot line on one side and a minimum 10 foot setback on the opposite side or may be set back from both side property lines with a use easement over the adjacent lot on one side, so that the effect is the same as a zero lot line project. Usable common open space shall be provided in addition to the individual lot areas. Streets shall generally be public but may be private at the option of the developer. Off-street parking for each lot shall be provided by a two-car garage.

- E. Patio Homes (5-7 du/ac)

Development under this designation shall consist of attached dwellings on individual lots with a zero lot line setback on one side. Houses shall be attached on the common property line with minimum 10-foot setbacks on the opposite side. Usable common open space shall be provided in addition to the individual lot areas. Streets shall generally be public, but may be private at the option of the developer. Off-street parking for each lot shall be provided by a two-car garage.

F. Detached Clusters (7-10 du/ac)

Development under this designation shall be single family homes on individual lots clustered with common parking and usable open space areas. Homes shall generally be set back from all property lines. Private fenced side and rear yards may be provided. Streets serving the dwellings and common parking areas shall generally be private, however, public cul-de-sacs may provide access to private driveways. A two-car garage shall be provided for each unit.

G. Attached Clusters (7-10 du/ac)

Dwellings constructed under this concept shall be attached units sharing common walls clustered in groups of two or more. Private side and rear yards may be provided. Common areas surrounding these yards shall be landscaped, with common open space areas and recreational facilities maintained by a homeowners association. Streets shall generally be private, but driveways to dwellings may take access off public cul-de-sacs. A two-car garage shall be provided for each unit. Common parking areas shall be provided for guest parking.

H. Townhomes (10-12 du/ac)

Projects developed under this designation shall be attached one and two story dwellings in groups of three or more. A two-car garage shall be provided for each unit. A small private rear yard and common recreational facilities shall be provided. Landscaped common areas and private drives shall be owned and maintained by a homeowners association. Guest parking shall be provided off common drives.

I. Townhomes/Stacked Flats (12-15 du/ac)

Development under this category shall be attached units that may combine townhomes and stacked flats in one building. Private patios and balconies and common recreational facilities shall be provided, with all grounds in common ownership. Private drives and common areas shall be owned and maintained by a homeowners association. Two parking spaces shall be provided for each unit with at least one of those spaces in a carport or garage. Common parking spaces shall be located off private streets.

J-K Condominiums/Apartments (15-21 du/ac)

Multiple family projects developed under these two categories shall be stacked flats. These dwellings units may be individually owned or rented. Landscaped common areas and private recreational facilities shall be provided. For condominium projects, these common areas and facilities would have ownership and maintenance by a homeowners association. Streets shall be private and parking shall be provided in common areas. Two parking spaces shall be provided for each unit, with at least one of these spaces being covered. If proposed as apartments, a Conditional Use Permit shall be required as specified in Section 206 of these regulations.

203. ILLUSTRATIVE SITE PLANS.

Illustrative Site Plans, Exhibits 9-14, indicate how the development of typical villages could ultimately appear. Exhibits 9-13 are based on the initial dwelling unit allocation of the Density Management Map. Exhibit 14 illustrates an alternative development plan for Villages I and II of primarily single family product types with varying lot sizes. This alternative could be achieved by amendments to the Density Management Map Allocations as permitted by the Specific Plan, to achieve densities closer to the allowable minimums. Variations between Exhibit 9, which shows the initial allocation densities of the Density Management Map, and Exhibit 14, the single-family alternative, include: a shift in the type of unit, to provide more single-family detached and fewer attached and multi-family units; a difference in the total number of units within the Village boundaries; and a modified internal street system within certain tracts to serve the different lot configurations. This comparison is provided to illustrate the flexibility of product types that may be achieved within the neighborhood tract boundaries.

204. ACCESSORY BUILDINGS AND PERMITTED USES.

The following accessory uses are permitted on single family lots of 4,000 square feet or larger.

1. Accessory buildings, defined as any subordinate building or portion of the main building, the use of which is incidental to that of the main building on the same lot or premises, and which is used exclusively by the occupants

of the main building. If an accessory building is attached to the main building by at least a four-foot common wall, such accessory building shall be considered a part of the main building.

2. Backyard gardens for non-commercial purposes, including fruit trees, nut trees, agricultural and horticultural stock.
3. Maintaining of a mail and telephone address for commercial and business licensing purposes. This shall not be construed as allowing the active conduct of a business or trade within the residential area. Signs and Client activity are expressly prohibited.

205. KEEPING OF ANIMALS AND LIVESTOCK.

No more than four (4) mammals and/or birds may be kept on any one lot or dwelling unit. No horses or other domestic animals may be kept on individual lots, except a private stable may be permitted for a village or tract as a whole subject to the approval of the Planning and Development Board and issuance of a Conditional Use Permit by the City of Oceanside.

206. CONDITIONAL USES.

The following uses are permitted in the PRD zoned areas of Rancho Del Oro subject to issuance of a Conditional Use Permit by the City of Oceanside in accordance with the requirements of the Oceanside Zoning Ordinance.

1. Any project proposed as rental apartments utilizing Product Types I, J or K as defined in this Master Plan Text. The Conditional Use Permit shall be processed concurrent with the Development Plan as required by Article 100 of these regulations.
2. Any structure which would exceed the height limit for the product type.
3. Greenhouse structures on lots of 4,000 sq. ft. or larger or on Common Open Space lots.
4. Day Care Facilities.
5. Residential Care Facilities.
6. Churches.

The City of Oceanside Zoning Ordinance allows additional land uses within the PRD zone subject to granting of a Conditional Use Permit as specified in Article 15. Those uses, and any others not specifically listed in this section, are prohibited in the residential villages of Rancho Del Oro.

ARTICLE 300

CIRCULATION

Circulation and access to and within the Rancho Del Oro residential villages will be provided by streets of various classifications as listed below and depicted graphically on Exhibits 15-17.

301. RESIDENTIAL VILLAGE COLLECTOR (K) (56' r/w).

This street will collect traffic from the villages in Rancho Del Oro and distribute it to other villages or higher order streets within the planned community. This is the highest order street appropriate for a residential neighborhood. The residential collector has a right-of-way of 56 feet with 36 feet of pavement curb to curb. No residential units shall front on the street. On-street parking and direct residential unit access are prohibited. A meandering five-foot sidewalk is provided on one side in a landscaped parkway of varying width, maintained through a Maintenance District.

302. RESIDENTIAL TRACT COLLECTOR (L) (56' r/w).

This street will collect traffic within a neighborhood tract and provide access to a Village Collector or another neighborhood tract within a village. The 56-foot right-of-way provides for a 36-foot pavement section with on-street parking on both sides. Residences may front on both sides of the street and a 5 1/2-foot sidewalk is provided adjacent to the curb on both sides of the street. The parkway is landscaped and maintained by individual lot owners or through the Maintenance District as appropriate.

303. RESIDENTIAL TRACT STREET (M1) (52' r/w).

This street provides access and services to single family detached residential lots of 3,500 to 10,000 square feet or to the private streets of detached or attached clusters. This residential street is normally reserved for cul-de-sac or short loop streets usually serving not more than 25 dwelling units. A 36-foot curb to curb section is provided with a 5-foot sidewalk adjacent to the curb on both sides of the street. Parking is permitted

on both sides. To provide for greater flexibility in siting houses and locating driveways, rolled concrete curb and gutters may be used on the ends of cul-de-sacs within the single family detached and attached areas.

Up to seven guest parking spaces may be provided in the center of the cul-de-sac bulb on residential tract streets as shown on Exhibit 18.

304. RESIDENTIAL TRACT STREET (M2) (52' r/w).

This street provides access and services to single family detached residential lots of 10,000 square feet or larger. A 36-foot curb to curb section is provided with a 5-foot sidewalk adjacent to the curb on one side of the street. If projected traffic volumes exceed 5000 ADT, street width shall be a minimum of 40 feet wide curb to curb. Parking is permitted on both sides. To provide for greater flexibility in siting houses and locating driveways, rolled concrete curb and gutters may be used on the ends of cul-de-sacs within the single family detached areas. Where rolled concrete curb and gutters are used, the engineering detail will be subject to review and approval by the Engineering Department.

Up to seven guest parking spaces may be provided in the center of the cul-de-sac bulb on residential tract streets as shown on Exhibit 18.

305. PRIVATE RESIDENTIAL STREETS (28' pavement).

In single and multiple family detached and attached clusters, a 28-foot wide private street shall be provided with turn arounds for emergency vehicles on portions over 150 feet in length. Rolled concrete curbs and gutters may be used on any private street.

ARTICLE 400

DESIGN STANDARDS

401. APPLICABILITY.

The Design Standards contained herein shall apply to all residential villages and neighborhood tracts of Rancho Del Oro. Residential development projects shall be reviewed by the Rancho Del Oro Planning and Development Board and the City of Oceanside for compliance with these standards.

402. SETBACKS.

All development within residential neighborhood tracts shall have a setback from all Residential Tract Collector, Residential Village Collector, Ranch Collector or Ranch Arterial streets of 20 feet when parkways are the minimum 10 feet. Where parkways are larger than 10 feet, an adjusted setback of less than 20 feet may be provided, subject to review and approval by the Board and the City of Oceanside. However, where a garage faces a street, a setback of 20 feet from the sidewalk shall be maintained. The following improvements may be permitted within the setback subject to site plan review:

- a. Landscaping
- b. Steps and Walks
- c. Monument Signs
- d. Lighting Facilities
- e. Entrance Drives
- f. Street Furniture

The following minimum setbacks shall be maintained:

Single Family Housing (Product Types A, B, and C)

Front - 20 feet (measured from back of sidewalk or, if there is no sidewalk, from back of curb)

Side - 5 feet

Rear - 15 feet

Patio Homes and Fee Simple Lots (Product Types D and E)

Front - 20 feet (measured from back of sidewalk or, if
there is no sidewalk, from back of curb)

Side - 5 feet (a zero sideyard may be provided with
10 feet on opposite side)

Rear - 15 feet

Cluster Units (Product Types F and G)

10 feet from public rights-of-way, except all driveways shall be a minimum 20 feet
in length.

Side street for corner properties - 10 feet

Between buildings - 10 feet

Townhomes and Condominiums (Product Types H, I, J, K)

Front - 10 feet except all driveways shall be a minimum 20 feet in length. May
vary to promote interesting streetscape.

Side - 10 feet

Between buildings - 10 feet

403. BUILDING HEIGHT.

Building height limits shall be as follows, as measured under the Uniform Building Code,
unless a modification is granted with a Conditional Use Permit.

Product Types A-H

Two (2) stories or 35 feet above grade, except in hillside situations where a
garage/basement may be placed under two stories.

Product Types I-K

Four (4) stories or 52 feet above grade. This height is intended to permit design
flexibility for providing varied degrees of pitched and mansard roofs over a
four-story building area. For Villages VIII, IX, and X the height limit for all
product types shall be a maximum of two stories or 35 feet above grade, except in
hillside situations where a garage/basement may be placed under two stories.

404. LOT COVERAGE.

Lot coverage is defined as that portion of the area of a lot, expressed as a percentage, occupied by all buildings or structures which are roofed. This includes the main residential structure as well as accessory structures such as patio covers, roofed porches, balconies or cabanas. All horizontal dimensions shall be taken from the exterior faces of walls. Maximum building coverage shall be as follows:

Single Family Fee Lots (Product Types A-D)

Sixty (60) percent of an individual lot.

Patio Homes and Detached Clusters (Product Types E and F)

Fifty (50) percent of the entire development (not individual lot area) exclusive of all dedicated public rights-of-way.

Product Types G-K

Lot coverage is not applicable to these product types.

405. PARKING.

Parking shall be provided as specified in this section. Parking space layout shall be reviewed by the Board as part of Development Plan review.

Product Types A-H

Two-car garage for each unit.

Product Types I-K

Two parking spaces for each unit, one of which must be covered.

Parking Design Standards

1. Garages - enclosed and covered two car garages shall provide a 20' x 20' space for parking.
2. Carports - covered carports shall provide a 10' x 20' space for parking. Carports shall be designed to meet three goals: provide shade for cars; screen vehicles from public streets and adjacent projects; and screen headlights from

dwelling units. To accomplish these goals flexibility in carport design is provided to encourage creative solutions. Design and materials shall be compatible with the dwelling units, however, metal poles and corrugated fiberglass are prohibited. The Board shall review carport design to insure these goals are achieved.

3. Open Parking Spaces - open parking spaces shall be provided according to one of the following methods:
 - a) All spaces 9' x 18' in size;
 - b) Standard car spaces of 9' x 20' and a percentage of small car spaces in accordance with the following criteria: In any parking area in which ten (10) or more parking spaces are required, twenty five (25) percent of the required spaces may be small car spaces. When fifty (50) or more parking spaces are required, the allowable percentage of small car spaces may be forty (40) percent. The small car provisions shall not apply to parking spaces with pre-assigned parking. A small car space shall be 7 1/2' x 15' in size and shall be clearly marked as a small (compact) car space.
4. Surfacing - Off-street parking areas shall be surfaced with an asphaltic concrete, cement concrete, or grass-crete paving, and shall be so graded and drained as to dispose of all surface water with no water running over sidewalks or onto adjacent sites. Design detail of off-street parking surfaces is subject to review by the Engineering Department.
5. Walls - Every open parking area which abuts a public street shall be screened from public view through the use of landscaping, mounding or berming, decorative fences or retaining walls and planting areas located in the setback area, provided however, that such elements shall be an integral part of the overall site design. Such design shall be subject to the approval of the Board and the City Planner.
6. Striping -
 - (a) All parking spaces as required by these regulations, unless located in a garage or carport, shall be clearly marked on the parking surface, and shall conform to the plan of such parking area as approved by the Board and the City Planner.

- (b) In addition to the clear marking of all spaces, directional arrows shall be clearly drawn on the paved surface of access areas wherever such directions are necessary to provide for a safe pattern of traffic movement.

406. STORAGE.

Every dwelling unit shall be provided with 144 cubic feet of covered and enclosed storage area accessible from outdoor living areas. Such storage area may be located within the garage or carport or accessible from outdoor patios or balconies.

407. COMMON OPEN SPACE.

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. It is not intended that common open space duplicate public recreational facilities for formalized recreational purposes (such as softball, basketball, etc.).

Each contiguously zoned PRD area of Rancho Del Oro (Villages I-VII and Villages VIII-X) shall satisfy the common open space criteria of the PRD zone as interpreted by Council policy number 300-09 adopted December 4, 1985. This includes a requirement that a minimum of twenty five (25) percent of each contiguous PRD zoned area shall be devoted to common open spaces. Sixty (60) percent of the common open space shall be usable for active and passive recreation and shall be less than fifty (50) percent slopes. The remaining forty (40) percent may be designated as visual open space and may include slopes over fifty (50) percent. To accomplish this, the amount and type of common open space required in a Rancho Del Oro PRD tract will depend on the product type proposed for that tract as specified below. All common open space required by these product type standards shall not exceed 10 percent in grade. Steeper areas of common open space may be provided in excess of these standards as required to meet the criteria of the PRD zone.

Single Family Housing (Product Types A-C)

Shall not be required to provide common open space.

Patio Homes and Fee Simple Lots (Product Types D and E)

All Tracts using these product types shall provide a minimum of common usable open space totalling 2.5 percent of the net developable acreage of that tract. This area shall be used exclusively for neighborhood recreational facilities and be distributed throughout the neighborhood tract in areas of at least 4,000 square feet in size, in order to also achieve additional landscaped areas along streets as indicated on the Illustrative Site Plan (Exhibit 14). For those neighborhood tracts with all boundaries more than 1/2 mile from existing public park or school facilities, an additional 2.5 percent of the net developable acreage of the tract shall be provided as common open space for village recreational facilities. This 2.5 percent shall be aggregated within the tract and may be aggregated with similar open space from other tracts to form a larger community facility provided, however, each individual tract shall still contain its own neighborhood facilities.

Cluster, Townhomes, and Condominiums (Products Types F-K)

Common usable open space shall be provided within each tract containing these product types at the rate of a minimum of fifteen (15) percent of the net tract area. These areas shall be landscaped and at least 10 feet wide.

408. PRIVATE OPEN SPACE.

Development types F-K shall provide 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. Stair wells, intermediate landings, and walkways serving more than one unit, shall not count as private open space for those units above the ground floor. Private balconies and entryway landings serving only one unit shall count towards meeting this provision.

409. STREET LIGHTING.

The design of the streetlight standards on Rancho Del Oro shall be those designated in the Master Landscaping Plan. Common areas and public rights-of-way in single family detached and attached developments shall use the same streetlight standard within their villages. Detached and attached cluster developments shall have court and path lights that are compatible in design with the Village Street Light Design.

410. UNDERGROUND UTILITIES.

All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to the underground facilities and street lighting system may be placed above ground. Public utilities may be provided in private streets with appropriate easements recorded to insure access as required for their maintenance.

411. EXCAVATION AND GRADING.

All grading shall be done in accordance with the Grading Ordinance of the City of Oceanside.

412. ARCHITECTURAL REGULATIONS.

Any building or structure erected on any site shall conform to the following minimum standards:

1. All exterior wall elevations of buildings, including screening walls, shall have architectural treatment.
2. Colors, materials, and finishes shall be coordinated for all exterior elevations of the buildings to provide total continuity of design both within the site and with respect to adjoining structures.
3. The exterior walls of each building shall be finished masonry, wood, stucco, glass, or equivalent materials.
4. All roof material exposed to view from the adjacent street or immediately adjoining properties shall be of a finish material approved by the Board. Acceptable materials include clay or concrete tile, wood or composition shingles or shake, color-coated metal ribbed roofing. No exposed metal, composition sheet, or rock roofing shall be permitted.
5. No exterior walls of any building or structure shall be repainted or otherwise refinished until the materials and colors thereof shall have been submitted to, and approved in writing by, the Board.

6. Mechanical equipment, vents, stacks, apparatus, antennae, or other appurtenant items shall be incorporated into the total design of the structure in a visually attractive manner or shall be entirely enclosed and screened from view from adjoining properties and public streets in a manner which has been reviewed and approved in writing by the Board.

413. LANDSCAPING.

The Master Landscaping Plan to be prepared pursuant to the Rancho Del Oro Specific Plan shall establish the landscaping concept and plan for the public right-of-way (streetscape and slope banks) on all Ranch Arterials and Collectors and Village Collectors. The installation of landscaping shall conform to the Landscaping Manual of the City of Oceanside.

Meandering sidewalks provided within the rights-of-way of Residential Village Collectors shall be located in a landscaped parkway of varying width. The species to be planted in the parkway shall be reviewed by the City's Landscape Architect to insure that the sidewalks and streets will not be damaged. Recommendations for root guards, planting locations, or other necessary techniques shall be incorporated into the landscape plan for each Development Plan.

