

COUNTY OF SAN DIEGO TRACT 5615TER

PERMIT NUMBER: PDS2023-TM-5615TER

PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012

"B" DESIGNATOR - SITE PLAN

OCEAN BREEZE RANCH

LEGAL DESCRIPTION:

PARCEL A (APNs: 124-150-34-00 AND 24-150-35-00) THAT PORTION OF SECTIONS 11, 14, 15, 21 AND 22 TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL B (APNs: 127-230-59-00, 127-191-20-00, 127-271-01-00, 127-271-02-00, 126-060-78-00, 125-131-49-00, 125-131-48-00, 125-131-54-00, 124-150-28-00, 124-150-34-00, 124-150-35-00 AND 125-080-21-00).

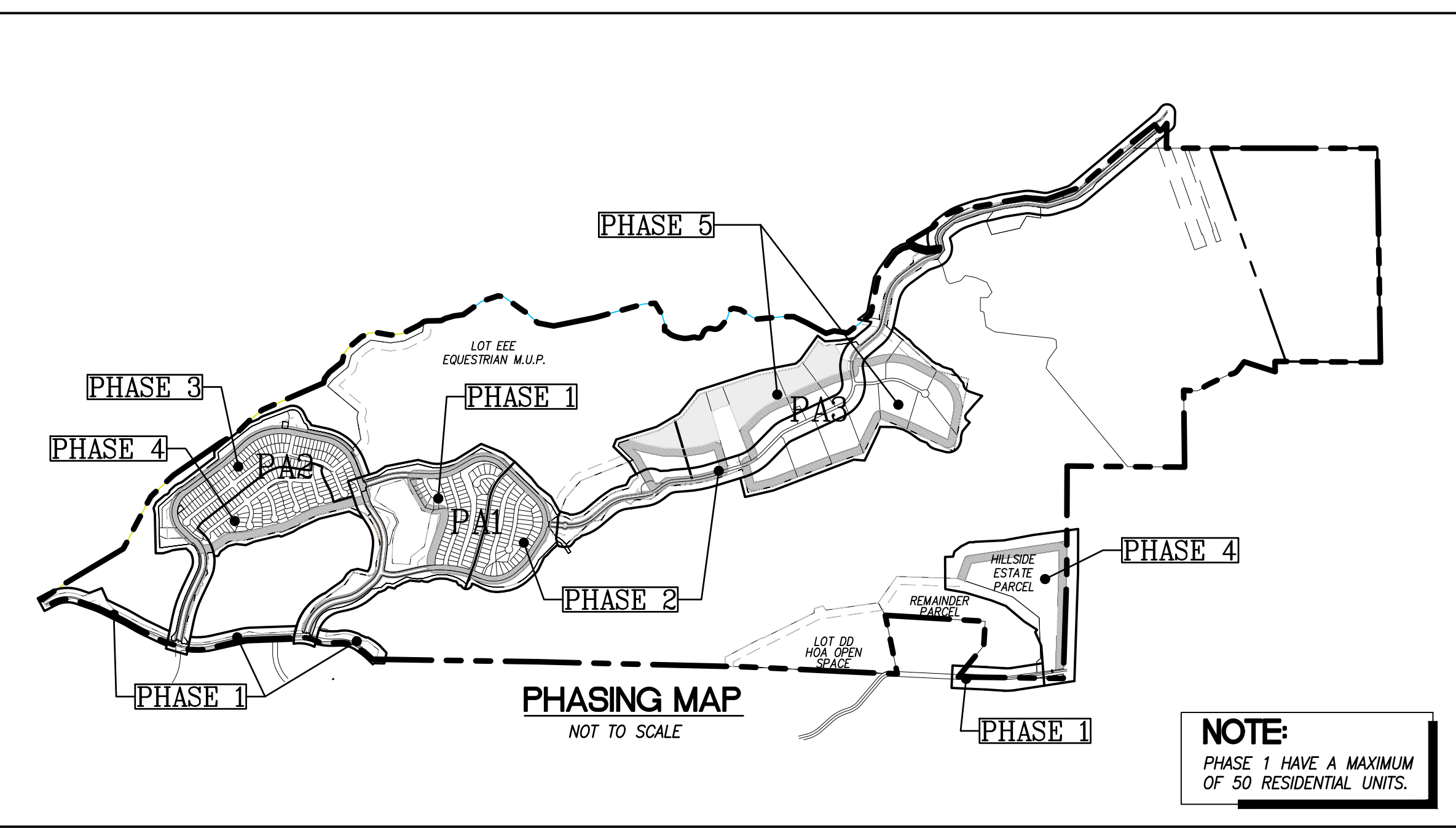
THOSE PORTIONS OF SECTIONS 11, 14, 15, 20, 21, 22 AND 23 TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL C (APNs: 125-131-48-00, 125-131-54-00, 1125-080-21-00 AND 124-150-35-00)

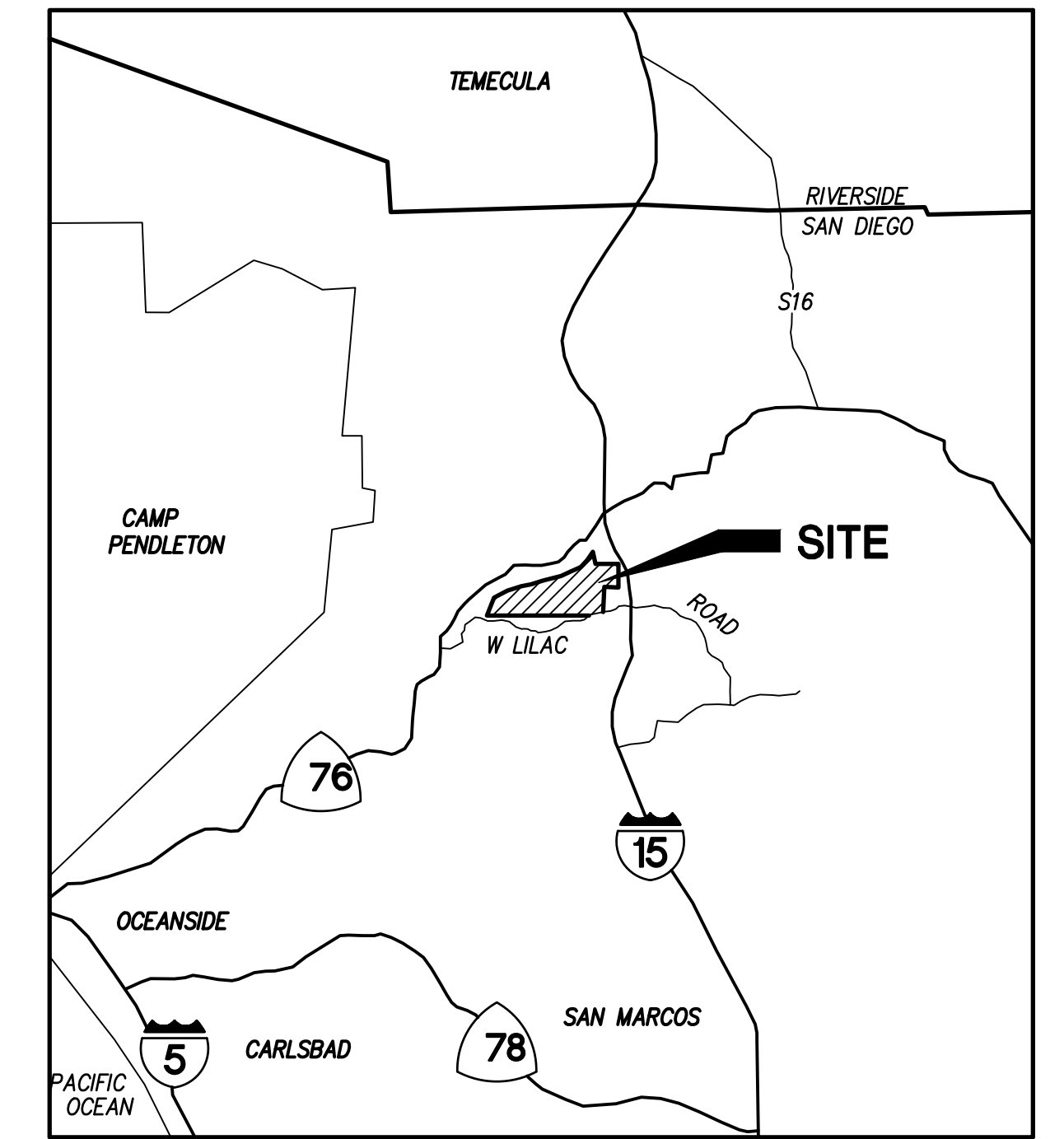
THOSE PORTIONS OF SECTIONS 14 AND 15, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PUBLIC UTILITIES/DISTRICTS:

SEWER: RAINBOW MUNICIPAL WATER DISTRICT
WATER: RAINBOW MUNICIPAL WATER DISTRICT
TELEPHONE: COUNTY OF SAN DIEGO AT & T
TV: COX COMMUNICATIONS
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
LAW ENFORCEMENT: COUNTY OF SAN DIEGO SHERIFF
FIRE: NORTH COUNTY FIRE PROTECTION (NORTH COUNTY)
SCHOOL K-12: BONSALL UNIFIED SCHOOL DISTRICT



NOTE: PHASE 1 HAVE A MAXIMUM OF 50 RESIDENTIAL UNITS.



