

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

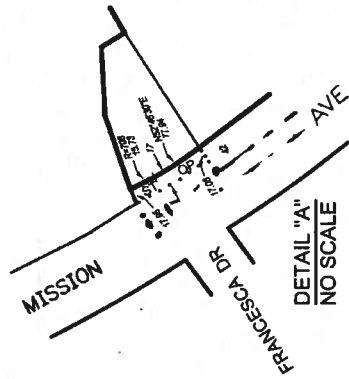
**Tuesday, January 7, 2014, 10:00 a.m.**  
**Guajome Room**

1. 10:00 a.m. - 11:00 a.m.      Discussion to construct an additional 64 units to an existing apartment complex located at 4410 Mission Avenue.

**Zoning: RM-B (Residential Medium – B)**  
**Land Use: MD-R (Medium Density Residential)**  
**Neighborhood Area: San Luis Rey**  
**Assessor Parcel Number: 158-122-14**  
**Contact Person: Bob Hallock**  
**Tel.: 858-653-0016**  
**Email: [b.hallock@bridge-igp.com](mailto:b.hallock@bridge-igp.com)**

**Attachments:**

1. Maps
2. Project Description Letter
3. Proposed Elevations

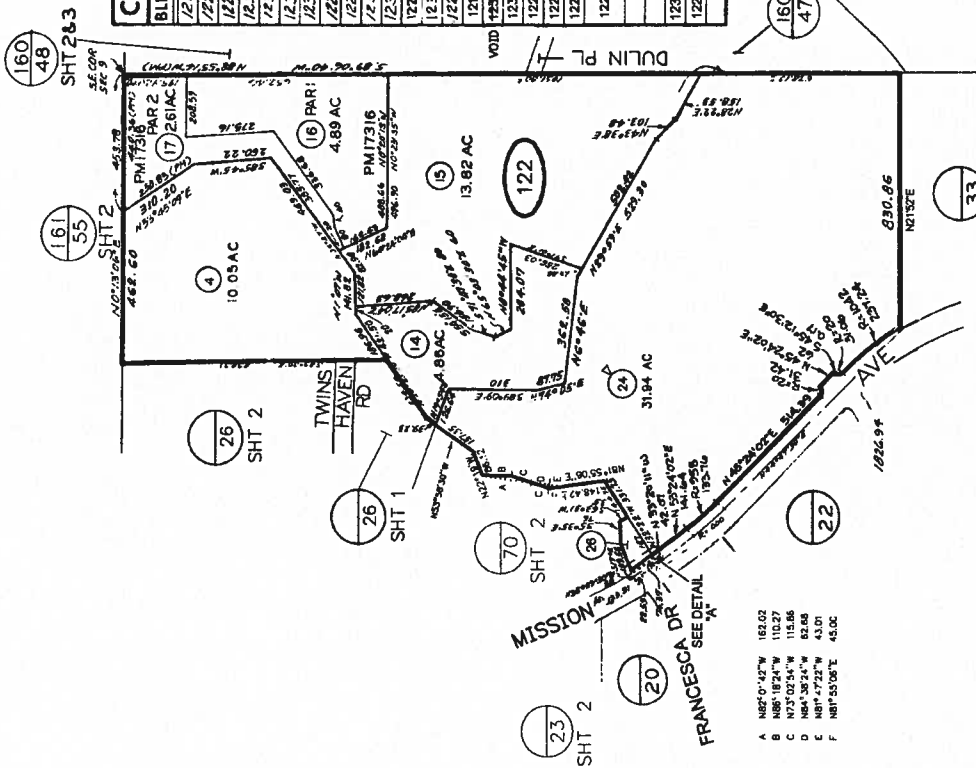


158-12



10/09/2010 AL

CHANGES	
BLK	NEW/RI CUT
121	6 241-271 10033
122	2,3 242-260 57
122	4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000.



- A NRP-0°42'W 162.02
- B NRP-102°24'W 110.27
- C NRP-102°34'W 110.86
- D NRP-102°34'W 110.86
- E NRP-72°25'W 43.01
- F NRP-55°06'E 45.00

MAP 8236 - MISSION HERMOSA UNIT NO 3  
 SEC 9 - T11S-R4W - POR E 1/2  
 LS 402, ROS 761,876,4402,6848,8367,16358

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY  
 ASSESSOR'S MAP  
 BK 158 PG 12

**Tentative Subdivision Map/Development Plan Request for  
4401 Mission Avenue, Oceanside, CA 92057**

The Real Estate Opportunity Capital Fund II is currently in escrow to purchase the Presidio at Rancho Del Oro apartment complex located at 4401 Mission Avenue, Oceanside, CA 92057 (see attached maps). Presidio currently consists of 264 two story garden style units built in 1987 on 30.09 acres.