Single family detached and attached developments, which back upon Ranch Arterials or Collectors or Village Collectors will have a screening fence or wall provided at the setback line or at the top of slope banks, with appropriate mounding of the landscaping area with shrubbery. Detached and attached cluster developments will have the setback area mounded and landscaped to conform to the Master Landscape Plan. All open parking areas in the cluster developments will be screened as much as possible from view from public streets with landscaping. Open space and front yard landscaping shall be compatible with the adjacent streetscape and open space areas.

All landscaping within the public right-of-way shall be maintained in the short term by Rancho Del Oro in accordance with a maintenance agreement to be approved by the City Council. Over the long-term, maintenance of landscaping within the public right-of-way may be through a Maintenance District or other appropriate vehicle. The proposed Maintenance District could contain one or two levels of assessment. The first could include facilities of significant importance to the entire property,

such as parkways and median strips along Ranch Major and Secondary Arterials, Ranch Collectors and Industrial Unit Collectors, and major slope banks along public streets as shown on the Specific Plan. All properties in the Ranch would be assessed for maintenance of this level of facilities. A second category of facilities could include areas integral to individual villages, such as parkways and street furniture along village and tract collectors and streets, and minor slope banks within the villages. Assessments for maintenance of this second level of improvements would be only to the individual village deriving benefit from the improvements. This proposed second level of facility maintenance is traditionally the responsibility of a residential homeowners association. The City Council shall make the final determination on the use of Maintenance Districts as set forth in the Specific Plan.

414. SIGNS.

The Master Sign Program contained in the Rancho Del Oro Specific Plan provides a uniform sign theme throughout the entire ranch for both temporary and permanent signs. Temporary signs shall be permitted as defined by the Specific Plan. The permanent signs for each village shall relate to their surroundings in terms of size, shape, color, material, and lighting in order to complement the overall streetscape of the Rancho Del Oro Specific Plan. The Rancho Del Oro Planning and Development Board shall establish typical sign format for each residential village. The final design shall be submitted to the City Planner for review and approval. All regulatory signs (traffic control signs) must conform with State regulations. The following permanent signs are permitted in the Residential Master Plan area.

1. Village Entry Feature. The entrance to each residential village shall be identified by monument signs in the parkway of the public right-of-way as indicated in the Master Landscaping Plan.
2. Directional Sign. Directional signs to the individual tracts shall be allowed at the intersections of streets and entrances into the tracts. Only one sign shall be permitted for each intersection and one or more villages may be listed on the sign. The directional sign shall be a monument type no higher than six (6) feet from the ground with no more than 32 square feet of copy area.

3. Neighborhood Tract Sign. Each neighborhood tract will have one tract identification sign at the entrance to that neighborhood tract off any collector or arterial. These signs shall be placed in a landscaped area in conformance with the Master Landscaping Plan.

APPENDICES

APPENDIX A
GLOSSARY OF TERMS

GLOSSARY OF TERMS

Board - The Rancho Del Oro Planning and Development Board.

Development Plan - All reference to Development Plan refers to the Development Plan as required by the Oceanside Subdivision Ordinance Article 16.

Master Development Plan Text - The term Master Development Plan Text is used as defined in Section 1611 (d) of the Oceanside Zoning Ordinance.

Neighborhood Tract - The residential areas for Rancho Del Oro within villages are divided into "neighborhood tracts" which are identical to "tracts" as defined in the Rancho Del Oro Specific Plan. These areas are the components of the Density Management Map and Table used to define developable densities.

Net Developable Acres - Net developable acres are obtained by taking the gross acres of the residential area and subtracting the area of all streets, open space, natural slopes and manufactured slopes.

Rancho Del Oro Planning and Development Board - This is a minimum three-member board established by the Developer, pursuant to recorded CC&R's, as described in Section 103, whose purpose is to establish and maintain overall development standards for the Rancho Del Oro property, to implement the adopted Specific Plan and various Master Plans for Rancho Del Oro. The Board shall review and approve: amendments to the Density Management Table; development applications and improvement plans for conformance with the Specific Plan, the applicable Master Plan and recorded restrictions prior to submission of any application to the City of Oceanside for permits or approvals.

Residential Density Management Map - That map within the Specific Plan which establishes the density parameters for each of the residential areas of Rancho Del Oro. The Residential Density Management Map indicates the residential tract number, developable acres, maximum allowable density and minimum allowable density for each of the residential areas.

Residential Density Management Table - The table within the Specific Plan which indicates the number of dwelling units and corresponding density currently allocated to each of the residential areas of Rancho Del Oro. This table is also the mechanism used by Rancho Del Oro and the City to keep track of any amendments to the current allocations.

Tentative Subdivision Map - All reference to Tentative Subdivision Map refers to such maps as defined by the State of California Subdivision Map Act.

Tract Number - All of the residential areas of Rancho Del Oro are designated by a two-part tract number such as 1.1. The portion of the number to the left of the decimal point indicates in which Village the tract is located. The portion of the number to the right of the decimal point is the tract number within the Village.

APPENDIX B
PRD MASTER PLAN EXHIBITS

LIST OF EXHIBITS

EXHIBIT

TITLE

1	RANCHO DEL ORO SITE LOCATION MAP
2	PRD ZONING MAP
3	RESIDENTIAL VILLAGE LOCATIONS
4	REVIEW PROCESS FLOW CHART
5	ILLUSTRATIVE RESIDENTIAL PRODUCT TYPES
6	PRODUCT TYPES A, B, and C
7	PRODUCT TYPES D, E, F, and G
8	PRODUCT TYPES H, I, J, and K
9	ILLUSTRATIVE SITE PLAN: VILLAGES I & II
10	ILLUSTRATIVE SITE PLAN: VILLAGE III
11	ILLUSTRATIVE SITE PLAN: VILLAGES IV & VII
12	ILLUSTRATIVE SITE PLAN: VILLAGES V & VI
13	ILLUSTRATIVE SITE PLAN: VILLAGE VIII
14	ILLUSTRATIVE SITE PLAN: VILLAGES I & II SINGLE FAMILY ALTERNATIVE
15	CIRCULATION SYSTEM
16	STREET CROSS SECTIONS: A-F2
17	STREET CROSS SECTIONS G-M2
18	CUL-DE-SAC PARKING DESIGN

RANCHO DEL ORO



OCEANSIDE CALIFORNIA

LOCATION MAP

DEVELOPER
COLLINS RANCHO DEL ORO
1750 SCORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

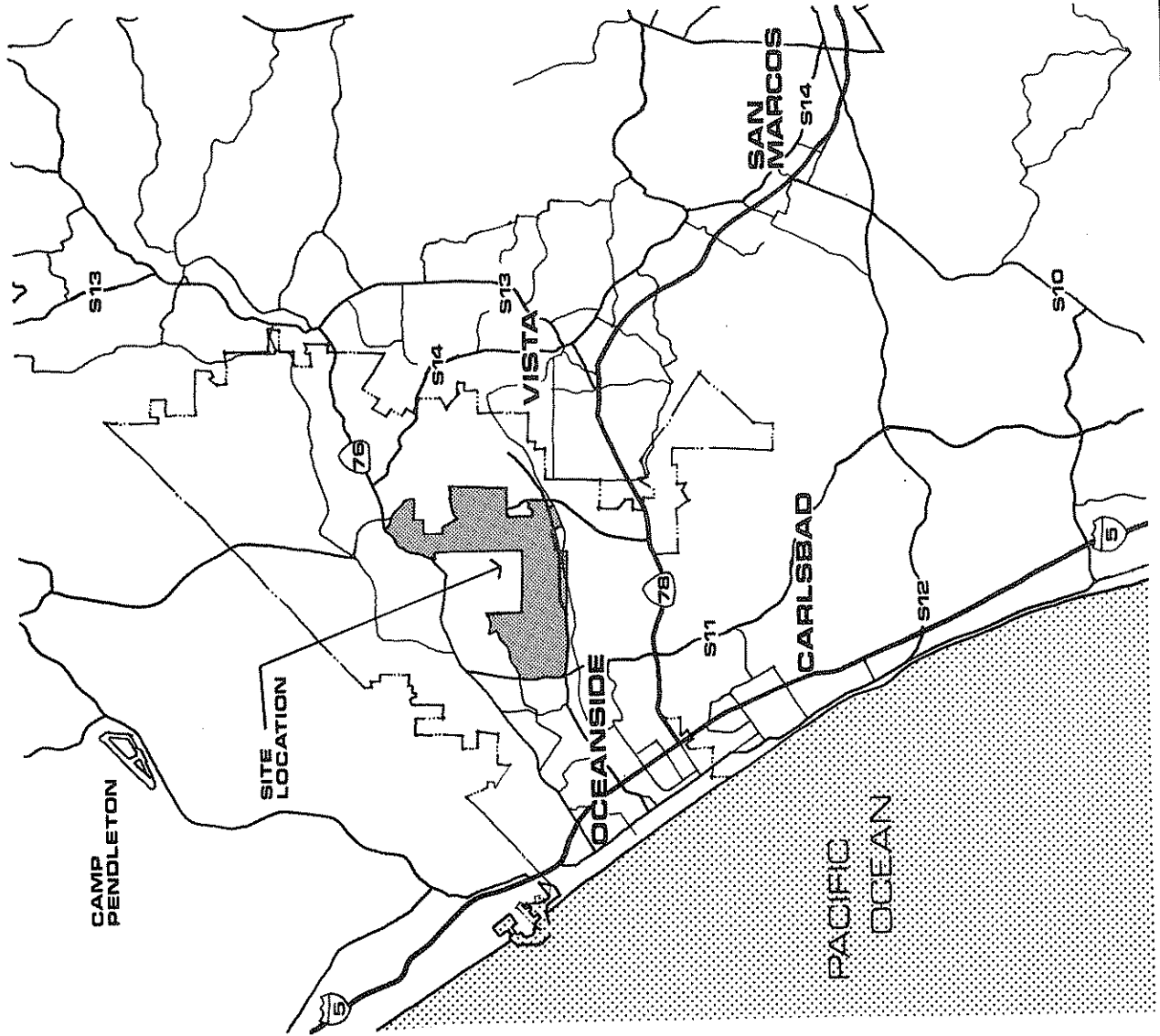
PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
COMP
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CFA ASSOCIATED
5486 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY RIZZARDO ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

EXHIBIT 1



OCT 1985

RANCHO DEL ORO



OCEANSIDE CALIFORNIA

PLANNED RESIDENTIAL DEVELOPMENT ZONING MAP

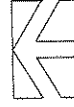
DEVELOPER
COLLINS RANCHO DEL ORO
1750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
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COMMERCIAL PLANNING
SHEP UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
4486 JAY STREET
SAN DIEGO, CALIFORNIA

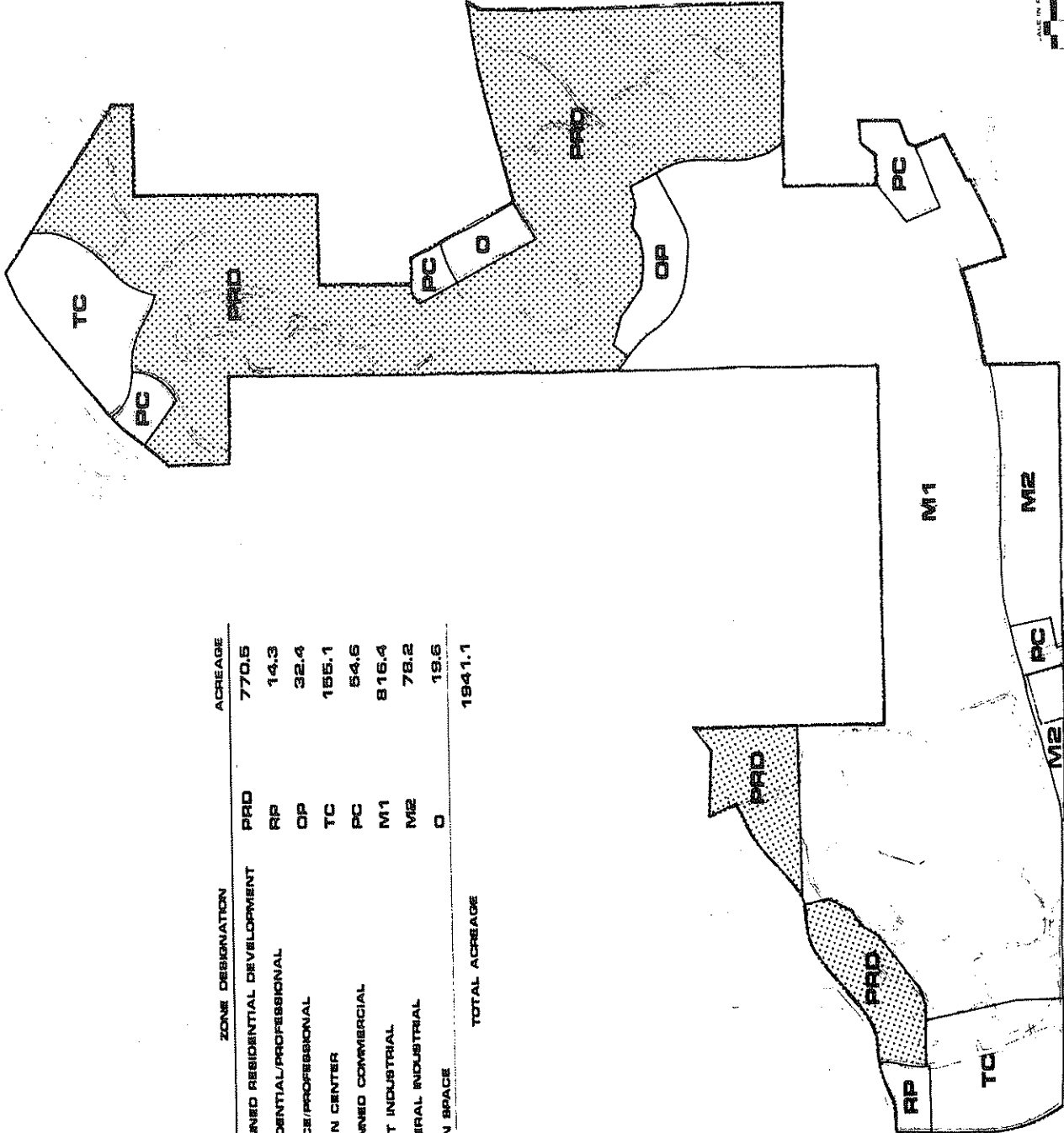
LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
535 FAY STREET
SAN FRANCISCO, CALIFORNIA



OCT 1985



EXHIBIT 2



ZONE DESIGNATION	ACREAGE
PLANNED RESIDENTIAL DEVELOPMENT	770.5
RESIDENTIAL/PROFESSIONAL	14.3
OFFICE/PROFESSIONAL	32.4
TOWN CENTER	155.1
PLANNED COMMERCIAL	54.5
LIGHT INDUSTRIAL	816.4
GENERAL INDUSTRIAL	78.2
OPEN SPACE	19.6
TOTAL ACREAGE	1941.1

RANCHO DEL ORO



OCEANSIDE CALIFORNIA

RESIDENTIAL VILLAGE LOCATIONS

DEVELOPER
COMAR RANCHO DEL ORO
10000 TORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

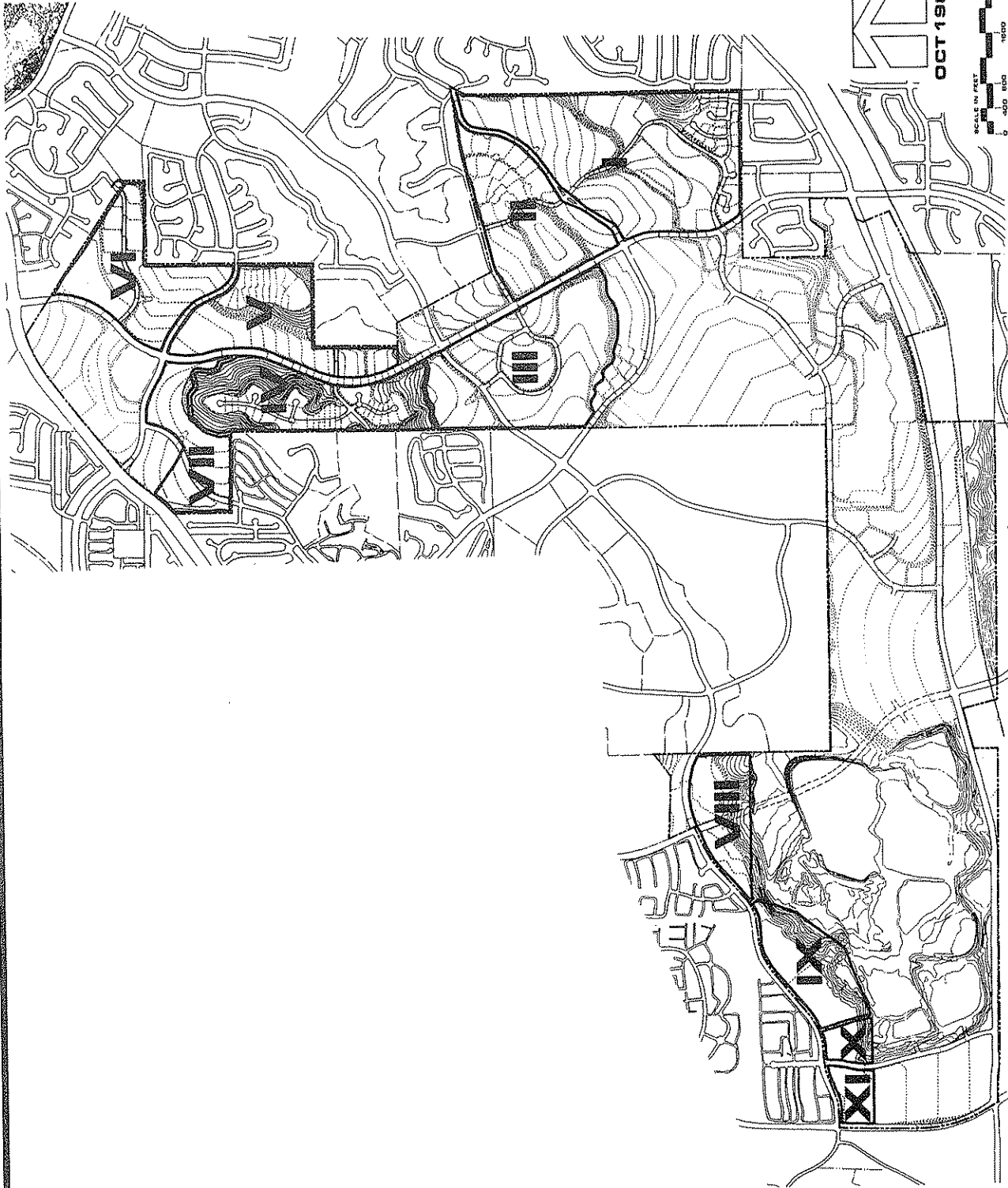
PLANNING CONSULTANT
LIGHT FOOT AND ASSOCIATES
1301 14th STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGRA LINDAS STREET
SAN DIEGO, CALIFORNIA