PAGE 1046, 660 EG-2008 THOMAS GUIDE NOT TO SCALE

PROJECT ADDRESS: 5620 WEST LLAC ROAD, BONSALL, CA 92003

SHEET INDEX: SHEET 1 TITLE SHEET, SHEET 2 NOTES, DENSITY CALCULATION AND AREA TABLES, SHEET 3 TYPICAL STREET SECTIONS AND DETAILS, SHEET 4 "B" DESIGNATOR-SITE PLAN (1:50' SCALE), SHEET 5 "B" DESIGNATOR-SITE PLAN (1:50' SCALE), SHEET 6-15 LANDSCAPE PLANS, SHEET 16-32 ARCHITECTURAL PLANS

REFERENCES: 1. SAN DIEGO REGIONAL STANDARD DRAWINGS (SDRDS), COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS.

GENERAL NOTES:

- 1. GROSS PROJECT AREA: 1,402.52 ACRES
2. NET PROJECT AREA: 545.64 ACRES
3. TOTAL NUMBER OF LOTS FOR PLANNED DEVELOPMENT: 453 (REMAINDER PARCEL NOT SUBJECT TO MUP; EXCLUDED)
4. TOTAL NUMBER OF DWELLING UNITS FOR PLANNED DEVELOPMENT: 396
5. MINIMUM RESIDENTIAL LOT SIZE: 4,500 SF
6. TOTAL MAXIMUM UNITS ALLOWED PER DESIGNATION: 402 DU
7. APNS: 125-080-25, 125-080-26, 125-131-57, 127-191-21 AND 127-191-22
8. PRESENT LAND USE: VILLAGES, SEMI-RURAL AND RURAL
9. PLANNING AREA 1 & 2 WATER SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT.
10. PLANNING AREA 3 PROPOSED SEPTIC INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND WATER SYSTEMS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT.
11. SOURCE OF TOPOGRAPHY: PROJECT DESIGN CONSULTANTS FLOWN ON 08-04-2015
12. UTILITIES SHALL BE UNDERGROUND AND EASEMENT PROVIDED AS NECESSARY.
13. GRADING AND MOBILE UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP RECORDATION.
14. UTILITY LAYOUTS ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
15. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
16. SOLAR ACCESS STATEMENT: ALL LOTS WITH THE SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
17. ASSESSOR'S TAX RATE AREA: LOT XX-57025, LOT ZZ AND AA-57123, AND ALL OTHER LOTS-57128
18. STREET DEDICATION: THE SUBDIVIDER WILL DEDICATE ON THE SUBDIVISION MAP ALL PUBLIC STREETS SHOWN ON THE TENTATIVE MAP.
19. STREET LIGHTS: THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
20. PARK LAND DEDICATION ORDNANCE: DEDICATION AND DEVELOPMENT OF PUBLIC AND PRIVATE PARK LAND TO MEET PARK LAND DEDICATION REQUIREMENTS.
21. ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
22. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
23. ALL DRAINAGE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE COUNTY. STORM DRAIN OUTSIDE THE PUBLIC RIGHT-OF-WAY TO BE MAINTAINED BY HOME OWNERS ASSOCIATION EXCEPT WHERE INDICATED ON PLANS.
24. DUE TO THE TYPE OF HOUSING AND CLUSTERED LOT LAYOUTS WITHIN THE COMMUNITY, THE FOLLOWING ACCESSORY STRUCTURES ARE ALLOWED TO BE BUILT WITH A PROPERTY LINE SETBACK OF FIVE (5) FEET OR MORE: LIVING OR GUEST QUARTERS, STORAGE BUILDINGS, DETACHED GARAGES, CARPORTS, BBQ'S, FIRE PITS, FIREPLACES, GAZEBOS AND TRELLISES.
25. THE COMMUNITY HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL COMMUNITY TRAILS (OUTSIDE OF THE DEDICATED PARK AND PUBLIC RIGHT OF WAY).
26. THE FOLLOWING ACCESSORY STRUCTURES ARE ALLOWED TO BE BUILT UP TO THE PROPERTY LINE: (6-FOOT WALLS/FENCES OF ANY TYPE), HARDSCAPE SURFACES, POOLS, JACUZZIS, FOUNTAINS, AND PONDS.

NOTE: THE APPROVED PLOT PLAN, SITE DESIGN, CONCEPTUAL LANDSCAPE PLANS, AND ARCHITECTURAL ELEVATIONS OF PARTICULAR DESIGN ELEMENTS OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO, RESIDENCES, RECREATIONAL SITES, SIGNAGE, AND LIGHTING ARE CONCEPTUAL AND HAVE BEEN PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. CERTAIN DEVIATIONS TO THE DESIGN, SCALE, BULK, AND COVERAGE OF THE PROJECT MAY BE REQUIRED DURING THE FINAL DESIGN AND DEVELOPMENT OF THE PROJECT TO MEET THE OCEAN BREEZE MAJOR USE PERMIT IMPLEMENTATION STANDARDS. PROPOSED DEVIATIONS THAT ARE IN SUBSTANTIAL CONFORMANCE WITH, OR MEET THE INTENT OF, THE SCALE, BULK, COVERAGE, AND DENSITY OF THE APPROVED PROJECT MAY BE APPROVED AT THE DISCRETION OF THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES.

A MINOR DEVIATION TO THE MAJOR USE PERMIT IS NOT REQUIRED FOR ANY BUILDING, STRUCTURE OR PROTECTION LISTED IN ARS5 OR ANY USE LISTED IN THE ACCESSORY USE REGULATIONS, SECTION 6150-6199 (OR AS OTHERWISE REFERENCED), PROVIDED THE BUILDING, STRUCTURE OR PROTECTION OR USE MEETS THE SPECIFIC ACCESSORY USE SETBACKS IN THE MAJOR USE PERMIT AND MEETS ALL OTHER CONDITIONS AND RESTRICTIONS IN THE MAJOR USE PERMIT.

THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES IS AUTHORIZED, AT HIS DISCRETION, TO ALLOW CHANGES TO THE PROJECT WITHOUT REQUIRING A MINOR DEVIATION TO THE MAJOR USE PERMIT PROVIDED COUNTY STAFF DETERMINES THAT NO NEW SIGNIFICANT IMPACT WILL BE CREATED OR NO INCREASE IN A PREVIOUSLY IDENTIFIED SIGNIFICANT ENVIRONMENTAL EFFECT WILL OCCUR AS A RESULT OF THE REQUESTED CHANGE(S).

PLANNING AREA 3 IS NOT SUBJECT TO THE ARCHITECTURAL PRODUCT TYPES FOR PLANNING AREA 1 AND PLANNING AREA 2. TO ENSURE CONFORMANCE WITH THE SPECIAL AREA D DESIGNATOR, A SITE PLAN MODIFICATION OR WAIVER WILL BE REQUIRED AT THE DISCRETION OF THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES. A MINOR DEVIATION TO THE PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012 WILL BE REQUIRED FOR PLANNING AREA 3'S SINGLE FAMILY RESIDENCES.

OWNER'S CERTIFICATE: WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

OWNER REPRESENTATIVE: JAMES CONRAD, 1550 S. COAST HIGHWAY, SUITE 201, LAGUNA BEACH, CA 92651, TEL: (949) 497-0200

CONTACT: JAMES CONRAD, 1550 S. COAST HIGHWAY, SUITE 201, LAGUNA BEACH, CA 92651, TEL: (949) 497-0200

PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER "B" DESIGNATOR - SITE PLAN PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012 OCEAN BREEZE RANCH

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

OWNER REPRESENTATIVE:

JAMES CONRAD, 1550 S. COAST HIGHWAY, SUITE 201, LAGUNA BEACH, CA 92651, TEL: (949) 497-0200

CONTACT:

