

D-31-85

Exhibit "A"

**INDUSTRIAL
MASTER DEVELOPMENT PLAN**



ARTICLE 100 - PURPOSE

The purpose of the Master Development Standards Text (Development Standards) contained herein, is to insure proper development and use of the subject property ("property") and to enhance and protect its value, and that of adjoining properties and uses, in accordance with a Master Development Plan of a Compatible Business and Industrial Park. The development and operational 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 and every portion thereof, to provide for architectural compatibility and continuity of all buildings and landscaping, to secure and maintain proper setbacks from streets, to provide open spaces between structures, and in general to provide and maintain a high quality of improvements for the mutual benefit and protection of the property, and any and all future owners of any part or parcel of the property.

ARTICLE 101 - MASTER DEVELOPMENT PLAN

The Master Development Plan, as approved by the City of Oceanside, for Rancho Del Oro Business and Industrial Park, includes the following:

1. Master Development Plan Text for Rancho Del Oro Business and Industrial Park as contained here.

2. Rancho Del Oro Business and Industrial Park CC&R's which implement and establish as means to enforce the herein described Development Standards.
3. Rancho Del Oro Business and Industrial Park Tentative Subdivision Map.

ARTICLE 102 - DEVELOPMENT STANDARDS

The Development Standards contained herein shall encompass and affect the entire tract, in order to minimize processing time and the development costs for those proposed uses which are compatible with the standards. All provisions of the Development Standards shall apply to each lot within the Rancho Del Oro Business and Industrial Park except that one or more of the standards may be waived or modified for a particular lot by the Rancho Del Oro Planning & Development Board, and subsequently approved by the Planning Director of the City of Oceanside.

The waiver of such standards shall be based upon specific design considerations relating to a site and applied in a manner consistent with the adopted Master Development Plan and Development Plan Text.

1. Planning & Development Board

There shall be established and maintained a Rancho Del Oro Planning & Development Board ("Board"). The Board shall consist of three members initially appointed by

Oceanside Realty & Development Company. Action by the Board shall be taken by majority vote of the members.

2. Development Review

The Board shall establish and maintain overall quality standards for the property, compatible with the adopted Master Development Plan and the Development Plan Text for Rancho Del Oro. All plans for development including signs, architectural, engineering and landscaping plans and specifications shall be reviewed and approved by the Board. Plans and specifications shall be submitted to the Board for review and approval for conformance to the Master Development Plan and Development Standards, prior to the time of submission of an application to the City of Oceanside for any permits.

Subsequent to approval by the Board, and prior to issuance of any building permits, a site development plan for each lot or site shall be submitted to the Planning Director for approval.

3. Development Review Criteria

In reviewing plans and specifications, the Board shall consider among other things the following factors: The adequacy of site dimensions, conformity and harmony of external design with neighboring structures, conformity and harmony of visual or aesthetic impact; the effect of the location, and use of improvements on neighboring sites; the topography, grade, and finished pad

elevation of the site; the design and facing of the building elevations, in relation to nearby streets and adjacent sites; the screening of mechanical equipment from view from adjacent streets and properties; the adequacy of off-street parking; and the conformity with the purpose and intent of the Development Plan Text, and other Development Standards approved by the City of Oceanside for the property.

ARTICLE 103 - PERFORMANCE STANDARDS

All sites and buildings shall be designed and constructed so that the enclosed operations and uses shall conform to the following standards:

1. Noise or vibration created by, or resulting from, any industrial machinery or process shall not be audible at the property lines and shall conform to the standards adopted in the noise element of the General Plan of the City of Oceanside.
2. Odors, glare or heat created by, or resulting directly from, any use shall not be perceptible at any point beyond the property lines.
3. Discharge into the atmosphere of air contaminants shall be subject to all requirements of the California Air Resources Board and the San Diego Air Pollution Control District Board.

4. Water supply, drainage, rubbish and waste disposal systems and practices shall conform with all applicable codes and standards.

5. Business and industrial activities shall be of such nature as not to cause damage or nuisance to the health, safety, peace, or general welfare of persons residing or working in the vicinity of the business and industrial park.

ARTICLE 104 - PERMITTED USES

The Board shall review all proposed uses to determine whether a use is appropriate for a particular site. Subject to the Board's approval, permitted uses shall include all uses allowed by the City of Oceanside Zoning Regulations for the Light Industrial (M-1) Zone, as amended from time to time, provided such use is performed or carried out entirely within a building that is so designed and constructed that the enclosed operations and uses do not cause or produce a nuisance or adverse physical impact to adjacent sites.

The following list identifies specific uses which are permitted under current zoning regulations and which are considered appropriate uses for the Rancho Del Oro Business Industrial Park. The list should not be interpreted to exclude other uses which the City determines are permitted uses for the M-1 Zone in general or for this Property in particular. The list is based on the Standard Land Use Code for the San Diego Region (July 1968) prepared by the

San Diego Association of Governments (SANDAG) (formerly the Comprehensive Planning Organization of San Diego County).

2. MANUFACTURING

27 - PRINTING, PUBLISHING AND ALLIED INDUSTRIES

271 - Newspaper: Publishing, Publishing and Printing

272 - Periodicals: Publishing, Publishing and Printing

273 - Books: Publishing, Publishing and Printing

274 - Commercial Printing

275 - Manifold Business Forms

276 - Greeting Cards

277 - Bookbinding and Related Industries

278 - Printing Trade Service Industries

279 - Other Printing and Publishing, NEC (not elsewhere classified)

28 - CHEMICALS AND ALLIED PRODUCTS

283 - Drugs

2831 Biological products (Includes serums, toxins, vaccines, bacterins)

2832 Medicinal chemicals and botanical products

2833 Pharmaceutical preparation (Includes analgesics, anesthetics, antacids, cold remedies, soap, etc.)

34 - FABRICATED METAL PRODUCTS

342 - Machinery

3427 Office machines, small (typewriters, adding machines, calculators, desk top computers, etc.)

3428 Service industry machines (Includes cabinets, counters, warmers, ranges, soda fountains, cleaners, sweepers, coolers, etc.)