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CEP ASSOCIATED
5466 COMPLET STREET
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LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
336 ADAMS STREET
SAN FRANCISCO, CALIFORNIA

EXHIBIT 3

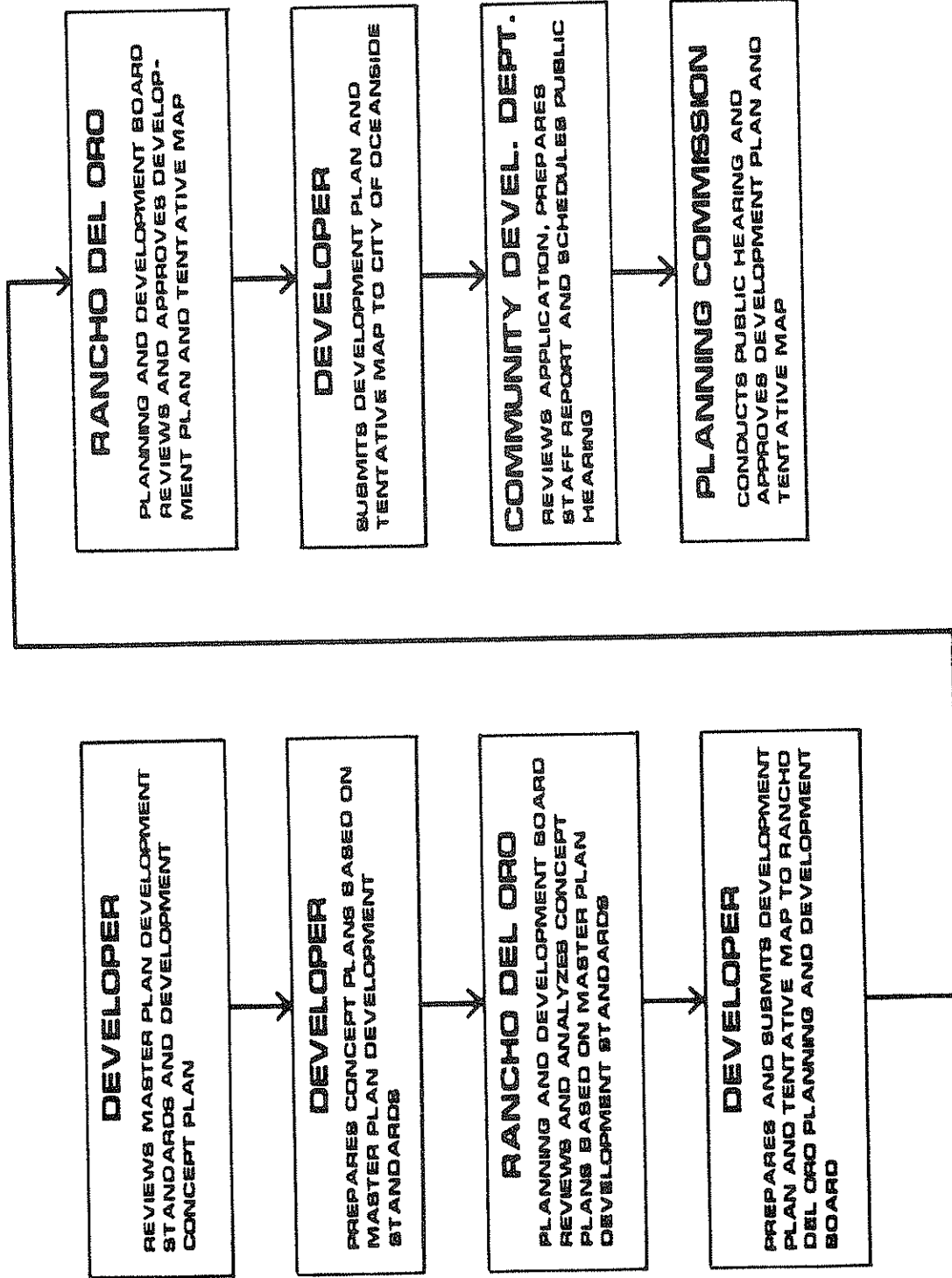


RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

PRD REVIEW PROCESS FLOW CHART



DEVELOPER
COLLINS RANCHO DEL ORO
17750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

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SCPA
UPAS STREET
440
SAN DIEGO, CALIFORNIA

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LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
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RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

ILLUSTRATIVE RESIDENTIAL PRODUCT TYPES

DEVELOPER
COLLINS RANCHO DEL ORO
17750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
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COMMERCIAL PLANNING
CRA UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
3486 CUMMINGS STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTEFLORE STREET
SAN FRANCISCO, CALIFORNIA

EXHIBIT 5

DESIGNATION	HOUSING TYPE	TYPICAL LOT SIZE (SF)	TYPICAL DWELLING UNIT (SF)	SPECIFIC PLAN DENSITY (DU/AC)
A	Single Family	10,000 SF Pad lot size varies	Varies	2.0 Maximum
B	Single Family	10,000 SF and above	Varies	3.5 Maximum
C	Single Family	6,000 SF to 10,000 SF	1000 SF to 1800 SF	3.5 to 5.0
D	Single Family	4,000 SF to 6,000 SF	900 SF to 1450 SF	5.0 to 7.0
E	Patio Homes	3,500 SF to 4,000 SF to	800 SF to 1350 SF	5.0 to 7.0
F	Cluster Detached	3,500 SF to 4,000 SF	800 SF to 1200 SF	7.0 to 10.0
G	Cluster Attached	N/A	950 SF to 1350 SF	7.0 to 10.0
H	Townhome	N/A	850 SF to 1350 SF	10.0 to 12.0
I	Townhome Stacked Flat	N/A	550 SF to 1250 SF	12.0 to 15.0
J	Condo/ Apartment	N/A	550 SF to 1250 SF	15.0 to 18.0
K	Condo/Apt. Stacked Flat	N/A	550 SF to 950 SF	18.0 to 21.0

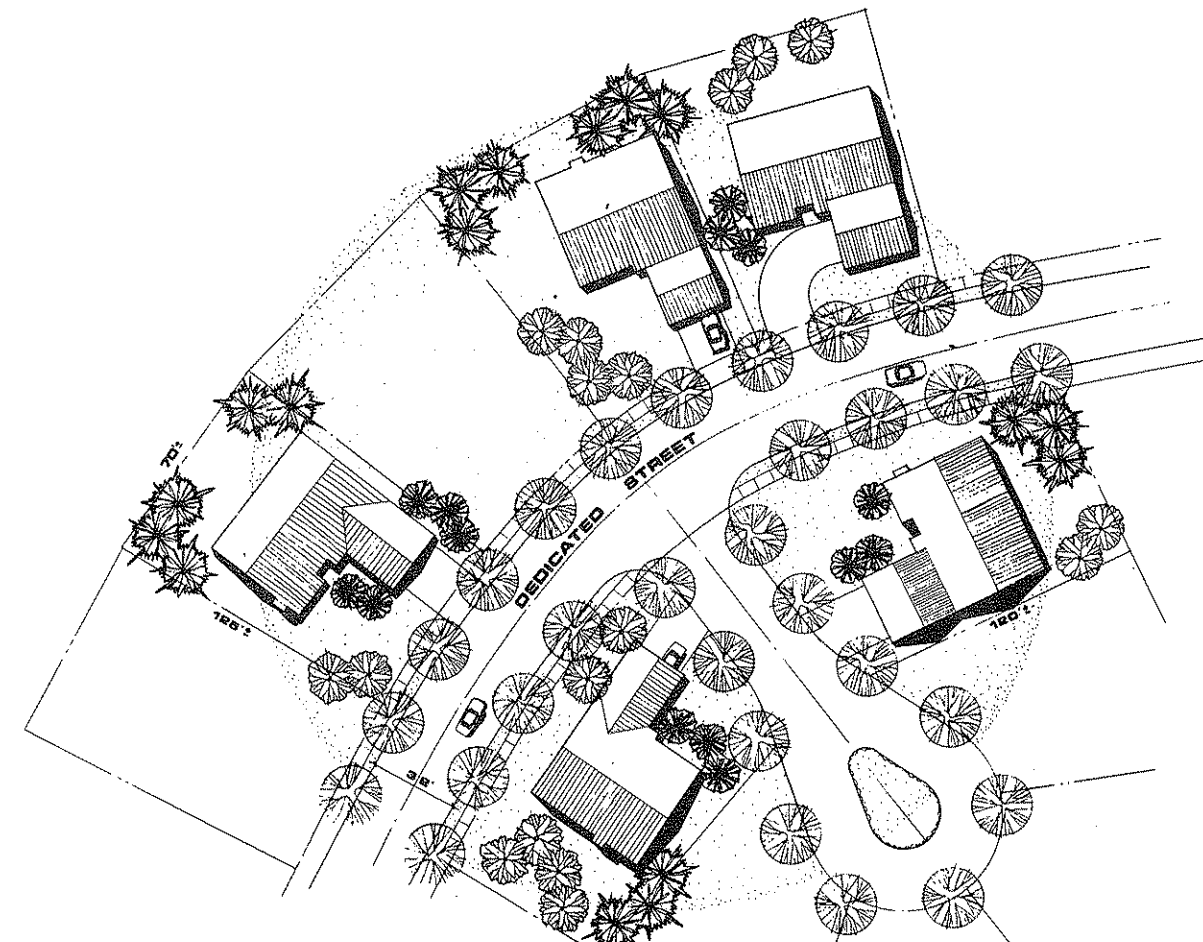
RANCHO DEL ORO



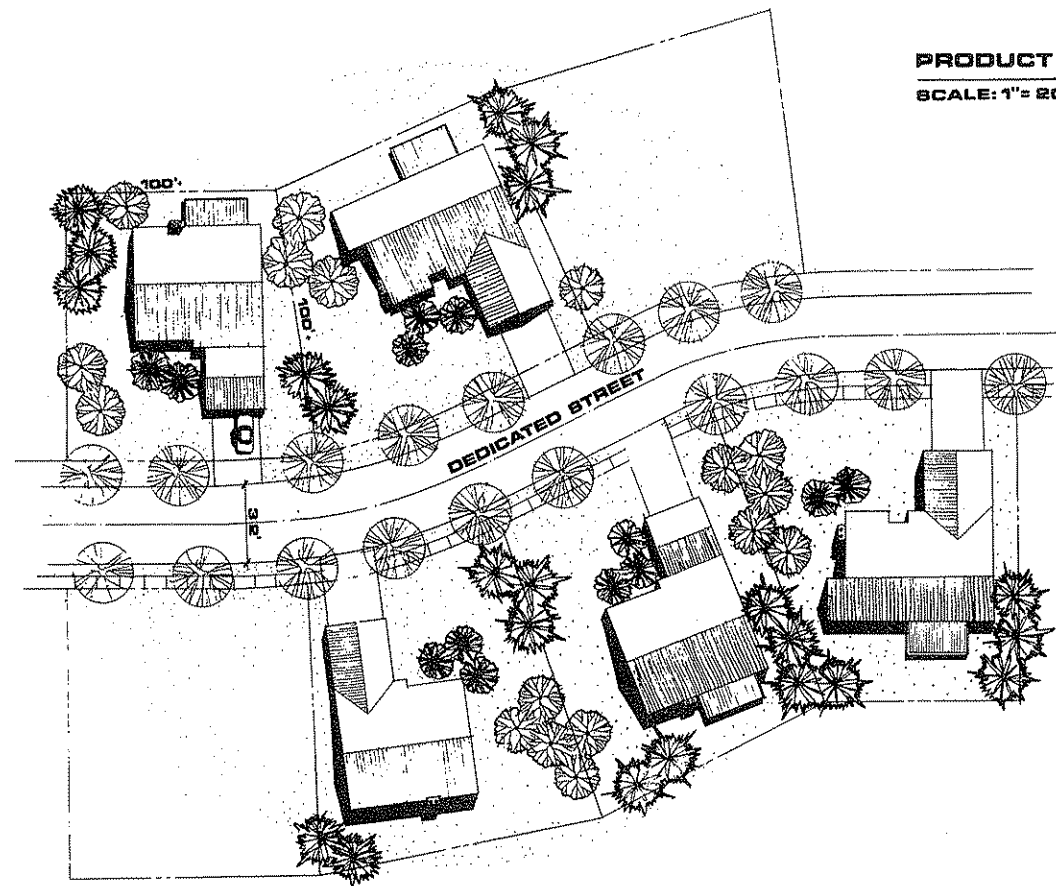
OCEANSIDE
CALIFORNIA

PRODUCT TYPE ANALYSIS

1



PRODUCT B FEE LOTS (10,000 S.F. MIN.)
SCALE: 1" = 20'-0" 3.5 DU'S/AC.



PRODUCT A ESTATE CLUSTER FEE LOTS (10,000 S.F. MIN.)
SCALE 1" = 20'-0" 1.5 DU'S/AC.



PRODUCT C FEE LOTS (8,000 S.F. MIN.)
SCALE: 1" = 20'-0" 3.5 to 5.0 DU'S/AC.

DEVELOPER
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ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

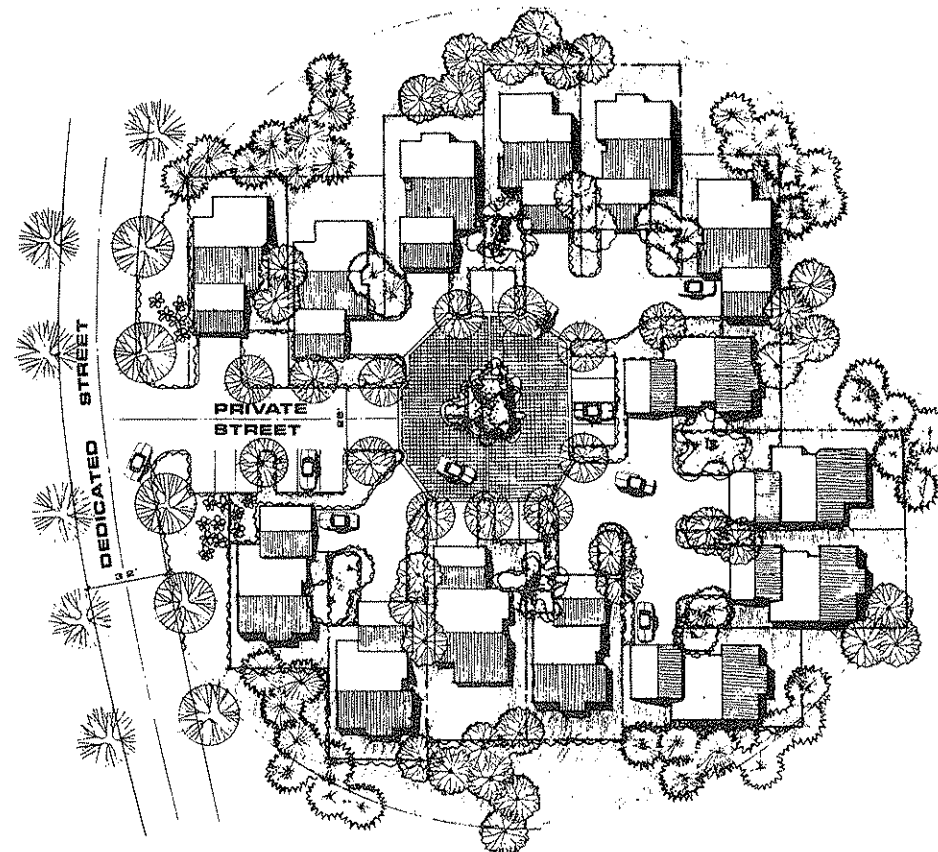
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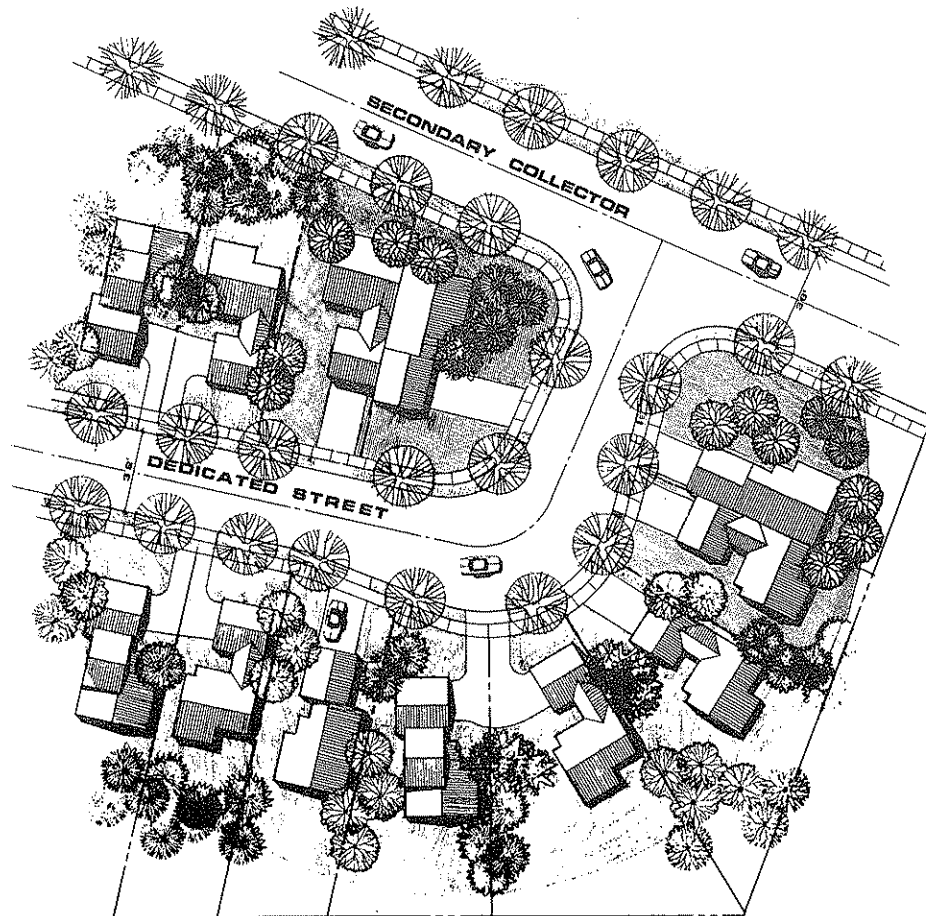
OCEANSIDE CALIFORNIA

PRODUCT TYPE ANALYSIS

2

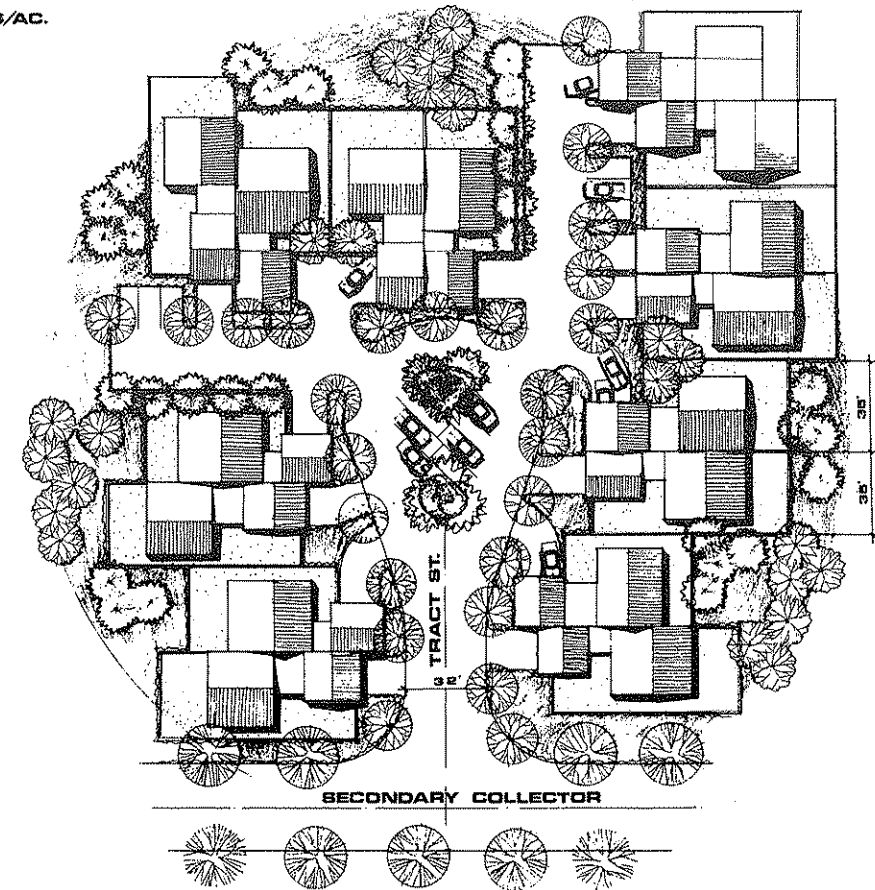


PRODUCT **F** • DETACHED CLUSTER
SCALE: 1"=20'-0" 7-10 DU'S/AC.