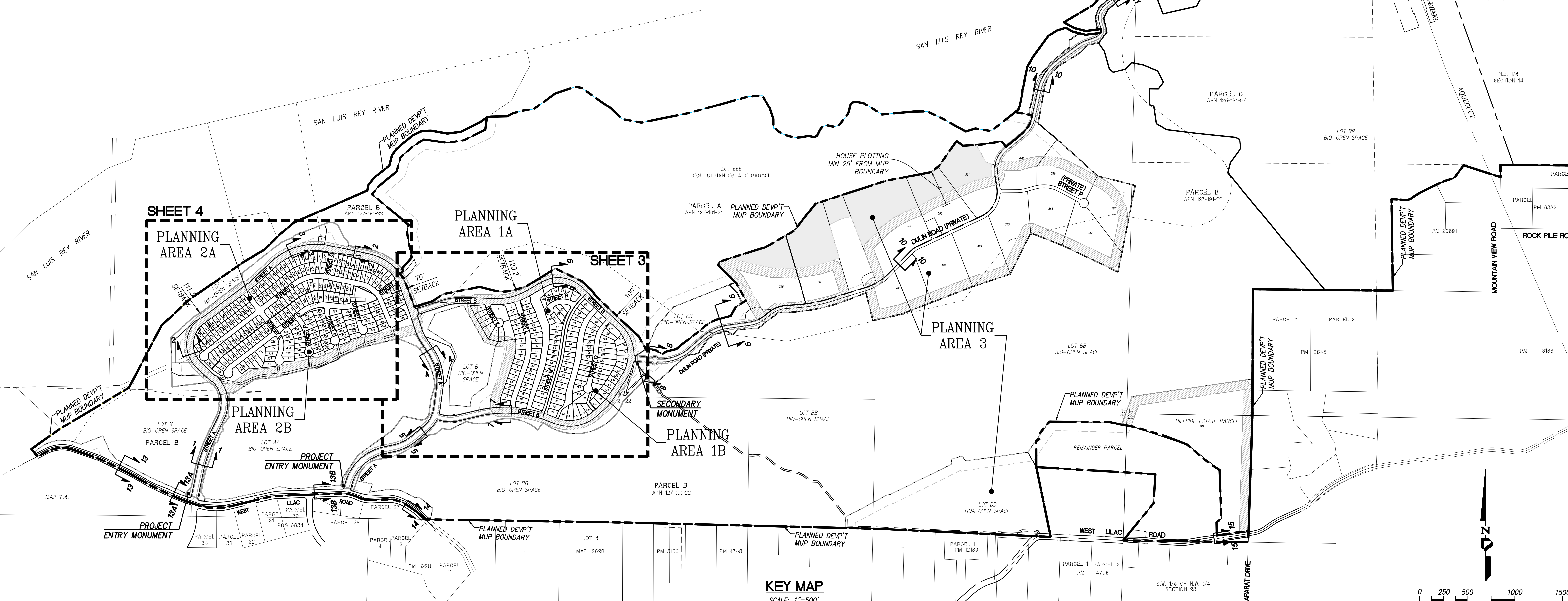
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COUNTY OF SAN DIEGO TRACT 5615TER "B" DESIGNATOR - SITE PLAN PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012 OCEAN BREEZE RANCH

PROJECT DESIGN CONSULTANTS Planning | Landscape Architecture | Engineering | Survey 701 B Street, Suite 800 San Diego, CA 92101 619.236.8474 619.236.0916

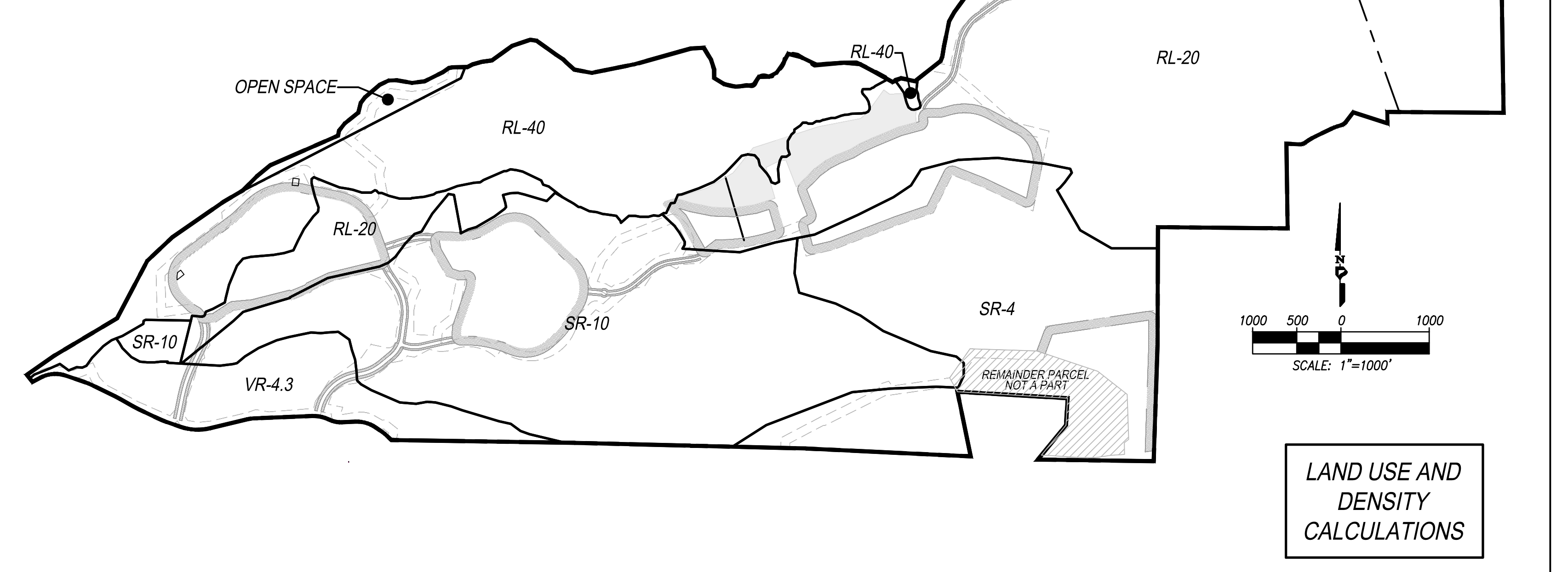
SHEET 1 OF 5



DENSITY CALCULATIONS:

Table with columns: LAND USE, AREA (AC), DENSITY (DU/AC), and DU. Rows include Village Residential (VR-4.3), Rural Lands (RL-20), Semi-Rural (SR-4), and Open Space (Recreation).

\* 30.22 AC. - REMAINDER PARCEL IS EXCLUDED FROM THE TOTAL PROJECT AREA OF 1,402.52 ACRES.



LEGEND:

- FUEL MODIFICATION ZONE (FMZ)
20' BUILDING SETBACK LINE (BSL)
4" THICK D.G. TRAIL (WIDTH VARIES)
LOT LINE
LOT NUMBER
PAD ELEVATION
PLANNING AREA BOUNDARY
PROJECT BOUNDARY
PROPOSED CENTERLINE
PROPOSED CURB & GUTTER
PROPOSED RIGHT OF WAY
PROPOSED EASEMENT
PROPOSED SIDEWALK
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
PROPOSED DRIVEWAY
PROPOSED SEWER
PROPOSED WATER
PROPOSED FORCE MAIN
PROPOSED STORM DRAIN
PARCEL LINE
EXIST. 100-YR COUNTY FLOODWAY
100-YR FLOODPLAIN
OAK ROOT PROTECTION ZONE
BIO-OPEN SPACE FENCING AND SIGNAGE
PROPOSED TRAIL EASEMENT
PROPOSED DRAINAGE AND SEWER EASEMENTS

NOTES:

- 1. THE "B" DESIGNATOR-SITE PLAN PERTAINS TO PLANNING AREAS 1 AND 2.
2. THE CONCEPTUAL LANDSCAPE PLAN HAS BEEN SUBMITTED SEPARATELY.
3. ALL LIGHTING WILL BE LOW PRESSURE SODIUM, SHIELDED HORIZONTALLY AND DIRECTED DOWNWARD.
4. FOR FURTHER DETAILS ON WALLS, REFER TO THE CONCEPTUAL LANDSCAPE PLANS.
5. ACCESSORY STRUCTURES ARE PERMITTED IN ACCORDANCE WITH SECTION 4835 OF THE ZONING ORDINANCE.

WORK ITEMS:

- 1A EXIST. FENCES TO REMAIN IN PLACE.
1B EXIST. FENCES TO BE REMOVED.
1C EXIST. FENCES TO BE RELOCATED
2A EXIST. BUILDING TO BE DEMOLISHED/REMOVED. (5 EA)
3 EXIST. LIGHT TO BE REMOVED.
4A EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
4B EXIST. POWER POLE TO BE REMOVED.
9 EXIST. WELL AND PUMP HOUSE TO BE ABANDONED AND CAPPED.

BASIS OF BEARING: THE BASIS OF BEARING IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN G.P.S. STATION NO. SDGPS-02 AND G.P.S. STATION SDGPS-03 PER ROS 14310. S 72°07'52" E

BENCHMARK: ELEVATIONS ARE BASED UPON A 2" BROWN DISC STAMPED CALIFORNIA DEPARTMENT OF TRANSPORTATION SDGPS-03 NE 15276 AND 1980" AS LOCATED ON ROS 21563. ELEVATION: 308.26 NAVD 88

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS, A BOWMAN COMPANY 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101 TEL: 619-236-8471



Table with columns: NO., REVISIONS, DATE, BY. Row 1: SECOND SUBMITTAL ORIGINAL SUBMITTAL, 03-04-2024, PDC, 07-10-2023, PDC

LOT AREA TABLE

Table with 5 columns: LOT, GROSS AREA (SF), GROSS AREA (AC), NET AREA (SF), NET AREA (AC). Rows 1-76, TOTAL 529,794 12.16 494,158 11.34

Table with 5 columns: LOT, GROSS AREA (SF), GROSS AREA (AC), NET AREA (SF), NET AREA (AC). Rows 77-225, TOTAL 519,669 11.93 455,329 10.45

Table with 5 columns: LOT, GROSS AREA (SF), GROSS AREA (AC), NET AREA (SF), NET AREA (AC). Rows 226-453, TOTAL 796,907 18.29 764,304 17.55

Table with 5 columns: LOT, GROSS AREA (SF), GROSS AREA (AC), NET AREA (SF), NET AREA (AC). Rows 454-759, TOTAL 579,469 13.30 556,608 12.78

Table with 5 columns: LOT, GROSS AREA (SF), GROSS AREA (AC), NET AREA (SF), NET AREA (AC). Rows 760-987, TOTAL 4,170,621 95.74 738,308 16.95