343 - Other Machinery

3431 Electrical transmission and distribution equipment (Includes transformers, boosters, fuses, relays, etc.)

3432 Electrical industrial apparatus (Includes electric generators, parts for aircraft, motor vehicles and railroad stock, speedometers)

3433 Household appliances (Includes blankets, heaters, razors, etc.)

3434 Electric lighting and wiring equipment

3435 Radio and television receiving sets, except communication types (Includes phonographs, recorders, speaker systems, etc.)

3436 Communication equipment (Includes telephone and telegraph apparatus, radio and television transmitting, signalling and detection equipment and apparatus)

3437 Electronic components and accessories (Includes tubes, transformers, coils, etc.)

3438 Electronic computing equipment, other than desk top machines (Includes EDP, EAM, card punch, scanner equipment)

3439 Other electrical machinery, equipment, and supplies, NEC. (Includes batteries christmas lighting sets, electric fireplaces, spark plugs, lamps, etc.)

35 - PROFESSIONAL, SCIENTIFIC, AND CONTROLLING INSTRUMENTS: PHOTOGRAPHIC AND OPTICAL GOODS: WATCHES AND CLOCKS

351 - Engineering, Laboratory, and Scientific and Research Instruments and Associated Equipment

352 - Instruments for Measuring, Controlling, and Indicating Physical Characteristics

353 - Optical Instruments and Lenses

354 - Surgical, Medical, and Dental Instruments and Supplies

355 - Ophthalmic Goods

356 - Photographic Equipment and Supplies

357 - Watches, Clocks, Clockwork Operated Devices, and Parts (Including Electrically Operated Time Pieces)

39 - MISCELLANEOUS MANUFACTURING

397 - Motion Picture Production

4 - TRANSPORTATION, COMMUNICATIONS AND UTILITIES

43 - AIRCRAFT TRANSPORTATION

439 - Other Air Transportation, NEC

4391 Heliport landing/takeoff pads, with maintenance facilities (Identified only when they are separate activities and not a part of airports or flying fields.)

46 - AUTOMOBILE PARKING

460 - Automobile Parking

4603 Long term storage (autos, trucks, boats, vacation trailers, etc.)

47 - COMMUNICATIONS

471 - Telephone Communication

472 - Telegraph Communication

473 - Radio Communication

474 - Television Communication

475 - Radio and Television Communication (combined systems)

476 - Recording and Sound Studios

48 - UTILITIES

481 - Electric Utility

4812 Electric generation plants - conventional fuel (including hydroelectric, solar etc.)

4814 Electricity regulating substations

482 - Gas Utility

4822 Gas production plants

4823 Natural or manufactured gas storage; distribution points

484 - Sewage Disposal

4845 Water reclamation plants

→ 485 - Solid Waste Disposal

4859 Other solid waste disposal, NEC.

49 - TRANSPORTATION, COMMUNICATIONS, UTILITIES, NEC

492 - Transportation Services and Arrangements

5 - TRADE

51 - TRADE (WHOLESALE)

511 - Motor Vehicles and Automotive Equipment

512 - Drugs, Chemicals and Allied Products

513 - Dry Goods and Apparel

514 - Groceries and Related Products

515 - Farm Products

516 - Electrical Goods

517 - Hardware, Plumbing, Heating Equipment & Supplies

518 - Machinery, Equipment & Supplies

519 - Miscellaneous Wholesale Trade, NEC

- 53 - GENERAL MERCHANDISE
 - 534 - Vending Machine Operators
 - 535 - Direct Selling Organizations
- 54 - FOOD
 - 546 - Bakeries (Does not involve home delivery)
 - 5461 Bakeries (manufacturing) (Includes only those bakeries that produce, on the premises)
 - 549 - Retail Trade - Food, NEC
 - 5493 Water, bottled, coolers (Retail and home delivery)
 - 5494 Delicatessen selling ready cooked or prepared foods
 - 5495 Health foods
 - 5496 Food-to-go delivery and pickup (no eating on premises)
 - 5497 Food catering (preparation and delivery of food)
- 57 - FURNITURE, HOME FURNISHINGS, AND EQUIPMENT
 - 574 - Office Equipment, Furniture, Machines and Supplies
- 58 - EATING PLACES
 - 581 - Eating Places
 - *5811 Restaurants (with or without liquor)
 - 5814 Short order eating places with or without product specialty, non-auto oriented (downtown coffee shops, lunch counters, snackbars, etc.)
- 59 - MISCELLANEOUS RETAIL TRADE
 - 594 - Books, Stationery, Art and Hobby Supplies
 - 5942 Stationery and Supplies (Includes blank-books, forms, pens and pencils, etc.)
 - 5943 Art equipment and supplies
 - 5946 Trophy supplies

6 - SERVICES

61 - FINANCE, INSURANCE AND REAL ESTATE SERVICES

*611 - Banking and Bank Related Functions

*612 - Credit Services (other than banks)

613 - Security and Commodity Brokers, Dealers,
Exchanges and Services

614 - Insurance Carriers, Agents, Brokers and
Services

615 - Real Estate and Related Services

616 - Holding and Investment Services

619 - Other Finance, Insurance and Real Estate
Services, NEC

62 - PERSONAL SERVICES

622 - Photographic Services

6222 Commercial photography (Includes aerial
photography and map service)

63 - BUSINESS SERVICES

631 - Advertising Services

633 - Duplicating, Mailing, Stenographic and Office
Services

634 - Dwelling and Other Building Services

637 - Warehousing or Storage Services (Except 6372 -
Stockyards)

639 - Business Services, NEC

64 - REPAIR SERVICES

642 - Electrical Appliance Repair and Services

649 - Repair Shops and Related Services, NEC.