The escrow also includes the purchase of an adjacent lot consisting of 7.80 acres for which we will be requesting to have entitled to be able to construct an additional 64 units. This proposed development would be less than 10 D.U./acre and would leave 4.58 acres as undeveloped open space.

In 2007, a Tentative Subdivision Map/Development Plan was created (but not filed) for this plot and is included with this submittal. The proposed Subdivision is referred to as "Lot 2" which appears to include parcel #158-122-14-00 and a portion of the larger parcel (existing development) #158-122-24-00. Lot 1 is the existing apartment complex.

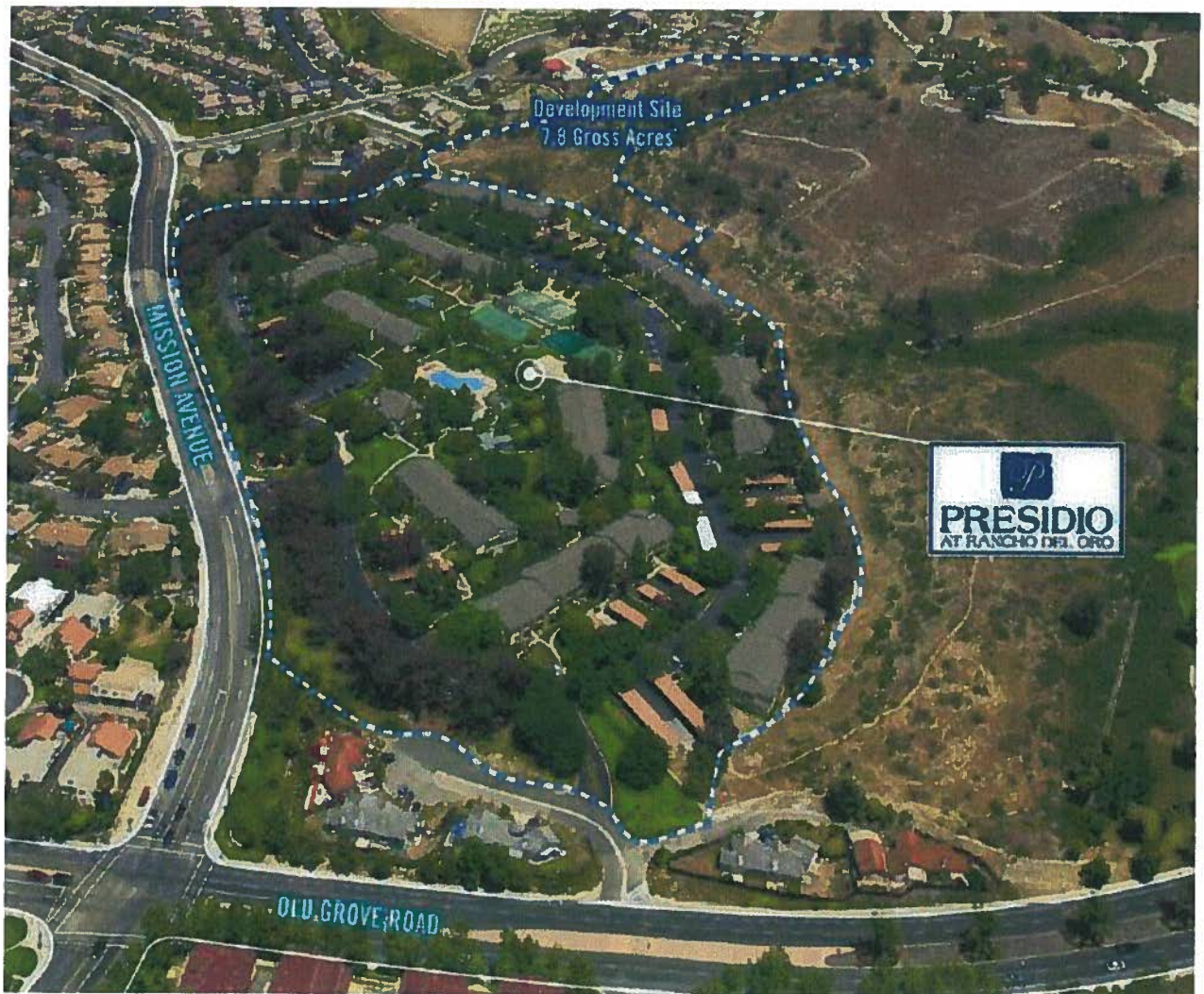
The area is zoned "RM-B" allowing 15 D.U./acre and the proposed development is approximately 8.6 D.U./acre. We anticipate closing on the purchase of the existing development and additional lot in early January 2014.