Table with 5 columns: LOT, GROSS AREA (SF), GROSS AREA (AC), NET AREA (SF), NET AREA (AC). Rows 988-1215, TOTAL 416,735 9.567 96,445 2.214

Table with 5 columns: LOCATION, LOT DESIGNATION, GROSS AREA (SF), GROSS AREA (AC), NET AREA (SF), NET AREA (AC). Rows PA-1, PA-2, TOTAL 97,898 2.25 97,512 2.24

Table with 5 columns: LOCATION, LOT DESIGNATION, GROSS AREA (SF), GROSS AREA (AC), NET AREA (SF), NET AREA (AC). Rows PA-1, PA-2, TOTAL 526,128 12.08 309,617 7.11

Table with 5 columns: LOCATION, LOT DESIGNATION, USE, GROSS AREA (SF), GROSS AREA (AC). Rows PA-1, PA-2, TOTAL 3,686,688.00 84.63

Table with 5 columns: LOT DESIGNATION, GROSS AREA (SF), GROSS AREA (AC), NET AREA (SF), NET AREA (AC). Rows B, X, AA, BB, KK, RR, YY, AAA, BBB, CCC, FFF, TOTAL 36,933,152 847.87

OPEN SPACE CALCULATIONS

REQUIRED PRIVATE OPEN SPACE

378 LOTS x 600 SF/LOT = 226,800 SF = 5.21 AC.

PRIVATE OPEN SPACE PROVIDED

PLANNING AREA 1A = 76 LOTS x 500 SF/LOT = 38,000 SF = 0.87 AC. PLANNING AREA 1B = 68 LOTS x 500 SF/LOT = 34,000 SF = 0.78 AC. PLANNING AREA 2A = 145 LOTS x 500 SF/LOT = 72,500 SF = 1.66 AC. PLANNING AREA 2B = 90 LOTS x 450 SF/LOT = 40,500 SF = 0.93 AC. SUB-TOTAL = 185,000 SF = 4.24 AC.

GROUP OPEN SPACE PROVIDED (PARKS)

PLANNING AREA 1: LOT T = 0.22 AC. PLANNING AREA 1: LOT L = 4.77 AC. PLANNING AREA 2: LOT S = 0.68 AC. PLANNING AREA 2: LOT T = 0.11 AC. PLANNING AREA 2: LOT W = 1.23 AC. SUB-TOTAL = 7.11 AC.

TOTAL OPEN SPACE PROVIDED

4.24 + 7.11 = 11.35 AC. PROVIDED > 5.21 AC. REQUIRED

REQUIRED CONSERVATION/GROUP OPEN SPACE

VR: 71.20 AC x 25% = 17.80 AC. SR: 545.78 AC x 40% = 218.31 AC. RL: 775.23 AC x 80% = 620.18 AC. TOTAL = 856.29 AC.

GROUP OPEN SPACE (PARKS) PROVIDED

PLANNING AREA 1: LOT C = 1.21 AC. PLANNING AREA 1: LOT I = 0.41 AC. PLANNING AREA 1: LOT J = 0.14 AC. PLANNING AREA 2: LOT L = 0.94 AC. PLANNING AREA 2: LOT O = 1.09 AC. PLANNING AREA 2: LOT S = 0.68 AC. PLANNING AREA 2: LOT W = 1.35 AC. SUB-TOTAL = 14.38 AC.

GROUP OPEN SPACE (CONSERVATION) PROVIDED

LOT B = 9.02 AC. LOT X = 48.55 AC. LOT AA = 56.88 AC. LOT BB = 397.36 AC. LOT KK = 7.23 AC. LOT RR = 218.46 AC. LOT YY = 3.87 AC. LOT AAA = 1.19 AC. LOT BBB = 1.88 AC. LOT CCC = 3.43 AC. LOT FFF = 100 AC. SUB-TOTAL = 847.87 AC.

PROVIDED TOTAL CONSERVATION/GROUP OPEN SPACE

14.38 + 847.87 = 862.25 AC. PROVIDED > 856.29 AC. REQUIRED

REQUIRED USABLE OPEN SPACE/PRIVATE OPEN SPACE

Table with 3 columns: DENSITY REQ.'S FOR OPEN SPACE, USABLE OPEN SPACE PER LOT, TOTAL SQFT. Rows include lot counts and area calculations for various lot sizes and densities.

Table with 3 columns: CONSERVATION AND GROUP OPEN SPACE, REQ. ACRES, PROP. ACRES. Rows include area calculations for conservation and group open space.

PLANNED DEVELOPMENT RESIDENTIAL ZONING

Table with 3 columns: USE REGULATIONS, ANIMAL REGULATIONS, DEVELOPMENT REGULATIONS. Rows include density, lot size, building type, etc.

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Table with 3 columns: USE REGULATIONS, ANIMAL REGULATIONS, DEVELOPMENT REGULATIONS. Rows include density, lot size, building type, etc.

PLANNED DEVELOPMENT REGULATIONS

Table with 3 columns: LOT SIZE, LOT DIMENSION, HOUSING TYPE. Rows include lot size, lot dimension, housing type, setbacks, etc.

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Table with 3 columns: LOT SIZE, LOT DIMENSION, HOUSING TYPE. Rows include lot size, lot dimension, housing type, setbacks, etc.

Table with 5 columns: DESCRIPTION, GROSS AREA (AC), NO. OF LOTS (RESIDENTIAL), NO. OF DWELLING UNITS, MINIMUM LOT SIZE, NO. OF LOTS (HOA). Rows include descriptions for various planning areas and lot counts.