65 - PROFESSIONAL SERVICES (Excepting Medical)

652 - Legal Services

- 653 - Engineering, Architectural & Planning Services
- 654 - Research Services
- 655 - Data Processing Services
- 659 - Professional Services, NEC
- 66 - CONTRACT CONSTRUCTION SERVICES
 - 661 - General Contract Construction (Except Outside Storage Yards)
 - 662 - Building Construction Trade Services
 - 663 - Specialized Construction Trade Services, NEC
- 67 - GOVERNMENT SERVICES (All Levels of Government)
 - 673 - Postal Services
- 68 - EDUCATIONAL SERVICES
 - 681 - Nursery, Primary, and Secondary Education
 - 6815 Day Nursery - Child care center
 - 683 - Special Training and Schooling
- 74 - RECREATIONAL ACTIVITIES
 - 742 - Playgrounds and Athletic Areas
 - 7424 Recreation and community centers (Includes a gymnasium or other facilities. Center may or may not include a playfield)

ARTICLE 105 - SETBACKS

1. Minimum setback area. No building, structure, or improvement of any kind, and no part thereof, shall be constructed installed or maintained, within the minimum setback areas identified in Exhibit A. Subject to specific prior approval by the Board, however, the following structures

and improvements may be excluded from the setback provisions:

- a. Landscaping
 - b. Steps and walks
 - c. Monument signs
 - d. Lighting facilities
 - e. Entrance drives
2. Permissive setback area. Subject to specific prior approval by the Board in writing, the following buildings, structures and improvements may be constructed, installed, or maintained in the permissive setback areas identified in Exhibit A.
- a. Building and accessory structures
 - b. Roof overhang
 - c. Steps and walks
 - d. Paving and associated curbing for vehicular parking areas
 - e. Fences
 - f. Landscaping
 - g. Raised planters
 - h. Monument directional signs
 - i. Lighting facilities
 - j. Flag poles, sculptures, or other graphic elements
 - k. Street furniture

REAR

PARKING AREA
AND DRIVE SETBACKS

CORNER LOT SETBACK
FROM SIDESTREETS
SHALL BE THE SAME
AS THOSE REQUIRED
FOR FRONT YARDS

10' 0"

MIN. SET BACK
LINE

5' 0" MIN. SET BACK FROM PROPERTY
LINE OR TOP OF SLOPE BANK

MIN. SET BACK LINE

PERMISSIVE SET BACK LINE

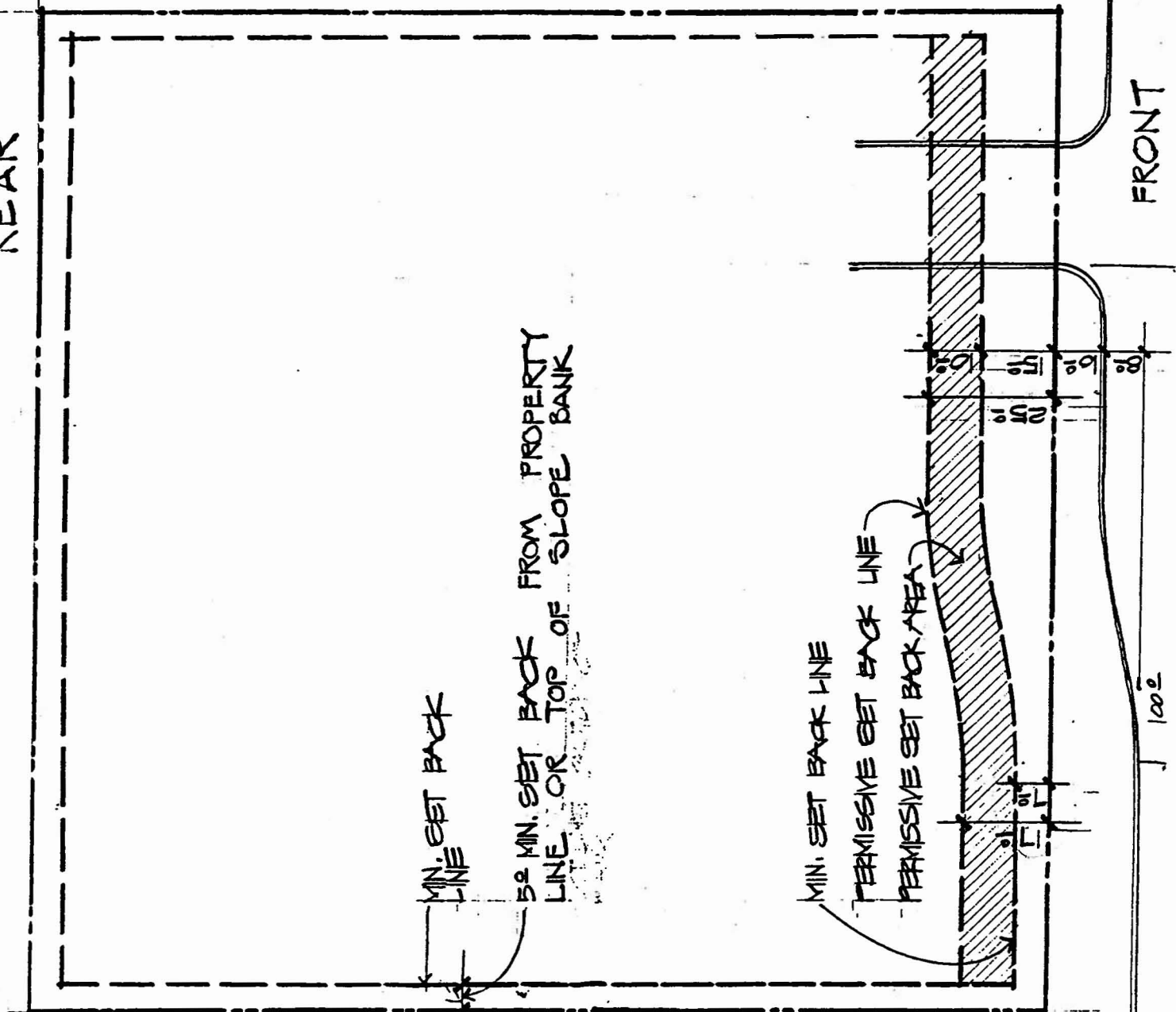
PERMISSIVE SET BACK AREA

FRONT

100'

