

**APPENDIX T3**  
*South Morro Hills Vision Plan*



An aerial photograph showing a mix of agricultural land and residential development. The left side features large, rectangular plots of land, some with dark, possibly irrigated soil. The right side shows a more developed area with smaller plots, some with houses and trees. A road or canal runs vertically through the center. The overall landscape is a blend of natural terrain and human-made structures.

# South Morro Hills Vision Plan

03.13.2018



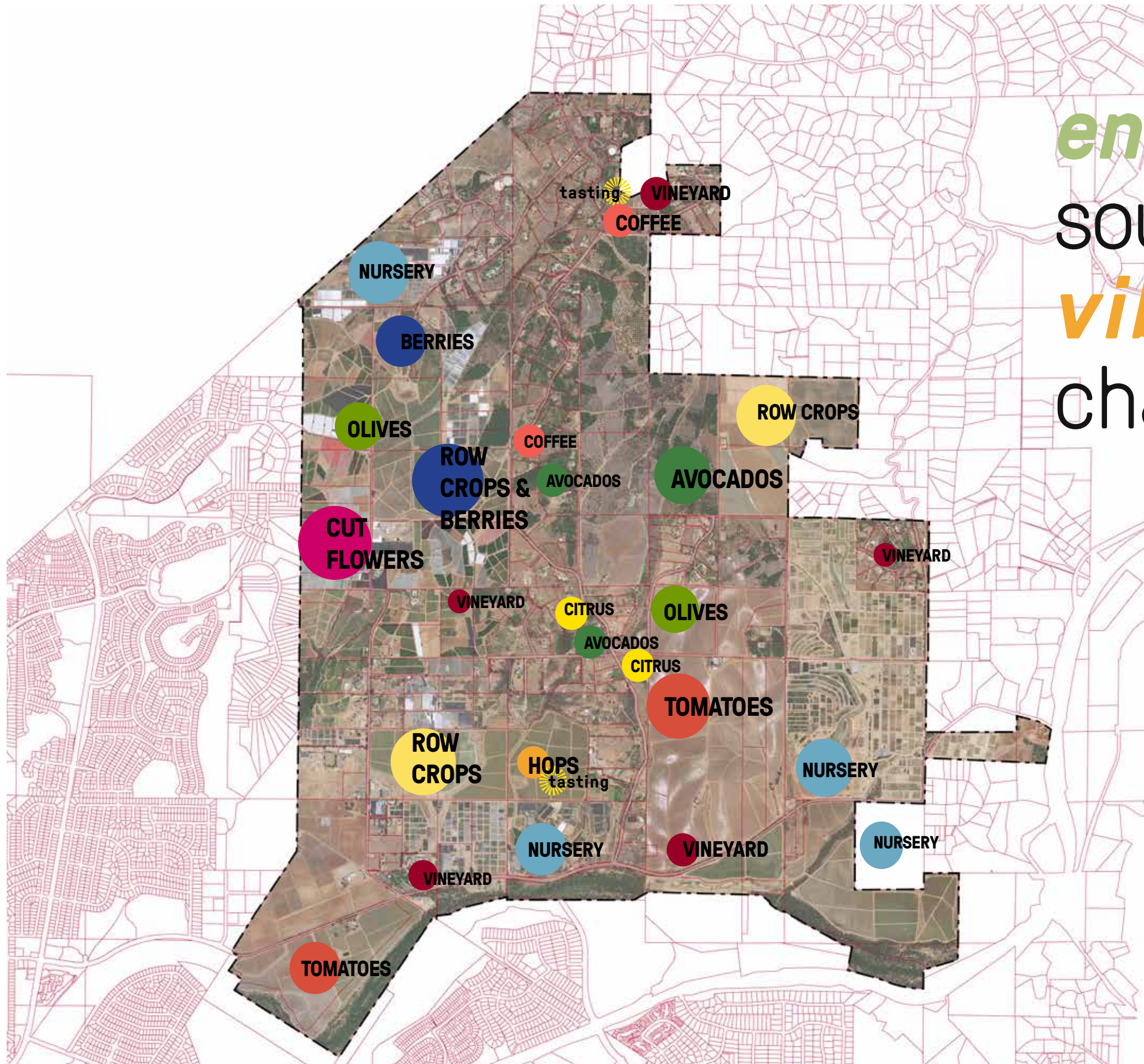
# 1 *About us*



**SWA**

planning & landscape architecture





*enhance* & *foster*  
south morro hills'  
*vibrant* farming  
character

An aerial photograph of a rural landscape. The left side shows a grid of agricultural fields in various shades of brown, tan, and green. A winding road curves through the center and right side of the image. Scattered throughout the landscape are several houses with red and grey roofs, some surrounded by trees. The overall terrain appears to be hilly or uneven. A semi-transparent white banner is overlaid across the middle of the image, containing the text '2 About South Morro Hills'.

## **2 *About South Morro Hills***

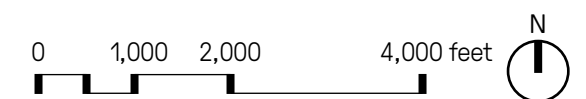
# Region Boundaries



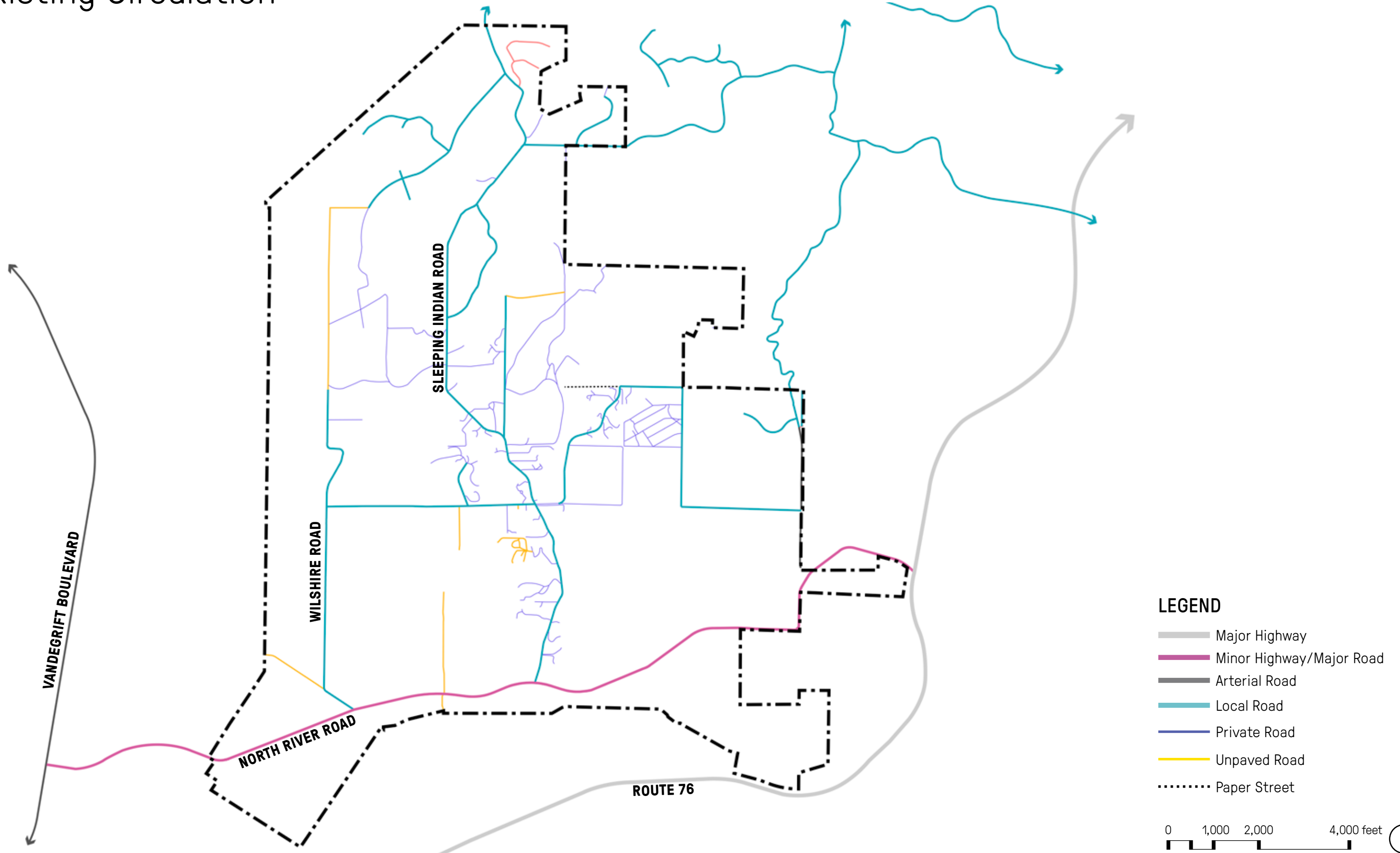
**Region: 3,340 AC**  
**Located in the City of Oceanside**

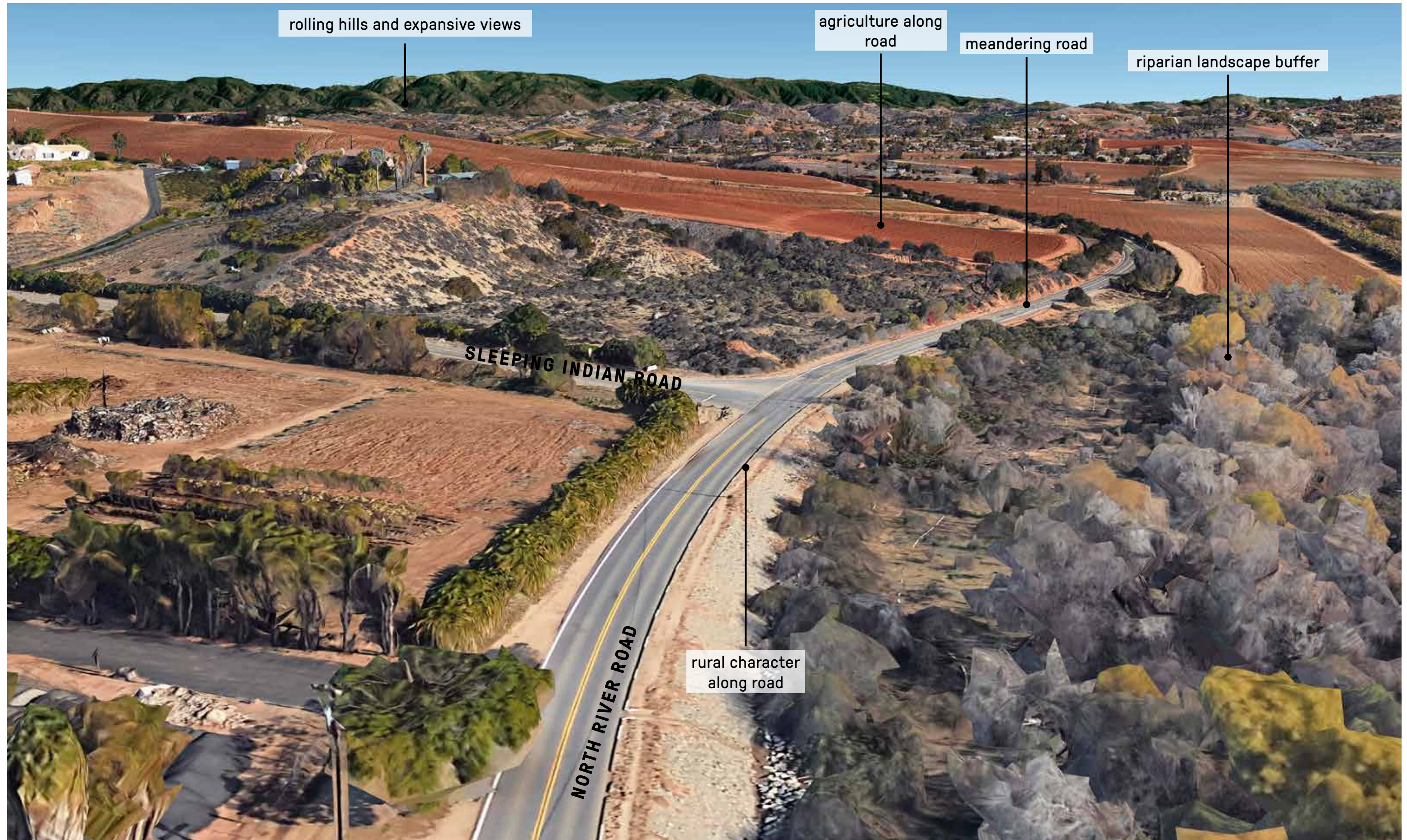
### LEGEND

- Project Area Boundary
- Existing Road



# Existing Circulation





rolling hills and expansive views

agriculture along road

meandering road

riparian landscape buffer

rural character along road

SLEEPING INDIAN ROAD

NORTH RIVER ROAD





windrow landscape  
frames road

existing agriculture

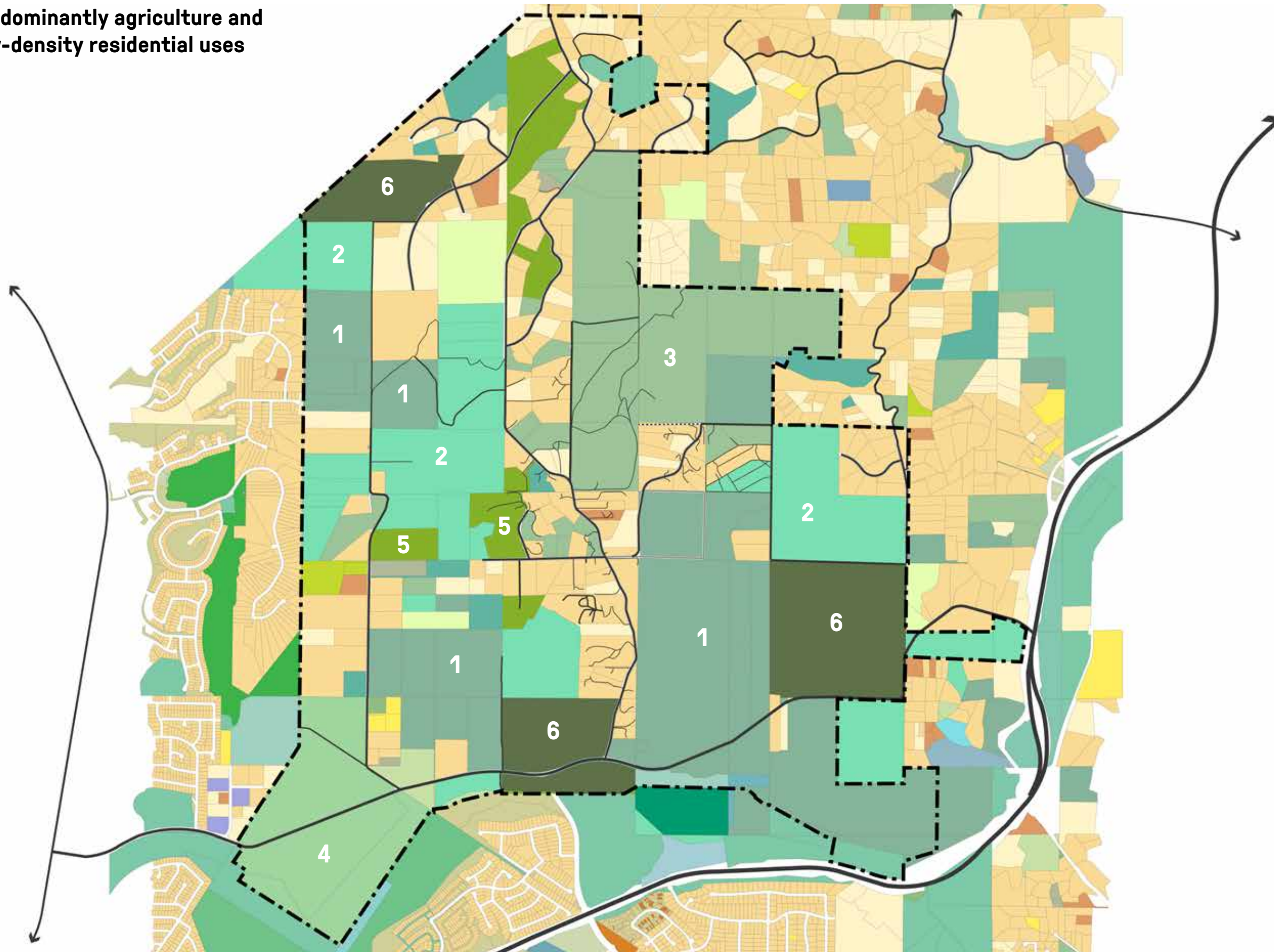
flatter land, gentle  
slope conditions

rural road  
character

WILSHIRE ROAD

# Current Land Use

**Predominantly agriculture and low-density residential uses**



## LEGEND

### AGRICULTURE

- 1 Irrigated Farm; Vacant Water Available
- 2 Irrigated Crops
- 3 Avocado
- 4 Tomato Vines
- 5 Agricultural Preserve
- 6 Nursery (Container stock)

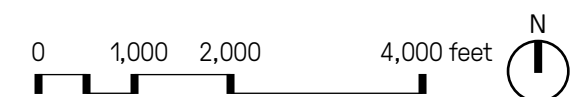
### RESIDENTIAL


- Condominiums
- 2-4 Unit Residential
- Manufactured Homes
- Single Family Residential
- Vacant Residential

### COMMUNITY

- Churches
- Golf Course

Disclaimer: The accuracies of information displayed are 1) based on most current GIS databases and information provided by Google Earth and 2) subject to change.