# Presidio at Rancho Del Oro

4401 Mission Ave, Oceanside, CA 92057



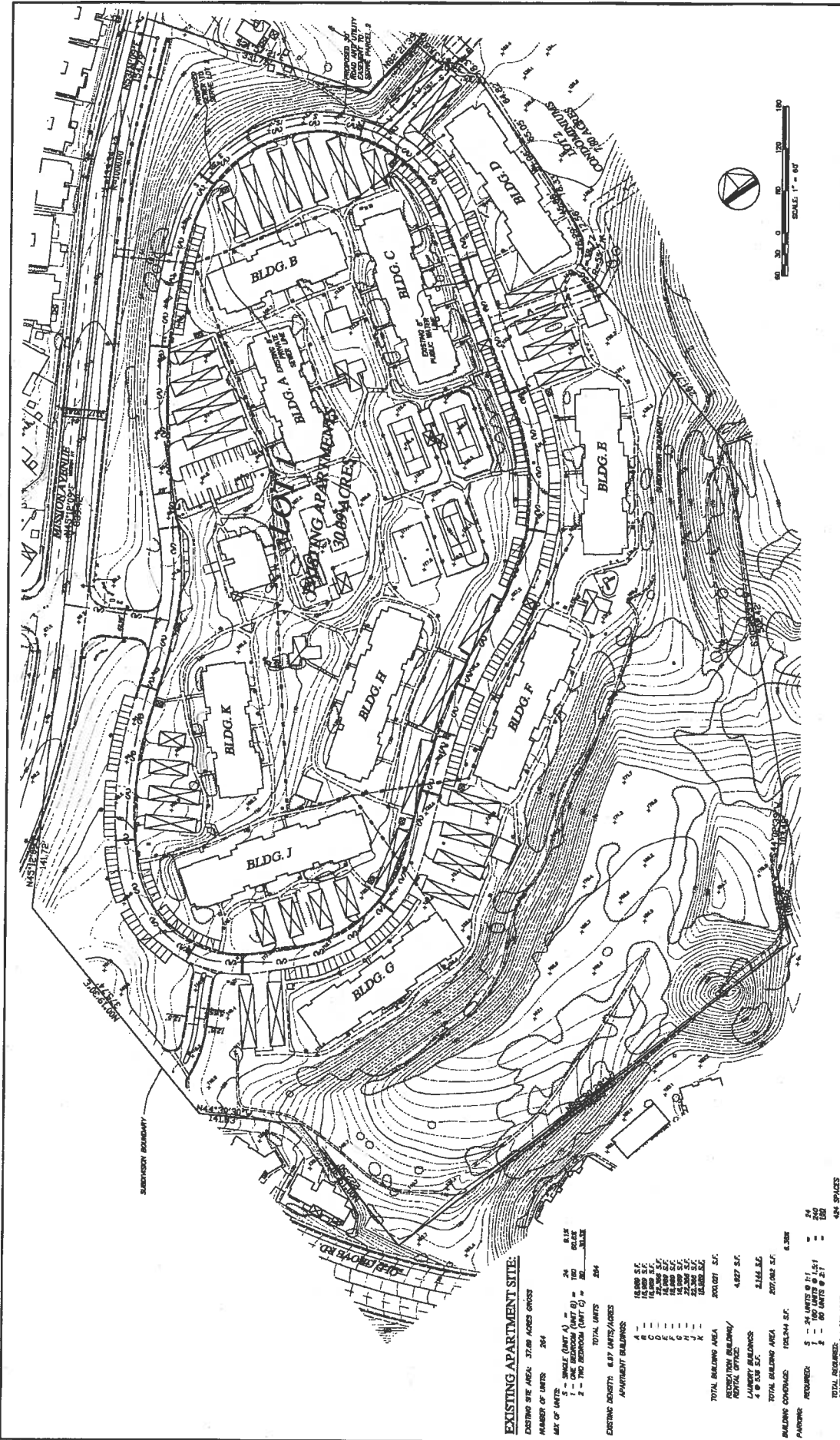
Future development site of 7.8 acres is noted on map below at top of photo and at the bottom of the second photo.