10' 0"

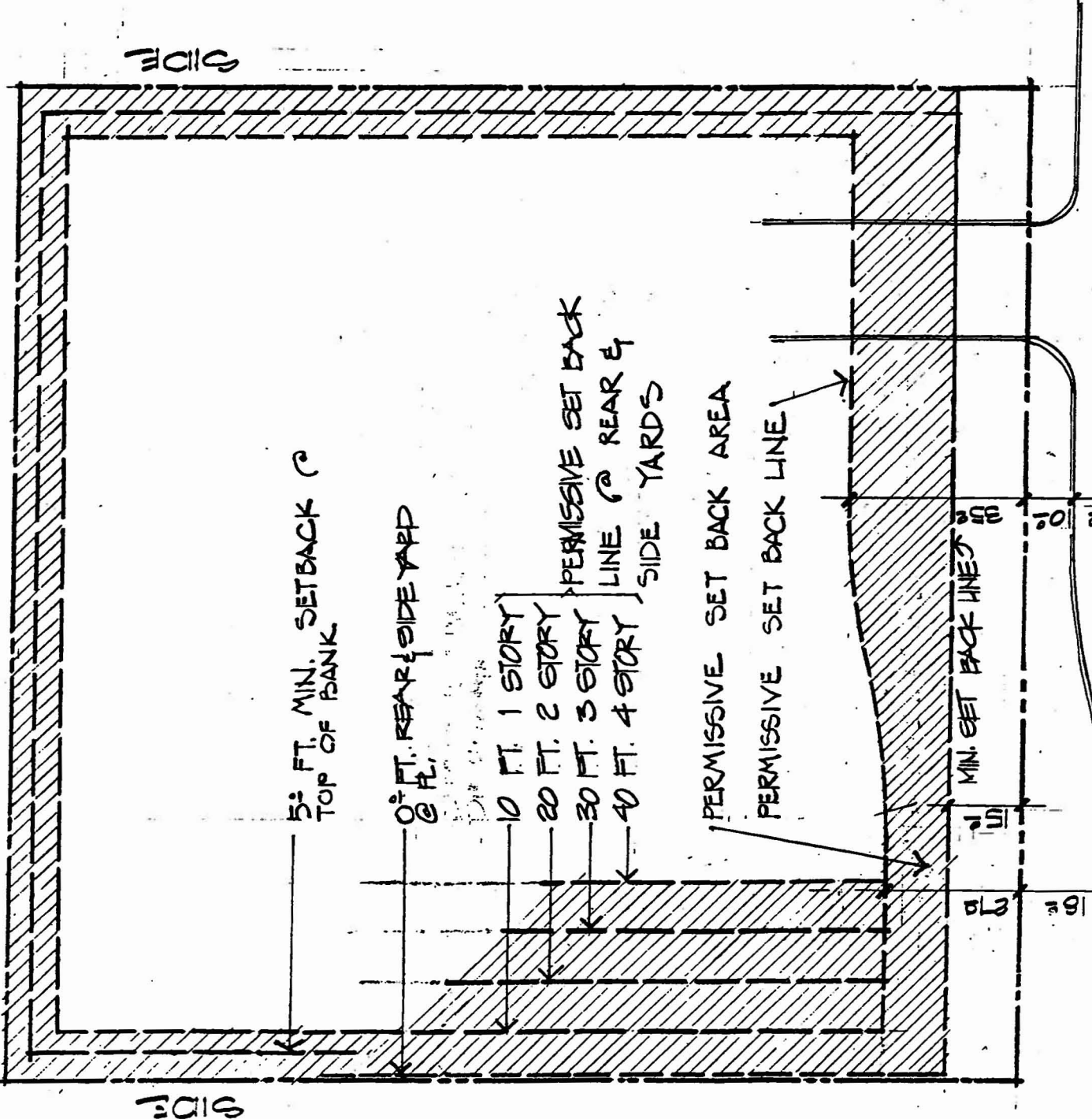
exhibit A-1



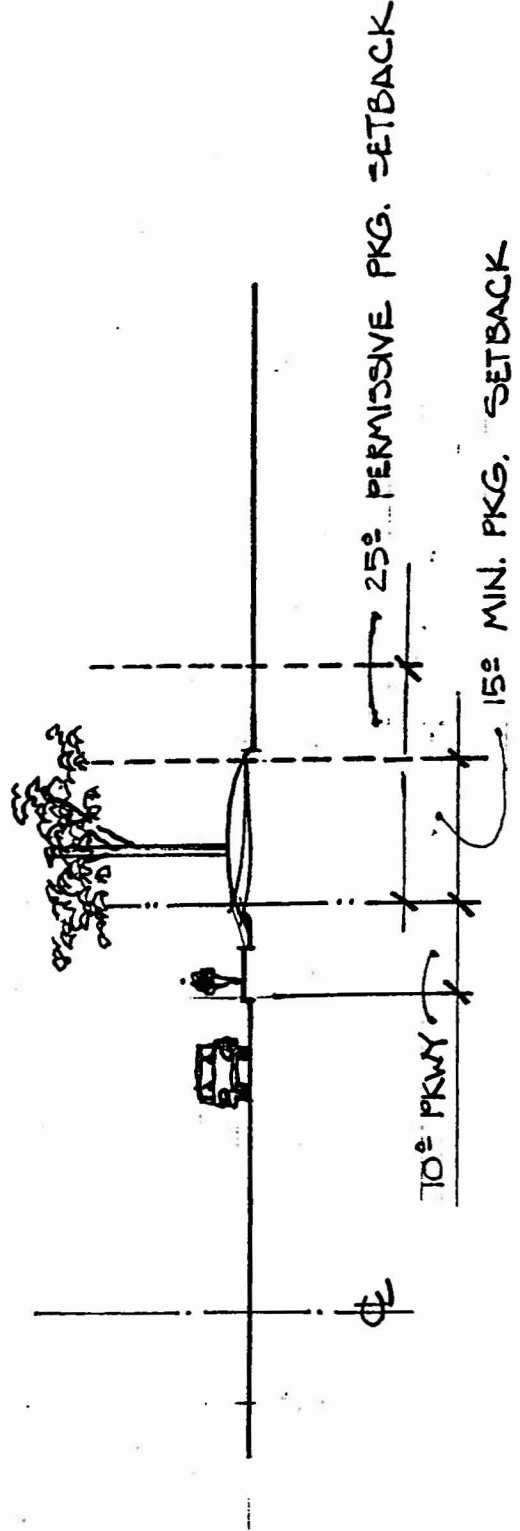