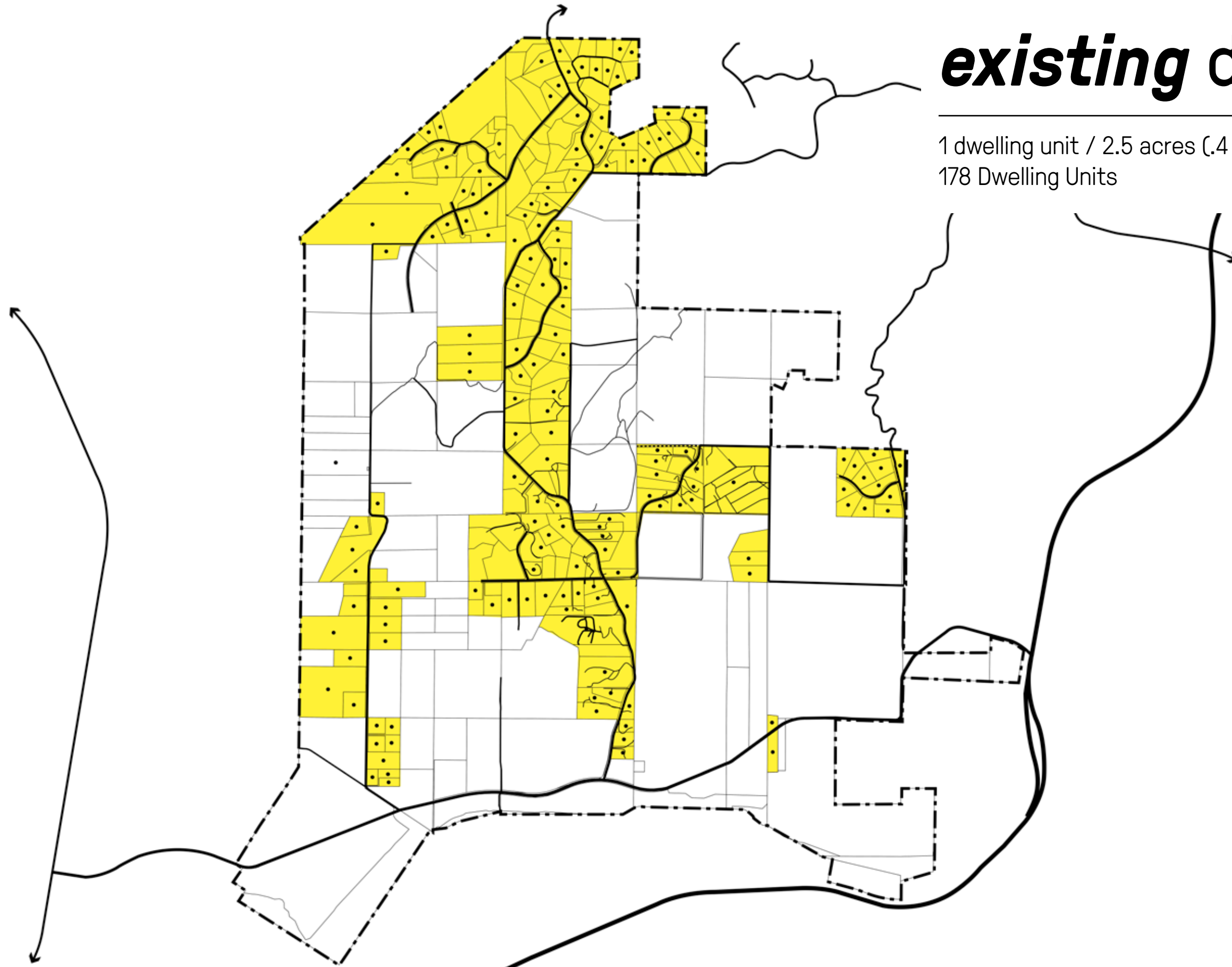


An aerial photograph showing a mix of agricultural fields, some with crops, some fallow, and some with irrigation canals. There are several buildings and structures scattered throughout the landscape. A semi-transparent white box is overlaid in the center, containing text.

# **3** What is the *future* of South Morro Hills?

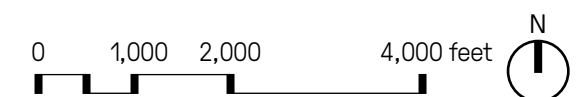
# *existing* development

1 dwelling unit / 2.5 acres (.4 DU/AC):  
178 Dwelling Units



## LEGEND

- Existing Road
- Estates



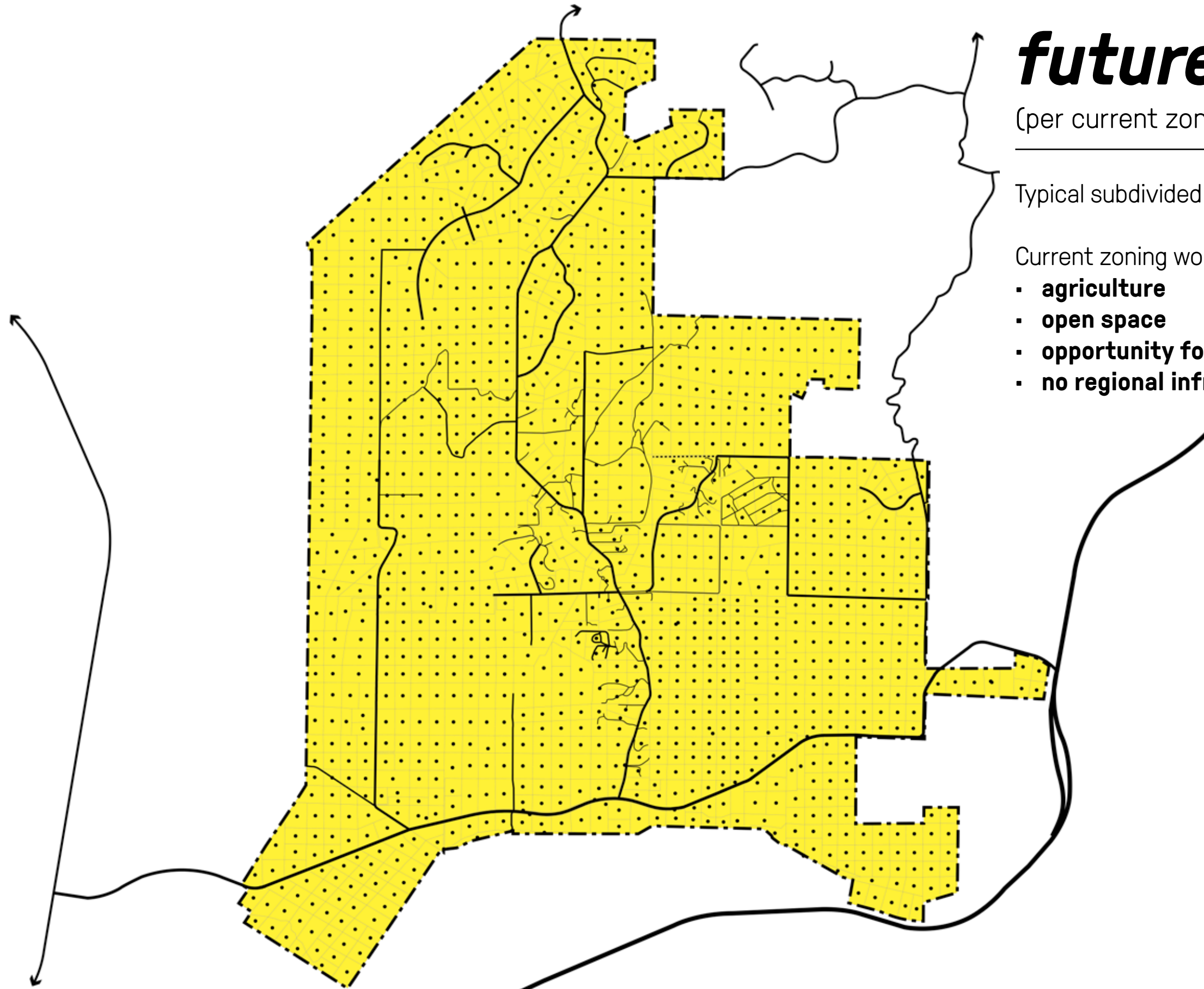
# *future* development

(per current zoning)

Typical subdivided development approach -

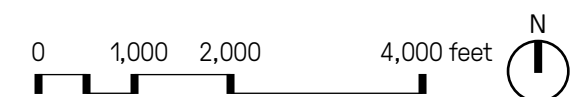
Current zoning would lead to **no** conservation of:

- **agriculture**
- **open space**
- **opportunity for agritourism**
- **no regional infrastructure improvements**



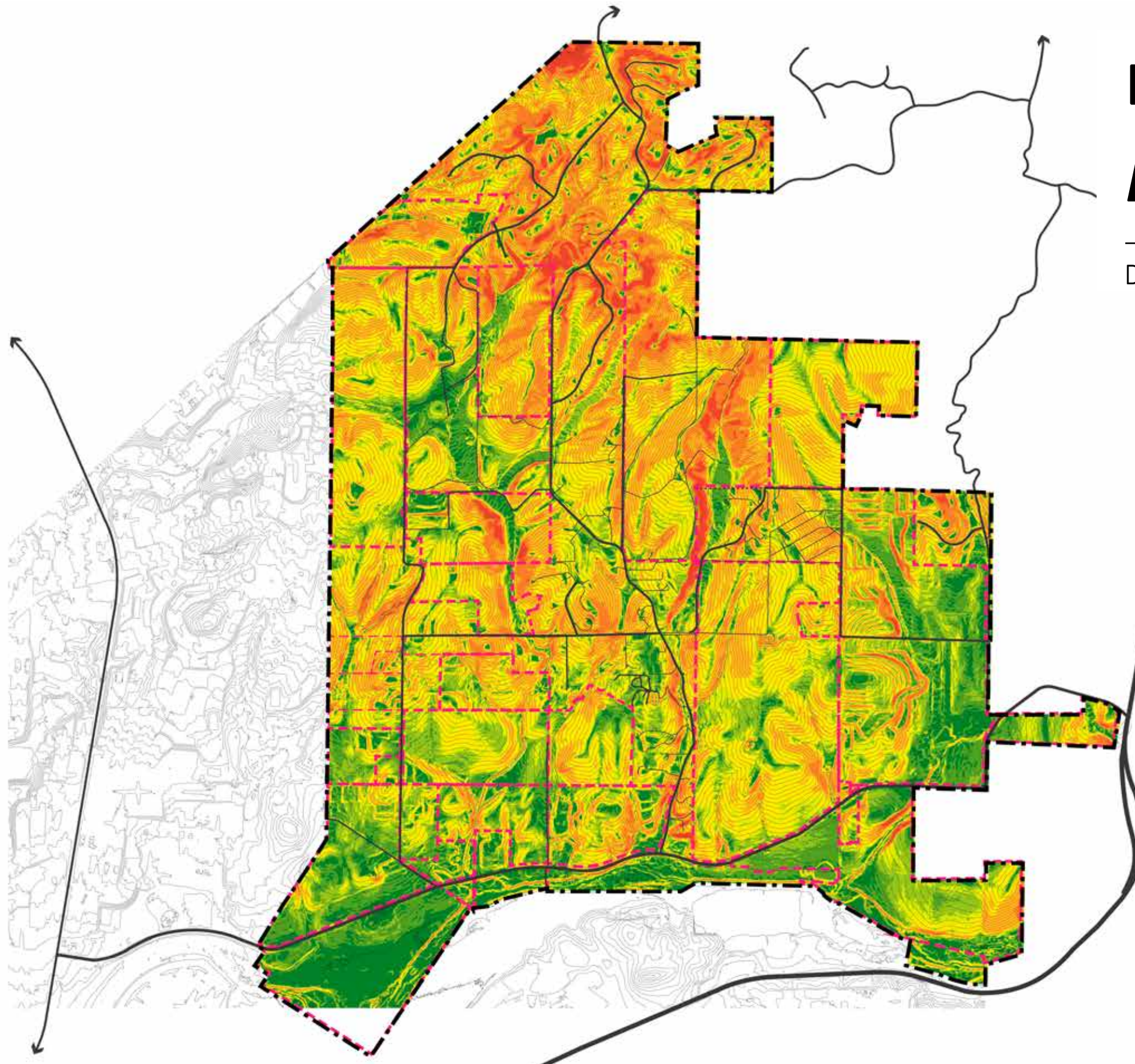
## LEGEND

- Existing Road
- Estates



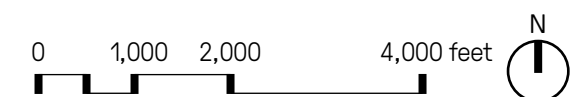
# natural conditions *inform* the design