\* AREA INCLUDES HOA LETTERED LOTS \*\* AREA INCLUDES HOA LETTERED LOTS AND 1 ESTATE LOT

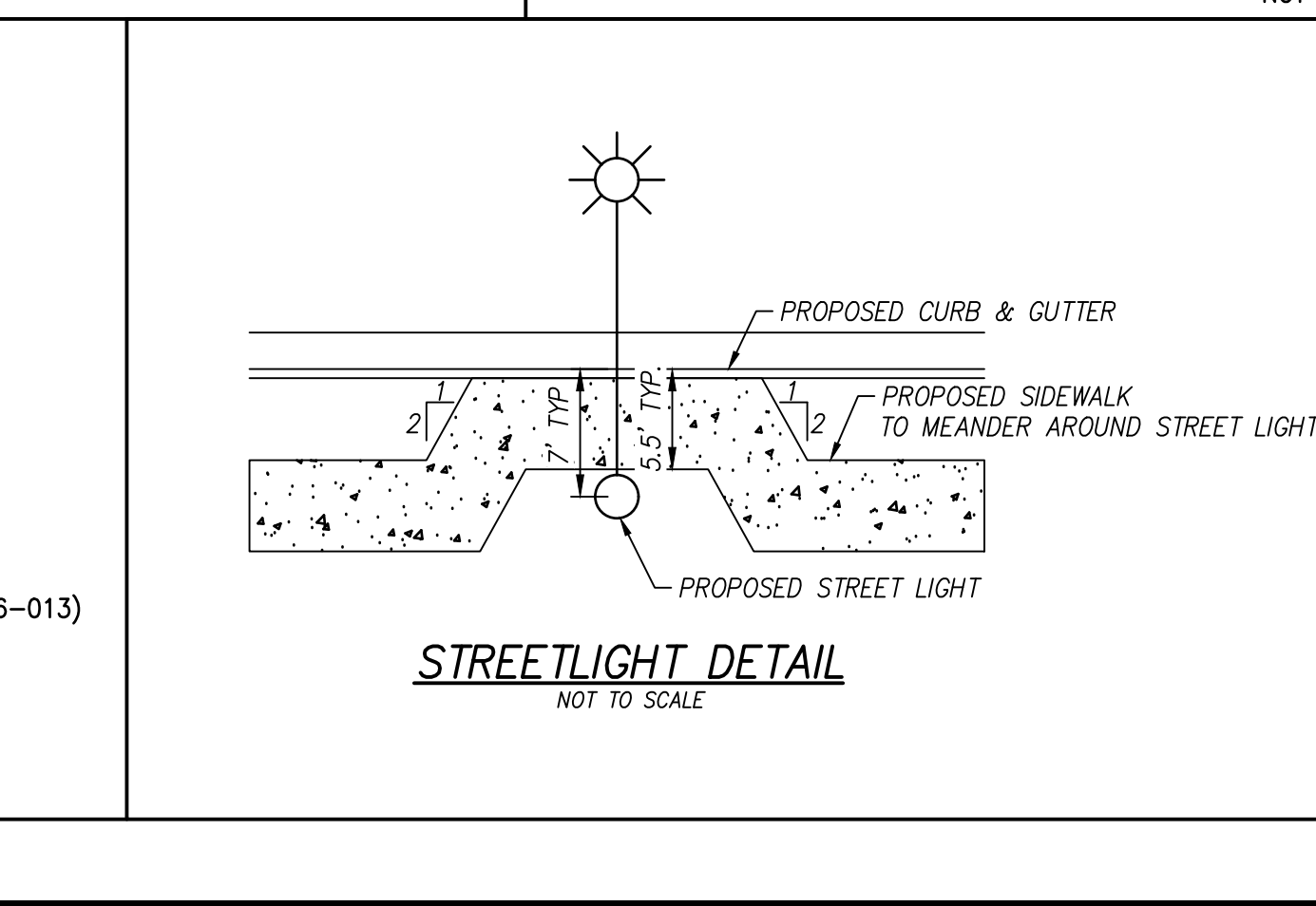