TENTATIVE SUBDIVISION MAP FOR  
 CONDOMINIUM PURPOSES:  
**PRESIDIO CONDOMINIUMS**  
**EXISTING APARTMENTS**  
 CITY OF SAN FRANCISCO, CALIFORNIA  
**SHEET 3 OF 5**

**bja inc.**  
 515 AVENUE 23  
 SAN FRANCISCO, CALIFORNIA 94103  
 (415) 398-8700

REVISION	DATE	DESCRIPTION

**EXISTING APARTMENT SITE:**  
 EXISTING SITE AREA: 37.08 ACRES GROSS  
 NUMBER OF UNITS: 264  
 USE OF UNITS:  
 1 - SINGLE (UNIT A) = 24  
 2 - ONE BEDROOM (UNIT B) = 180  
 3 - TWO BEDROOM (UNIT C) = 264

TOTAL UNITS: 264  
 EXISTING DENSITY: 8.7 UNITS/ACRES

**APARTMENT BUILDINGS:**  
 A - 16,000 S.F.  
 B - 16,000 S.F.  
 C - 16,000 S.F.  
 D - 16,000 S.F.  
 E - 16,000 S.F.  
 F - 16,000 S.F.  
 G - 16,000 S.F.  
 H - 16,000 S.F.  
 I - 16,000 S.F.  
 J - 16,000 S.F.  
 K - 16,000 S.F.

TOTAL BUILDING AREA: 160,000 S.F.  
 RESIDENTIAL BUILDING/RENTAL OFFICES: 4,827 S.F.  
 LAUNDRY BUILDINGS: 4 @ 536 S.F.  
 TOTAL BUILDING AREA: 207,036 S.F.  
 BUILDING COVERAGE: 104,244 S.F. 6.20%

PARKING: REQUIRED: 5 - 24 UNITS @ 2.1 = 504  
 2 - 90 UNITS @ 2.1 = 189  
 TOTAL REQUIRED: 693  
 PROVIDED: 494 SPACES  
 284 SPACES

COVERED PARKING (GARAGES): 279  
 OPEN PARKING: 215 @ 1.0B:1  
 TOTAL PROVIDED: 494

PAVED AREA: 6.34 ACRES (274,000 S.F.) 14.1% OF SITE  
 COMMON OPEN SPACES: 300 S.F./UNIT = 79,200 S.F. (0.32 AC)  
 PROVIDED: 1,397,173 S.F. (63.24 AC) OR 74.0% OF SITE