Drainage and topography



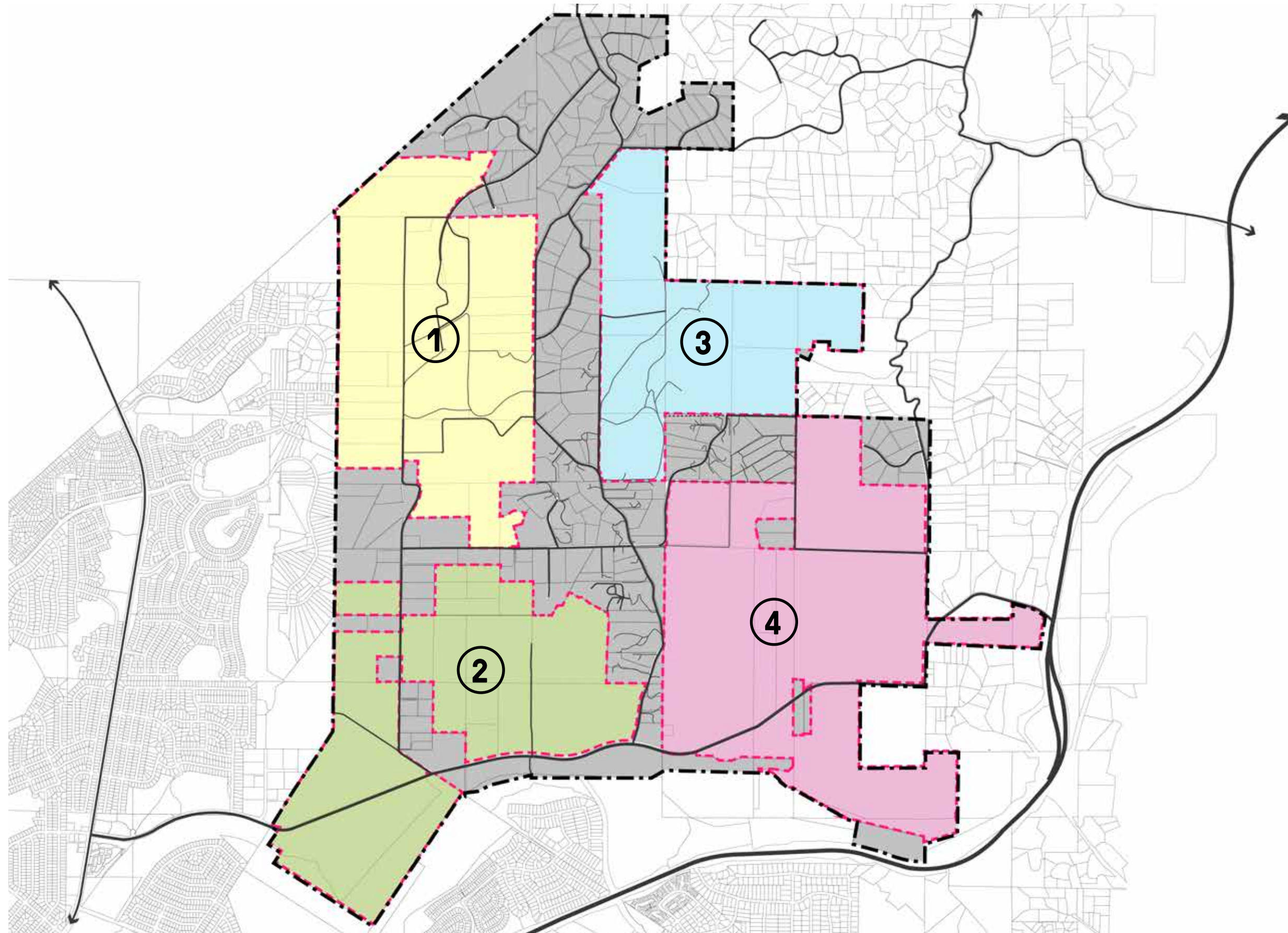
## LEGEND

- easy to develop
- moderate to develop
- difficult to develop
- undevelopable



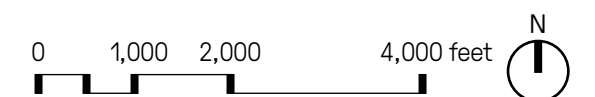
# regional *districts*

Districts surround estate lots



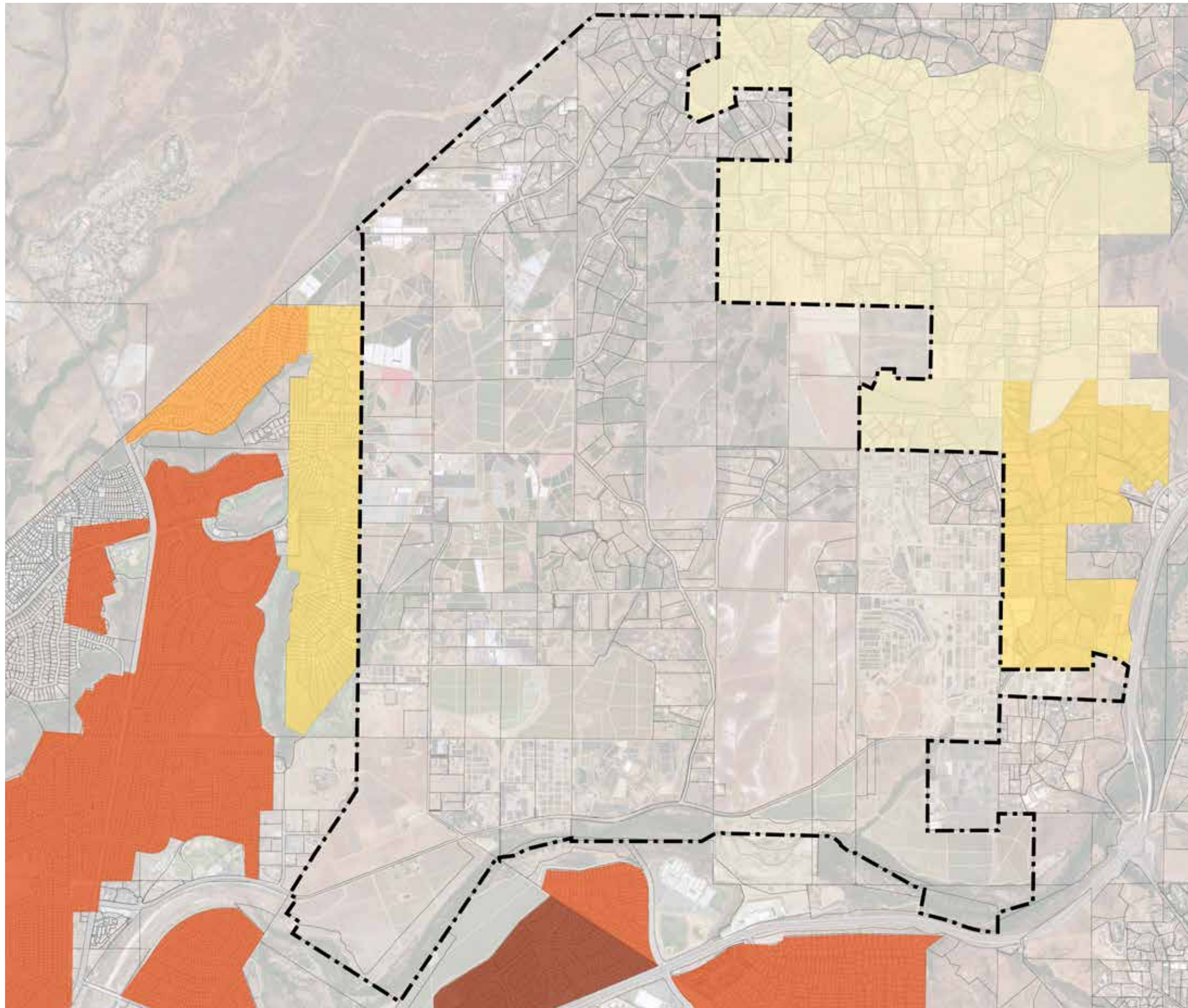
<b>Total</b>	<b>3340.2 acres</b>
Estates < 20 ac	1106.7 acres
<b>Sub-Total</b>	<b>2233.5 acres</b>
1: Northwest	566.8 acres
2: Southwest	518.6 acres
3: Northeast	395.9 acres
4: Southeast	752.2 acres

Disclaimer: The total 'estates' acreage combines estate residential lots, estate 'ag' and any lots below 20 acres in size.



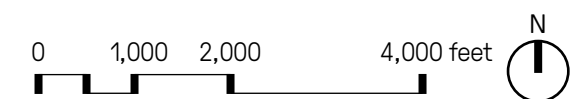
# context *informs* the design

Current densities



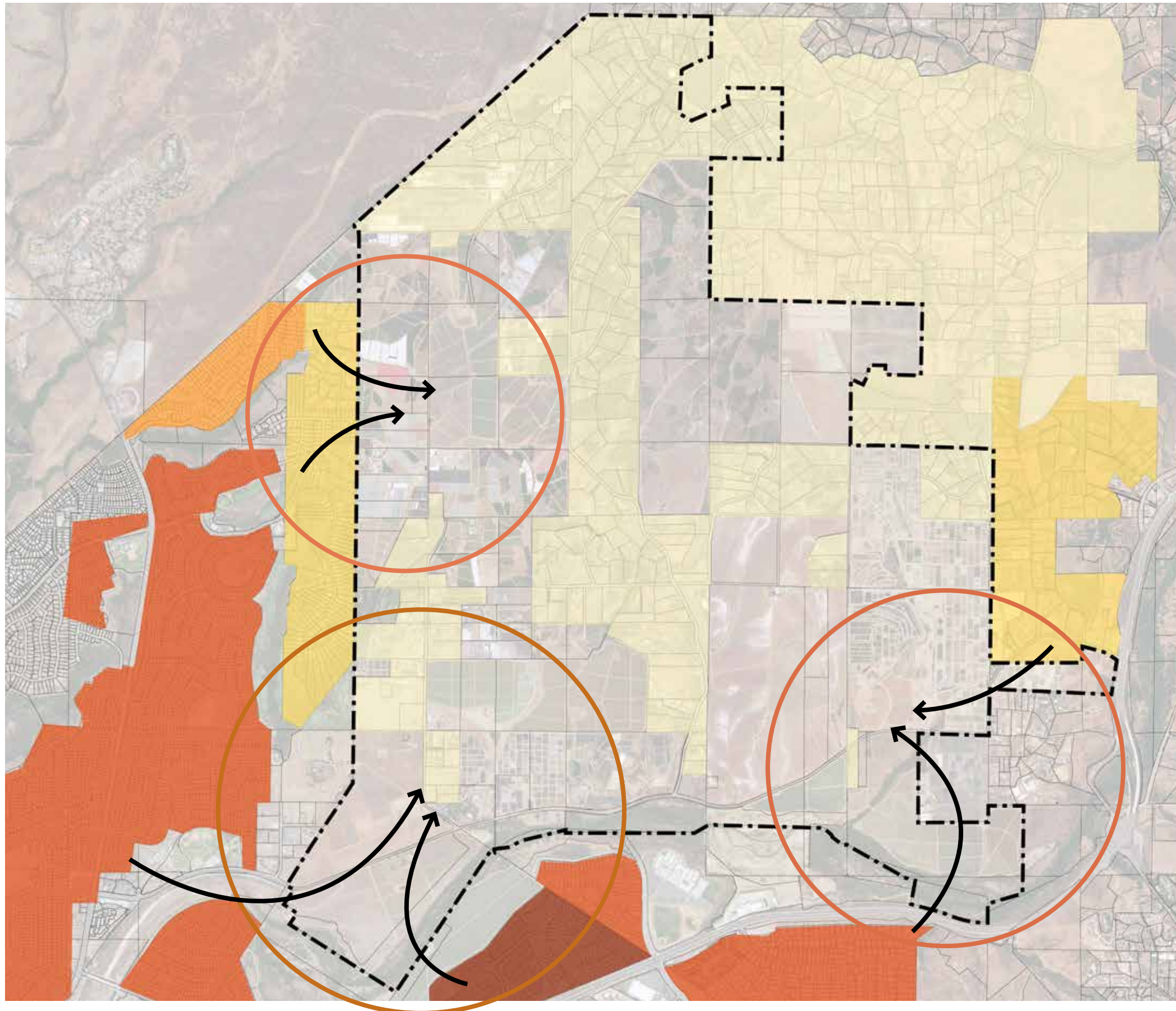
## LEGEND

- 0.25 DU/AC
- 0.5 - 0.9 DU/AC
- 1 - 3.5 DU/AC
- 3.6 - 5.9 DU/AC
- 6.0 - 10 DU/AC



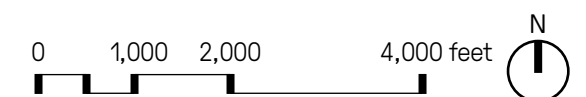
# context *informs* the design

Current densities



## LEGEND

- 0.25 DU/AC
- 0.5 - 0.9 DU/AC
- 1 - 3.5 DU/AC
- 3.6 - 5.9 DU/AC
- 6.0 - 10 DU/AC



*goal = foster*

south morro hills'

**rural** *character*

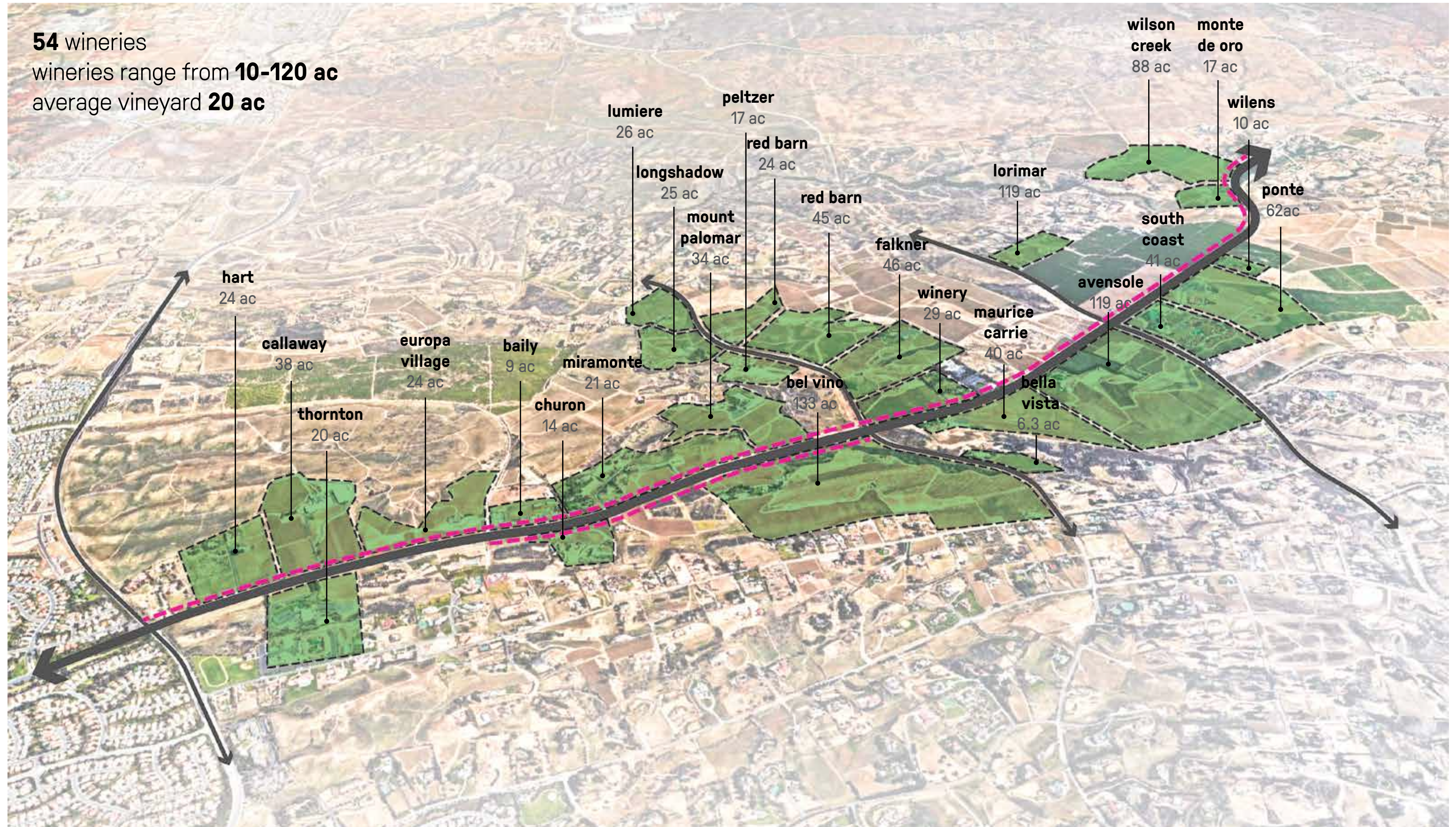


An aerial photograph of a rural landscape. The scene is dominated by agricultural fields in various shades of brown, tan, and green, indicating different stages of crop growth or soil types. A network of roads and paths crisscrosses the area. In the center-right, there is a cluster of buildings, likely a small farm or village, with some structures having red roofs. A semi-transparent white text box is overlaid on the right side of the image, containing the text '4 How has it been done before?'.