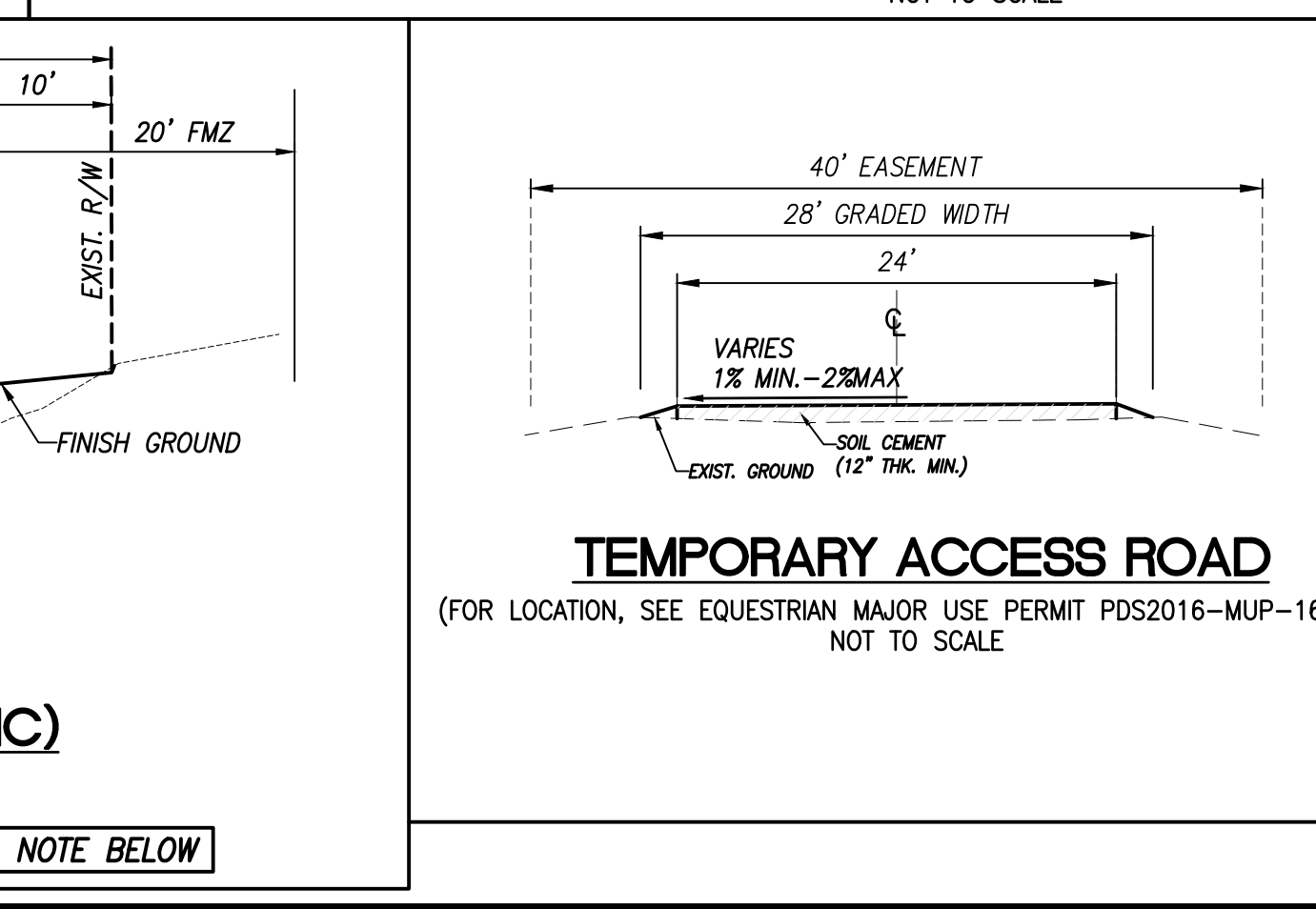
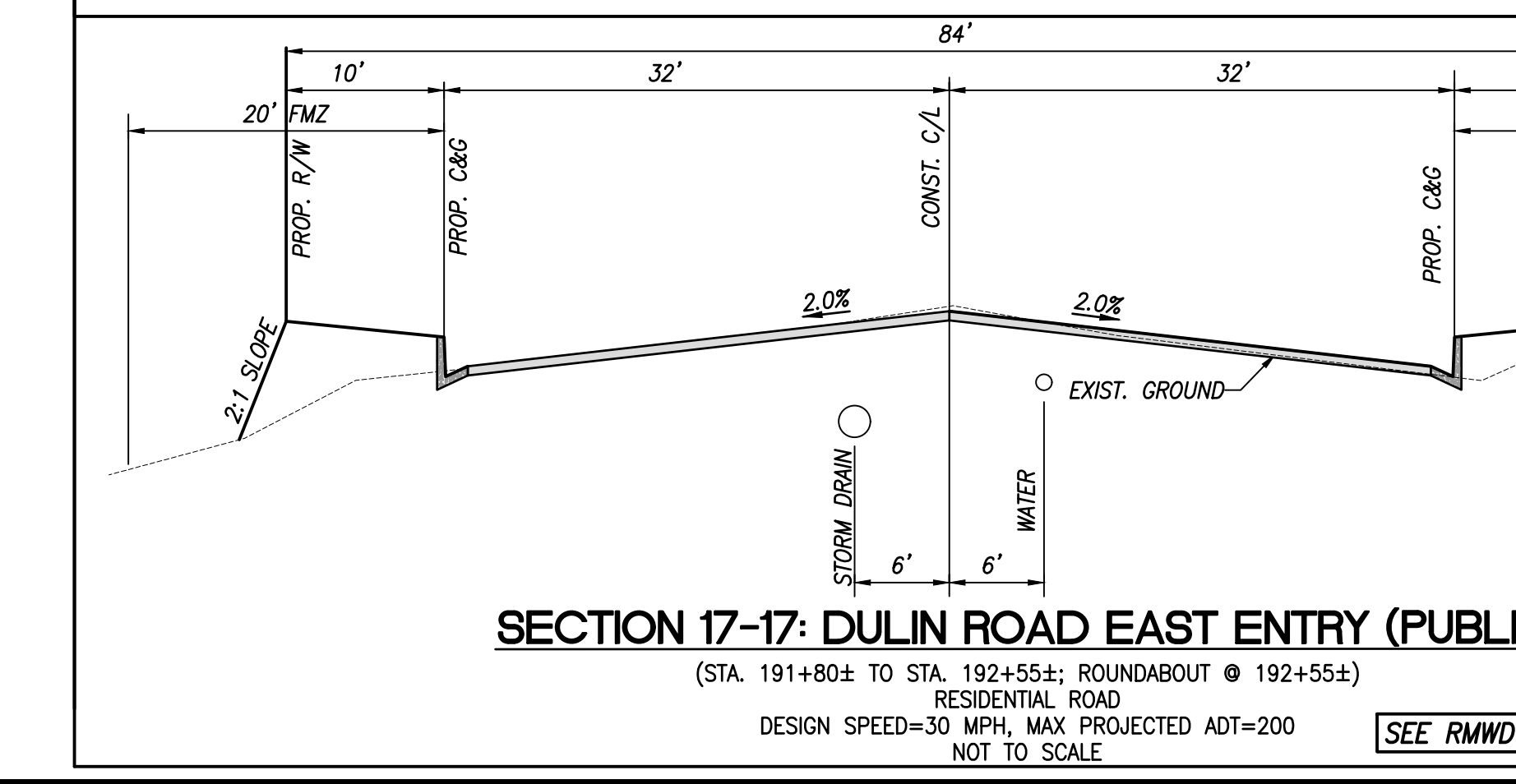
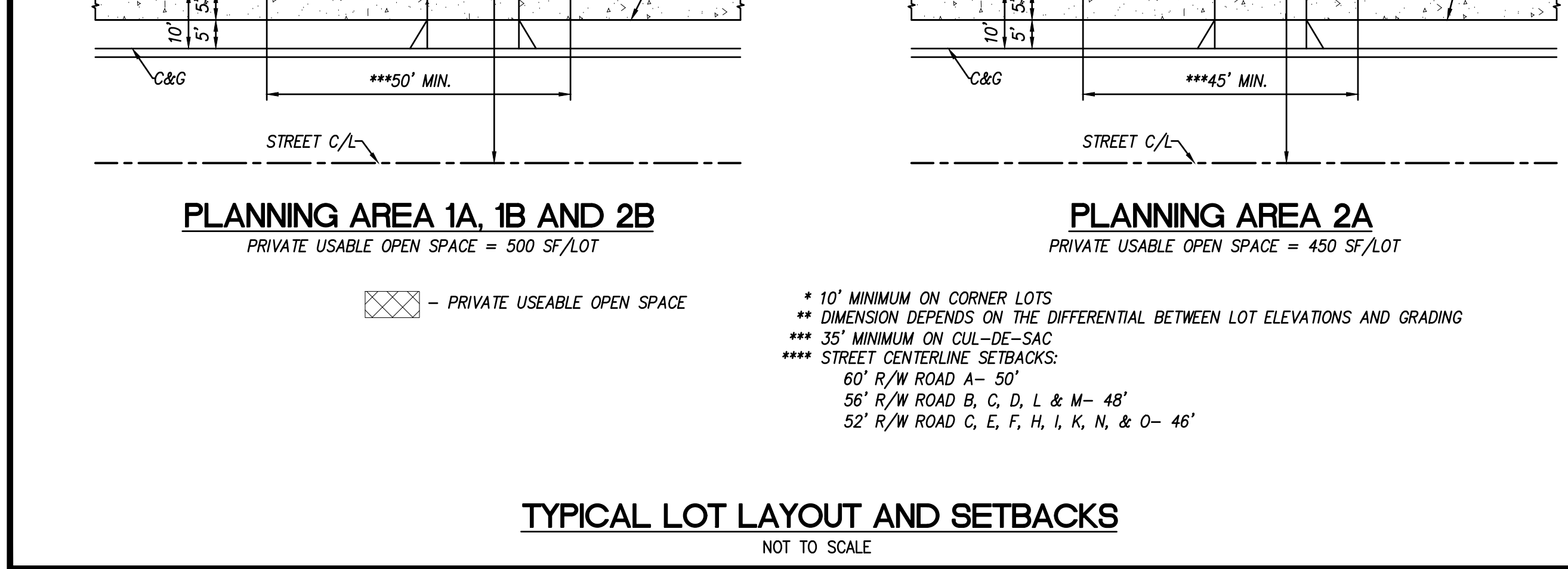