PRODUCT **D** • FEE LOTS (4,000 S.F. MIN.)
6-7 DU'S/AC.

PRODUCT **E** • PATIO HOMES (3,500 S.F.-4,000 S.F.)
SCALE: 1"=20'-0" 6-7 DU'S/AC.



PRODUCT **G** • ATTACHED CLUSTER
SCALE: 1"=20'-0" 7-10 DU'S/AC.

DEVELOPER
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ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

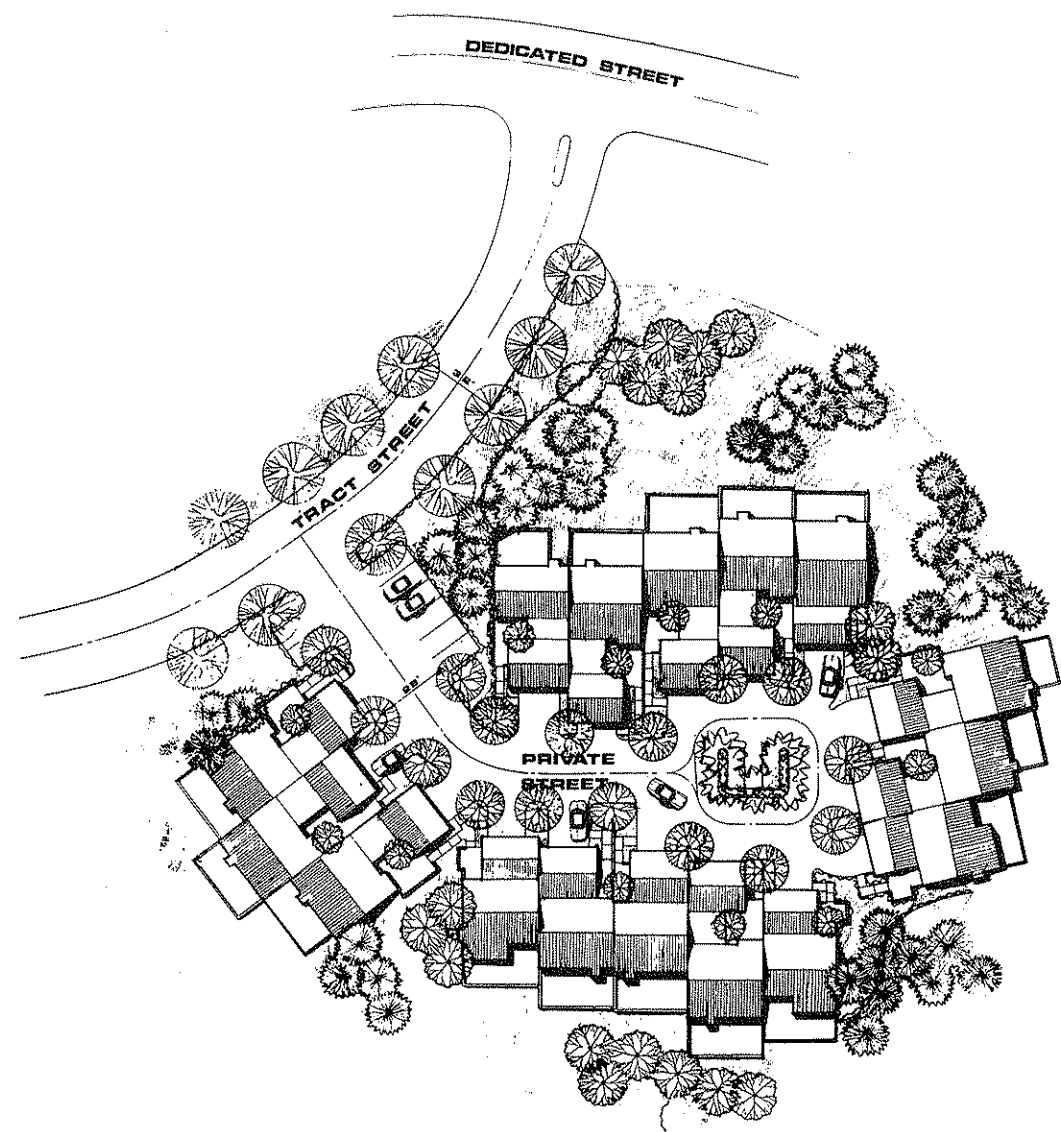
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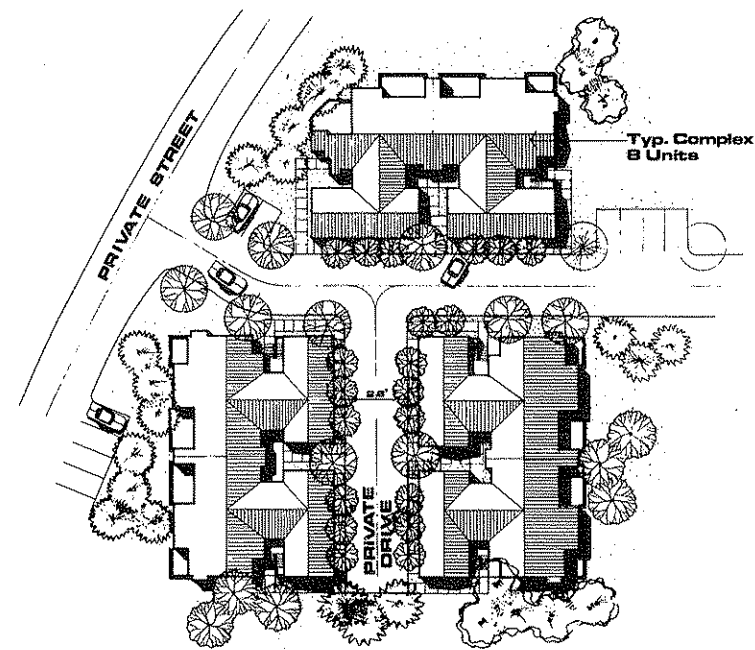
OCEANSIDE
CALIFORNIA

PRODUCT TYPE ANALYSIS

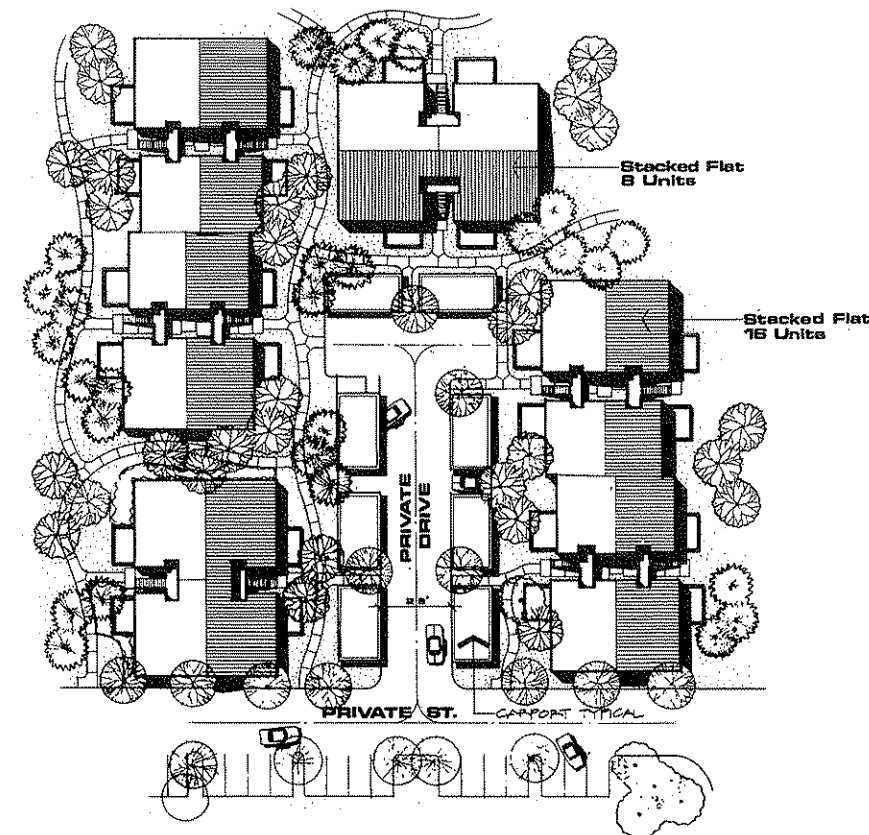
3



PRODUCT H - TOWNHOME
SCALE: 1" = 20' 0" 10-12 DU'S/AC.



PRODUCT I - TOWNHOME/STACKED FLAT
SCALE: 1" = 20' 0" 12-16 DU'S/AC.



PRODUCT J - CONDO/APARTMENT
15-18 DU'S/AC.
PRODUCT K - CONDO/APARTMENT
SCALE: 1" = 20' 0" 18-21 DU'S/AC.

DEVELOPER
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LIGHTFOOT AND ASSOCIATES
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OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

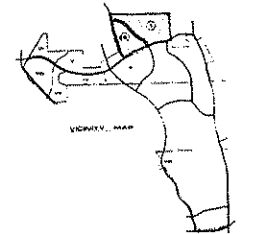
CIVIL ENGINEER
CEP ASSOCIATED
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SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
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SAN FRANCISCO, CALIFORNIA

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA



VILLAGES I & II

ILLUSTRATIVE
SITE PLAN

DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
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COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

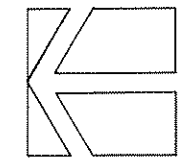
LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



RESIDENTIAL PRODUCT TYPES

KEY TYPE	DU/A.C.	SIZE
A Single Family	1.5	10,000 s.f. Pad
B Single Family	3.5	10,000 s.f.
C Single Family	3.5-5.0	6,000 s.f.
D Single Family	5.0-7.0	4,000 s.f.
E Patio Home	5.0-7.0	3,500-4,000 s.f.
F Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G Cluster Attached	7.0-10.0	N.A.
H Townhome	10.0-12.0	N.A.
I Townhome/Stacked Flat	12.0-15.0	N.A.
J Condo/Apartment	15.0-18.0	N.A.
K Condo/Apartment Stacked Flat	15.0-21.0	N.A.

1.2 G — Tract No.
34 du/s — Housing Type
4.7 ac. — Unit Count
4.7 ac. — Developable Acreage



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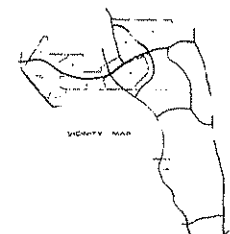


EXHIBIT 9

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA



VILLAGE III

ILLUSTRATIVE
SITE PLAN

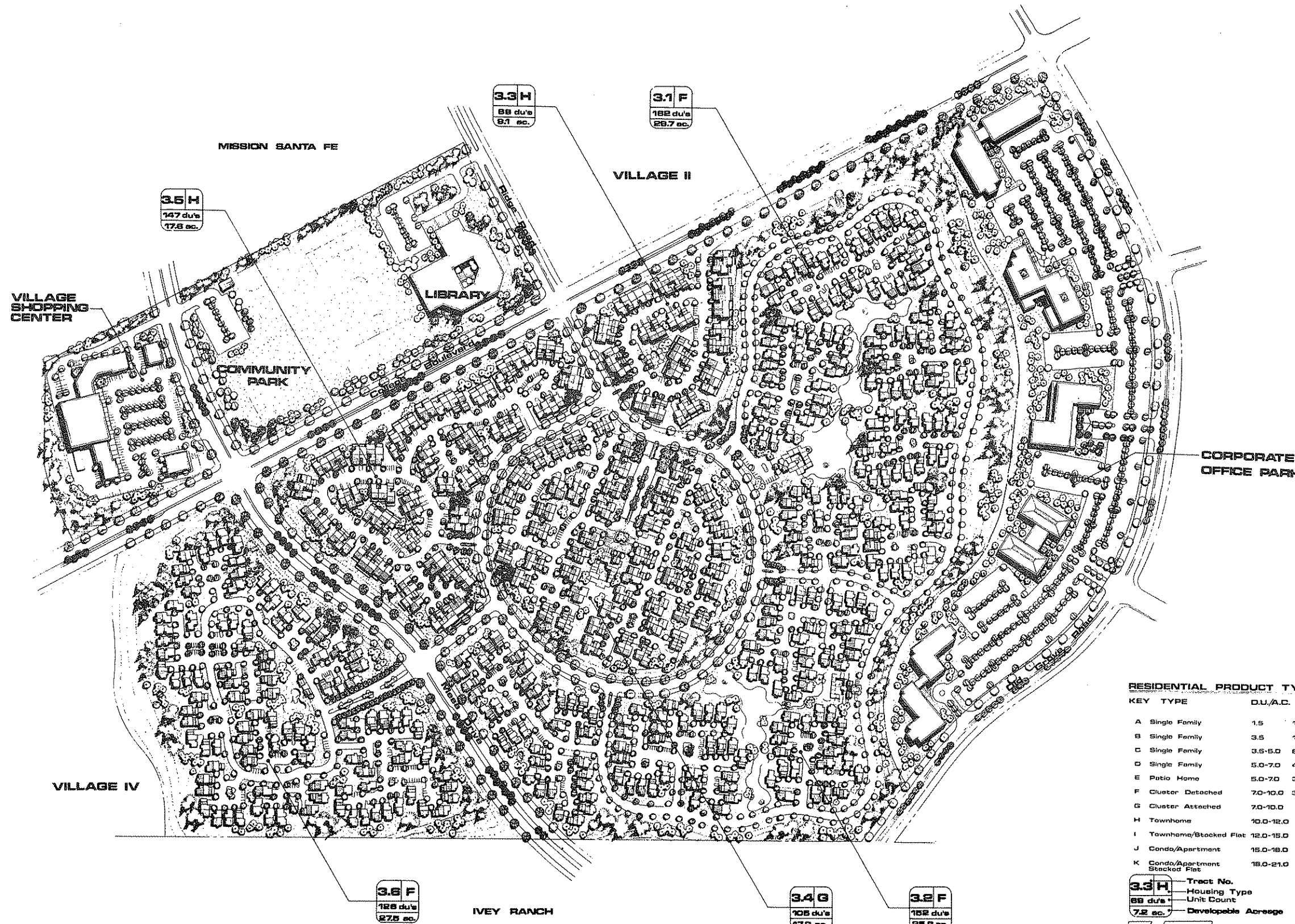
DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
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COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

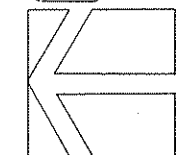
LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



RESIDENTIAL PRODUCT TYPES

KEY TYPE	D.U./A.C.	SIZE
A Single Family	1.5	10,000 s.f. Pad
B Single Family	3.5	10,000 s.f.
C Single Family	3.5-5.0	6,000 s.f.
D Single Family	5.0-7.0	4,000 s.f.
E Patio Home	5.0-7.0	3,500-4,000 s.f.
F Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G Cluster Attached	7.0-10.0	N.A.
H Townhome	10.0-12.0	N.A.
I Townhome/Stacked Flat	12.0-15.0	N.A.
J Condo/Apartment	15.0-18.0	N.A.
K Condo/Apartment Stacked Flat	18.0-21.0	N.A.

Treat No.	Housing Type	Unit Count	Developable Acreage
3.3 H			
88 du's			
7.2 ac.			