**4 How has it been done before?**

# Temecula Valley

**54** wineries  
wineries range from **10-120 ac**  
average vineyard **20 ac**



# temecula valley

## takeaways

---

Approach to trails:

- **Continuous multi-use trail along central road. Both sides where permitting**
- **Trails separated from roadway by planting and rail fence**
- **Smaller local trails connect to central multi-use trail**

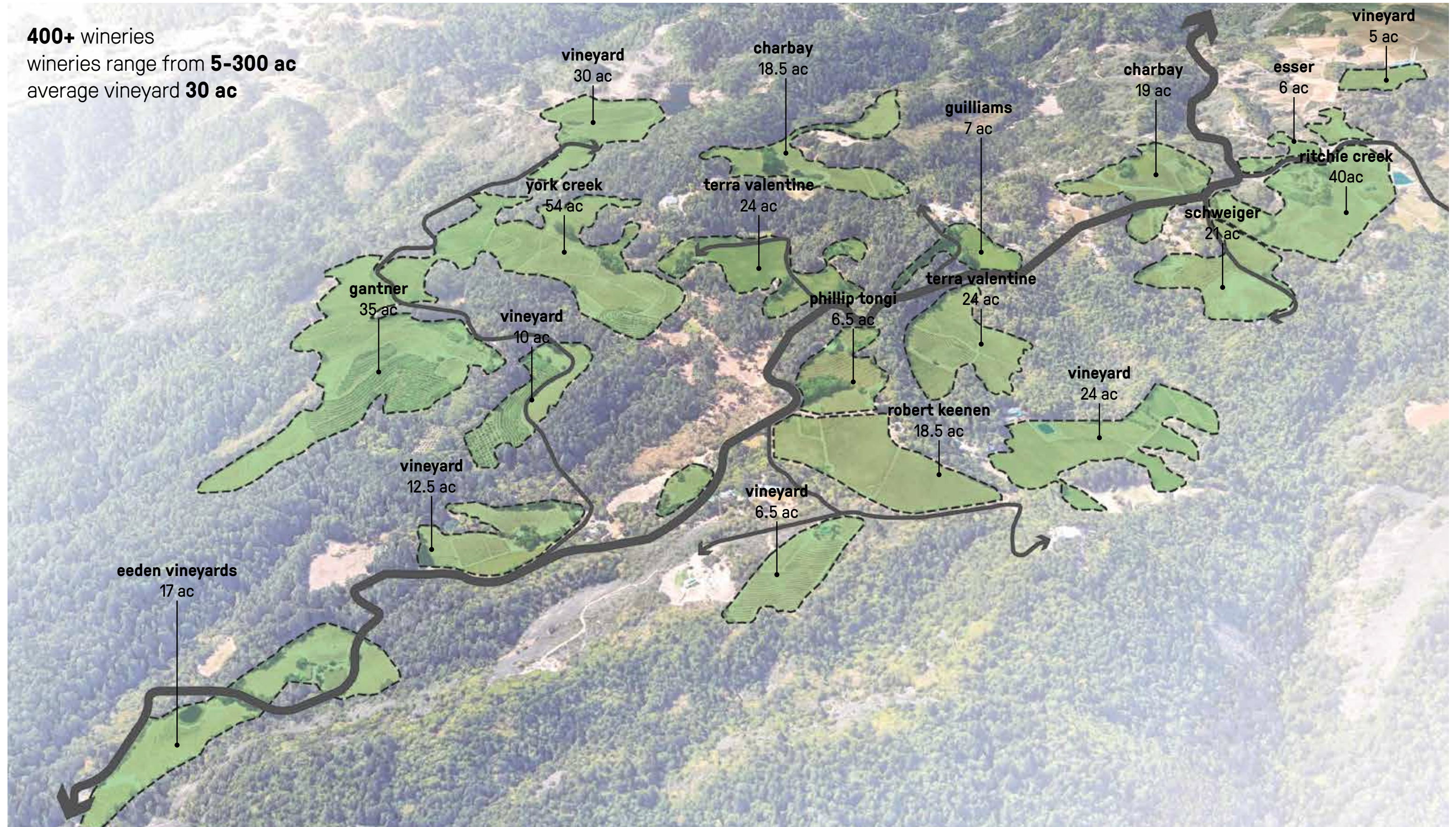
Approach to roads:

- **Road R.O.W. level on both sides**



# Napa Valley (Spring Mountain Road)

**400+** wineries  
wineries range from **5-300 ac**  
average vineyard **30 ac**



# napa valley takeaways

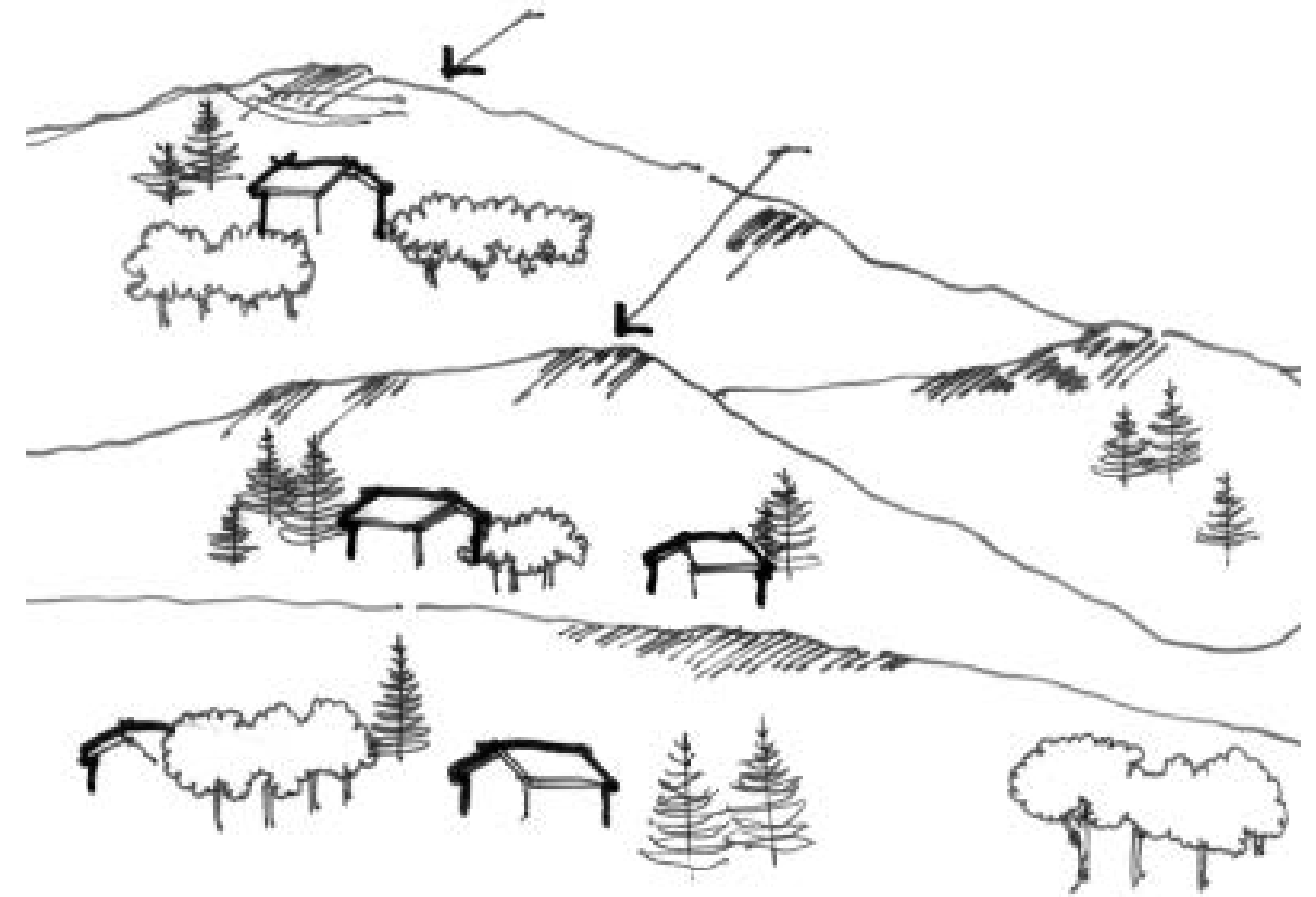
---

Approach to landscape:

- **Construct to blend with the existing landscape as apposed to straight lines or geometric patterns**
- **Grading techniques to retain natural landform appearance**

Approach to structures:

- **Structures and roads shall be concealed from view through landscape**
- **Be small scale and low in height to conform with hillside topography**
- **Structures to not be silhouetted against the sky when viewed from a public road**

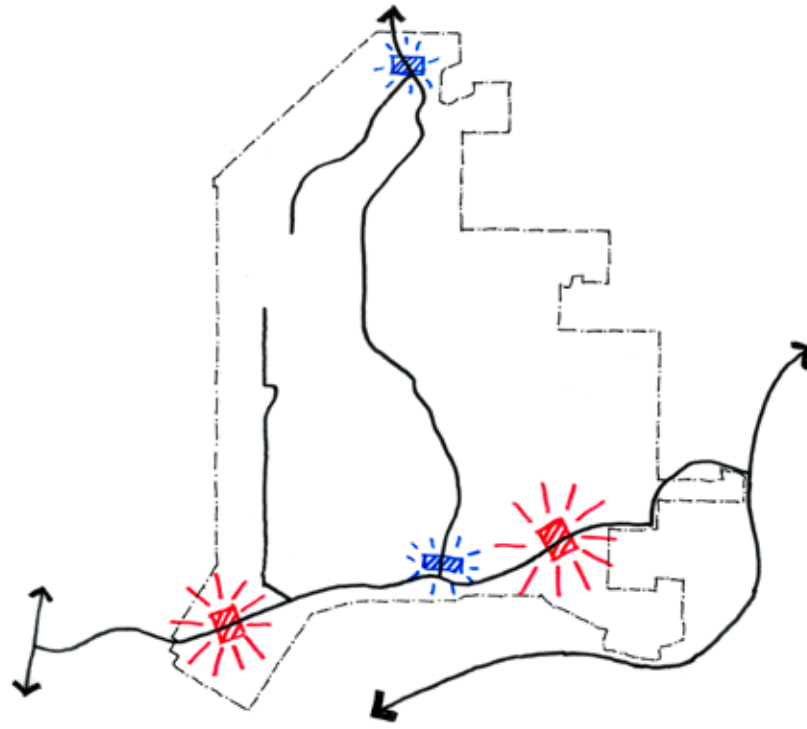


An aerial photograph showing a mix of agricultural fields, some with crops, and a residential area with houses and winding roads. A semi-transparent white box is overlaid on the right side of the image, containing the text '5 The South Morro Hills Story'.