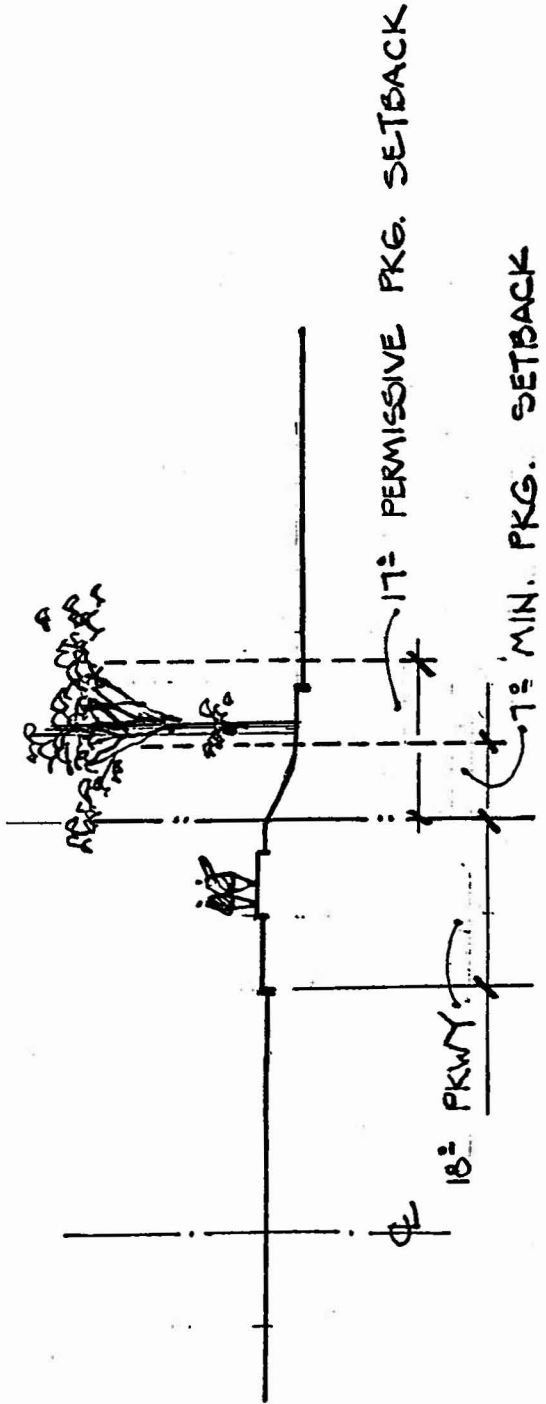
BUILDING SETBACK REQUIREMENTS