PROPOSED APARTMENT SITE - LOT 1  
 LOT AREA: 30.08 ACRES  
 NUMBER OF UNITS: 264  
 PROPOSED DENSITY: 8.77 UNITS/AC

5. Used Program: 1/1/2008 - 08/15/2008 (1/1/2008-08/15/2008) 2/7/2008 8:34:18 AM





**DEVELOPMENT REGULATIONS TABLE 1- EXISTING LOT AND APARTMENT COMPLEX**

<b>DEVELOPMENT REGULATION REQUIRED</b>	<b>PROJECT COMPLIANCE PROVIDED (EXISTING)</b>
ZONING DESIGNATION- RM-B GENERAL PLAN DESIGNATION- MDR-C	NO CHANGE
BASE DENSITY- 10 UNITS PER ACRE MINIMUM SITE AREA PER UNIT- 3,600 SF	6.97 UNITS PER ACRE 6,252 SF PER UNIT
MAXIMUM POTENTIAL DENSITY- 15 UNITS PER ACRE MINIMUM SITE ARE PER UNIT- 2,500 SF	6.97 UNITS PER ACRE 6,252 SF PER UNIT
MINIMUM LOT AREA- 7,500 SF	37.9 ACRES
MINIMUM LOT WIDTH- 60 FEET	1,280 FEET
SETBACKS: FRONT- 20', SIDE- 5' OR 10', REAR- 15'	FRONT- 80' MIN, SIDE- 30' MIN, REAR- 140' MIN
MAXIMUM BUILDING HEIGHT- 36'	31'
MAXIMUM LOT COVERAGE- 60%	6%
USABLE OPEN SPACE: TOTAL USABLE OPEN SPACE- 300 SF PER UNIT = 1.8 AC MINIMUM COMMON USABLE OPEN SPACE- 50% OF 1.8 AC = 39,600 SF MINIMUM	14 AC  14 AC, MEETS BOTH TOTAL USABLE AND COMMON USABLE REQUIREMENTS, SO PRIVATE USABLE IS NOT APPLICABLE
COMMON ACTIVE RECREATION AREA- MIN 2 AREAS WITH MIN SIZE OF 4,000 SF EACH, OR 1 AREA WITH MIN SIZE OF 8,000 SF	TENNIS COURT/VOLLEYBALL ARE- 36,400 SF APROX POOL AREA- 8,000 SF APROX
MINIMUM SITE LANDSCAPING: YARDS ADJOINING STREETS- 50% OF REQUIRED YARD SHALL BE LANDSCAPED = MIN 10' INTERIOR YARDS- MINIMUM 50% OF EACH REQUIRED INTERIOR SIDE AND REAR YARD SHALL BE LANDSCAPED WITH 5' MIN WIDTH.	44' MINIMUM  30' MINIMUM
RESIDENT PARKING- 424 SPACES, INCLUDING 264 COVERED GUEST PARKING- 54 SPACES TOTAL- 478 SPACES, INCLUDING 264 COVERED	TOTAL 504 SPACES, INCLUDING 299 COVERED IN CARPORTS
REFUSE AND RECYCLING ENCLOSURES: MIN. 7.5' x 8.5' x 6' TALL, CONCRETE BLOCK WITH STUCCO, STORES 2 TRASH/RECYCLING BINS, SOLID METAL GATES, SCREENED BY OVERHEAD TRELIS OR SIMILAR, TENANT ACCESS WITHOUT OPEING THE GATES, WITHIN 150' OF EACH UNIT. ONE ENCLOSURE FOR 1ST 13 AND ONE FOR EACH MULTIPLE OF 12 UNITS.	SEE SITE PLAN
FENCES AND WALLS: MAX HEIGHT OF FENCES, WALLS AND RETAINING WALLS- 6' RETAINING WALLS OVER 4' HIGH SHALL BE PLANTED AND IRRIGATED CRIB WALL.	SEE SITE PLAN
SCREENING OF MECHANICAL EQUIPMENT: ALL EXTERIOR MECHANICAL EQUIPMENT AND UTILITY METERS SHALL BE SCREENED FROM VIEW ON ALL SIDES.	SEE SITE PLAN
UNDERGROUND UTILITIES: ALL EXISTING AND NEW ELECTRICAL, TELEPHONE, CATV, AND SIMILAR DISTRIBUTION LINES PROVIDING DIRECT SERCICE TO A DEVELOPMENT SITE SHALL BE INSTALLED UNDERGROUND WITHIN THE SITE ALONG THE SITE'S FRONTAGE IN THE PUBLIC RIGHT-OF-WAY IF FRONTAGE IMPROVEMENTS ARE REQUIRED TO DEVELOP THE SITE.	SEE SITE PLAN