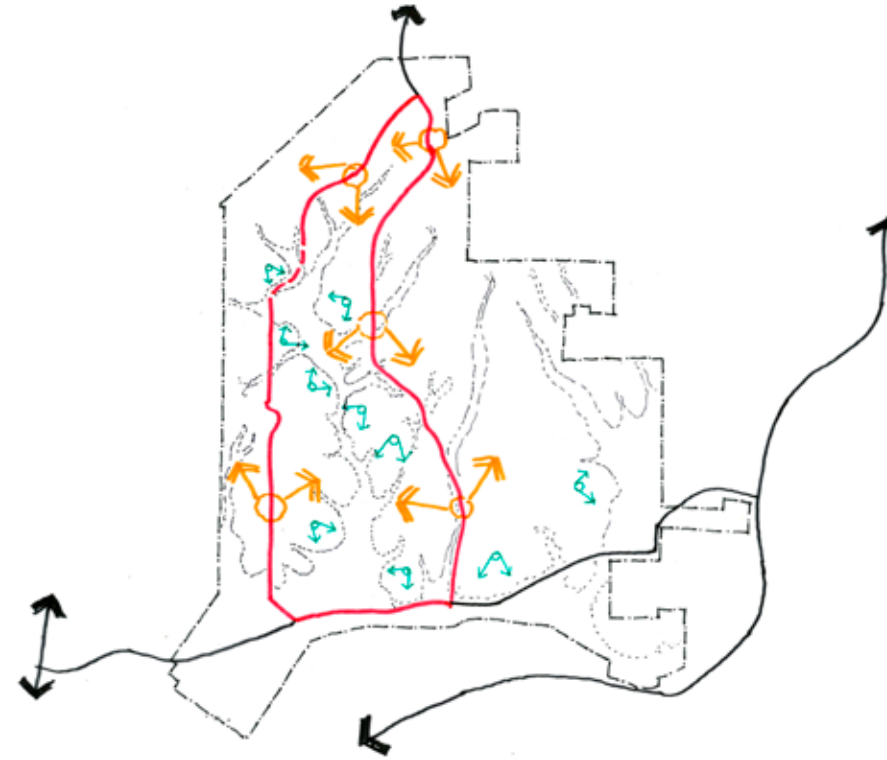
**5 The South  
Morro Hills Story**

# design principles

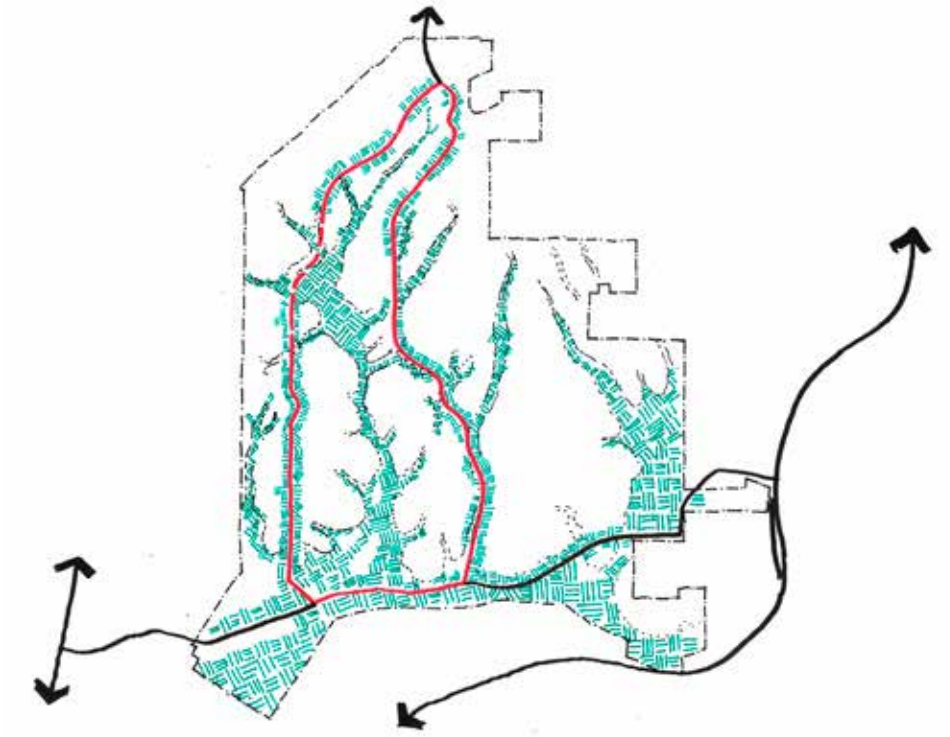
1. District Gateways



2. Views & Vistas



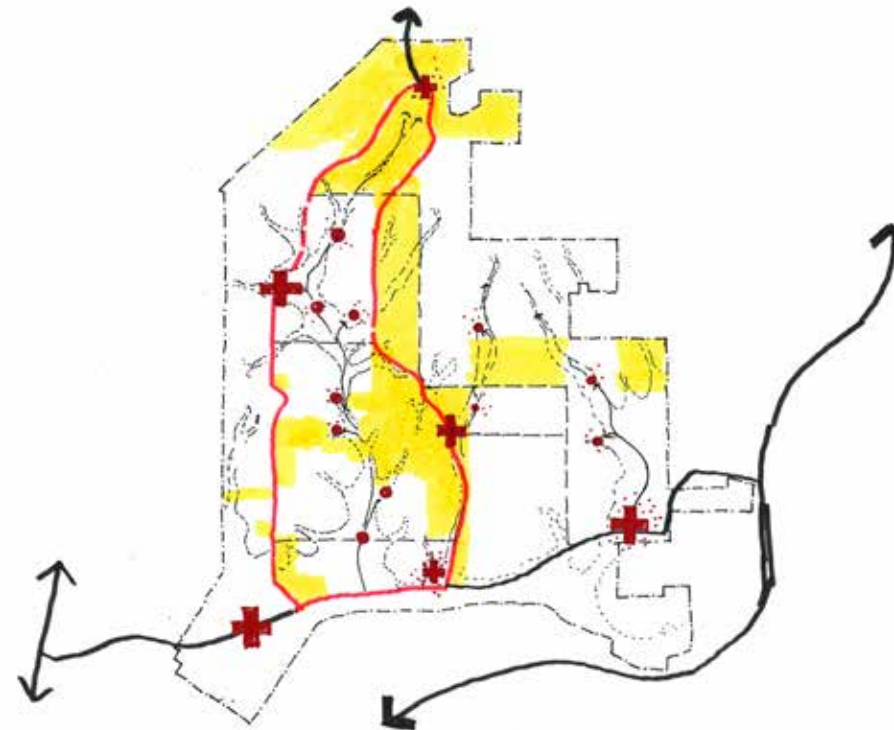
3. Farm Mosaic



4. Trail Network



5. Nodes & Gathering Places



6. Neighborhoods



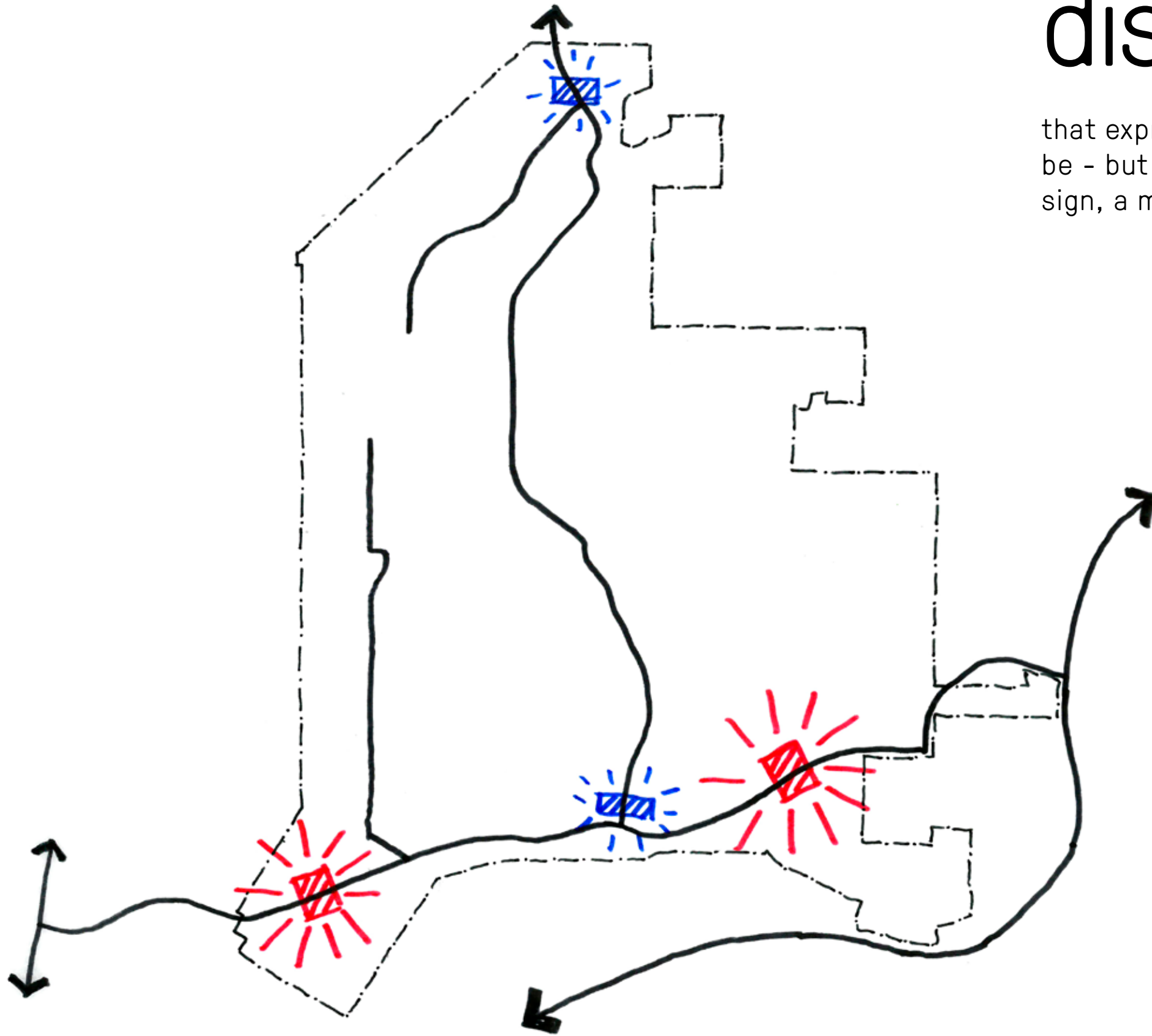
# district gateways

that express a special sense of arrival experience; gateways can be - but are not limited to - roadside agriculture, a building, a sign, a monument



# district gateways

that express a special sense of arrival experience; gateways can be - but are not limited to - roadside agriculture, a building, a sign, a monument



## LEGEND

-  Minor Gateway
-  Major Gateway
-  Existing Road

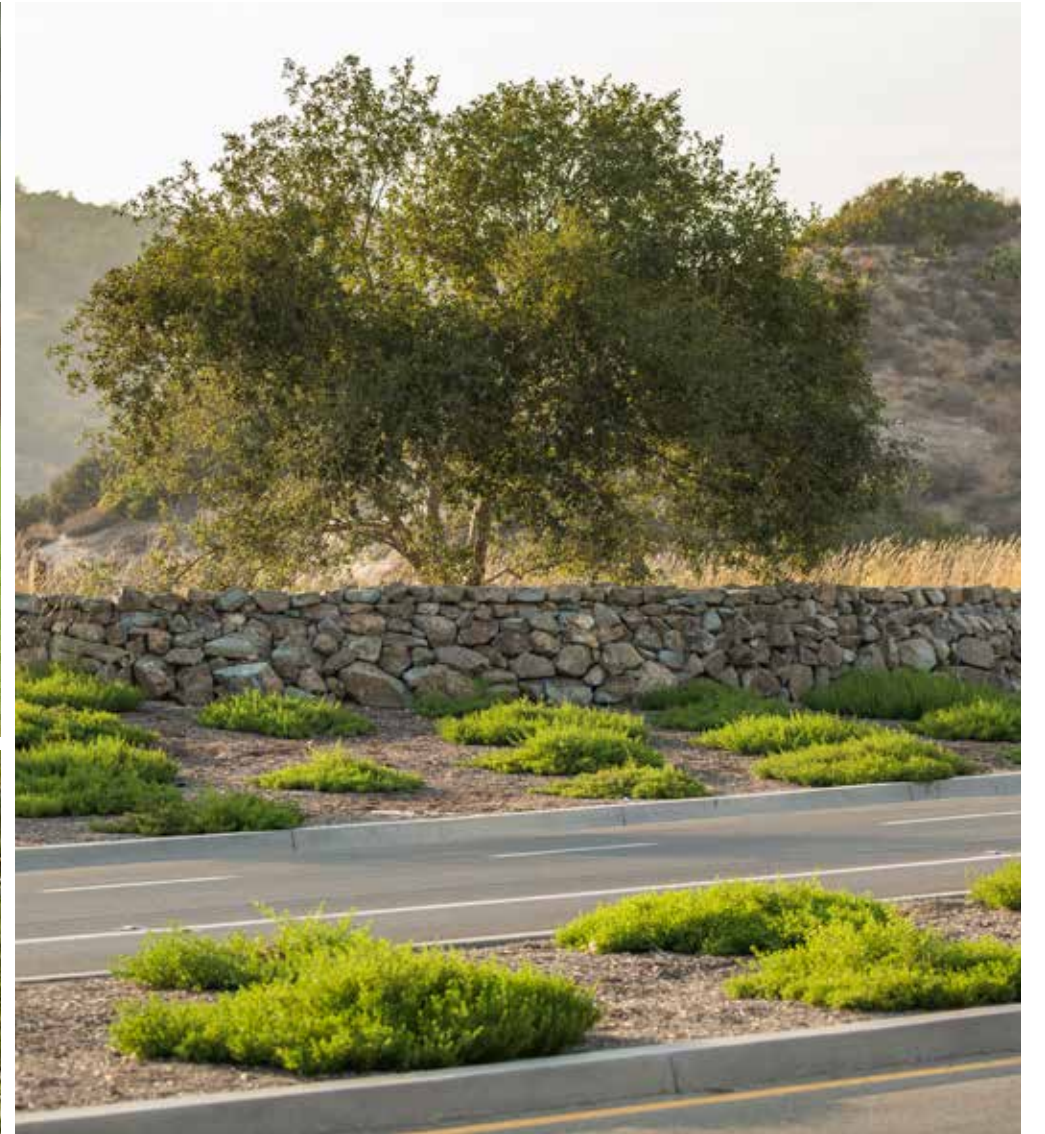
# District Gateways



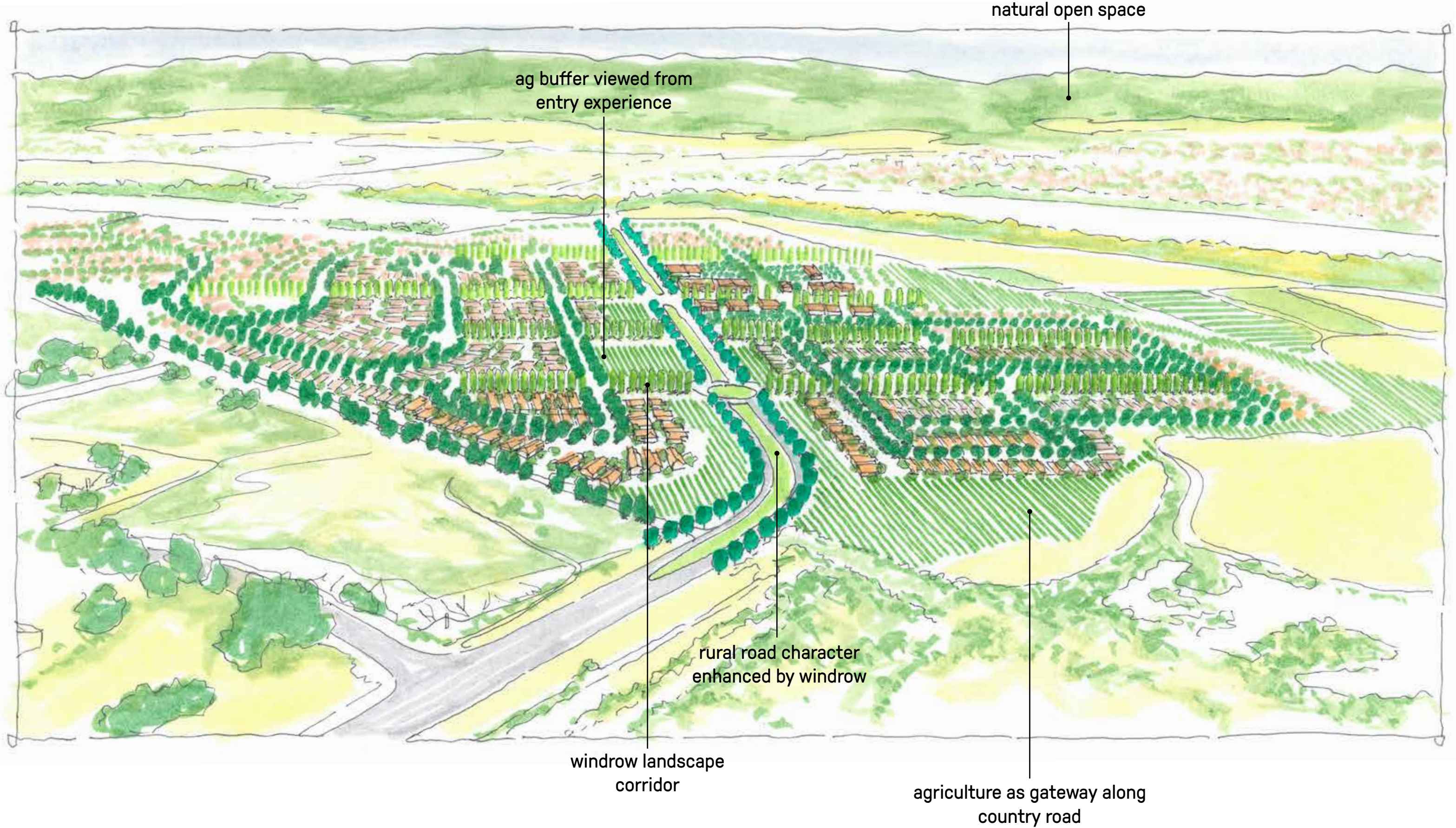
# Major Gateways



# Minor Gateways



# Windrow Gateway



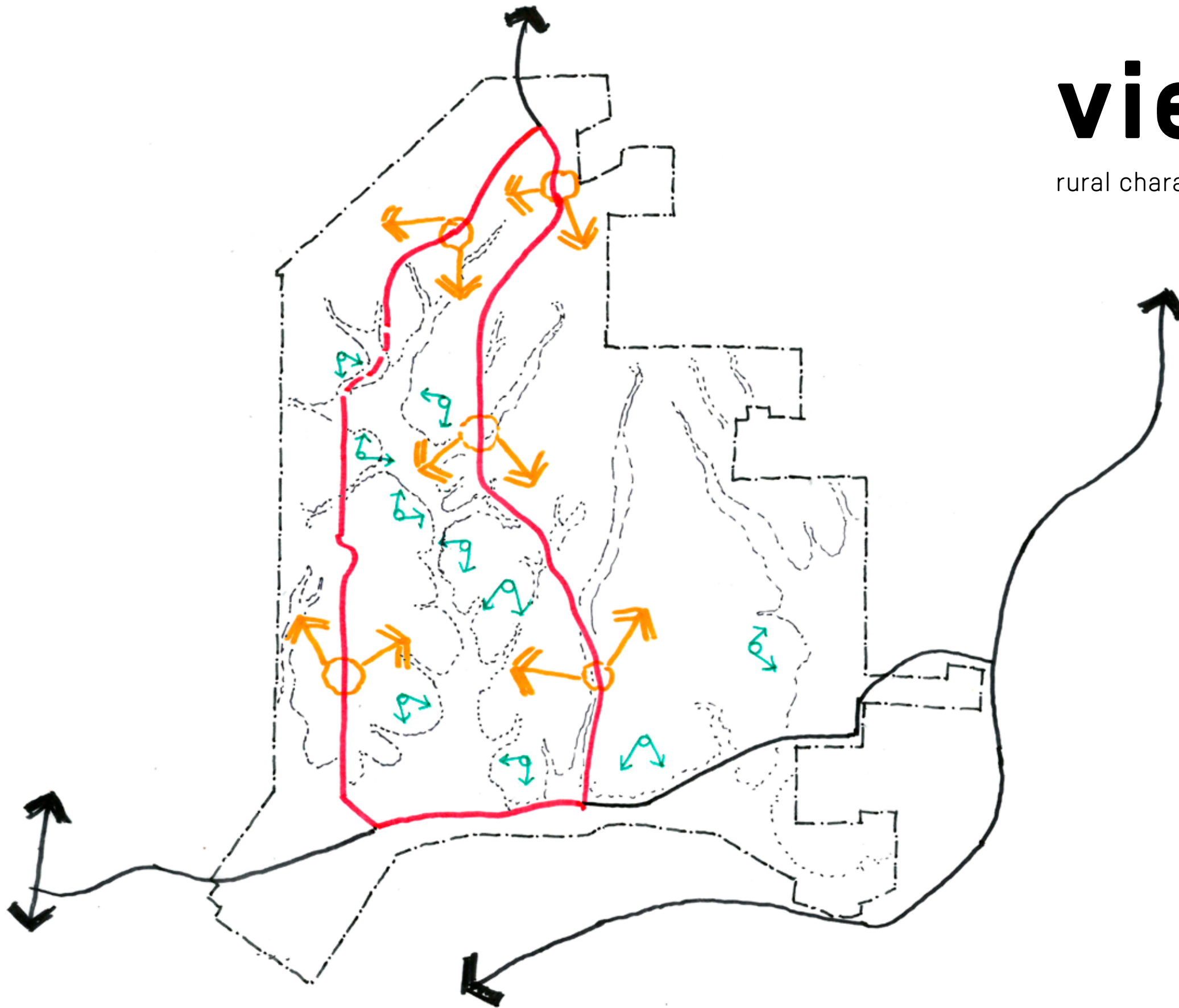
# views & vistas

rural character reinforced by countryside moments



# views & vistas

rural character reinforced by countryside moments



## LEGEND

-  Regional Road
-  South Morro Hills Loop Road
-  View Corridor
-  Vista Corridor