OCT 1985

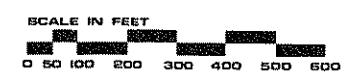
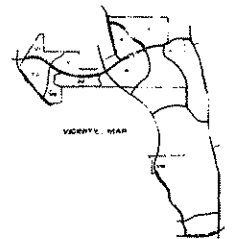


EXHIBIT 10

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA



VILLAGES IV & VII

ILLUSTRATIVE
SITE PLAN

DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

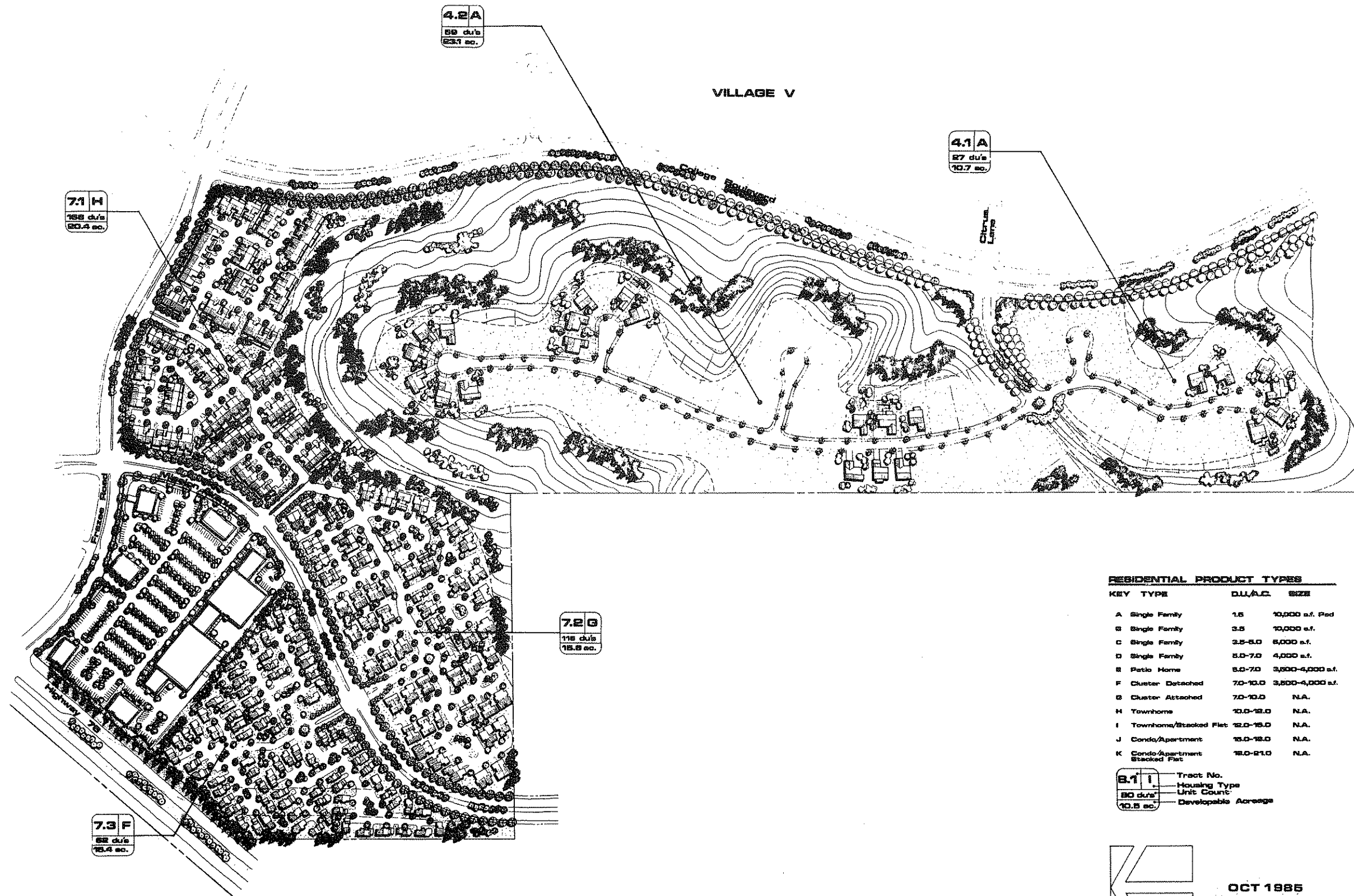
COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

EXHIBIT 11

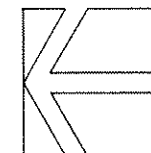
VILLAGE V



RESIDENTIAL PRODUCT TYPES

KEY	TYPE	D.U./A.C.	SIZE
A	Single Family	1.5	10,000 s.f. Pod
B	Single Family	3.5	10,000 s.f.
C	Single Family	3.5-5.0	8,000 s.f.
D	Single Family	5.0-7.0	4,000 s.f.
E	Patio Home	5.0-7.0	3,500-4,000 s.f.
F	Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G	Cluster Attached	7.0-10.0	N.A.
H	Townhome	10.0-12.0	N.A.
I	Townhome/Stacked Flat	12.0-15.0	N.A.
J	Condo/Apartment	15.0-18.0	N.A.
K	Condo/Apartment Stacked Flat	18.0-21.0	N.A.

KEY	Tract No.
8.1 I	Tract No.
80 du's	Housing Type
10.5 ac.	Unit Count
	Developable Acreage



OCT 1985

SCALE IN FEET



RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

VILLAGES
V&VI

ILLUSTRATIVE
SITE PLAN

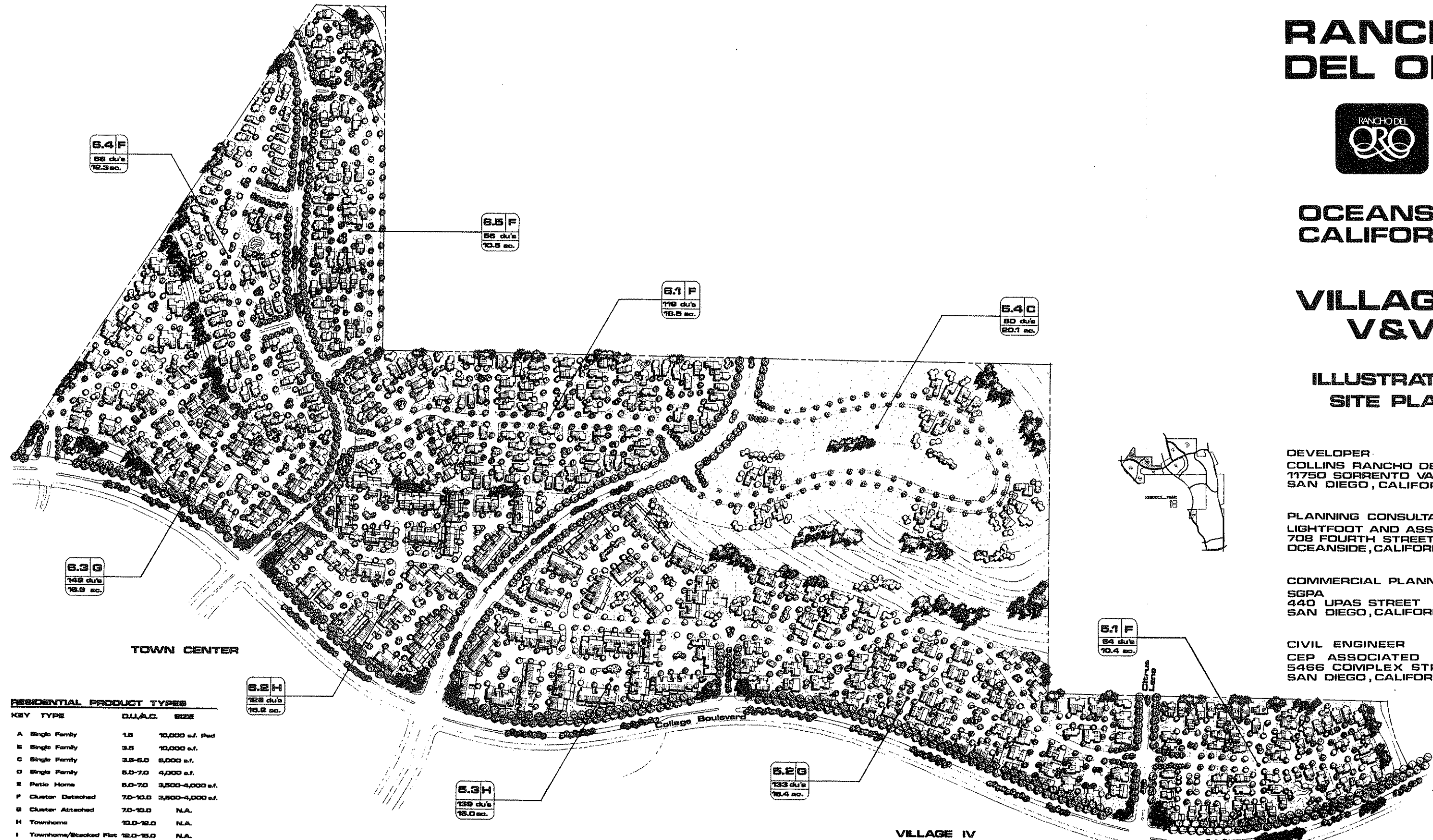
DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



RESIDENTIAL PRODUCT TYPES

KEY TYPE	D.U./A.C.	SIZE
A Single Family	1.5	10,000 s.f. Pad
B Single Family	3.5	10,000 s.f.
C Single Family	3.5-6.0	6,000 s.f.
D Single Family	5.0-7.0	4,000 s.f.
E Petio Home	5.0-7.0	3,500-4,000 s.f.
F Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G Cluster Attached	7.0-10.0	N.A.
H Townhome	10.0-16.0	N.A.
I Townhome/Stacked Flat	12.0-16.0	N.A.
J Condo/Apartment	15.0-16.0	N.A.
K Condo/Apartment Stacked Flat	18.0-21.0	N.A.

6.1 I	Tract No.
80 du's	Housing Type
10.5 ac.	Developable Acreage

OCT 1985

SCALE IN FEET

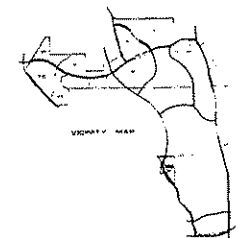


EXHIBIT 12

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA



VILLAGE VIII

ILLUSTRATIVE
SITE PLAN

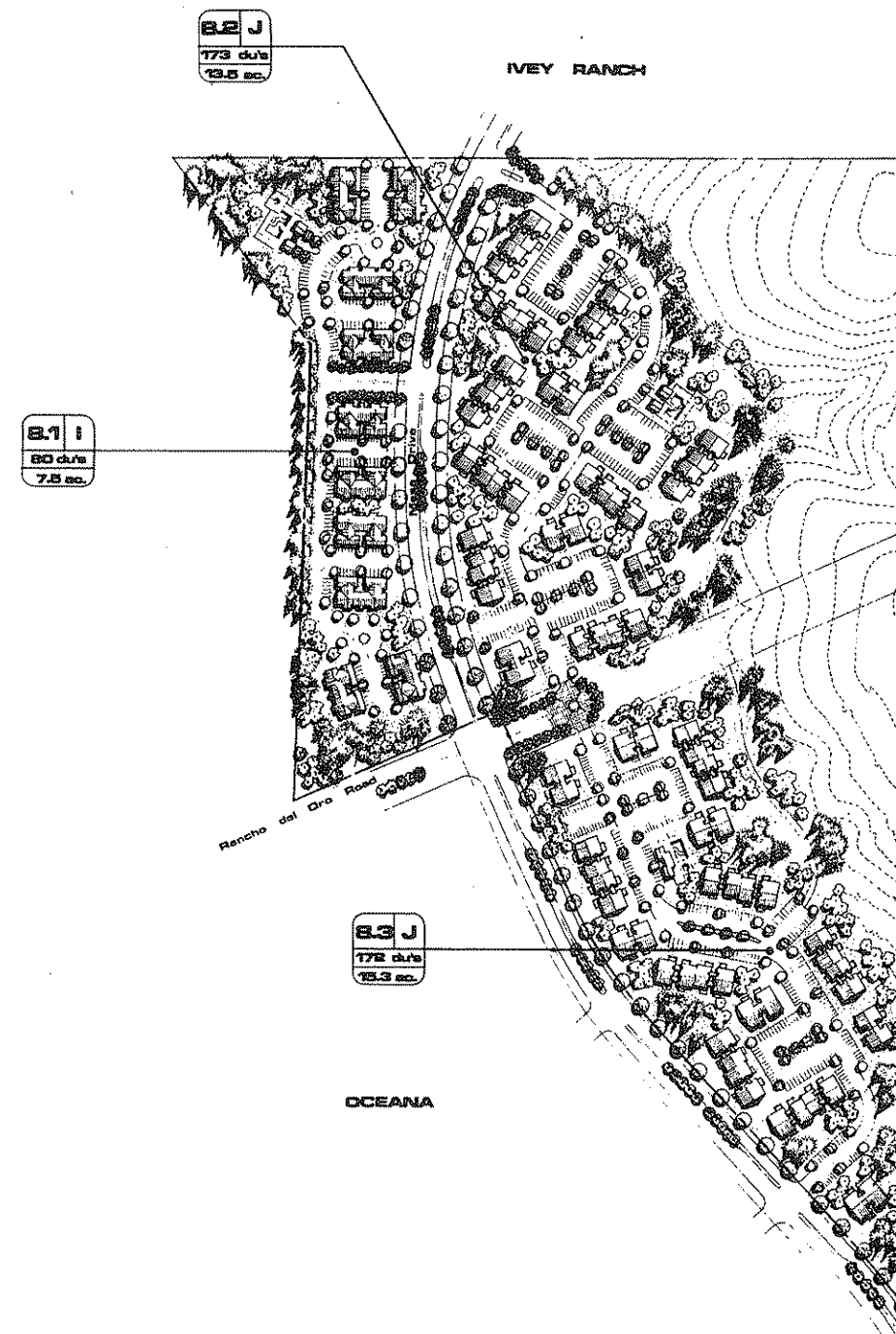
DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



RESIDENTIAL PRODUCT TYPES

KEY	TYPE	D.U./A.C.	SIZE
A	Single Family	1.5	10,000 s.f. Pad
B	Single Family	3.5	10,000 s.f.
C	Single Family	3.5-5.0	6,000 s.f.
D	Single Family	5.0-7.0	4,000 s.f.
E	Patio Home	5.0-7.0	3,500-4,000 s.f.
F	Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G	Cluster Attached	7.0-10.0	N.A.
H	Townhome	10.0-12.0	N.A.
I	Townhome/Stacked Flat	12.0-15.0	N.A.
J	Condo/Apartment	15.0-18.0	N.A.
K	Condo/Apartment Stacked Flat	18.0-21.0	N.A.

8.1 I	Treat No.
80 du's	Housing Type
10.6 ac	Unit Count
	Developable Acreage



OCT 1986

SCALE IN FEET



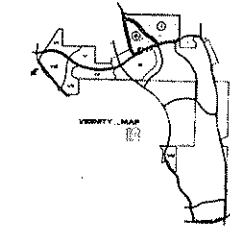
EXHIBIT 13



RANCHO DEL ORO



OCEANSIDE CALIFORNIA



VILLAGES I & II

ILLUSTRATIVE SITE PLAN
SINGLE FAMILY ALTERNATIVE

DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

CIVIL ENGINEER
SB & O
3615 KEANY VILLA ROAD
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

RESIDENTIAL PRODUCT TYPES

KEY	TYPE	D.U./A.C.	SIZE
A	Single Family	1.5	10,000 s.f. Pad
B	Single Family	3.5	10,000 s.f.
C	Single Family	3.5-5.0	6,000 s.f.
D	Single Family	5.0-7.0	4,000 s.f.
E	Patio Home	5.0-7.0	3,500-4,000 s.f.
F	Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G	Cluster Attached	7.0-10.0	N.A.
H	Townhome	10.0-12.0	N.A.
I	Townhome/Stacked Flat	12.0-15.0	N.A.
J	Condo/Apartment	15.0-18.0	N.A.
K	Condo/Apartment Stacked Flat	18.0-21.0	N.A.

Tract No.	Housing Type	Developable Acres	Lot Count	Unit Count	T - Tot Lot
24 C		38.85 AC	148 LOTS	148 UNITS	
13 C		48.51 AC	178 LOTS	178 UNITS	
13 D		76.87 AC	103 LOTS	102 UNITS	
11 C		22.37 AC	118 LOTS	118 UNITS	
12 D		36.91 AC	222 LOTS	217 UNITS	
14 D		88.91 AC	184 LOTS	180 UNITS	
21 D		11.76 AC	22 LOTS	25 UNITS	
22 D		67.88 AC	78 LOTS	71 UNITS	
23 K		16.20 AC	LOTS	224 UNITS	



OCT 1985



EXHIBIT 14

RANCHO DEL ORO



OCEANSIDE CALIFORNIA

CIRCULATION SYSTEM

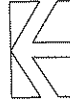
DEVELOPER
 COLLINS RANCHO DEL ORO
 1750 SORRENTO VALLEY ROAD
 SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
 LIGHTFOOT AND ASSOCIATES
 708 FOURTH STREET
 OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
 440 UDAS STREET
 SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
 CES ASSOCIATED
 656 COMPLEX STREET
 SAN DIEGO, CALIFORNIA

LAND PLANNER
 ANTHONY M. GUZZARDO
 635 MONTGOMERY STREET
 SAN FRANCISCO, CALIFORNIA



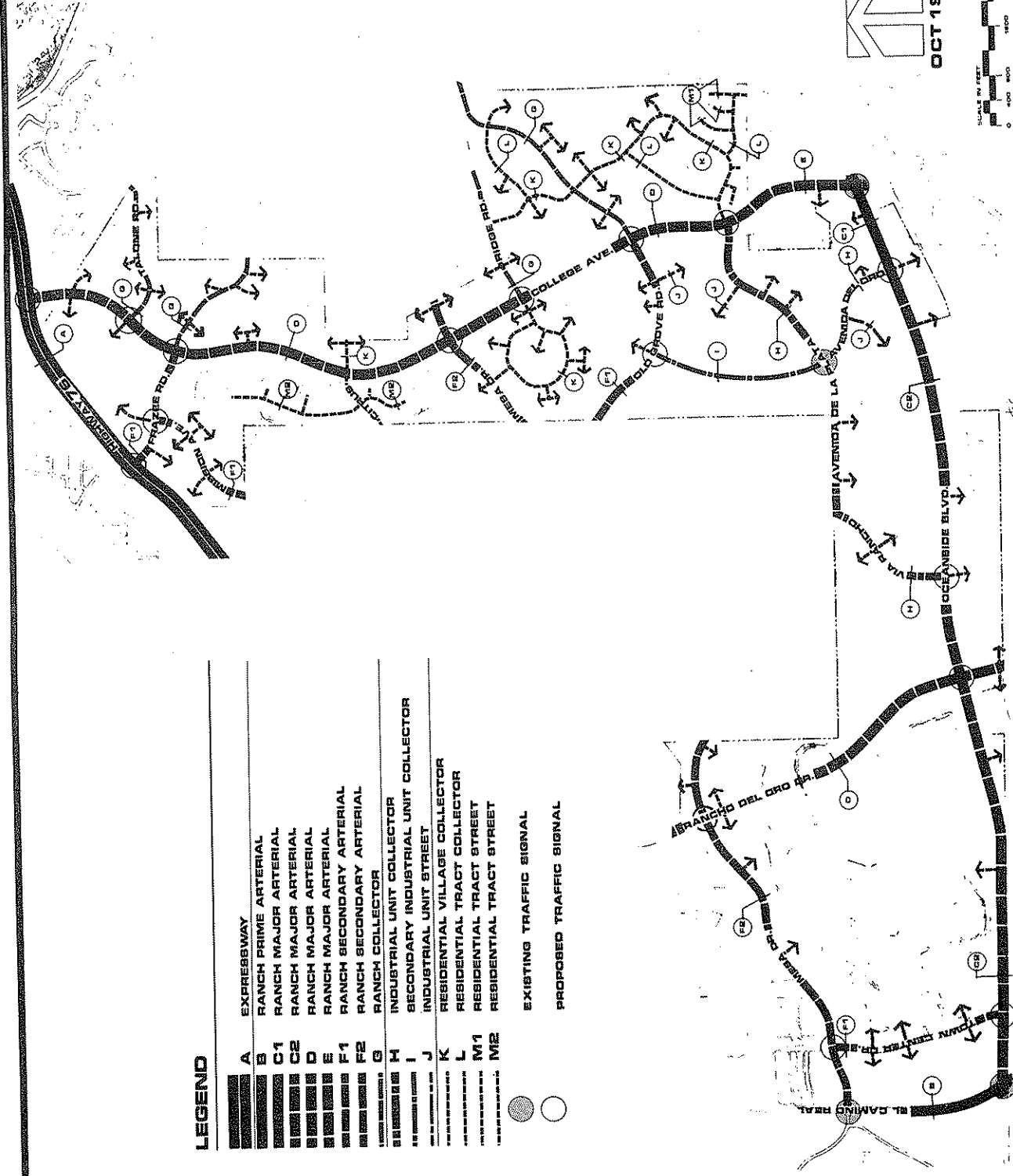
OCT 1985



EXHIBIT 15

LEGEND

	A	EXPRESSWAY
	B	RANCH PRIME ARTERIAL
	C1	RANCH MAJOR ARTERIAL
	C2	RANCH MAJOR ARTERIAL
	D	RANCH MAJOR ARTERIAL
	E	RANCH MAJOR ARTERIAL
	F1	RANCH SECONDARY ARTERIAL
	F2	RANCH SECONDARY ARTERIAL
	G	RANCH COLLECTOR
	H	INDUSTRIAL UNIT COLLECTOR
	I	SECONDARY INDUSTRIAL UNIT COLLECTOR
	J	INDUSTRIAL UNIT STREET
	K	RESIDENTIAL VILLAGE COLLECTOR
	L	RESIDENTIAL TRACT COLLECTOR
	M1	RESIDENTIAL TRACT STREET
	M2	RESIDENTIAL TRACT STREET
		EXISTING TRAFFIC SIGNAL
		PROPOSED TRAFFIC SIGNAL