**DEVELOPMENT REGULATIONS TABLE 2- PROPOSED LOT 1- FOR EXISTING APARTMENT COMPLEX**

<b>DEVELOPMENT REGULATION REQUIRED</b>	<b>PROJECT COMPLIANCE PROVIDED (EXISTING AND PROPOSED)</b>
ZONING DESIGNATION- RM-B GENERAL PLAN DESIGNATION- MDR-C	NO CHANGE
BASE DENSITY- 10 UNITS PER ACRE MINIMUM SITE AREA PER UNIT- 3,600 SF	8.8 UNITS PER ACRE 4,965 SF PER UNIT
MAXIMUM POTENTIAL DENSITY- 15 UNITS PER ACRE MINIMUM SITE ARE PER UNIT- 2,500 SF	8.8 UNITS PER ACRE 4,965 SF PER UNIT
MINIMUM LOT AREA- 7,500 SF	30.1 ACRES
MINIMUM LOT WIDTH- 60 FEET	1,280 FEET
SETBACKS: FRONT- 20', SIDE- 5' OR 10', REAR- 15'	FRONT- 80' MIN, SIDE- 30' MIN, REAR- 17' MIN
MAXIMUM BUILDING HEIGHT- 36'	31'
MAXIMUM LOT COVERAGE- 60%	8%
USABLE OPEN SPACE: TOTAL USABLE OPEN SPACE- 300 SF PER UNIT = 1.8 AC MINIMUM COMMON USABLE OPEN SPACE- 50% OF 1.8 AC = 39,600 SF MINIMUM	6.2 ACRES  6.2 ACRES, MEETS BOTH TOTAL USUABLE AND COMMON USABLE REQUIREMENTS, SO PRIVATE USABLE IS NOT APPLICABLE
COMMON ACTIVE RECREATION AREA- MIN 2 AREAS WITH MIN SIZE OF 4,000 SF EACH, OR 1 AREA WITH MIN SIZE OF 8,000 SF	TENNIS COURT/VOLLEYBALL ARE- 36,400 SF APROX POOL AREA- 8,000 SF APROX
MINIMUM SITE LANDSCAPING: YARDS ADJOINING STREETS- 50% OF REQUIRED YARD SHALL BE LANDSCAPED = MIN 10' INTERIOR YARDS- MINIMUM 50% OF EACH REQUIRED INTERIOR SIDE AND REAR YARD SHALL BE LANDSCAPED WITH 5' MIN WIDTH.	44' MINIMUM WIDTH OF LANDSCAPING IN FRONT YARD  17' MINIMUM WIDTH OF LANDSCAPING IN SIDE AND REAR YARDS
RESIDENT PARKING- 424 SPACES, INCLUDING 264 COVERED GUEST PARKING- 54 SPACES TOTAL- 478 SPACES, INCLUDING 264 COVERED	TOTAL 504 SPACES, INCLUDING 299 COVERED IN CARPORTS
REFUSE AND RECYCLING ENCLOSURES: MIN. 7.5' x 8.5' x 6' TALL, CONCRETE BLOCK WITH STUCCO, STORES 2 TRASH/RECYCLING BINS, SOLID METAL GATES, SCREENED BY OVERHEAD TRELIS OR SIMILAR, TENANT ACCESS WITHOUT OPEING THE GATES, WITHIN 150' OF EACH UNIT. ONE ENCLOSURE FOR 1ST 13 AND ONE FOR EACH MULTIPLE OF 12 UNITS.	SEE SITE PLAN
FENCES AND WALLS: MAX HEIGHT OF FENCES, WALLS AND RETAINING WALLS- 6' RETAINING WALLS OVER 4' HIGH SHALL BE PLANTED AND IRRIGATED CRIB WALL.	SEE SITE PLAN
SCREENING OF MECHANICAL EQUIPMENT: ALL EXTERIOR MECHANICAL EQUIPMENT AND UTILITY METERS SHALL BE SCREENED FROM VIEW ON ALL SIDES.	SEE SITE PLAN
UNDERGROUND UTILITIES: ALL EXISTING AND NEW ELECTRICAL, TELEPHONE, CATV, AND SIMILAR DISTRIBUTION LINES PROVIDING DIRECT SERCICE TO A DEVELOPMENT SITE SHALL BE INSTALLED UNDERGROUND WITHIN THE SITE ALONG THE SITE'S FRONTAGE IN THE PUBLIC RIGHT-OF-WAY IF FRONTAGE IMPROVEMENTS ARE REQUIRED TO DEVELOP THE SITE.	SEE SITE PLAN