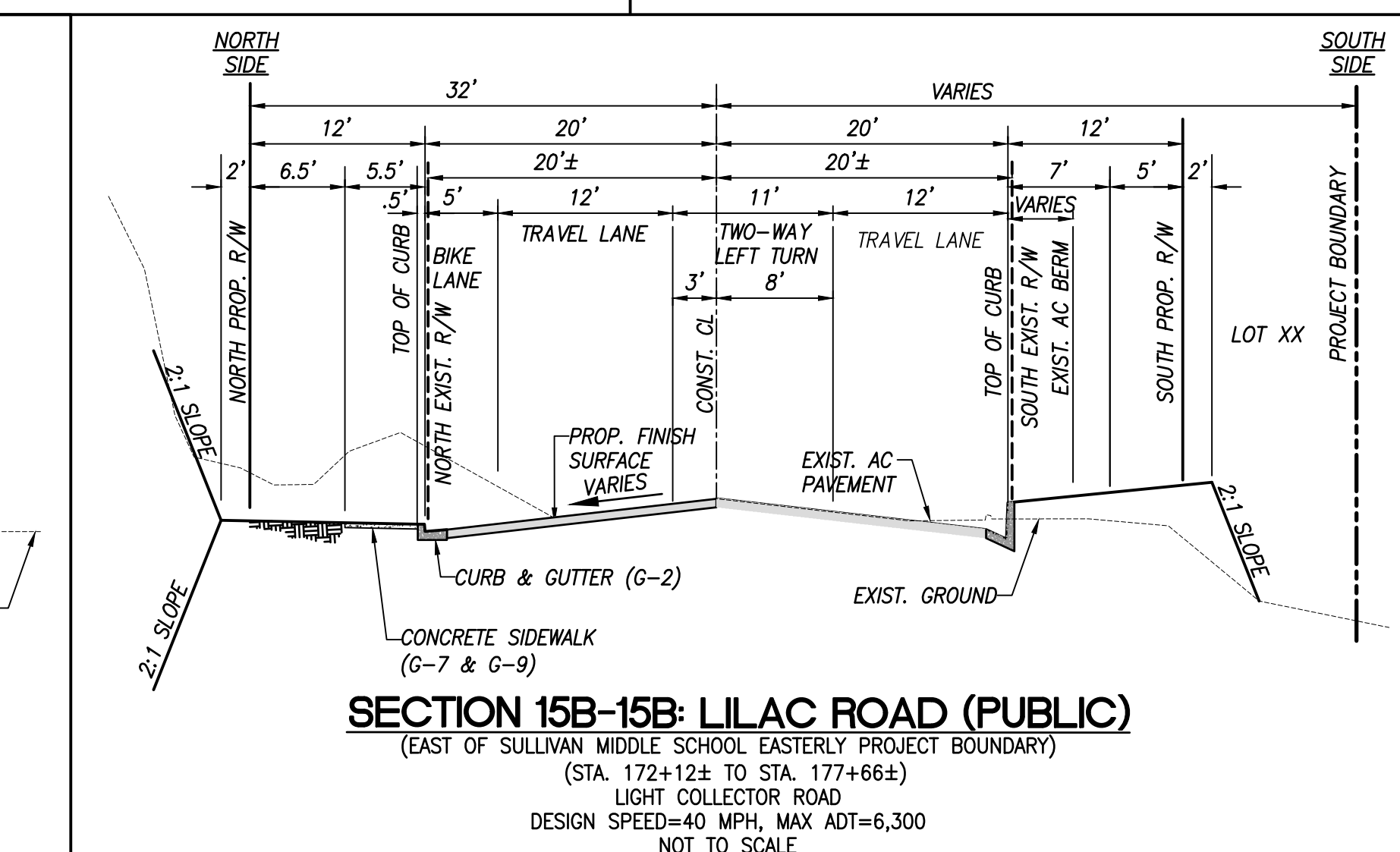
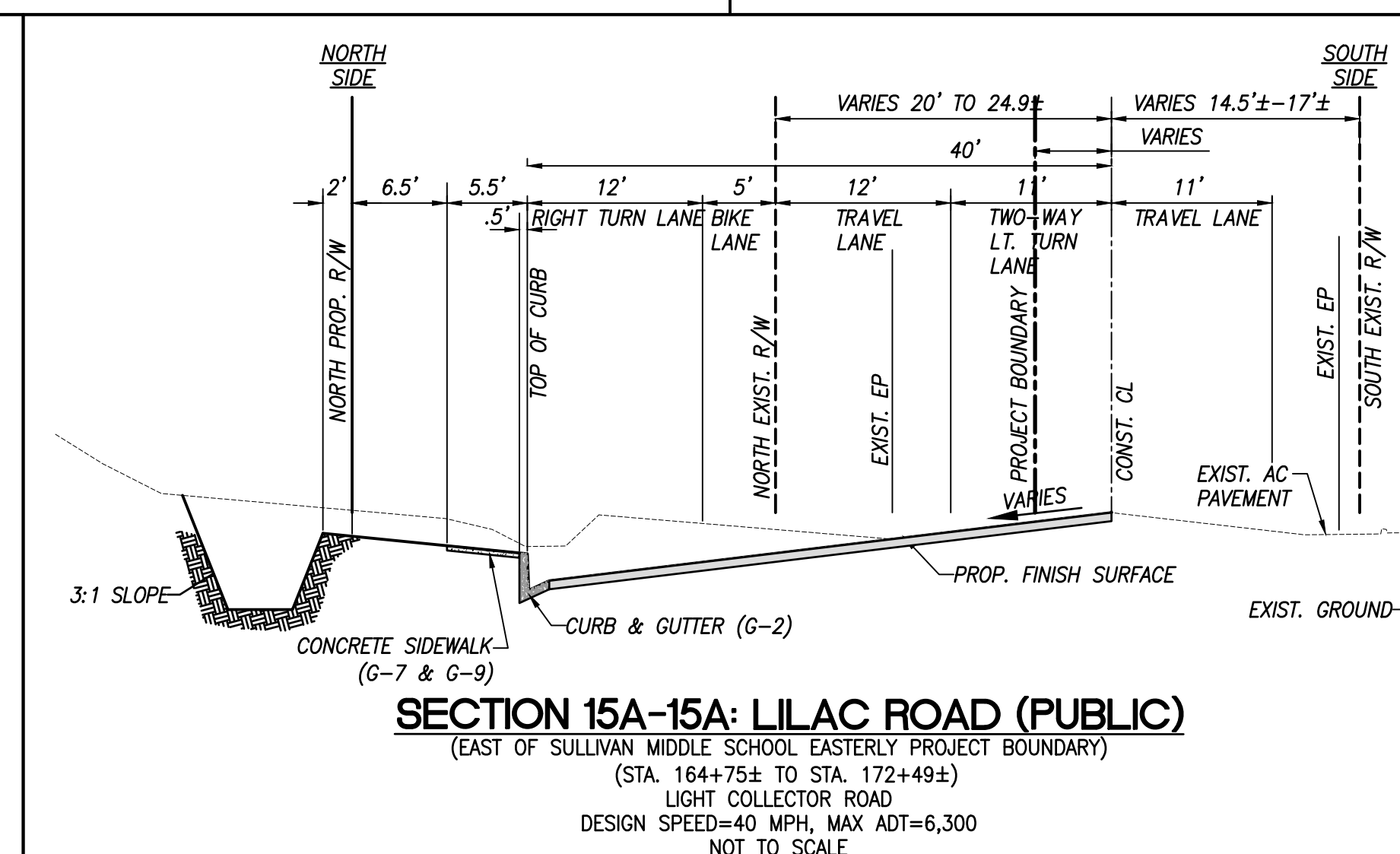
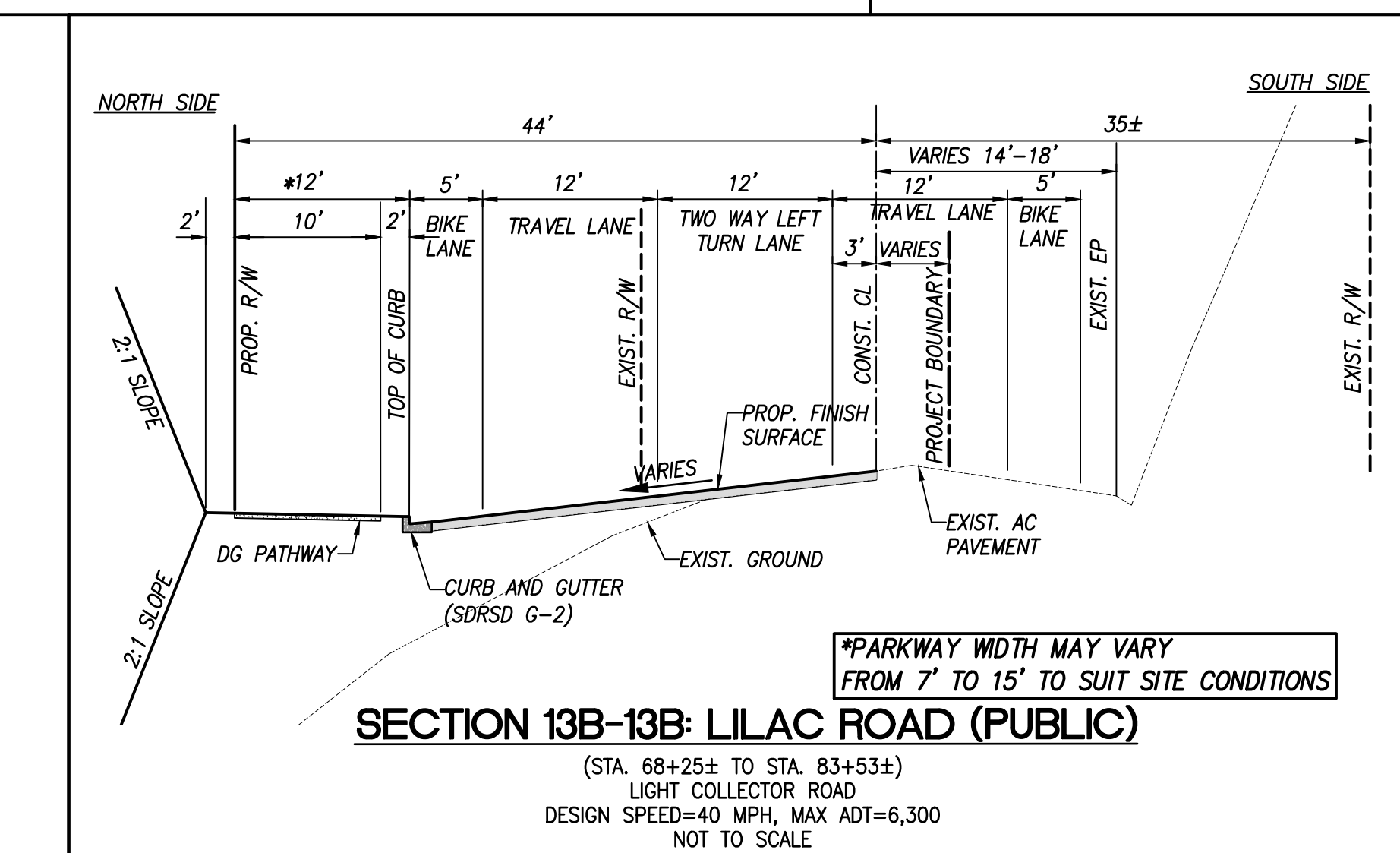
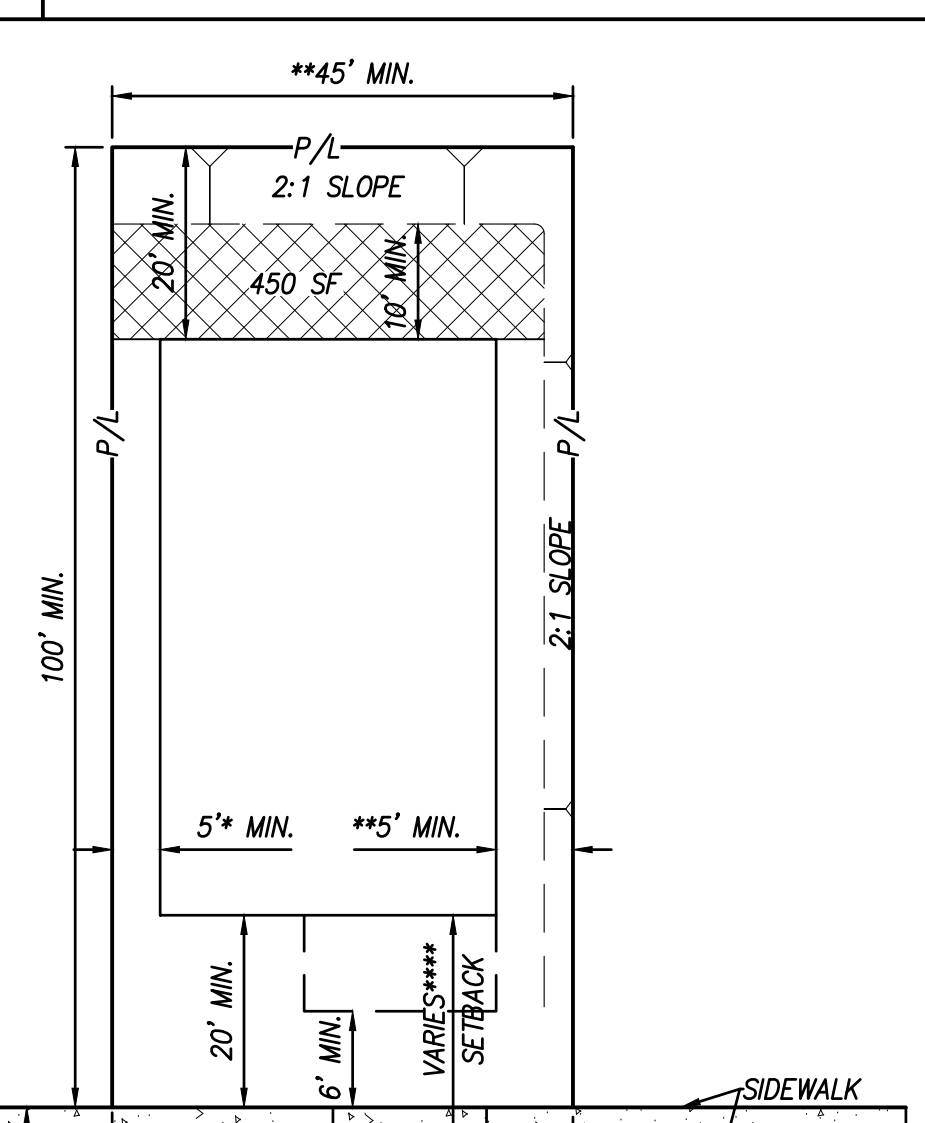