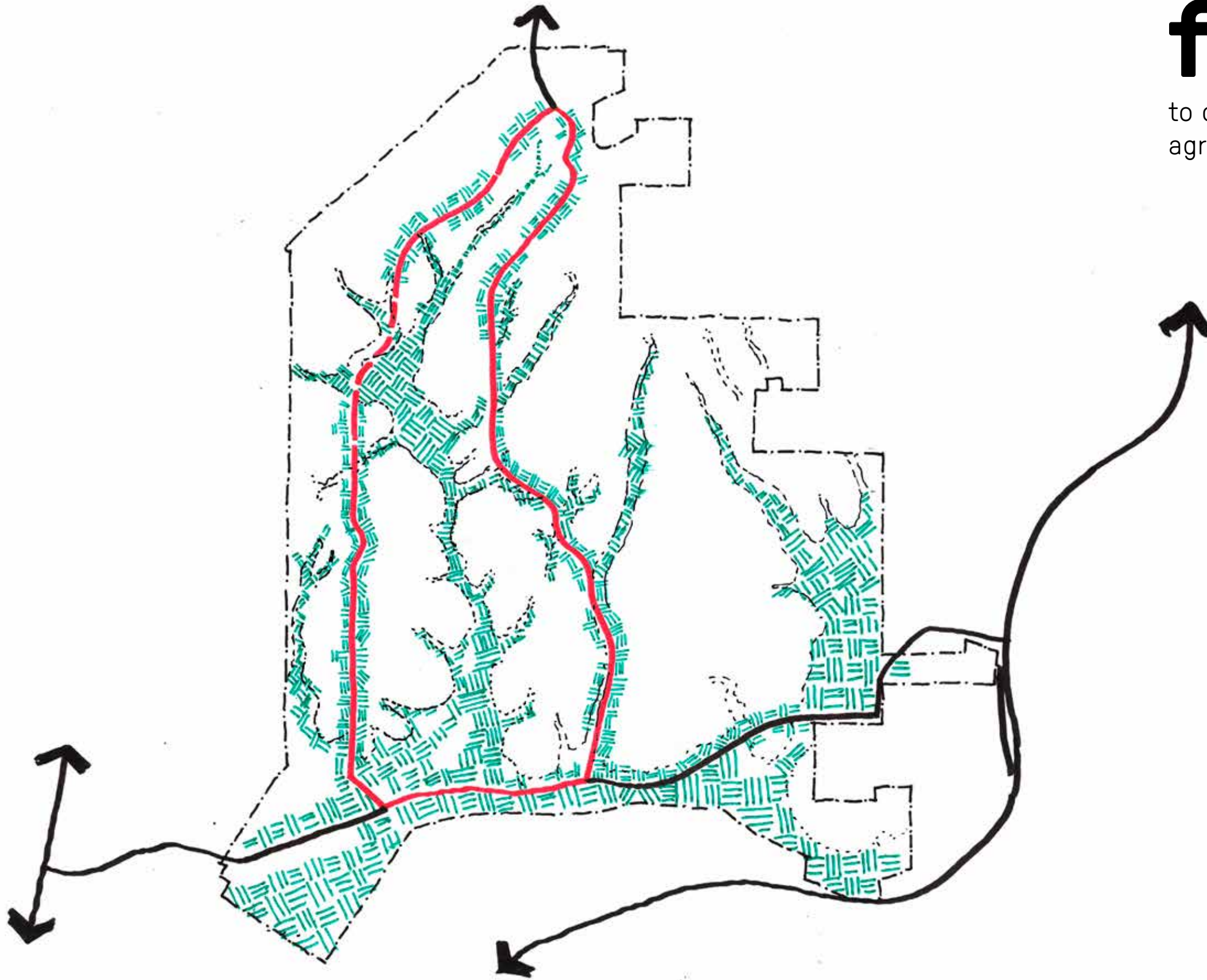
# farm mosaic

to create unique experiences and promote agritourism within the region






# farm mosaic

to create unique experiences and promote agritourism within the region



## LEGEND

-  Regional Road
-  South Morro Hills Loop Road
-  Agriculture/Farm

# Farm Buffer



# Farm Mosaic



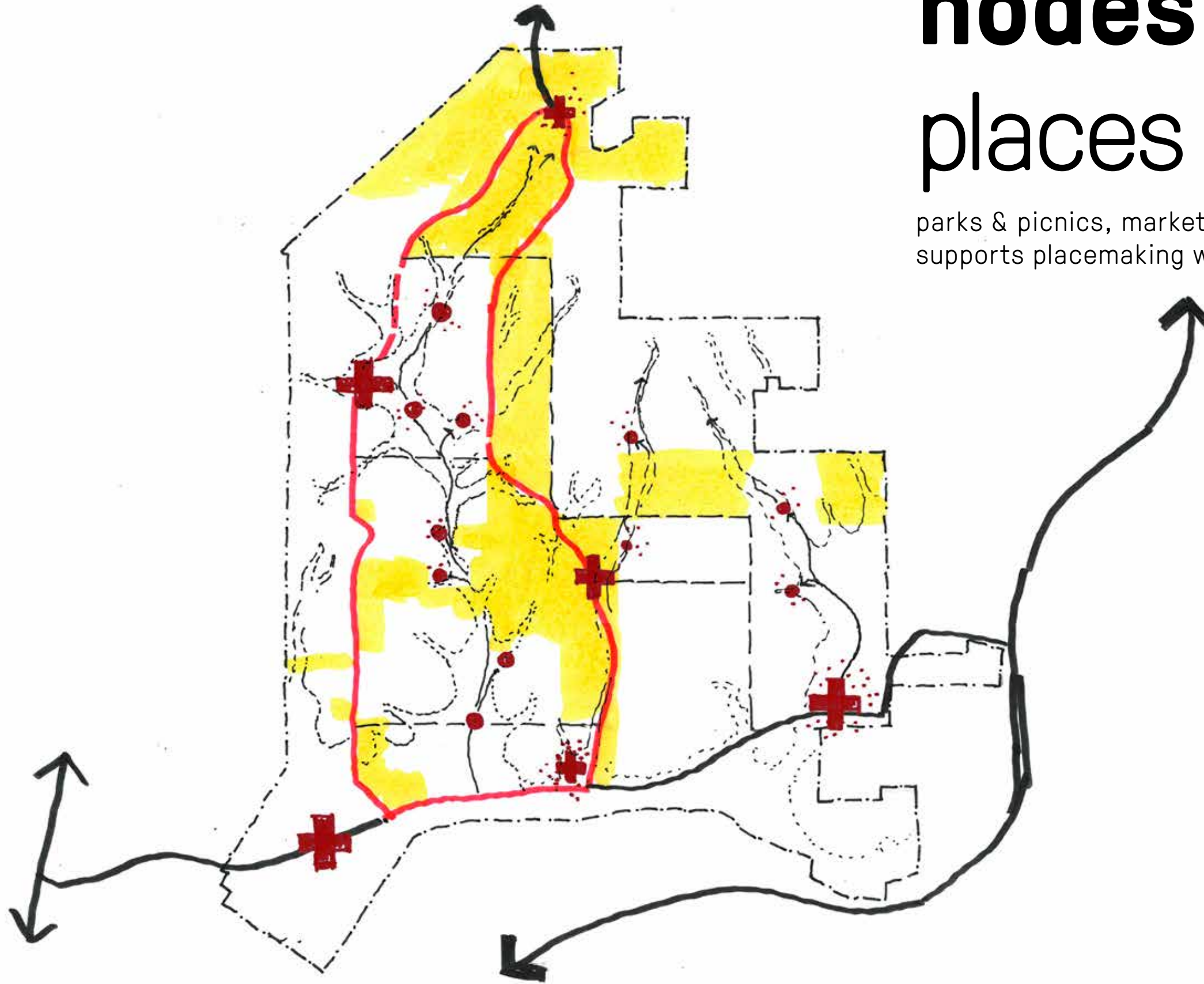
# nodes & gathering places

parks & picnics, market, roadside produce stand - program that supports placemaking within an agricultural framework



# nodes & gathering places

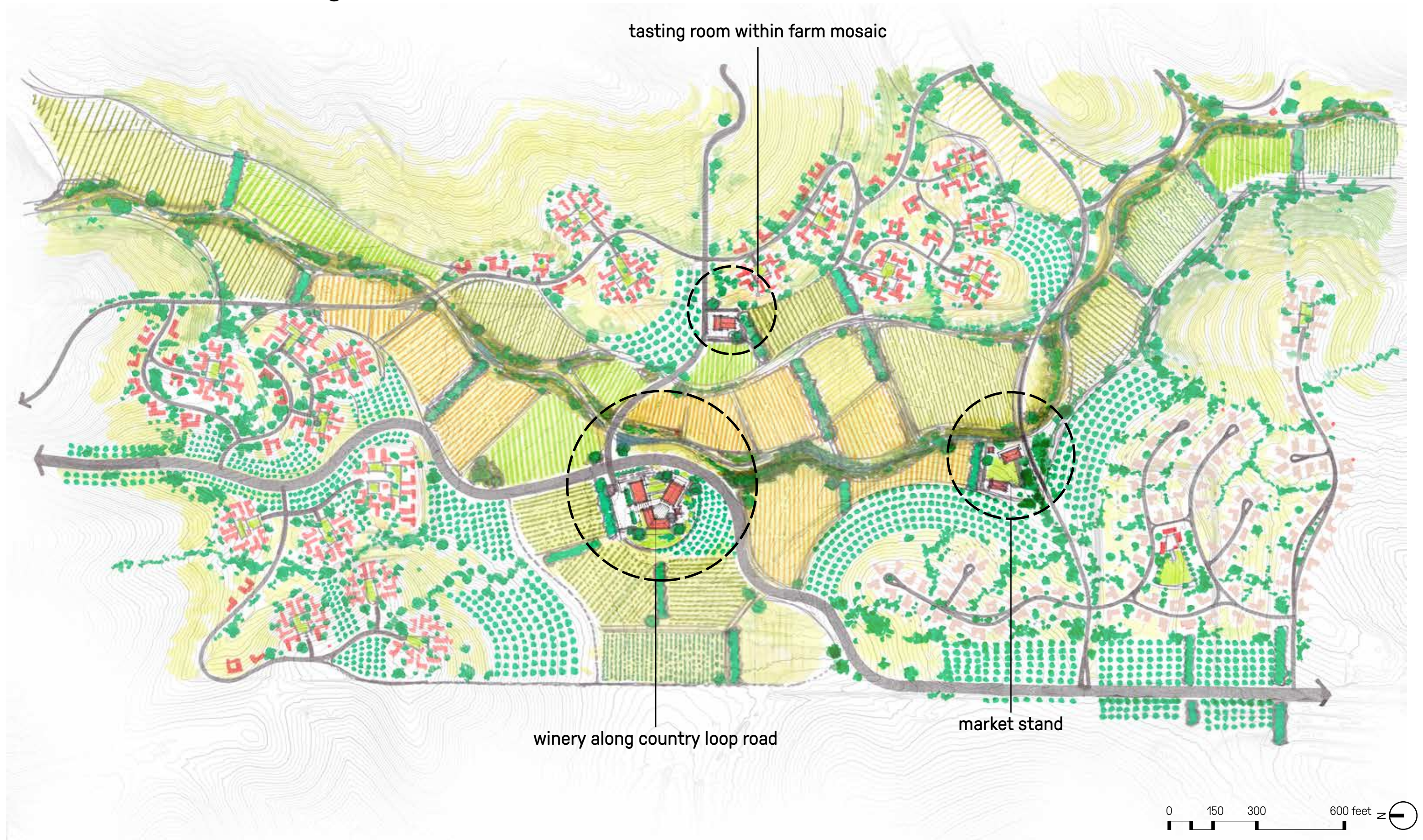
parks & picnics, market, roadside produce stand - program that supports placemaking within an agricultural framework