**DEVELOPMENT REGULATIONS TABLE 3- PROPOSED LOT 2- FOR PROPOSED CONDOS**

<u>DEVELOPMENT REGULATION REQUIRED</u>	<u>PROJECT COMPLIANCE PROVIDED / PROPOSED</u>
ZONING DESIGNATION- RM-B GENERAL PLAN DESIGNATION- MDR-C	NO CHANGE
BASE DENSITY- 10 UNITS PER ACRE MINIMUM SITE AREA PER UNIT- 3,600 SF	8.2 UNITS PER ACRE 5,581 SF PER UNIT
MAXIMUM POTENTIAL DENSITY- 15 UNITS PER ACRE MINIMUM SITE AREA PER UNIT- 2,500 SF	8.8 UNITS PER ACRE 4,965 SF PER UNIT
MINIMUM LOT AREA- 7,500 SF	7.8 ACRES
MINIMUM LOT WIDTH- 60 FEET	240 FEET
SETBACKS: FRONT- 15', SIDE- 5' OR 10', REAR- 15'	FRONT- 15' MIN, SIDE- 10' MIN, REAR- 15' MIN
MAXIMUM BUILDING HEIGHT- 36'	31'
MAXIMUM LOT COVERAGE- 60%	9.9%
USABLE OPEN SPACE: TOTAL USABLE OPEN SPACE- 300 SF PER UNIT = 19,200 SF MINIMUM COMMON USABLE OPEN SPACE- 50% OF 19,200 SF = 9,600 SF MINIMUM	32,000 SF 32,000 SF, MEETS BOTH TOTAL USABLE AND COMMON USABLE REQUIREMENTS, SO PRIVATE USABLE IS NOT APPLICABLE
COMMON ACTIVE RECREATION AREA- MIN 1 AREAS WITH MIN SIZE OF 4,000 SF EACH,	POOL/SPA RECREATION AREA- 5,000 SF APROX
MINIMUM SITE LANDSCAPING: YARDS ADJOINING STREETS- 50% OF REQUIRED YARD SHALL BE LANDSCAPED = MIN 10' INTERIOR YARDS- MINIMUM 50% OF EACH REQUIRED INTERIOR SIDE AND REAR YARD SHALL BE LANDSCAPED WITH 5' MIN WIDTH.	NOT APPLICABLE  10' MINIMUM WIDTH OF LANDSCAPING IN SIDE AND REAR YARDS
RESIDENT PARKING- 112 SPACES, INCLUDING 64 COVERED GUEST PARKING- 14 SPACES TOTAL- 126 SPACES, INCLUDING 64 COVERED	TOTAL 126 SPACES, INCLUDING 64 COVERED IN CARPORTS
REFUSE AND RECYCLING ENCLOSURES: MIN. 7.5' x 8.5' x 6' TALL, CONCRETE BLOCK WITH STUCCO, STORES 2 TRASH/RECYCLING BINS, SOLID METAL GATES, SCREENED BY OVERHEAD TRELLIS OR SIMILAR, TENANT ACCESS WITHOUT OPENING THE GATES, WITHIN 150' OF EACH UNIT. ONE ENCLOSURE FOR 1ST 13 AND ONE FOR EACH MULTIPLE OF 12 UNITS.	1 ENCLOSURE FOR EACH BUILDING, WITHIN 60' OF EACH BUILDING; SCREENED BY OVERHEAD TRELLIS; WITH TENANT ACCESS. SEE ARCHITECTURAL PLANS FOR SIZE AND CONSTRUCTION MATERIALS.
FENCES AND WALLS: MAX HEIGHT OF FENCES, WALLS AND RETAINING WALLS- 6' RETAINING WALLS OVER 4' HIGH SHALL BE PLANTED AND IRRIGATED CRIB WALL.	RETAINING WALL MAX HEIGHT-10', SOUTH OF BUILDING 1. ALL RETAINING WALLS ARE PLANTABLE CRIB WALLS.
SCREENING OF MECHANICAL EQUIPMENT: ALL EXTERIOR MECHANICAL EQUIPMENT AND UTILITY METERS SHALL BE SCREENED FROM VIEW ON ALL SIDES.	COMPLIANCE/FEATURE TO BE SHOWN ON CONSTRUCTION PLANS
UNDERGROUND UTILITIES: ALL EXISTING AND NEW ELECTRICAL, TELEPHONE, CATV, AND SIMILAR DISTRIBUTION LINES PROVIDING DIRECT SERVICE TO A DEVELOPMENT SITE SHALL BE INSTALLED UNDERGROUND WITHIN THE SITE ALONG THE SITE'S FRONTAGE IN THE PUBLIC RIGHT-OF-WAY IF FRONTAGE IMPROVEMENTS ARE REQUIRED TO DEVELOP THE SITE.	ALL UTILITIES WILL BE UNDERGROUNDED. EXISTING UTILITY EASEMENTS WILL BE RELOCATED WHERE NECESSARY.