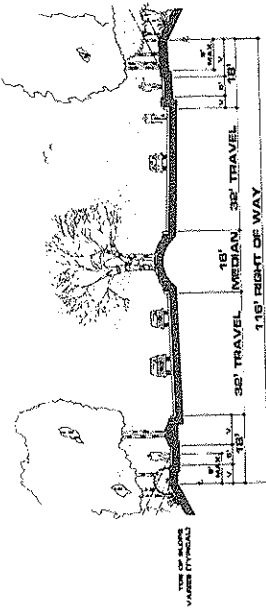
RANCHO DEL ORO



OCEANSIDE CALIFORNIA

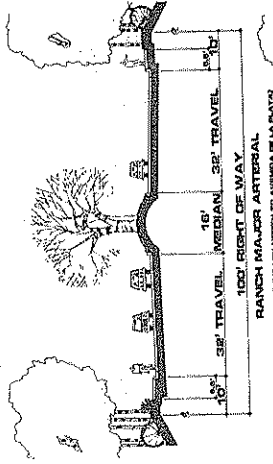
D

COLLIER BLVD
RANCHO DEL ORO RD
NO PARKING



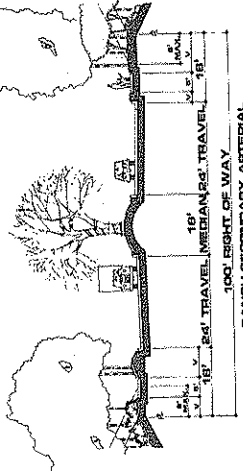
E

COLLIER BLVD
NO PARKING



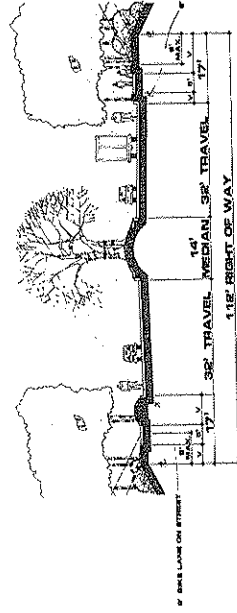
F1

OLD BROOK RD
TALON DEL
MISSION AVE.
TOWN CENTER D
NO PARKING



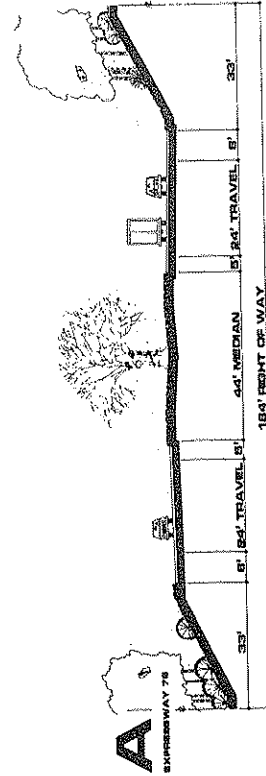
F2

INERA DR
NO PARKING
SIDE LANE ON STREET



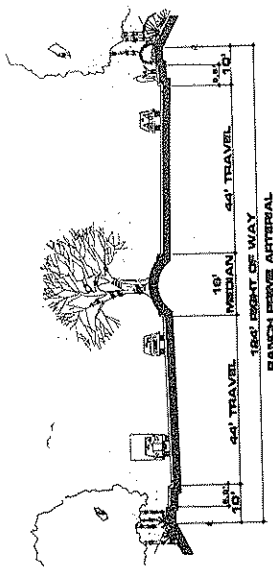
A

BL CANNING RD
NO PARKING ON STREET PROPERTY LINE ON LOT A



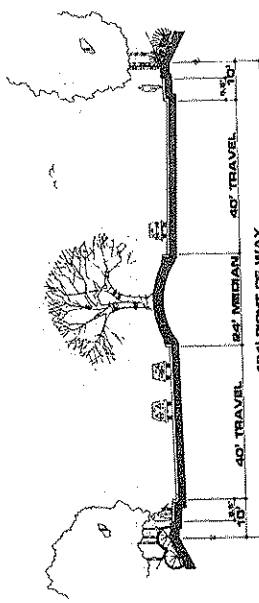
B

BL CANNING RD



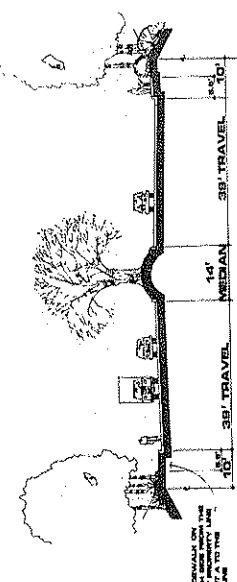
C1

OCEANSIDE BLVD



C2

OCEANSIDE BLVD



STREET CROSS SECTIONS

DEVELOPER
COLLINS RANCHO DEL ORO
1750 SERRANO BLVD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
1000 S. LA JOLLA BLVD
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SODIA UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEE ASSOCIATED
3666 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
RANDY M. BUZZARDO
AND ASSOCIATES, INC.
936 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

EXHIBIT 16

OCT 1986

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

DESIGN:
CUL DE SAC
PARKING
DESIGN

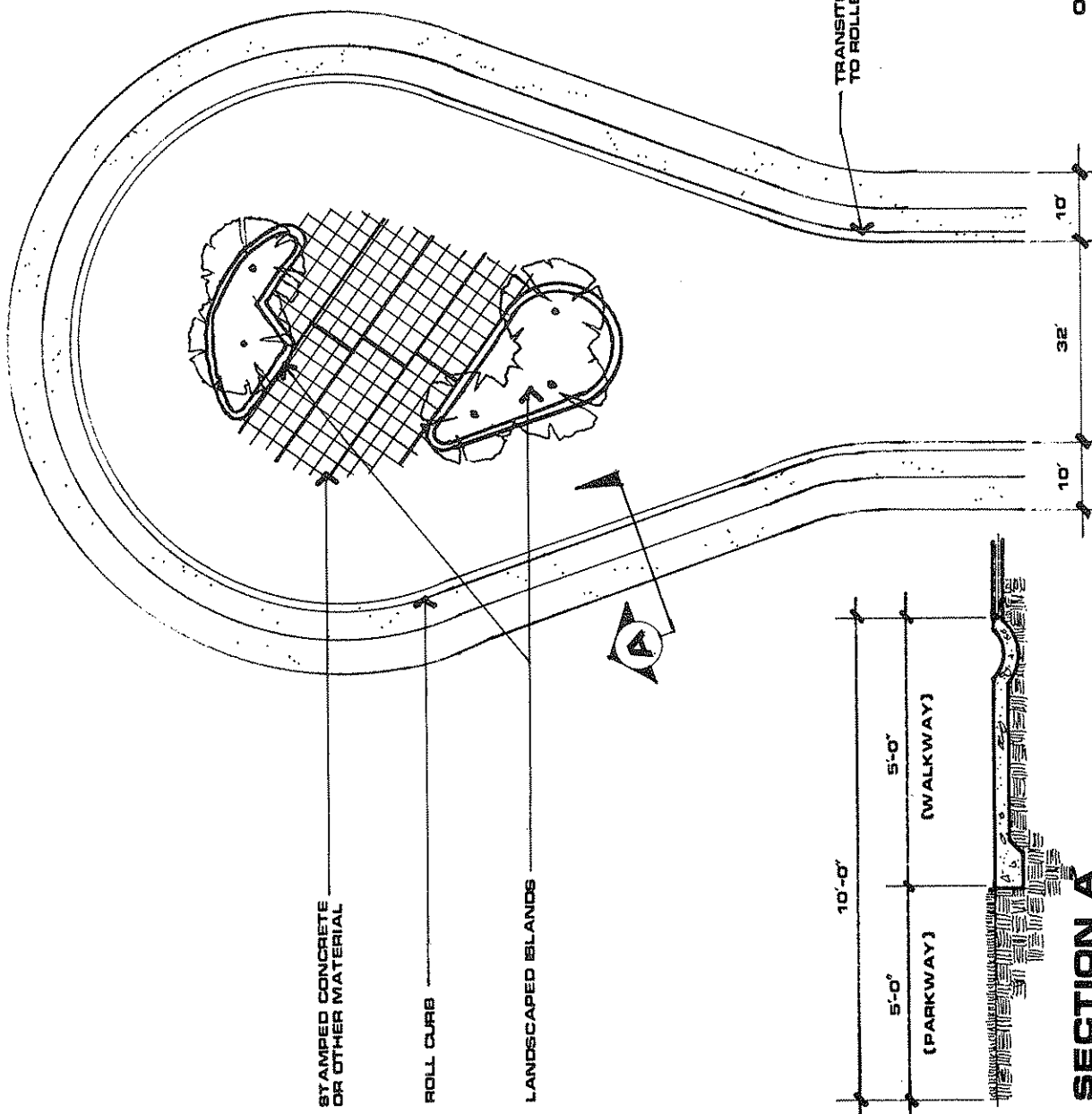
DEVELOPER
COLLINS RANCHO DEL ORO
1750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SOPA
3440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. BUZZARDO
AND ASSOCIATES, INC.
835 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



OCT 1985

EXHIBIT 18

**APPENDIX C
CITY COUNCIL
AND
PLANNING COMMISSION
RESOLUTIONS**

**CITY COUNCIL
RESOLUTION OF APPROVAL**

**RESOLUTION NO. 85-240
OCTOBER 15, 1985**

1 RESOLUTION NO. 85- 240

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY
3 OF OCEANSIDE APPROVING DEVELOPMENT PLAN D-5-
4 84 ESTABLISHING A PRD MASTER PLAN WITH DEVEL-
5 OPMENT STANDARDS FOR RESIDENTIAL PORTIONS OF
6 THE RANCHO DEL ORO PROJECT

7 (D-5-84)

8 WHEREAS, the Planning Commission of the City of Oceanside
9 did, on September 23, 1985, conduct a duly advertised public
10 hearing and did, by the adoption of Resolution No. 85-P98,
11 recommend approval of Development Plan D-5-84, attached hereto as
12 Exhibit "A" and incorporated herein by reference thereto,
13 establishing a PRD Master Plan over approximately 770 acres zoned
14 PRD generally located on both sides of the future extension of
15 College Boulevard between Mission Avenue and Oceanside Boulevard
16 and along the south side of Mesa Drive between Rancho Del Oro
17 Drive and El Camino Real, which is more particularly described in
18 Exhibit "B" attached hereto and incorporated herein by reference
19 thereto; and

20 WHEREAS, the City Council of the City of Oceanside did hold
21 a duly noticed public hearing on October 15, 1985 to consider
22 said Development Plan D-5-84 and the recommendation of the
23 Planning Commission thereon, and did hear all offered evidence
24 and testimony by all interested parties on said Development Plan;
25 and

26 WHEREAS, based upon such evidence, testimony and staff
27 reports, this Council finds as follows:

- 28 1. The project will meet the intent of the PRD zone for
common and private open space.

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2. The Plan ensures quality design, guarantees development review and standards, and enhances the value of surrounding property.
 3. With the implementation of the density ranges and limits in the PRD Master Plan, the project meets the Ordinance's intent and purpose of the PRD Zone to provide desirable living environments and efficient, desirable and aesthetic use of land.
 4. The PRD Master Plan is consistent with the General Plan and Specific Plan designations of the Rancho Del Oro project.
 5. An Addendum to the 1980 Rancho Del Oro Environmental Impact Report has been prepared by the Resource Officer of the City of Oceanside for this project, and certified by resolution of the City Council in accordance with the California Environmental Quality Act of 1970, the State Guidelines thereto, and Ordinance No. 72-10, as amended to date.

20 NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council
21 of the City of Oceanside as follows:


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1. Development Plan No. D-5-84, approving a PRD Master Plan, as set forth on Exhibit "A", attached hereto, and incorporated herein, is hereby approved; provided that, this resolution shall not take effect unless and until the resolution approving Specific Plan S-1-84 and the ordinance approving Zoning Ordinance Amendment A-11-85 are effective.

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2. The 1980 Rancho Del Oro EIR and the 1985 Addendum to the 1980 Rancho Del Oro EIR have been reviewed and considered by this Council prior to the approval of this project.

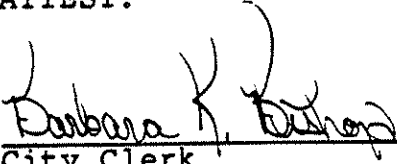
PASSED AND ADOPTED by the City Council of the City of Oceanside, California this 13th day of November, 1985, by the following vote:

AYES: BAGLEY, GILBERT, MACDONALD, MARIONCELLI, WILLIAMSON
NAYS: NONE
ABSENT: NONE
ABSTAIN: NONE



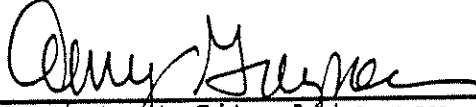
Mayor of the City of Oceanside

ATTEST:



City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

Assistant City Attorney

EXHIBIT "A"

RANCHO DEL ORO PRD MASTER PLAN

GROSS AREA LOTS 1.3 - 7.3, RANCHO DEL ORO LAND MANAGEMENT MAP EAST
PROPOSED PRD ZONE

BEING A PORTION OF SECTIONS 3, 9, 10, AND 15, IN TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE NORTH 89°29'02" WEST (NORTH 89°59'28" WEST PER RECORD OF SURVEY 6526) 1990.05 FEET ALONG THE SOUTH LINE OF SAID SECTION 15;

THENCE NORTH 38°29'02" WEST 62.20 FEET TO THE BEGINNING OF A 1000.00 FOOT RADIUS CURVE CONCAVE EASTERLY;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°59'43" A DISTANCE OF 715.50 FEET TO A POINT OF TANGENCY;

THENCE NORTH 02°30'41" EAST 544.56 FEET TO THE BEGINNING OF A 1000.00 FOOT RADIUS CURVE CONCAVE WESTERLY;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°44'47" A DISTANCE OF 519.18 FEET TO A POINT OF TANGENCY;

THENCE NORTH 27°14'07" WEST 649.89 FEET;

THENCE SOUTH 62°45'53" WEST 195.00 FEET;

THENCE SOUTH 75°00'00" WEST 296.00 FEET;

THENCE SOUTH 59°07'25" WEST 272.90 FEET;

THENCE SOUTH 81°00'00" WEST 192.00 FEET;

THENCE NORTH 78°54'00" WEST 265.00 FEET;

THENCE NORTH 69°19'00" WEST 226.00 FEET;

THENCE NORTH 79°00'00" WEST 185.00 FEET;

THENCE NORTH 45°50'30" WEST 301.00 FEET;

THENCE NORTH 74°23'30" WEST 468.00 FEET;

THENCE SOUTH 36°38'54" WEST 247.00 FEET;

THENCE NORTH 53°21'06" WEST 307.27 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 15;

THENCE NORTH 00°59'52" EAST (NORTH 00°29'20" EAST PER RECORD OF SURVEY 4128) ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 373.31 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE NORTH 00°58'33" EAST 2606.19 FEET (NORTH 00°29'20" EAST 2608.96 FEET PER RECORD OF SURVEY 4128) ALONG THE WEST LINE OF SAID SECTION 15 TO THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE NORTH 01°02'13" EAST 2661.43 FEET (NORTH 00°33'11" EAST PER MAPS 7885 AND 8236, NORTH 00°31'41" EAST PER RECORD OF SURVEY 6848, NORTH 01°01'25" EAST PER RECORD OF SURVEY 876, AND NORTH 00°34'53" EAST PER MAP 8556) ALONG THE EAST LINE OF SAID SECTION 9 TO THE EAST QUARTER CORNER OF SAID SECTION 15;

THENCE NORTH 89°22'37" WEST 1285.13 FEET (NORTH 89°50'14" WEST PER MAP 7885 AND 8236) TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 00°31'52" EAST 1322.79 FEET (NORTH 00°05'00" EAST 1322.80 FEET PER MAP 7885 AND 8236) TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE SOUTH 89°58'15" EAST 252.07 FEET (SOUTH 89°21'23" EAST PER MAP 7885 AND 8236, AND SOUTH 89°43'07" EAST 258.49 FEET PER RECORD OF SURVEY 6848) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MISSION ROAD, STATE OF CALIFORNIA HIGHWAY NUMBER 76, ACCORDING TO DEED TO STATE OF CALIFORNIA RECORDED MAY 22, 1936 AS DOCUMENT NUMBER 30322;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 18°41'03" WEST 245.25 FEET (SOUTH 18°15'25" WEST 243.18 FEET PER RECORD OF SURVEY 6848) TO THE BEGINNING OF A 453.51 FOOT RADIUS CURVE (450.00 FOOT RADIUS CURVE PER RECORD OF SURVEY 6848) CONCAVE EASTERLY;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°18'00" 208.17 FEET TO A POINT OF TANGENCY;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 07°36'57" EAST 2.80 FEET (SOUTH 08°02'35" EAST 2.78 FEET PER RECORD OF SURVEY 6848) TO THE BEGINNING OF A 453.14 FOOT RADIUS CURVE (450.00 FOOT RADIUS CURVE PER RECORD OF SURVEY 6848) CONCAVE WESTERLY;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'37" 118.71 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS SOUTH 82°36'20" EAST;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE SOUTH 82°36'18" EAST 50.04 FEET (SOUTH 83°02'35" EAST 50.00 FEET PER RECORD OF SURVEY 6848) TO THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY NUMBER 76;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 07°27'18" EAST 173.36 FEET (NORTH 06°57'25" EAST 173.40 FEET PER RECORD OF SURVEY 6848) TO THE BEGINNING OF AN 1149.79 FOOT RADIUS CURVE (1150.00 FOOT RADIUS CURVE PER RECORD OF SURVEY 6848) CONCAVE SOUTHEASTERLY;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'30" 340.98 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS NORTH 65°33'12" WEST;