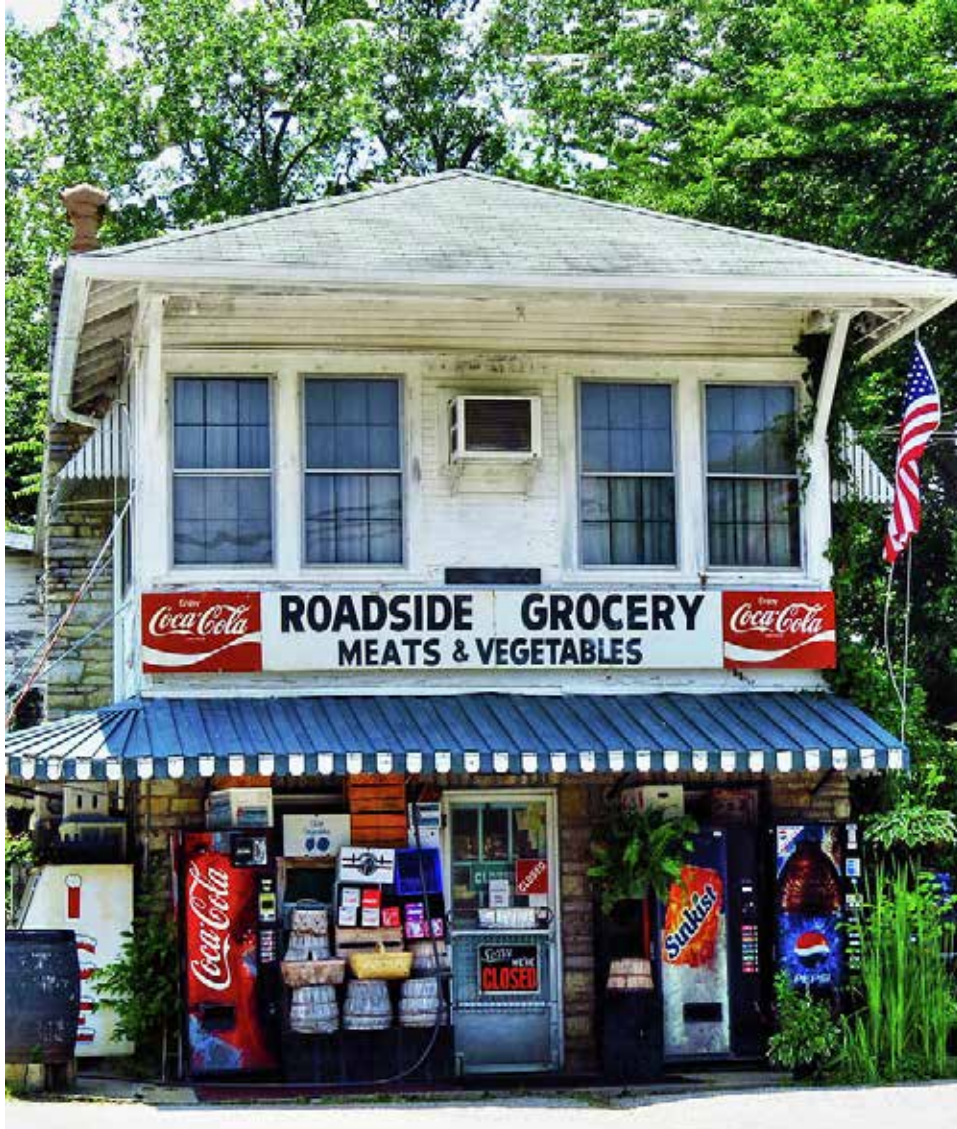
## LEGEND

- Regional Road
- South Morro Hills Loop Road
- Estates
- Node/Gathering Place

# Nodes & Gathering Places



# The Market



# The Roadside Produce Stand



# Agritourism



# Parks & Picnics



# Wayfinding



# Signage



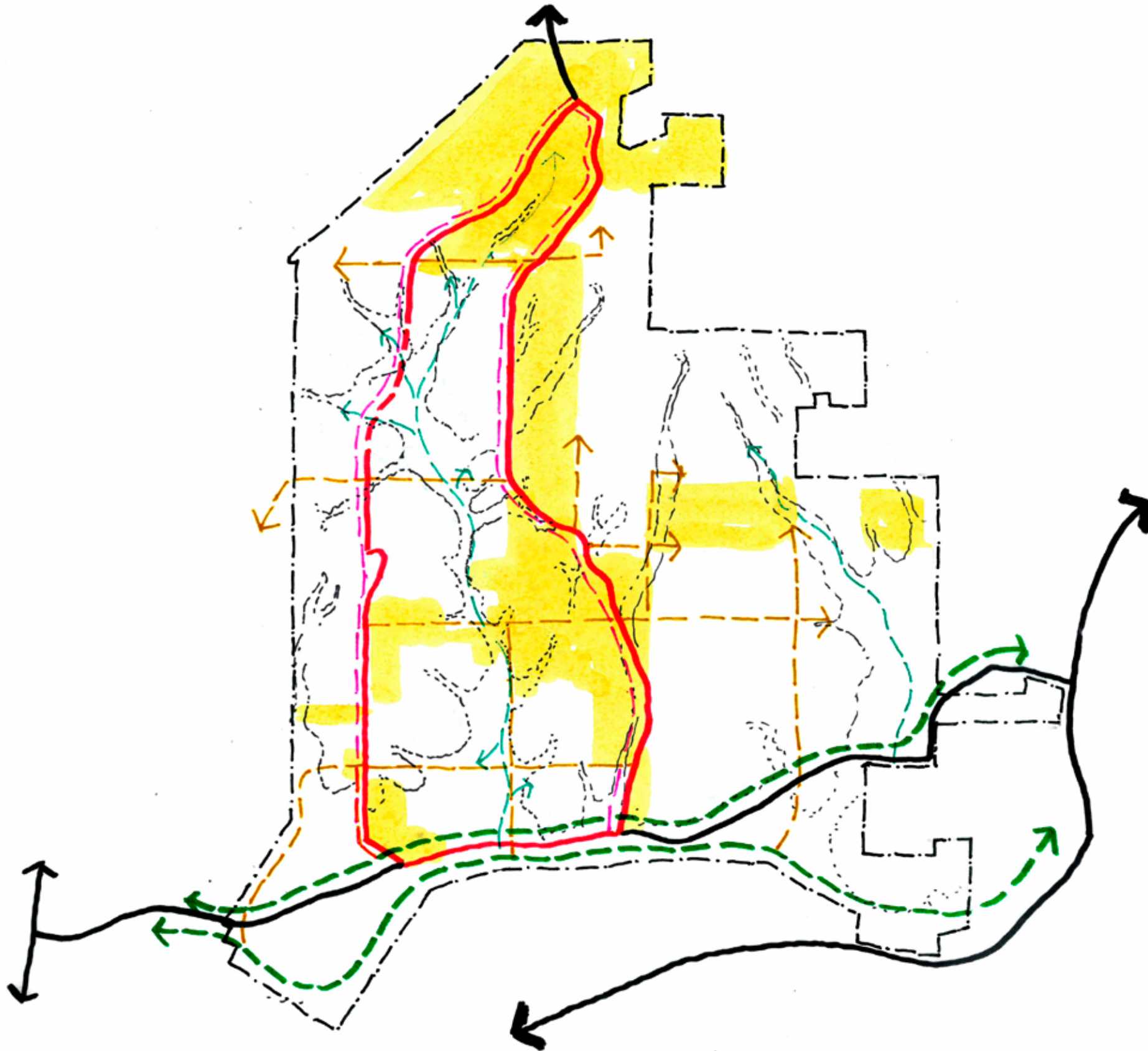
# trail network

Connect Wilshire Avenue, North River Road & Sleeping Indian Road









# trail network

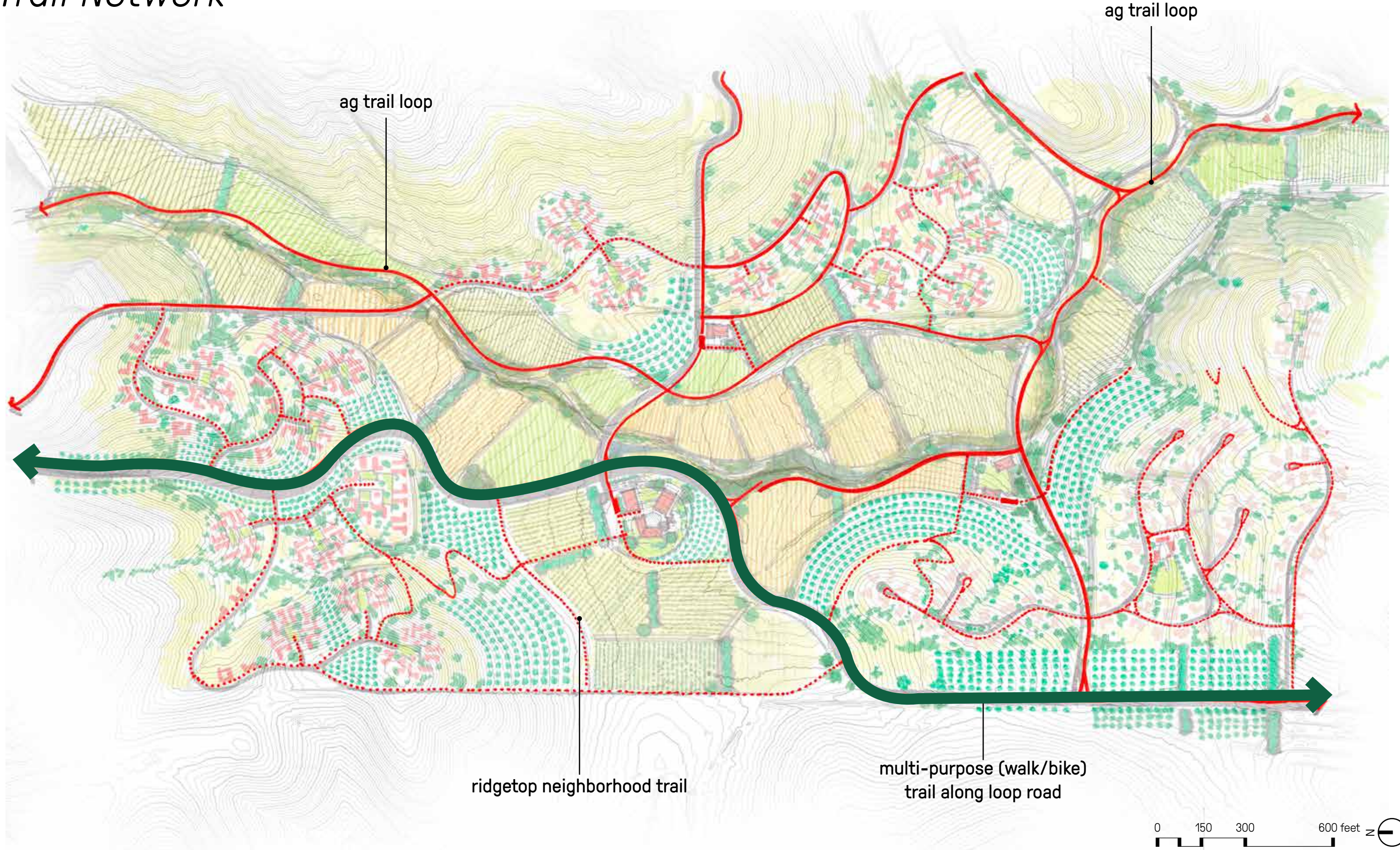
Connect Wilshire Avenue, North River Road & Sleeping Indian Road



## LEGEND

-  Regional Road
-  South Morro Hills Loop Road
-  South Morro Hills Loop Trail (Bike and Pedestrian)
-  Regional Trail System
-  Local Trail System
-  Ag Trail System

# Trail Network



# Walking, Biking & Equestrian Trails



# neighborhoods

that support economic & community growth while preserving existing agricultural character



# neighborhoods

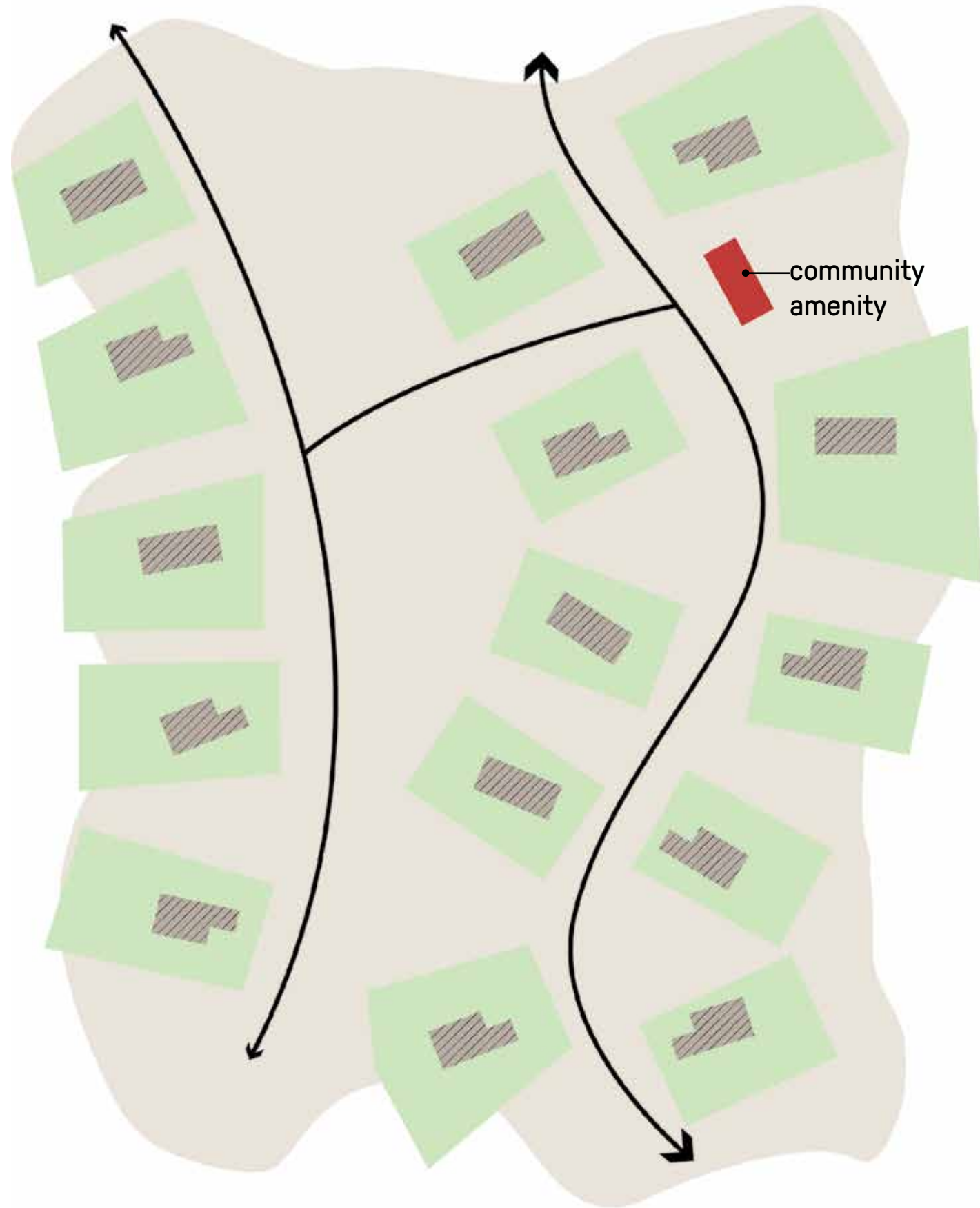
that support economic & community growth while preserving existing agricultural character