**PRELIMINARY  
LANDSCAPE PLAN**

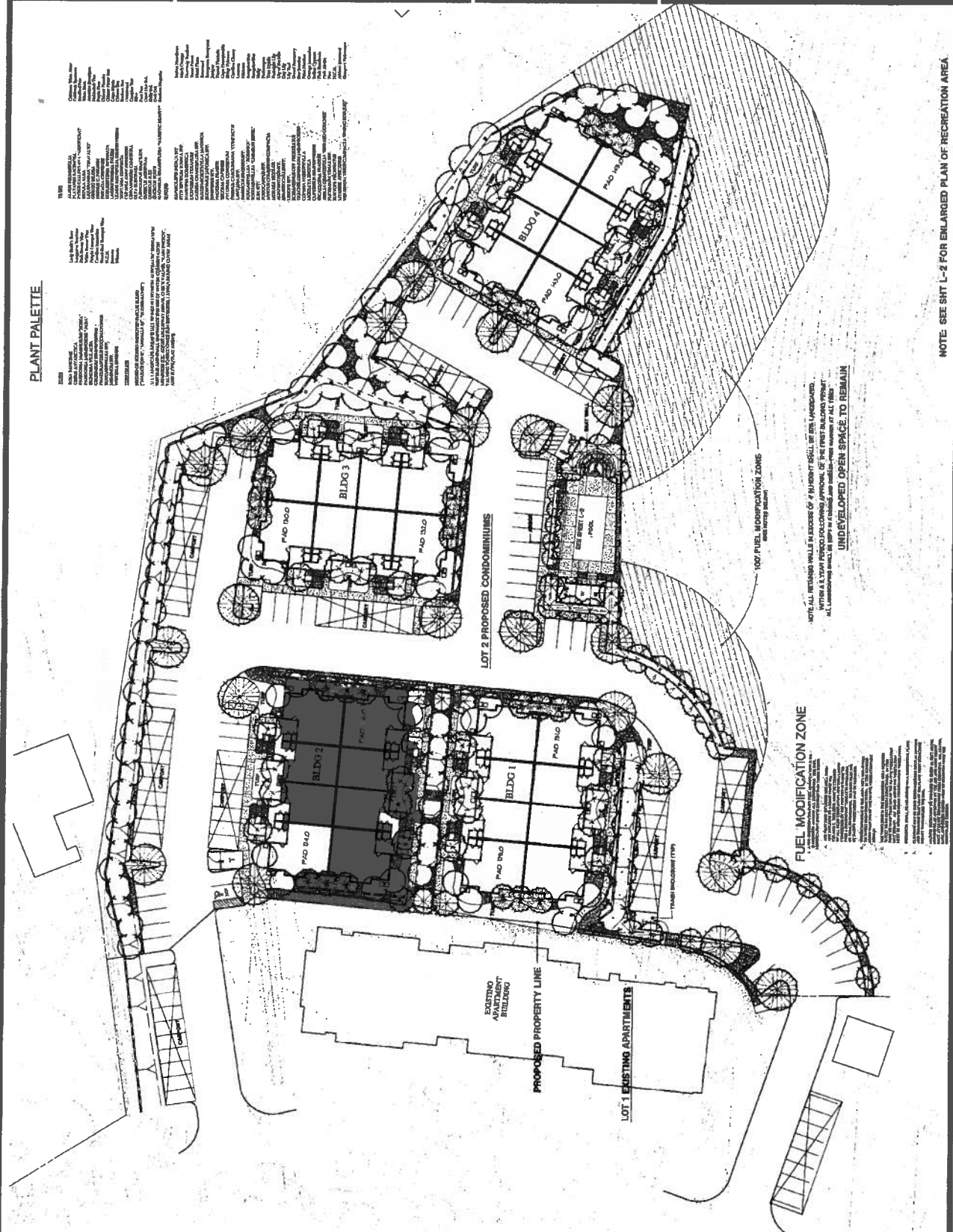
**PRESIDIO CONDOMINIUMS**  
 LOT 2 4401 MISSION AVE. OCEANSIDE, CALIFORNIA  
 UNITED DOMINION RESIDENTIAL COMMUNITIES  
 4655 VALLEY VIEW PLANE, STE. 300 DALLAS, TX 75244  
 972-734-6232



DATE: 12-15-2011	BY: [Signature]
PROJECT: PRESIDIO CONDOMINIUMS	SCALE: 1/8" = 1'-0"
CLIENT: UNITED DOMINION RESIDENTIAL COMMUNITIES	DATE: 12-15-2011
LOCATION: 4401 MISSION AVE, OCEANSIDE, CA	PROJECT NO: 11-0001
DESIGNER: [Signature]	DATE: 12-15-2011

**PLANT PALETTE**

- 100' FUEL MODIFICATION ZONE**
- 1. ALL PLANTS MUST BE NON-FLAMMABLE AND NON-TOXIC.
  - 2. ALL PLANTS MUST BE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS.
  - 3. ALL PLANTS MUST BE SUITABLE FOR THE MAINTENANCE SCHEDULE.
  - 4. ALL PLANTS MUST BE SUITABLE FOR THE BUDGET.
  - 5. ALL PLANTS MUST BE SUITABLE FOR THE SITE CONDITIONS.
  - 6. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT REQUIREMENTS.
  - 7. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT SCHEDULE.
  - 8. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT LOCATION.
  - 9. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT DESIGN.
  - 10. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT CONSTRUCTION.
  - 11. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT OPERATION.
  - 12. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT MAINTENANCE.
  - 13. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT DEMOLITION.
  - 14. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT RECONSTRUCTION.
  - 15. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT RENOVATION.
  - 16. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT RESTORATION.
  - 17. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT PRESERVATION.
  - 18. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT PROTECTION.
  - 19. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT PROMOTION.
  - 20. ALL PLANTS MUST BE SUITABLE FOR THE PROJECT PROTECTION.



**100' FUEL MODIFICATION ZONE**  
 (SEE ENERGY CODE)

**FUEL MODIFICATION ZONE**  
 (SEE ENERGY CODE)

NOTE: SEE SHEET L-2 FOR ENLARGED PLAN OF RECREATION AREA.

L-1