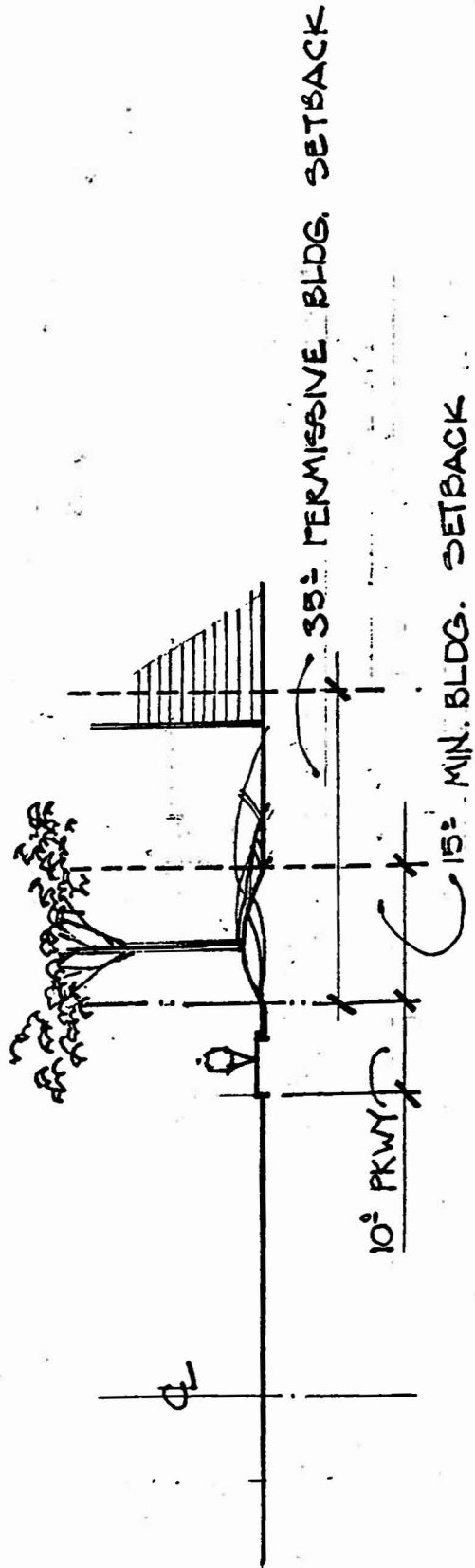
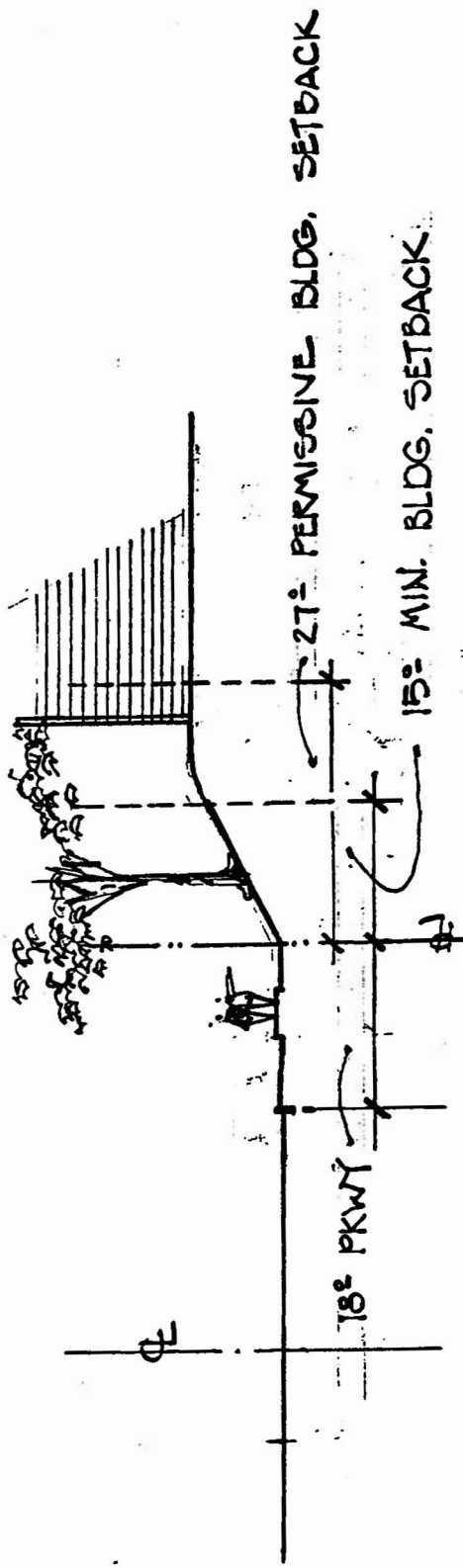
CORNER LOT SETBACKS FROM SIDE STREETS SHALL BE THE SAME AS THOSE REQUIRED FOR FRONT YARDS

REAR



FRONT





In reviewing a request for approval pursuant to this paragraph, the Board shall consider the factors identified in Article 102, the Development Standards and limitations contained in this text and the specific design proposal.

3. Yards adjacent to residential areas. On property adjacent to residential development, specific design proposals shall be prepared to screen and protect the residential areas from the adjoining business and industrial activities. Screening shall consist of some combination of fencing, slope banks, raised earth berms, and landscaped buffer consisting of a combination of trees, shrubs and ground cover, the design of which shall be subject to the approval of the Board and the Planning Director of City of Oceanside.

ARTICLE 106 - BUILDING HEIGHT

For the purposes of determining the height of a building, the average finished pad grade of the parcel on which the building is located shall be used. No building or structure shall exceed a height of 45 feet, or four stories, whichever is less, unless specifically exempted by the Board and granted a Conditional Use Permit by the City of Oceanside

ARTICLE 107 - LOT COVERAGE

No building or buildings shall occupy more than fifty percent of the area of any lot or site. For the purpose

of determining incremental yard requirements, the maximum floor to floor vertical height of a story shall be 12 feet. Any exceeding 12 feet, but not more than 20 feet in height, shall be counted as two stories for purposes of determining incremental yard requirements, with each additional ten feet of floor to floor height counting as an additional story; provided, however, that the upper-most increment of floor to floor height shall not be counted as an additional story if it is less than five feet.

ARTICLE 108 - OFF STREET PARKING

1. Provision of Off-Street Parking; Parking Plan. Each owner of a site shall prepare a Parking Plan which provides adequate off-street parking to accommodate all parking needs for the site, including visitor and employee parking. In no event shall any on street parking be permitted. If parking requirements increase, as a result of an expansion or change in the type or intensity of use or in the number of employees, the parking plan shall be revised to provide additional off-street parking to accommodate the increase or expansion. The purpose of this requirement is to provide for adequate on-site vehicular parking due to the restriction that no parking will be permitted along any public street rights-of-way. Each owner, lessee or other occupant of a site, and their assigns, shall cause their customers, visitors, agents, and employees to use the off-street parking spaces provided on their site and shall prohibit the parking of moving vans, trucks and like vehicles on the public streets surrounding the premises. The Board shall review the adequacy of the parking plan for proposed improvements pursuant to Article 101, and for proposed uses or changes in uses pursuant to Article 103. The Board and the Planning Director may disapprove or conditionally approve any

such proposed improvement or use or change in use based on inadequate off-street parking. The following guidelines shall be used to evaluate the adequacy of proposed parking for particular uses:

- a. Business & Professional Offices & Financial Institutions: four (4) spaces for each 1,000 square feet of total office space (excluding such areas as pedestrian corridors, restrooms, elevator shafts, equipment areas).
- b. Manufacture, research and assembly: two (2) parking spaces for each three (3) employees, but in no event less than three (3) spaces for each 1,000 square feet of gross floor area.
- c. Warehouse: two (2) parking spaces for each three (3) employees, but in no event less than one (1) space for each 1,000 square feet of gross floor area.
- d. Wholesale and retail sales establishments providing direct sales on premises, including but not limited to equipment, service shops or personal service shops: four spaces for each 1,000 square feet of area being used for sales or service activities (warehouse and storage space excluded), but in no case less than 5 spaces per establishment.
- e. Transportation, communication and utility facilities, warehouses and storage facilities: one space per

employee plus 25 percent, but in no case less than 3 spaces per establishment.