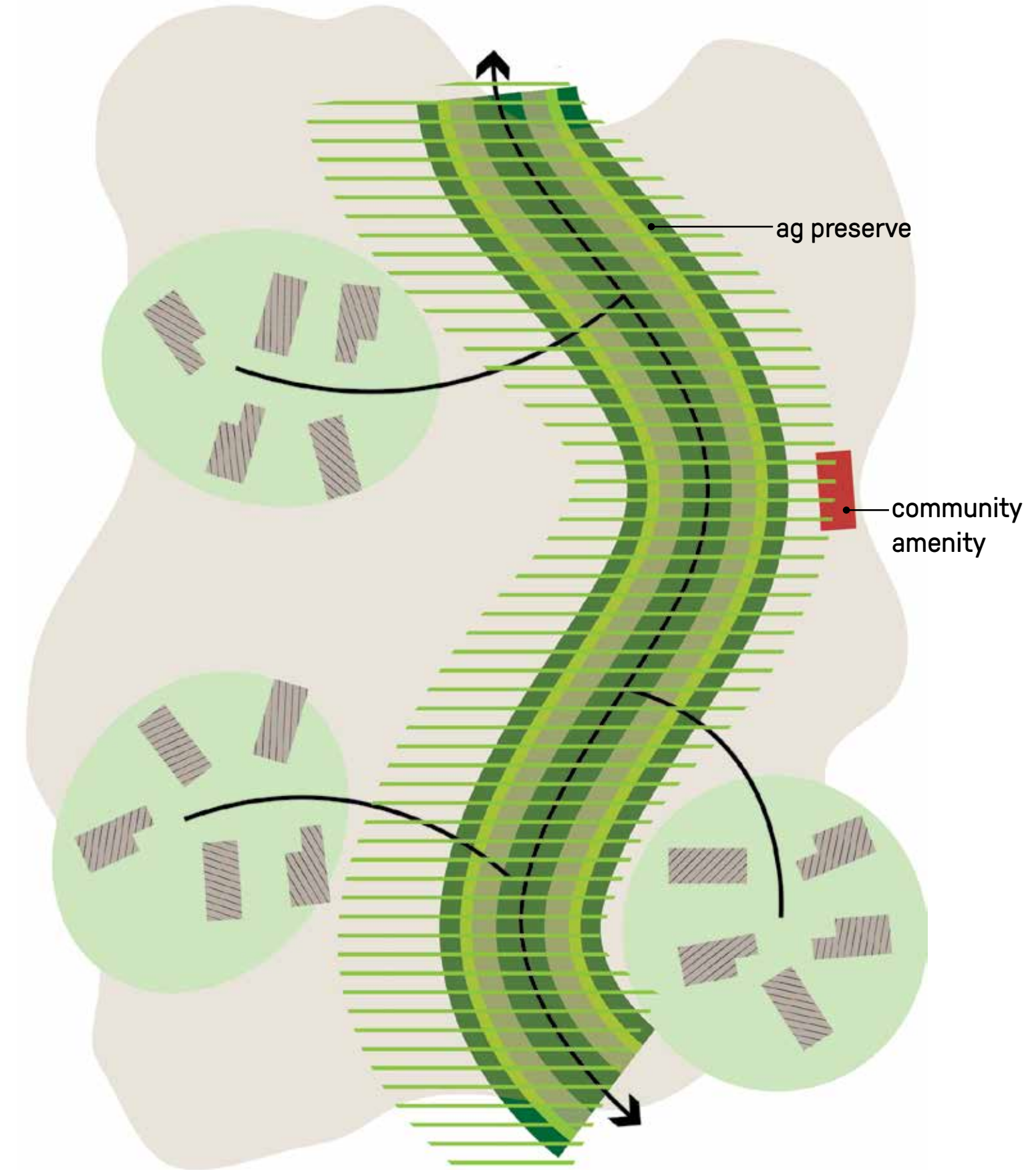
## LEGEND

- Regional Road
- South Morro Hills Loop Road
- Estates
- Neighborhood

# Estate Subdivision



# Estate Cluster



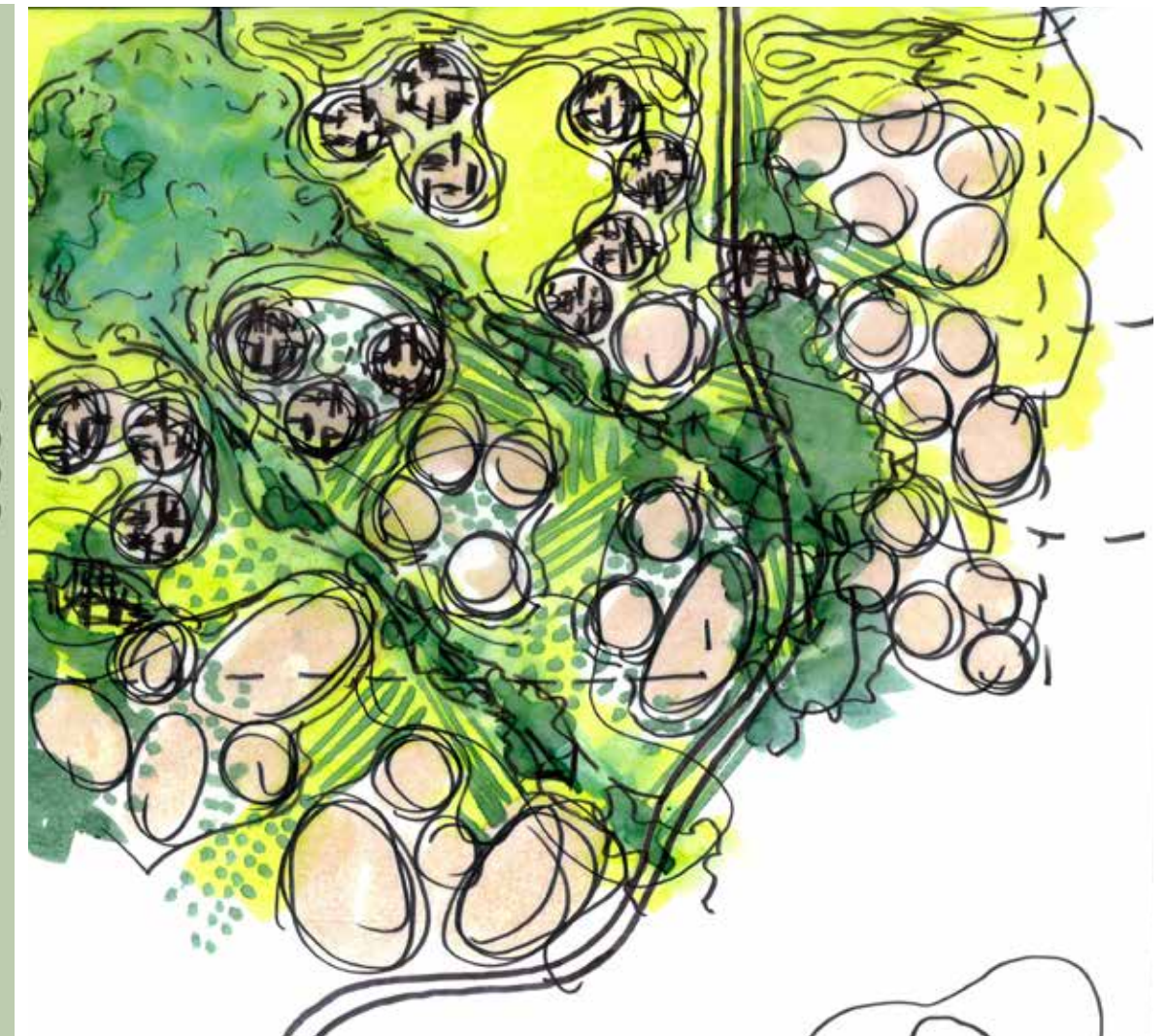
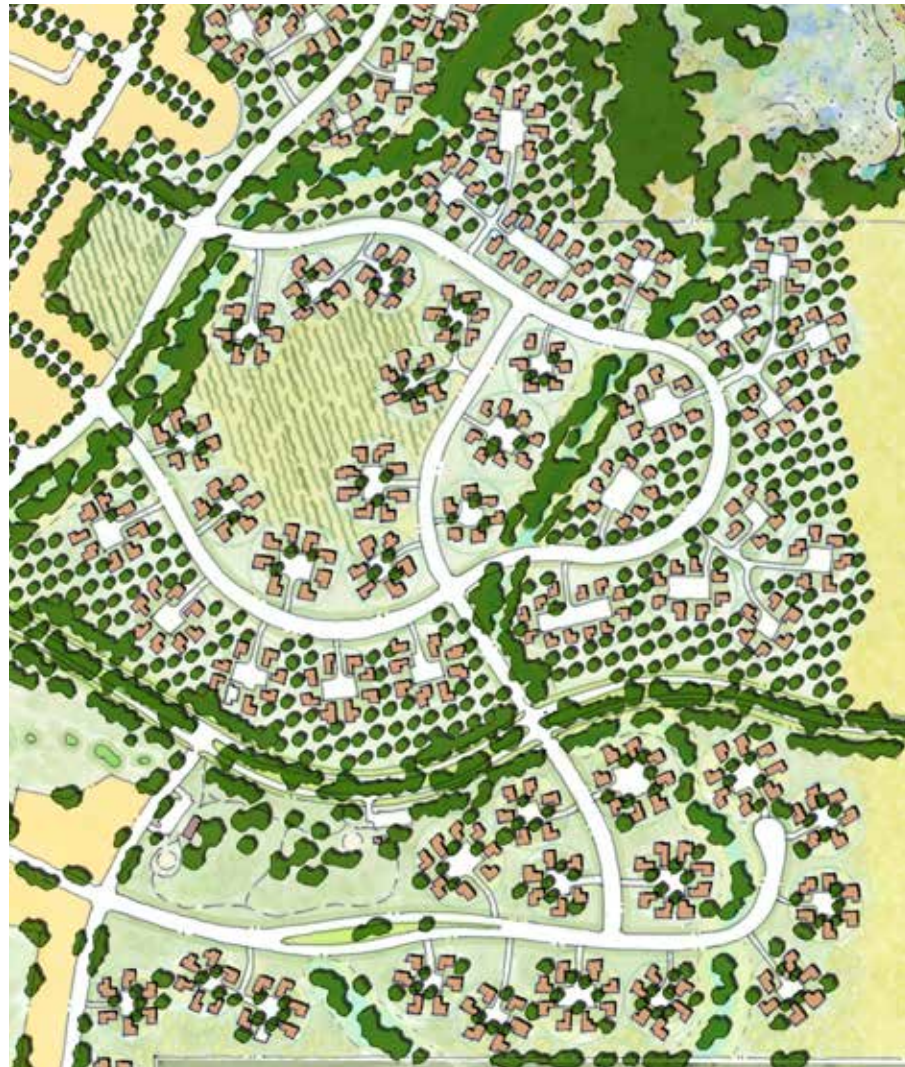
# Neighborhoods



# Bishop's Bay

Location: Middleton, Wisconsin

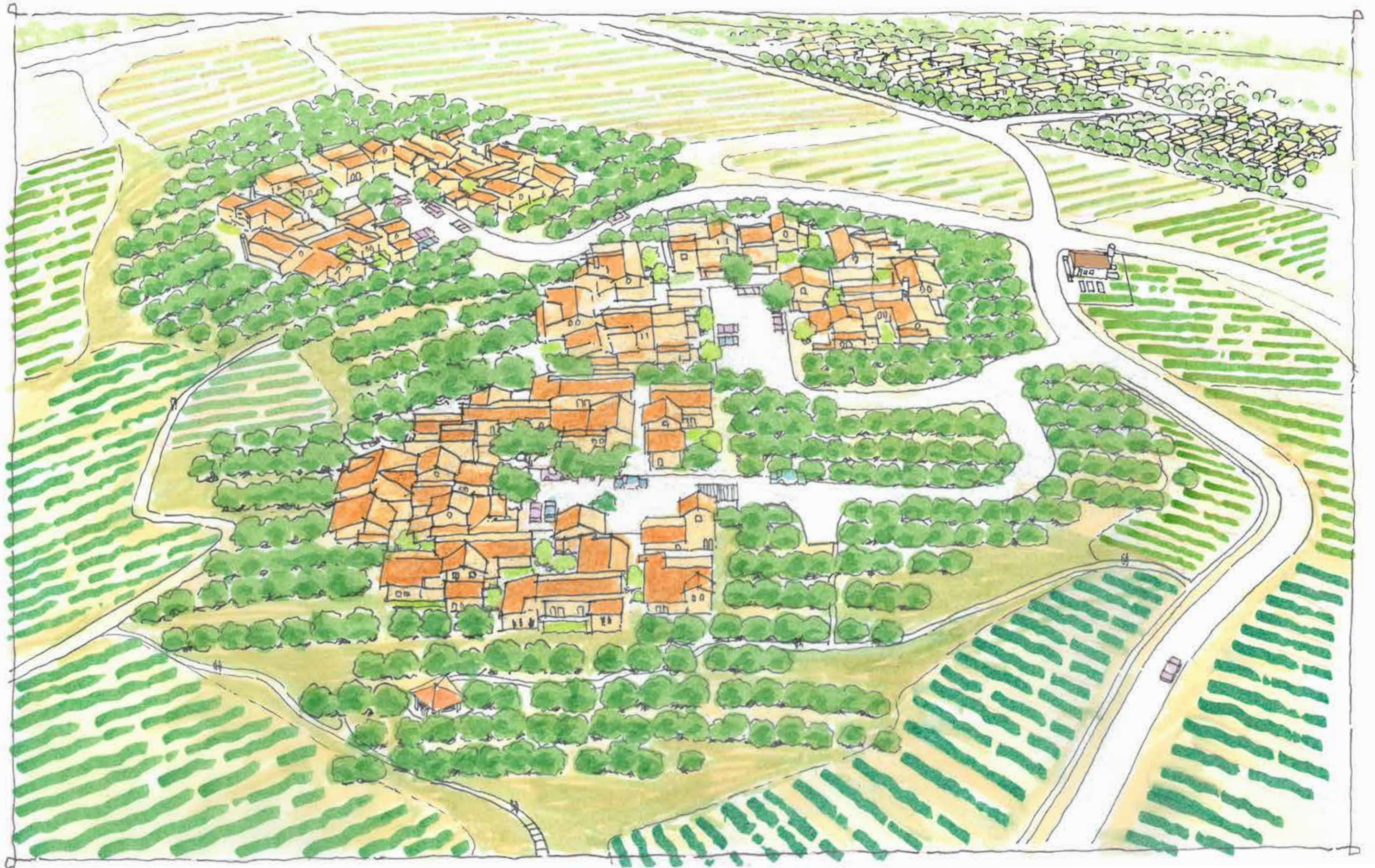
- 717 acres patchwork quilt of development
- Challenges conventional farmland preservation
- Clustered housing weaves in and out of farm belts
- Regional bike trail runs the length of the open space backbone, connecting neighborhoods to town center and regional park
- Farm belts harvested and maintained by residents, creating a working agricultural community



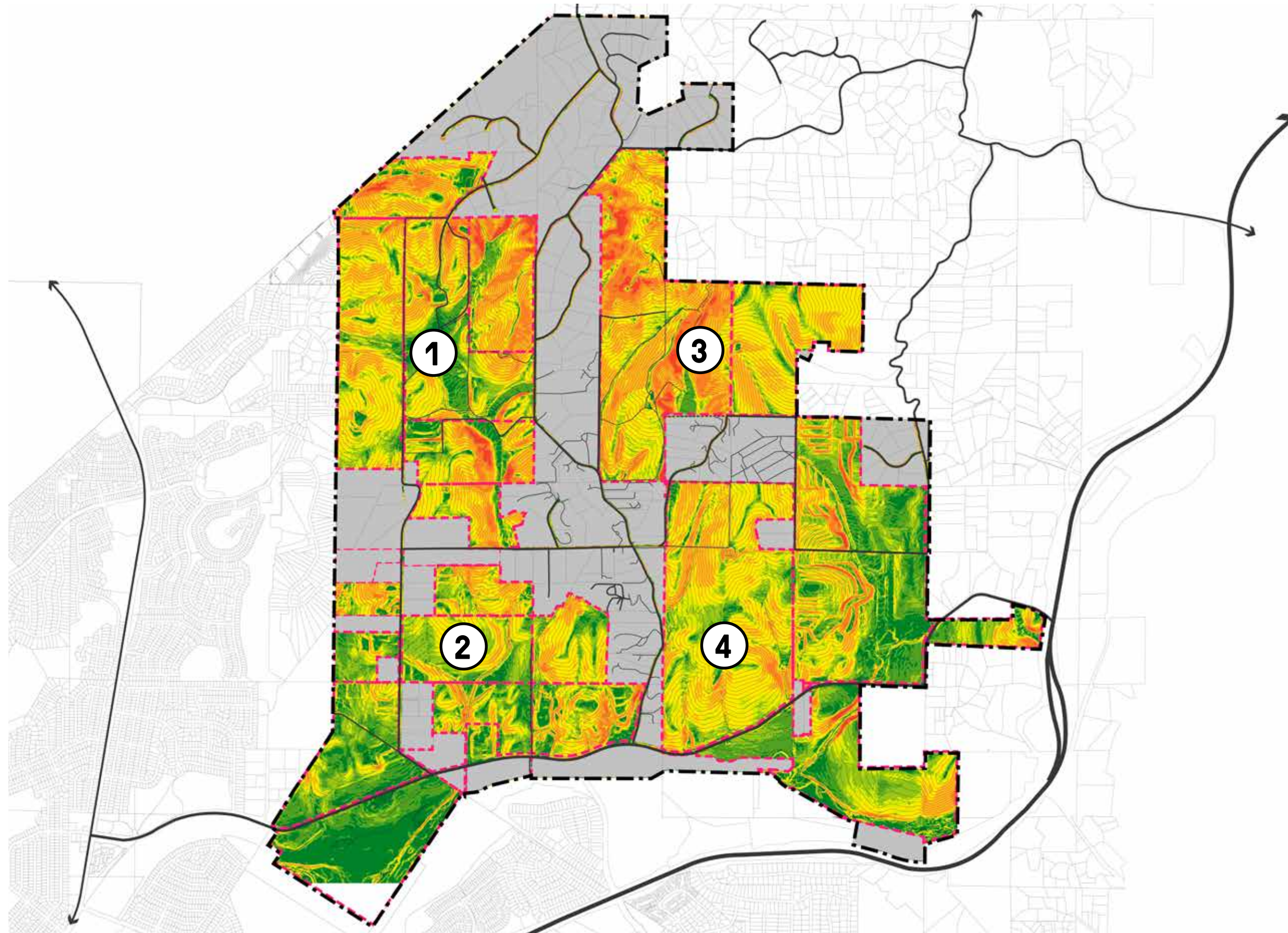


what are the **benefits** of  
clustering  
**development?**

- **Promote** agricultural and farming heritage of South Morro Hills
- **Concentrate** development into villages - create **places, destinations, community**
- Provide for a **variety** of **housing types** - mix estate housing and residential villages
- Create a definitive edge between large agriculture and development
- Reduce infrastructure costs



# Developable Areas: Slopes



- 1:** Northwest
- 2:** Southwest
- 3:** Northeast
- 4:** Southwest

Disclaimer: The accuracies of information displayed are 1) based on most current GIS databases and information provided by Google Earth and 2) subject to change.

## LEGEND

■ Estate Lot; Not likely to be developed

- 0-2%
- 3-5%
- 6-8%
- 9-10%
- 11-15%
- 16-25%
- 25-40%
- >40%