THENCE SOUTH 51°35'00" EAST 812.98 FEET;

THENCE SOUTH 28°05'00" EAST 50.00 FEET TO A POINT ON A NON-TANGENT 750.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°55'00" 784.31 FEET TO A POINT OF TANGENCY;

THENCE NORTH 02°00'00" EAST 50.00 FEET;

THENCE SOUTH 88°00'00" WEST 395.35 FEET TO THE BEGINNING OF AN 800.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°29'55" A DISTANCE OF 286.22 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 67°30'05" EAST 507.44 FEET TO A POINT ON A 1300.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 67°30'05" EAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°03'14" A DISTANCE OF 500.39 FEET TO A POINT OF TANGENCY;

THENCE NORTH 44°33'09" EAST 404.03 FEET TO THE BEGINNING OF A 1300.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°41'57" A DISTANCE OF 1059.57 FEET TO THE SOUTHWESTERLY LINE OF RANCHO GUAJOME, ACCORDING TO PARTITION MAP THEREOF, SUPERIOR COURT CASE MAP 1021, BEING ALSO THE SOUTHWESTERLY LINE OF GUAJOME FRUIT COLONY, ACCORDING TO MAP 788;

THENCE SOUTH 56°28'26" EAST ALONG SAID SOUTHWESTERLY LINE 2179.45 FEET TO THE NORTHERLY TERMINUS OF THE EAST LINE OF LOT 2 OF SAID SECTION 10;

THENCE SOUTH 01°11'55" WEST 310.52 FEET (SOUTH 00°42'24" WEST 311.46 FEET PER RECORD OF SURVEY 6848 AND SOUTH 00°39'25" WEST 310.33 FEET PER RECORD OF SURVEY 5367) ALONG SAID EAST LINE TO THE SOUTHEASTERLY CORNER OF SAID LOT 2;

THENCE NORTH 89°53'51" WEST 1317.47 FEET (NORTH 89°34'43" EAST 1317.39 FEET PER RECORD OF SURVEY 5367) TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH 01°12'30" WEST 2650.87 FEET (SOUTH 00°42'24" WEST 2650.49 FEET PER RECORD OF SURVEY 6848 AND SOUTH 00°39'25" EAST 2650.94 FEET PER RECORD OF SURVEY 5367) TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE NORTH 89°22'54" WEST 1319.68 FEET (NORTH 89°53'39" WEST 1319.38 FEET PER RECORD OF SURVEY 6848 AND NORTH 89°57'39" WEST 1319.43 FEET PER RECORD OF SURVEY 5367) TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH 01°07'33" WEST 1338.09 FEET (SOUTH 00°36'51" WEST 1338.51 PER RECORD OF SURVEY 6848 AND SOUTH 00°33'52" WEST 1338.52 FEET PER RECORD OF SURVEY 5367) ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE SOUTHEASTERLY CORNER THEREOF;

THENCE NORTH 88°54'39" WEST 75.00 FEET;

THENCE SOUTH 44°12'00" WEST 216.85 FEET;

THENCE SOUTH 62°45'53" WEST 58.00 FEET;

THENCE SOUTH 27°14'07" EAST 1849.57 FEET;

THENCE NORTH 62°45'53" EAST 500.70 FEET TO THE BEGINNING OF A 1000.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°11'14" 160.35 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS NORTH 18°02'52" WEST;

THENCE NORTH 18°02'52" WEST 14.61 FEET;

THENCE NORTH 76°03'35" EAST 1781.59 FEET (NORTH 75°33'14" EAST 1781.51 FEET PER RECORD OF SURVEY 6526);

THENCE NORTH 82°01'08" EAST 1172.83 FEET (NORTH 81°30'44" EAST 1172.54 FEET PER RECORD OF SURVEY 6526);

THENCE SOUTH 28°23'09" WEST 242.08 FEET (SOUTH 27°52'15" WEST 242.06 FEET PER RECORD OF SURVEY 6526) TO A POINT ON THE EASTERLY LINE OF SAID SECTION 15;

THENCE SOUTH 01°59'44" WEST 1617.81 FEET (SOUTH 00°59'02" WEST PER RECORD OF SURVEY 6625) ALONG SAID EASTERLY LINE TO THE EASTERLY QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH 00°25'13" WEST 2704.25 FEET (SOUTH 00°11'12" WEST 2704.74 FEET PER RECORD OF SURVEY 6526) ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID SECTION 15, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 15;

THENCE NORTH 89°29'02" WEST 1925.72 FEET;

THENCE NORTH 38°29'02" WEST 102.69 FEET TO THE BEGINNING OF A 950.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°59'43" 679.73 FEET TO A POINT OF TANGENCY;

THENCE TANGENT TO SAID CURVE NORTH 02°30'41" EAST 327.00 FEET;

THENCE SOUTH 87°29'19" EAST 405.00 FEET;

THENCE SOUTH 49°51'33" EAST 46.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT 275.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 49°51'33" WEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'47" 46.37 FEET;

THENCE TANGENT TO SAID CURVE NORTH 49°47'54" EAST 142.00 FEET TO THE BEGINNING OF A TANGENT 400.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'00" 139.63 FEET;

THENCE TANGENT TO SAID CURVE NORTH 29°47'54" EAST 80.00 FEET TO THE BEGINNING OF A TANGENT 400.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°30'00" 80.28 FEET;

THENCE TANGENT TO SAID CURVE NORTH 41°17'54" EAST 180.00 FEET TO THE BEGINNING OF A TANGENT 400.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'00" 83.78 FEET;

THENCE TANGENT TO SAID CURVE NORTH 29°17'54" EAST 128.57 FEET;

THENCE SOUTH 42°14'36" EAST 240.00 FEET TO THE BEGINNING OF A TANGENT 300.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°27'30" 96.65 FEET;

THENCE TANGENT TO SAID CURVE NORTH 47°45'24" EAST 227.40 FEET;

THENCE SOUTH 42°14'36" EAST 240.00 FEET TO THE BEGINNING OF A TANGENT 472.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°45'42" 146.28 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 60°00'18" EAST 110.00 FEET TO THE BEGINNING OF A TANGENT 328.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°13'21" 579.46 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 41°13'03" WEST 206.80 FEET;

THENCE SOUTH 52°31'52" EAST 177.09 FEET;

THENCE SOUTH 06°05'29" WEST 37.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT 50.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 06°05'29" EAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°34'02" 47.62 FEET;

THENCE NORTH 60°39'31" EAST 28.13 FEET;

THENCE SOUTH 52°31'52" EAST 115.00 FEET;

THENCE SOUTH 04°54'25" WEST 53.39 FEET;

THENCE SOUTH 79°10'03" EAST 43.69 FEET;

THENCE SOUTH 89°34'47" EAST 123.58 FEET;

THENCE SOUTH 40°58'56" EAST 20.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT 50.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 40°58'56" WEST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
68°15'25" 59.57 FEET;

THENCE NORTH 27°16'29" EAST 38.55 FEET;

THENCE SOUTH 89°34'47" EAST 115.00 FEET;

THENCE SOUTH 00°25'13" WEST 675.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 605.070 ACRES, MORE OR LESS.

RANCHO DEL ORO

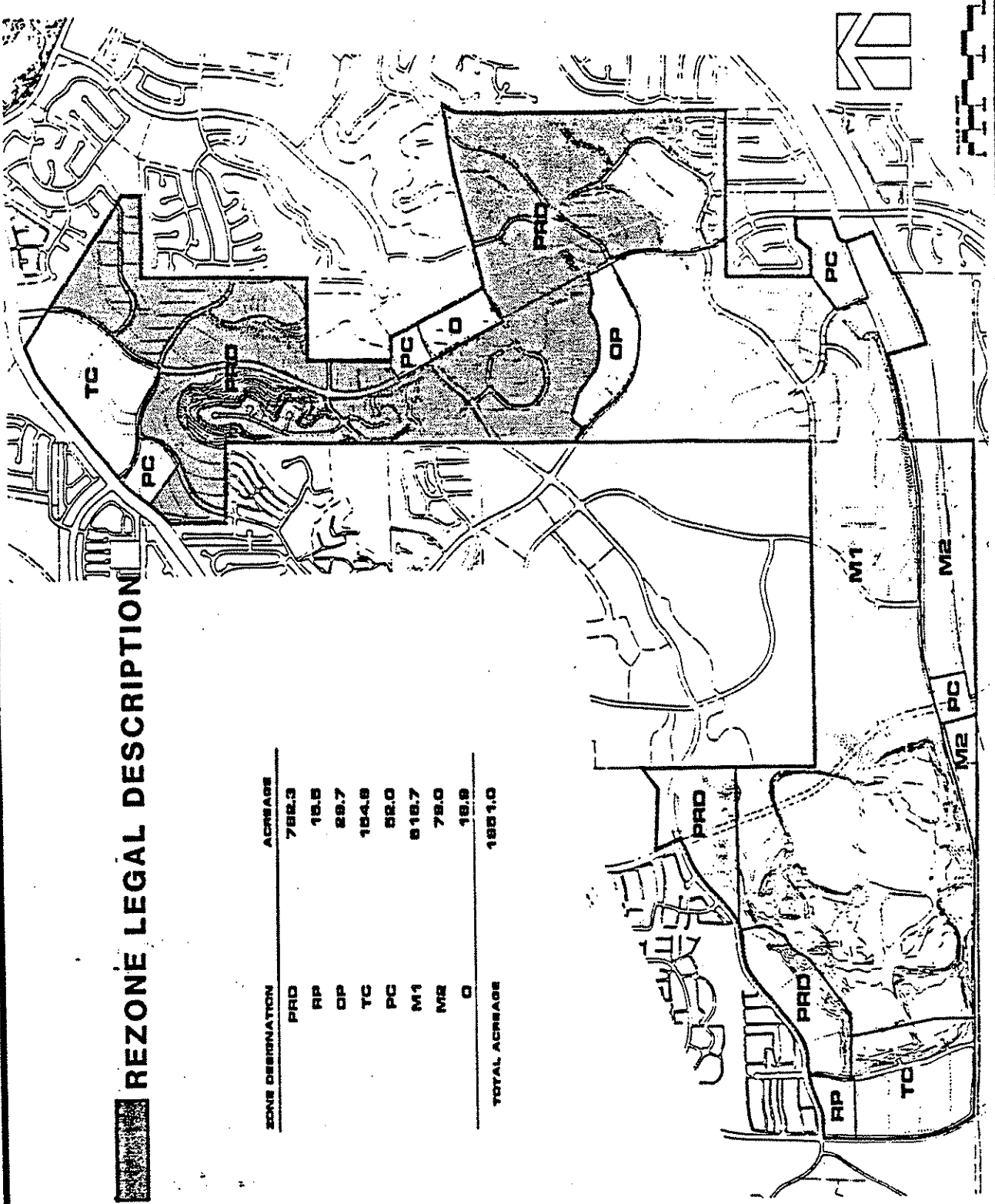


OCEANSIDE
CALIFORNIA

PROPOSED ZONING

REZONE LEGAL DESCRIPTION

ZONE DESIGNATION	ACREAGE
PRD	782.3
RP	18.9
OP	29.7
TC	184.8
PC	82.0
M1	818.7
MR	79.0
O	18.9
TOTAL ACREAGE	1931.0



- DEVELOPER
COLLINS RANCHO DEL ORO
17900 BORNHOLD VALLEY ROAD
SAN DIEGO, CALIFORNIA
- PLANNING CONSULTANT
LOHMEYER AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA
- COMMERCIAL PLANNING
SODIA LINDS STREET
SAN DIEGO, CALIFORNIA
- CIVIL ENGINEER
CIVIL ASSOCIATED
2488 COMPLEX STREET
SAN DIEGO, CALIFORNIA
- LAND PLANNER
ANTHONY M. GLENNON
210 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

MAP 10

GROSS AREA OF LOTS 8.1, 8.2, AND 8.3
RANCHO DEL ORO LAND MANAGEMENT MAP WEST
PROPOSED PRD ZONE

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17, THE EAST QUARTER CORNER BEING NORTH $00^{\circ}51'59''$ EAST 2665.65 FEET THEREFROM, THENCE NORTH $90^{\circ}00'00''$ WEST 2412.09 FEET;

THENCE NORTH $30^{\circ}30'31''$ WEST 38.00 FEET TO A POINT ON A NON-TANGENT 633.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH $30^{\circ}30'31''$ EAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}55'01''$ 120.61 FEET TO A POINT OF TANGENCY;

THENCE NORTH $48^{\circ}34'28''$ EAST 686.96 FEET TO THE BEGINNING OF A 967.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}32'34''$ 312.95 FEET TO A POINT OF TANGENCY;

THENCE NORTH $67^{\circ}07'02''$ EAST 305.22 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$ 31.42 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 104.00 FOOT STRIP OF LAND KNOWN AS RANCHO DEL ORO DRIVE AS DESCRIBED AS PARCEL 3 IN THE DEED TO OCEANSIDE-CARLSBAD SCHOOL DISTRICT RECORDED MAY 27, 1970 AS FILE NO. 91343 OF OFFICIAL RECORDS, A RADIAL LINE TO SAID POINT BEARS NORTH $67^{\circ}07'02''$ EAST;

THENCE NORTH $67^{\circ}07'02''$ EAST 104.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID RANCHO DEL ORO DRIVE;

THENCE NORTH $22^{\circ}52'58''$ WEST ALONG SAID WESTERLY LINE 470.79 FEET;

THENCE LEAVING SAID WESTERLY LINE OF RANCHO DEL ORO DRIVE, SOUTH $86^{\circ}45'13''$ EAST 962.82 FEET (RECORD NORTH $87^{\circ}15'17''$ WEST 961.45 FEET);

THENCE NORTH $54^{\circ}53'18''$ EAST 485.00 TO THE EASTERLY LINE OF SAID SECTION 17;

THENCE SOUTH $00^{\circ}51'59''$ WEST ALONG SAID EASTERLY LINE 1530.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.334 ACRES, MORE OR LESS.

RANCHO DEL ORO



OCEANSIDE CALIFORNIA

PROPOSED ZONING

DEVELOPER
 COLLINS RANCHO ORO, CDS
 17400 COLLEGE VALLEY ROAD
 SAN DIEGO, CALIFORNIA

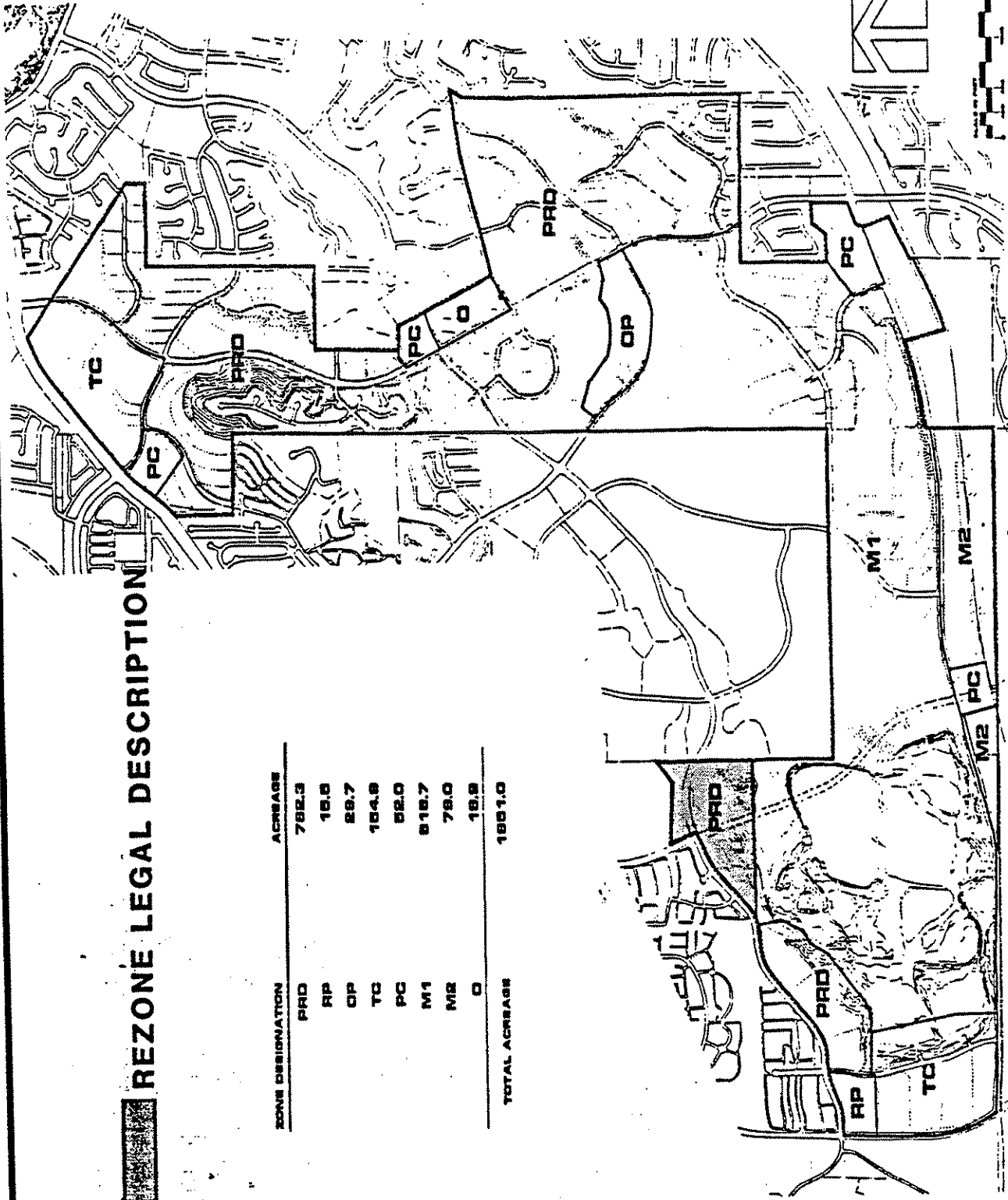
PLANNING CONSULTANT
 LIGHTFOOT AND ASSOCIATES
 708 FOURTH STREET
 OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNER
 8024A LHAS STREET
 SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
 CHS ASSOCIATED
 8088 CUMBER STREET
 SAN DIEGO, CALIFORNIA