- f. Restaurants, deli's and other eating establishments both drive-thru and table service: one space for each 3 seats or 1 space for each 45 square feet of area used for sale or consumption of food and/or beverages, but in no case less than 15 spaces per establishment.
- g. Uses not included in any of the above categories:
As determined by the Board, and approved by the Planning Director of the City of Oceanside.

For any particular site the number of parking spaces specified in these guidelines may be increased or decreased by the Board and approved by the Planning Director, based upon an analysis of the proposed uses for the site and any proposed Employee Transportation Program (see Paragraph 3).

Multiple buildings utilizing common parking areas on a site consisting of two or more lots, shall be reviewed and approved by the Board.

Required off-street parking shall be provided on the site of the use served, or on a contiguous site, or within six hundred (600) feet of the subject site. Where parking is provided on other than the site of the use served, a recorded document signed by the owners of the alternate site, stipulating to the permanent and exclusive reservation of such a parking area on the site, shall be filed with the Board and the Planning Director.

2. Design Standards. The following requirements shall apply:

a. Size and Access:

- (1) Each parking space shall be provided with adequate ingress and egress. Adequate ingress and egress shall mean a driveway having a minimum width of 10 feet (one way), surfaced with asphaltic concrete or cement concrete paving, properly drained, no part of which shall be included in the required area of a parking space. Such drives shall be kept free and clear of any intrusions for a height of at least 7 feet.
- (2) Each regular off-street parking space for commercial and industrial usage, shall have an area of at least 171 square feet exclusive of drives and aisles and shall be nine feet wide.
- (3) Each compact off-street parking space for commercial and industrial usage, shall be 7½ feet wide by 15 feet deep. Sites containing 10 or more parking spaces shall be allowed 25 percent compact parking spaces and sites containing 50 or more parking spaces shall be allowed 40 percent compact parking spaces.

b. Surfacing. Off-street parking areas shall be surfaced with an asphaltic concrete or cement concrete

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.

c. Walls

- (1) Every parking area which abuts a 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 Planning Director.
- (2) Every parking area which abuts property located in one of the "R" zones shall be separated from such property by a solid masonry, rock, concrete or stucco wall six feet in height measured from the grade of the finished surface of such parking lot closest to the contiguous "R" zoned property, provided that along the required front yard the wall shall not exceed 42 inches in height. No such wall need be provided where the elevation of that portion of the parking area immediately adjacent to an "R" zone is six feet or more below the elevation of such "R" zoned property along the common property line. Alternate means of screening and provisions for security based upon specific design proposals, may be submitted. Such designs shall be subject to the approval of the Board and the Planning Director.

- d. Lighting. Any lights provided to illuminate any parking area, shall be so arranged as to reflect the light away from any residentially zoned lot.
- e. Entrances and Exits. The location and design of entrances and exits shall be subject to the approval of the Board and the City Engineers.
- f. Wheel Stops. Each parking space adjacent to buildings, walls and sidewalks less than 6 feet wide or sidewalks at the same grade as the parking space shall be provided with a concrete curb or bumper at least six (6) inches in height at or within two feet of the front of such space. This provision shall not be applicable to parallel parking spaces.
- g. Striping
 - (1) All parking spaces as required by this ordinance, 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 Planning Director.
 - (2) 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.
- h. Approval of Plans. After approval by the Board, the plan of the proposed parking area shall be submitted

to and approved by the Planning Director at the time of the application for the building permit for the building to which the parking area is accessory. The plans shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking lot.

3. Employee Transportation Program; Modified Parking Plan.

Declarant has determined that the business park environment will be enhanced if the number of automobiles entering the Property is kept to a minimum. Owners are therefore encouraged to develop an Employee Transportation Program to facilitate the use by employees of ride-sharing, public transit, bicycling, and other modes of transportation, other than individual use of automobiles. The program shall obligate owners, lessees or other occupants to take specific actions, such as:

- a. Furnishing to employees, or displaying in a location regularly frequented by most or all employees, information relating to public transit, ride-sharing or bicycling provided by "computer-commuter" public transit agencies and other agencies or groups involved in promoting forms of transportation not involving the individual use of an automobile.

- b. Providing bicycle racks and motorcycle parking areas and clean-up facilities for employees utilizing such vehicles.
- c. Allowing flexible work hours, where necessary, so that employees can participate in ride-sharing arrangements or use public transit services.
- d. Coordinating the use by employees of public transportation, ride-sharing, carpools, vanpools or other forms of transportation not involving the individual use of an automobile, and for owners with more than fifty (50) employees, designating an employee to coordinate and assist other employees.
- e. Assigning preferential parking spaces for use by employees who regularly commute to work with two or more persons.
- f. Establishing assigned parking spaces for compact cars carrying two or more employees.
- g. Operating company buses or vans to transport employees to and from work.
- h. Assigning and utilizing tandem parking spaces for employees with fixed work and transportation hours.

Owners who initiate and continue actively to support an Employee Transportation Program, may present to the Board and Planning Director for review and approval a modified parking plan providing for a reduced number of parking spaces than may otherwise be required by the Board under

Paragraph 1 of this Article. In reviewing a modified parking plan, the Board shall consider the effectiveness of the Program and the owner's actions in encouraging and supporting employees' use of alternative forms of transportation, other than individual use of the automobile. If the Board and Planning Director approved a modified parking plan reducing the number of parking spaces which may otherwise be required under Paragraph 1, that approval shall be conditioned upon the continued use by the owner's employees of such alternative forms of transportation and continued reduced demand for parking spaces upon the owner's site. The modified parking plan shall be resubmitted for review and approval by the Board in connection with any proposed improvements, pursuant to Article 107, or any change in the type or intensity of the use at the site, pursuant to Article 103. In any event, a modified parking plan shall comply with all other laws, zoning, and other ordinances and regulations of the City of Oceanside, or other governmental bodies having jurisdiction over the Property.

ARTICLE 109 - SITE LIGHTING

The design, location, type and size of all exterior lighting shall be reviewed and approved in writing by the Board prior to construction or installation. All exterior lighting shall

be adequately controlled and shielded so as to prevent glare and undesirable illumination of adjacent properties or streets. The use of energy-conserving fixtures or lighting systems shall be given primary consideration. Security lighting fixtures shall not be substituted for site or walkway lighting and shall be restricted to loading and storage locations or other similar service areas only. The use of walkway and landscape feature lighting is encouraged, as necessary or desirable for safety and aesthetic purposes.

ARTICLE 110 - UNDERGROUND UTILITIES

All electric and telephone service lines to individual lots or sites shall be placed underground.

ARTICLE 111 - DRAINAGE

The development on each site shall be designed with due regard for its effect upon drainage within the site and on adjacent sites and shall conform to all applicable rules and regulations of the City of Oceanside.

ARTICLE 112 - EXCAVATION AND GRADING

No excavation or grading shall be performed except in accordance with the Grading Ordinance of the City of Oceanside.

ARTICLE 113 - SCREENING OF STORAGE AND LOADING AREAS

No materials, supplies, or equipment, including company owned or operated motor vehicles (with the exception of

passenger vehicles, company buses and vans), shall be parked or stored in any area of the site except inside a closed building or behind a visual screening barrier. Outdoor storage areas, loading docks and ramps, service yards, transformers, refuse collection areas, storage tanks, and other appurtenant items of poor visual quality, shall be screened by the use of concrete, masonry, wood or metal walls, mature landscape materials, or approved fencing materials, so that such areas are not visible from neighboring properties or public streets. Stacking of stored items behind such screening shall not exceed the height of the screens. Loading areas, docks, or other similar facilities shall be located and designed so as to eliminate the necessity of any backing maneuvers by vehicles onto public streets. The location and design of any such required screening shall be reviewed and approved in writing by the Board prior to construction or installation.

ARTICLE 114 - LANDSCAPING

Every site on which a building is constructed shall be landscaped and irrigated in accordance with plans and specifications submitted to and approved by the Board pursuant to Article 101. Approval of the Landscape Plan shall be based on conformity with the Landscape Standards herein and with the Master Landscape Plan as prepared by Rancho del Oro

for the property as incorporated fully herein by reference thereto.

1. Setback Areas

All open areas with the exception of vehicular access ways and parking areas, pedestrian walkways, and recreational facilities shall be landscaped. A minimum of 60 percent landscaping shall be provided within the required front and side yard setback areas, respectively.

2. Parking Areas

A minimum of eight (8) percent of the total net area (which net area shall be computed by excluding private streets) of the lot or site shall be landscaped. Approximately one-half of such landscaped area shall be generally dispersed throughout the parking lot, with the remainder distributed as planting areas around buildings, peripheral planters around the site, parkways, street tree wells, and other appropriate locations.

3. General Provisions

- a. The landscaping plan shall be drawn to a minimum scale of 1 inch for each forty feet; shall indicate the square footage of each planting area; shall tabulate the square footage of all landscaped areas and percentage of the total site devoted to landscaping; shall identify at the planting area the type of plant; shall list the botanical and common

names of all plants with the quantity of each and their container size; and shall clearly portray the permanent automatic irrigation system.

- b. No planting areas shall be less than 24 square feet with the exception of raised planter boxes around or in close proximity to buildings.
- c. At least one tree of a species approved by the Board shall be installed within each parking area for every ten single row parking stalls or every twenty double row parking stalls within the parking lot.
- d. Landscaping shall consist of combination of trees, shrubs, and live ground covers with careful consideration given to eventual size and spread, susceptibility to disease and pests, durability and adaptability to existing soil and climatic conditions.
- e. Each unused area resulting from the design or layout of parking spaces, or accessory structures, shall be used for planting purposes if over 24 square feet.
- f. All planted areas shall contain a permanent automatic irrigation system and shall be enclosed by a six inch high concrete curb. Where planter areas abut a sidewalk or cement concrete driveway, no curb shall be required.

4. Installation

Landscape and irrigation systems for the site, as approved by the Board, shall be completely installed and in operation at the time of either occupancy or the filing of a notice of completion, whichever occurs first, for the first building on any part of such site, unless the Board approves in writing a different completion date.

5. Maintenance

Landscaping and irrigation systems shall be maintained in slightly and good condition in accordance with the plans approved by the Board, and the Planning Director.

a. All plant growth in required landscaped areas shall be controlled by pruning, trimming or otherwise, so that the plant material will not:

(1) Interfere with the installation, maintenance and repair of any public utilities.

(2) Restrict pedestrian or vehicular access.

(3) Constitute a traffic hazard.

b. Cultivation and watering. All planted areas shall be watered sufficiently to promote growth of all trees, shrubs and ground cover plants. Planting areas shall be maintained in a weed free condition. All planting shall be periodically pruned, trimmed, edged and fertilized in accordance with generally accepted horticultural practices.

- c. Replanting. All trees, shrubs and plants which have been planted and which, due to accident, damage, disease, or other cause, fail to show a healthy growth, shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation.

ARTICLE 115 - BUILDING 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 the design both within the site and with respect to adjoining structures.
3. The exterior walls of each building shall be finished tilt-up concrete, poured-in-place concrete, masonry, wood, stucco, glass, or equivalent materials.
4. Exterior walls of sheet or corrugated iron, steel, aluminum or asbestos or reflective glass, will be permitted only as a part of a totally integrated building design upon specific approval in writing by the Board.
5. All roof material exposed to view from the street or adjoining properties shall be of a finish material approved by the Board.

6. 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.
7. 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.