LAND PLANNER
 ARCHON IN OCEANSIDE
 AND ASSOCIATES, INC.
 838 MONTGOMERY STREET
 SAN FRANCISCO, CALIFORNIA

MAP 10



REZONE LEGAL DESCRIPTION

ZONE DESIGNATION	ACRES
PRD	782.3
RP	16.6
OP	28.7
TC	184.8
PC	82.0
M1	818.7
M2	78.0
O	18.9
TOTAL ACRES	1881.0

GROSS AREA OF LOTS 9.1 AND 10.1
RANCHO DEL ORO LAND MANAGEMENT MAP WEST
PROPOSED PRD ZONE

BEING A PORTION OF THE NORTH HALF OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEGINNING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH 88°37'48" WEST 2655.78 FEET ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20 (NORTH 89°08'41" WEST 2654.91 FEET PER RECORD OF SURVEY 6526 AND 6590) TO THE EAST QUARTER CORNER OF THE SOUTHWEST CORNER OF SAID SECTION 20;

THENCE CONTINUING WESTERLY ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20 NORTH 88°37'03" WEST (NORTH 89°08'06" WEST PER RECORD OF SURVEY 6590) 2270.31 FEET TO THE BEGINNING OF A 1052.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°13'54" 187.86 FEET TO A POINT OF REVERSE CURVATURE WITH A 948.00 RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 11°36'51" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'54" 184.73 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°33'03" WEST 313.84 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 1 AS GRANTED TO THE CITY OF OCEANSIDE BY DOCUMENT RECORDED MARCH 4, 1971 AS FILE NO. 41137 AND NOW KNOWN AS EL CAMINO REAL;

THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 31°25'26" WEST 202.22 FEET TO THE BEGINNING OF A 1999.07 FOOT RADIUS CURVE (RECORD 2000.00 FEET) CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°32'06" 1170.05 FEET (RECORD 33°31'22" 1170.17 FEET) TO A POINT OF TANGENCY;

THENCE NORTH 02°06'40" EAST (RECORD NORTH 02°06'40" EAST) 1192.20 FEET;

THENCE SOUTH 87°53'20" EAST 52.00 FEET TO A POINT ON A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 87°53'20" EAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'33" 31.41 FEET (RECORD 90°00'00" 31.42 FEET) TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT OF WAY LINE OF A 66.00 FOOT WIDE STRIP OF LAND DESCRIBED AS PARCEL 2B IN THE DEED TO OCEANSIDE-CARLSBAD UNION HIGH SCHOOL DISTRICT RECORDED MAY 27, 1970 AS FILE NO. 91343 OF OFFICIAL RECORDS AND KNOWN AS MESA DRIVE ;

THENCE SOUTH 87°53'47" EAST 78.78 FEET (RECORD SOUTH 88°23'36" EAST 79.21 FEET) TO THE BEGINNING OF A 1033.00 FOOT RADIUS CURVE CONCAVE NORTHERLY;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°29'28" (RECORD 25°30'18") 459.59 FEET TO A POINT OF TANGENCY;

THENCE NORTH 66°36'45" EAST 158.26 FEET (NORTH 66°36'45" EAST 158.35 FEET PER MAP 7536) TO THE BEGINNING OF AN 867.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°53'44" 301.06 FEET TO THE POINT OF BEGINNING, A RADIAL LINE TO SAID POINT BEARS NORTH 03°29'30" WEST;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'14" 25.03 FEET TO A POINT OF TANGENCY;

THENCE NORTH 88°09'42" EAST 166.11 FEET (RECORD NORTH 87°38'07" EAST 166.69 FEET) TO THE BEGINNING OF A 1033.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°08'48" 669.73 FEET TO A POINT OF TANGENCY;

THENCE NORTH 51°00'55" EAST 862.62 FEET TO THE BEGINNING OF A 967.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°29'10" 615.79 FEET TO A POINT OF TANGENCY;

THENCE NORTH 87°30'04" EAST 208.24 FEET TO THE BEGINNING OF A 633.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°43'01" 195.74 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS SOUTH 20°12'56" EAST;

THENCE SOUTH 20°12'56" EAST 330.15 FEET;

THENCE SOUTH 22°25'38" WEST 350.00 FEET;

THENCE SOUTH 56°23'21" WEST 280.00 FEET;

THENCE SOUTH 34°12'47" WEST 285.00 FEET;

THENCE SOUTH 54°32'11" WEST 930.00 FEET;

THENCE SOUTH 61°13'11" WEST 427.33 FEET;

THENCE SOUTH 89°04'20" WEST 908.08 FEET;

THENCE NORTH 89°49'26" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT 1000.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 89°49'26" WEST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°38'06" 115.80 FEET TO A POINT OF TANGENCY;

THENCE NORTH 06°48'40" EAST 408.37 FEET TO THE BEGINNING OF AN 800.00 FOOT RADIUS CURVE CONCAVE WESTERLY;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
07°44'20" 108.06 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°55'40" WEST 114.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 53.883 ACRES, MORE OR LESS.

RANCHO DEL ORO



OCEANSIDE CALIFORNIA

PROPOSED ZONING

DEVELOPER
 OCEANSIDE DEL ORO
 10000 MARINER VALLEY ROAD
 SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
 LEITCH AND ASSOCIATES
 10000 MARINER VALLEY ROAD
 SAN DIEGO, CALIFORNIA

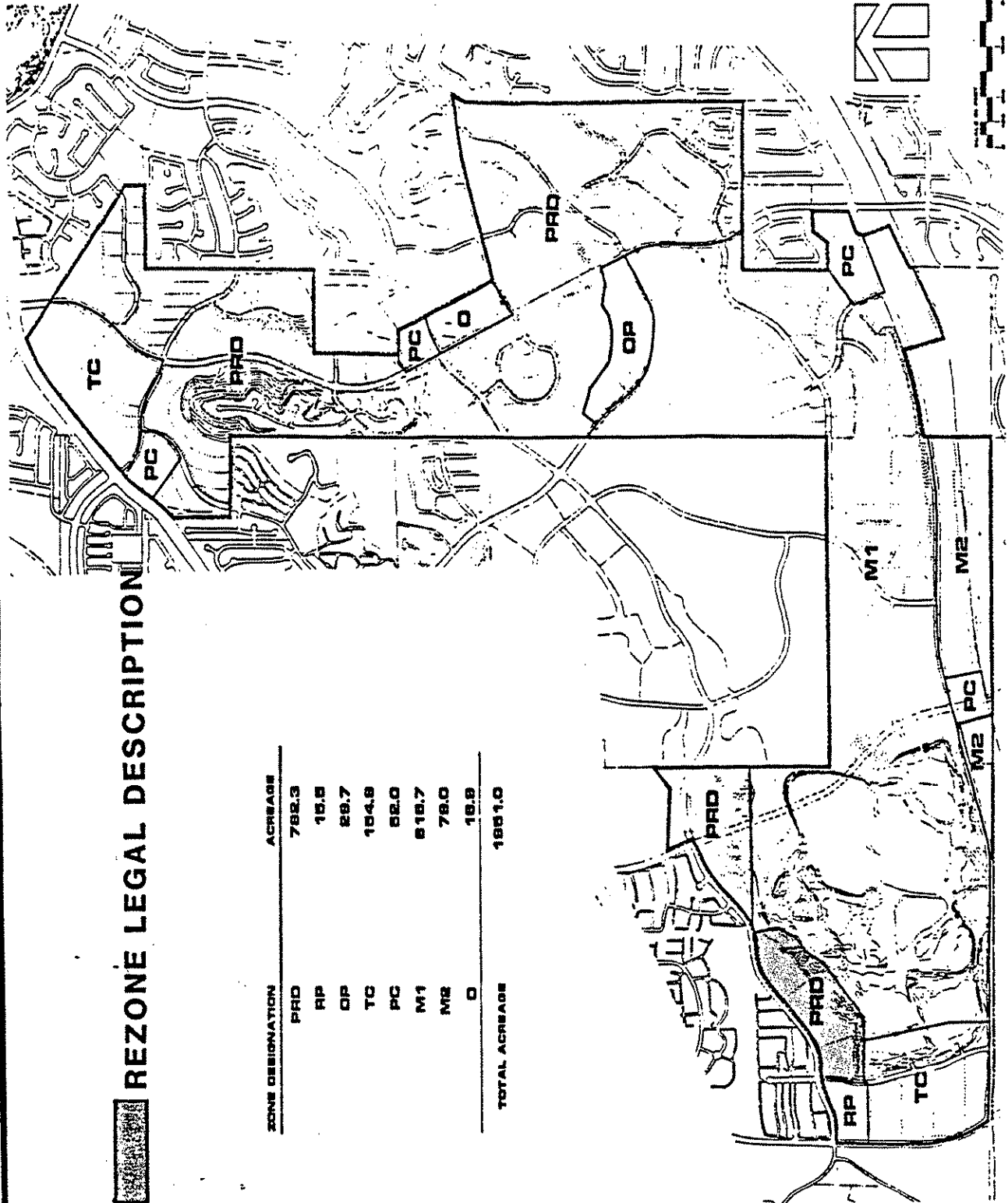
COMMERCIAL PLANNING
 SCRA
 340 W. WASHINGTON STREET
 SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
 CEP ASSOCIATED
 5466 COMPLEX STREET
 SAN DIEGO, CALIFORNIA

LAND PLANNER
 ANTHONY M. GILZARDO
 AND ASSOCIATES, INC.
 236 MONTGOMERY STREET
 SAN FRANCISCO, CALIFORNIA

REZONE LEGAL DESCRIPTION

ZONE DESIGNATION	ACREAGE
PRD	782.3
RP	15.8
OP	29.7
TC	184.8
PC	82.0
M1	618.7
M2	79.0
O	18.8
TOTAL ACREAGE	1881.0



MAP 10

**PLANNING COMMISSION
RESOLUTION RECOMMENDING APPROVAL**

**RESOLUTION NO. 85-P98
SEPTEMBER 30, 1985**

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PLANNING COMMISSION
RESOLUTION NO. 85-P98

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF OCEANSIDE, CALIFORNIA
RECOMMENDING THE APPROVAL OF DEVELOPMENT PLAN
D-5-84 ESTABLISHING THE PRD MASTER PLAN WITH
DEVELOPMENT STANDARDS FOR THE RESIDENTIAL
PORTION OF THE RANCHO DEL ORO PROPERTY

APPLICATION NO: D-5-84
APPLICANT: Rancho Del Oro
LOCATION: Villages on the Rancho Del Oro Property

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 PRD Master Plan under the provisions of Article 16
of the Zoning Ordinance of the City of Oceanside to permit the
following:

a Planned Residential Development Master Plan covering
772 acres

WHEREAS, the Planning Commission, after giving the
required notice, did on the 23rd day of September, 1985 conduct a
duly advertised public hearing as prescribed by law to consider
said application.

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

1. With compliance to the revisions recommended by staff for
future provision of open space, the project will meet the
intent of the PRD zone for common and private open space.
2. The Plan ensures quality design, guarantees development review
and standards, and enhances the value of surrounding property.
3. That with the implementation of the density ranges and limits
in the PRD Master Plan, the project meets the ordinance's
intent and purpose of the PRD Zone to provide desirable living
environments and efficient desirable and aesthetic use of
land.
4. The PRD Master Plan is consistent with the General Plan and
Specific Plan designations of the Rancho Del Oro project.

1
2 5. The negative vote of Commissioner Ramsey was in support of the
3 applicant's requested reduction in street width standards.

4 WHEREAS, the Planning Commission reviewed and
5 recommends certification of the Environmental Impact Report
6 Addendum relative to this action.

7 NOW, THEREFORE, BE IT RESOLVED that the Planning
8 Commission does hereby RECOMMEND APPROVAL of Development Plan
9 D-5-84 subject to the attached revisions presented in Exhibit A.

10 PASSED on September 23, 1985 by the following vote, to
11 wit:

12 AYES: Jakovac, Burgeson, Wilson, Lyon, Sullivan, Skinner

13 NAYES: Ramsey

14 ABSENT: None

15 ABSTAIN: None

16 ADOPTED on this 30th day of September, 1985.

17 Brian Sullivan
18 Brian Sullivan, Chairman

19 ATTEST:

20 Michael J. Blessing
21 Michael J. Blessing, Secretary

22 I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning
23 Commission, hereby certify that this is a true and correct copy
24 of Resolution No. 85-P98.

25 Dated: 30 Sept '85

26 MICHAEL J. BLESSING, Secretary
27 OCEANSIDE PLANNING COMMISSION
28

EXHIBIT 'A'

RANCHO DEL ORO PROJECT

PRD TEXT REVISIONS

DEVELOPMENT PLAN (D-5-84)

1. SECTION 104: MODIFICATIONS AND WAIVERS.

Pg. 5: Delete entire section and re-write to Zoning Variance Standards.

2. SECTION 201: DENSITY.

Pg. 11: The third paragraph shall be amended as follows:

"Densities on this map are computed in accordance with the Oceanside General Plan and Hillside Development Regulations. The ability of any development to achieve these densities is dependent on conformance to the development standards in this Master Plan as well as those contained in the PRD Zone. The City of Oceanside has the right to adjust densities in order to achieve the development criteria."

3. SECTION 202: ILLUSTRATIVE RESIDENTIAL PRODUCT TYPES.

Pg. 12: The first paragraph on this page shall be amended as follows:

"Development under these designations (A, B, and C) shall have one dwelling unit located on an individual lot. Houses shall be set back from all property lines and lot sizes shall range from 1/2 acre to 6,000 square feet based on product type. Common open space shall not be required for development of these types of units in accord with the open space standards of the PRD Zone."

4. SECTION 203: ILLUSTRATIVE SITE PLANS.

Pg. 14: This Section shall be modified as follows:

Illustrative Site Plans, Exhibits 9-14, indicate how the development of typical villages could ultimately appear. Exhibits 9-13 are based on the initial dwelling unit allocation of the Density Management Map. ~~More than just an example, these plans indicate that allowable densities can be achieved while meeting all development regulations.~~ Exhibit ~~12~~ 14 illustrates an alternative development plan for Villages I and II of primarily single family product types with varying lot sizes. This alternative could be achieved by ~~administrative~~ amendments to the Density Management Map Allocations as permitted by the Specific Plan, to achieve densities closer to the allowable minimums.

5. ARTICLE 300: CIRCULATION.

SECTION 303 AND 304:

(Pages 27 and 28):

Street sections widths shall be modified to show paved curb-to-curb widths as follows:

M1 - from 32 feet to 36 feet.

M2 - from 32 feet to 36 feet.

Exhibit 17 (Street Classification Cross-Sections shall be modified to reflect the above noted widths and to indicate that Section J is limited to private residential streets (28 feet pavement). Additionally, street width M2 shall carry a note that if projected traffic volumes exceed 5,000 ADT such streets shall be a minimum of 40 feet wide curb-to-curb.

6. SECTION 403: BUILDING HEIGHTS.

Pg. 34: The limits for housing product types I-K shall be amended as follows:

Product Types I-K

"Four (4) stories or 52 feet above grade. This height is intended to permit design flexibility for providing varied degrees of pitched and mansard roofs over a four story building area, with the following exception: for Villages VIII, IX, and X the height limit for all product types shall be a maximum of two stories or 35 feet above grade except in hillside situations where a garage/basement may be placed under two stories."

7. SECTION 405: PARKING.

Pg. 36: #6 change "~~Planning Director~~" to City Planner.

8. SECTION 407: COMMON OPEN SPACE.

Pg. 37: Delete entire section and require to meet minimum PRD standards of 25% common open space for each Development Plan project area.

9. SECTION 408: PRIVATE OPEN SPACE.

Pg. 38: This Section shall be amended as follows:

"Development types D-K shall provide ~~100~~ 200 square feet of private open space adjacent to every ground floor dwelling and ~~50~~ 100 square feet of private open space for each dwelling not having ground floor access. ~~Additional private open space in excess of these requirements may count toward fulfilling no more than fifty (50) percent of the common open space requirements for product types D-K as specified in Section 407.~~"

10. SECTION 413: LANDSCAPING.

Pg. 40: First sentence in the first paragraph shall be amended to read:

The Master Landscaping Plan as contained in to be prepared pursuant to the RDO Specific Plan shall establish the landscaping concept.....

Pg. 40: Third paragraph at bottom of page shall be amended as follows:

All landscaping within the public right-of-way shall be maintained in the short term by Rancho Del Oro in accordance with a maintenance agreement ~~as~~ to be approved by the City Council. Over the long-term, maintenance of landscaping within the public right-of-way will ~~may~~ be through a Maintenance District or other appropriate vehicle. A proposed Maintenance District could contain one or two levels of assessment. ~~A~~ The first would could include facilities of significant importance to the entire property, such as parkways and median strips along Ranch Major and Secondary Arterials, Ranch Collectors and Industrial Unit Collectors, and major slope banks, open space areas along public streets as shown on the Specific Plan. All properties in the Ranch would be assessed for maintenance of this level of facilities. ~~The~~ A second category of facilities would could include areas integral to individual villages, such as parkways and street furniture along village and tract collectors and streets, and minor slope banks and open space areas within the villages. Assessments for maintenance of this second level of improvements would be only to the individual village deriving benefit from the improvements. This proposed second level of facility maintenance is traditionally the responsibility of a residential homeowners association. The City Council shall make the final determination on the use of Maintenance Districts as set forth in the Specific Plan.

CITY COUNCIL POLICY

**NUMBER 300-09
DECEMBER 4, 1985**

SUBJECT: Common Open Space Requirements for Projects in the PRD (Planned Residential Development) Zone

POLICY NUMBER 300-09
ADOPTED 12-4-85

Section 2509 of Article 25 of the Comprehensive Zoning Ordinance (Ordinance No. 58-1) requires that a minimum 25% (twenty-five percent) of the project area covered under the Planned Residential Zone be devoted to common open space, excluding required front yards, side and rear yards, and private patios. It is the policy of the City Council of the City of Oceanside that, for purposes of complying with the minimum 25% (twenty-five percent) common open space requirement of Section 2509, each contiguous PRD-Zoned area within the PRD Master Plan shall be required to have a minimum of 25% (twenty-five percent) common open space overall for projects which are processed concurrently with and receive approval of a Development Agreement in accord with City Council Resolution No. 85-47.

Demonstration of how the overall 25% (twenty-five percent) shall be met for each contiguous PRD-Zoned area shall be set forth either in the PRD Master Plan or as part of the actions related to the approval of the first implementing Development Plan in each contiguous PRD-Zoned area covered by a Development Agreement.

For all other PRD-Zoned Master Plan projects that are not included in a Development Agreement the minimum 25% (twenty-five percent) common open space requirement shall be met for each project area defined as that area covered by each implementing Development Plan.