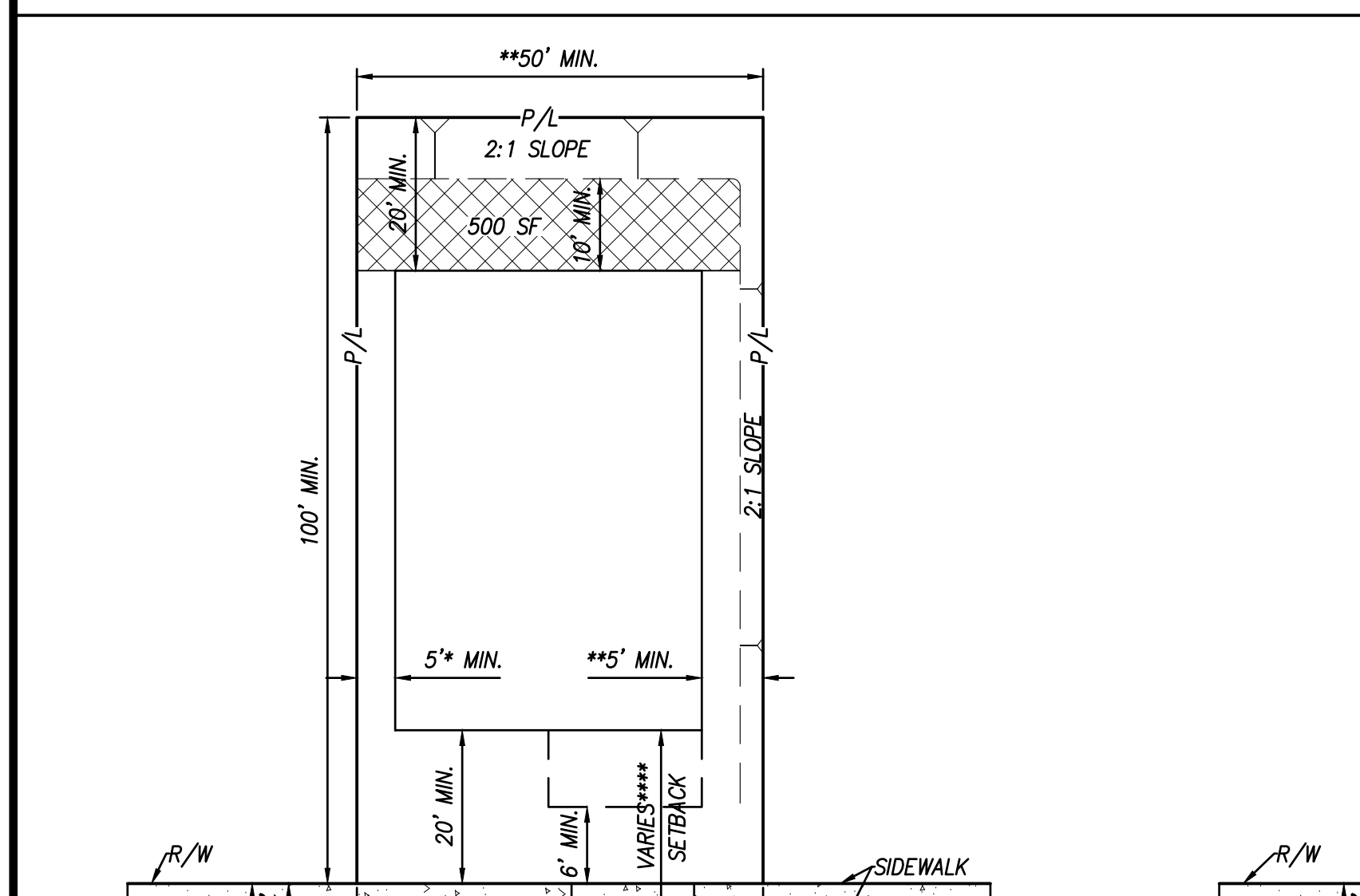
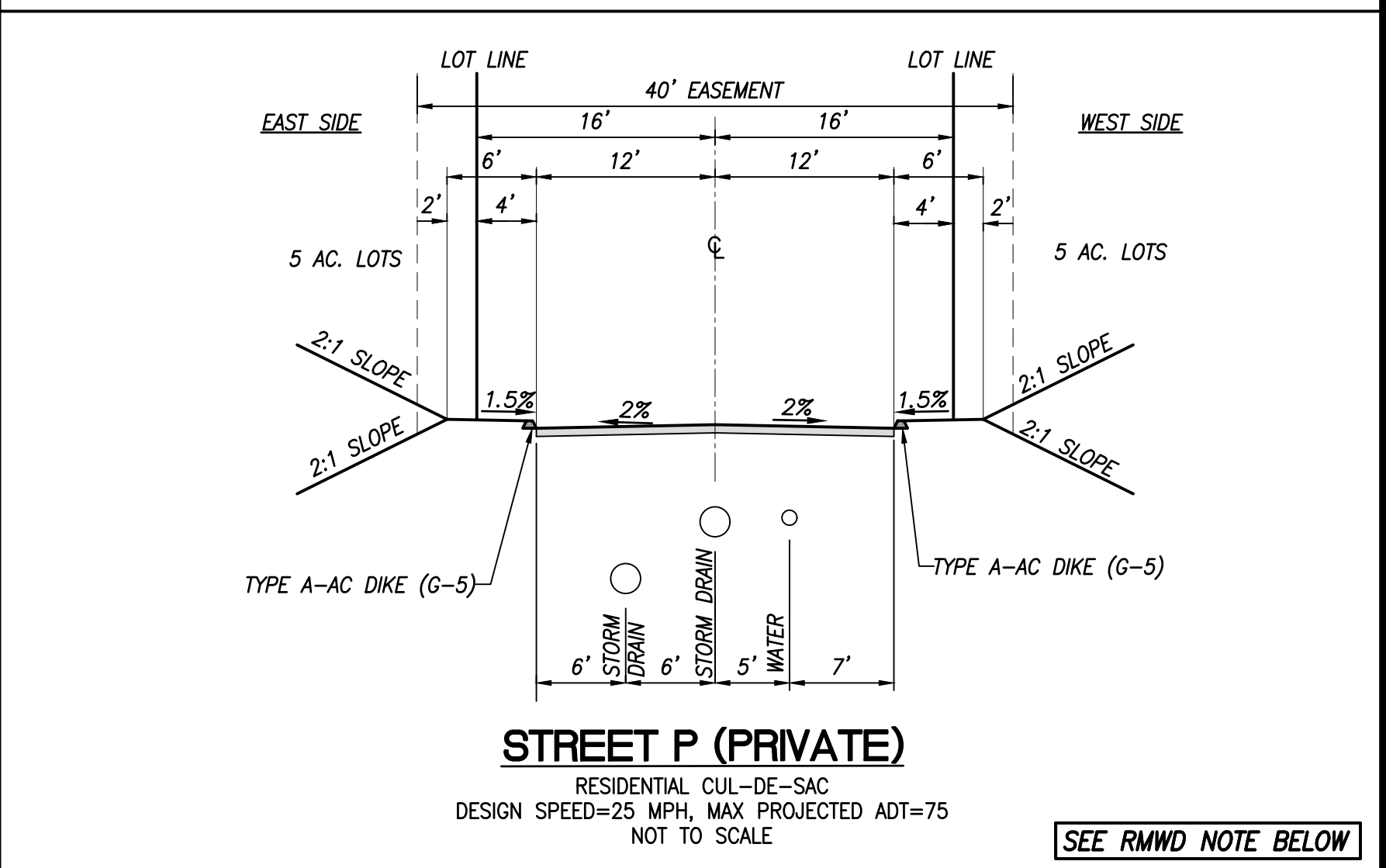
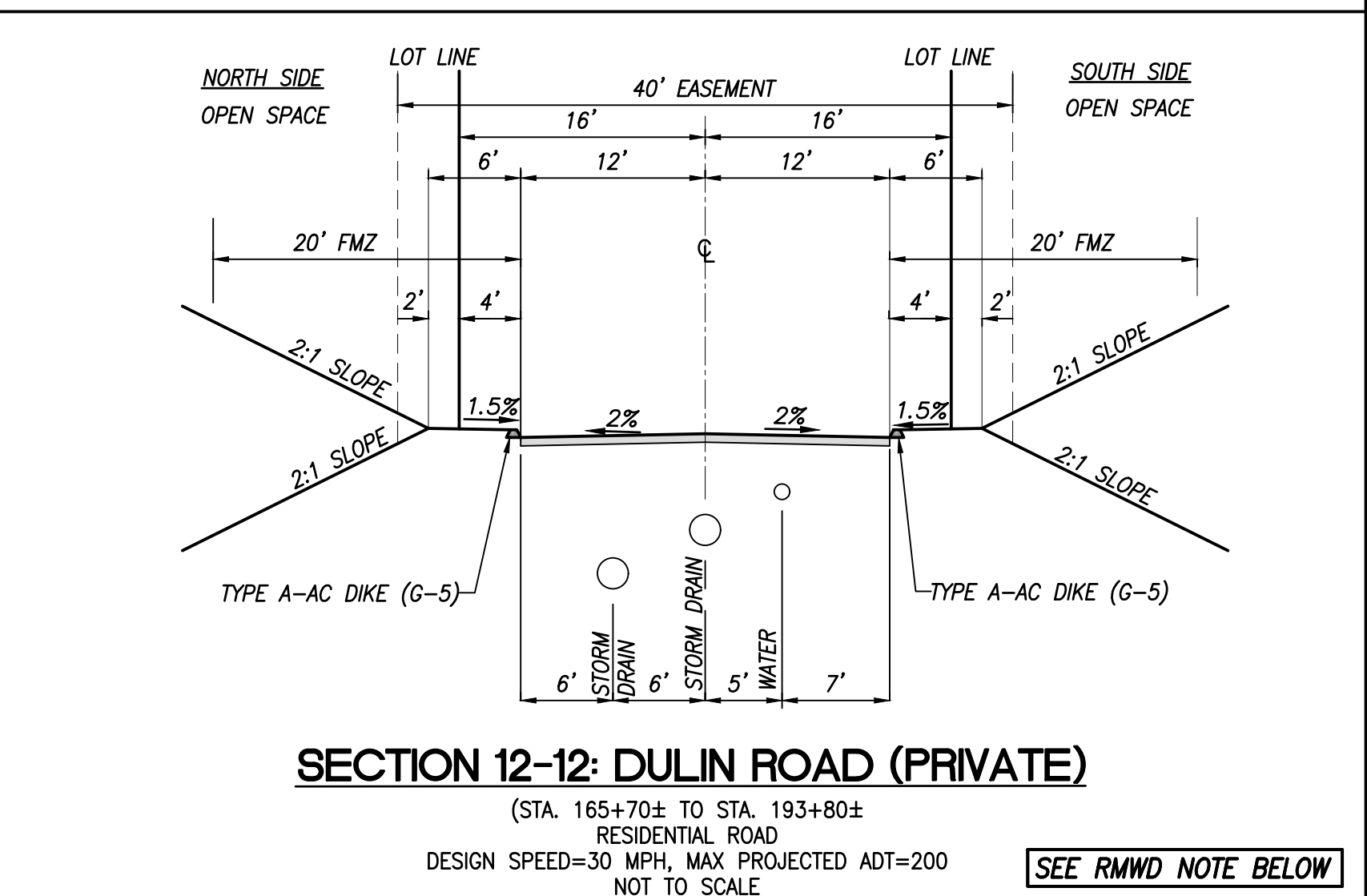
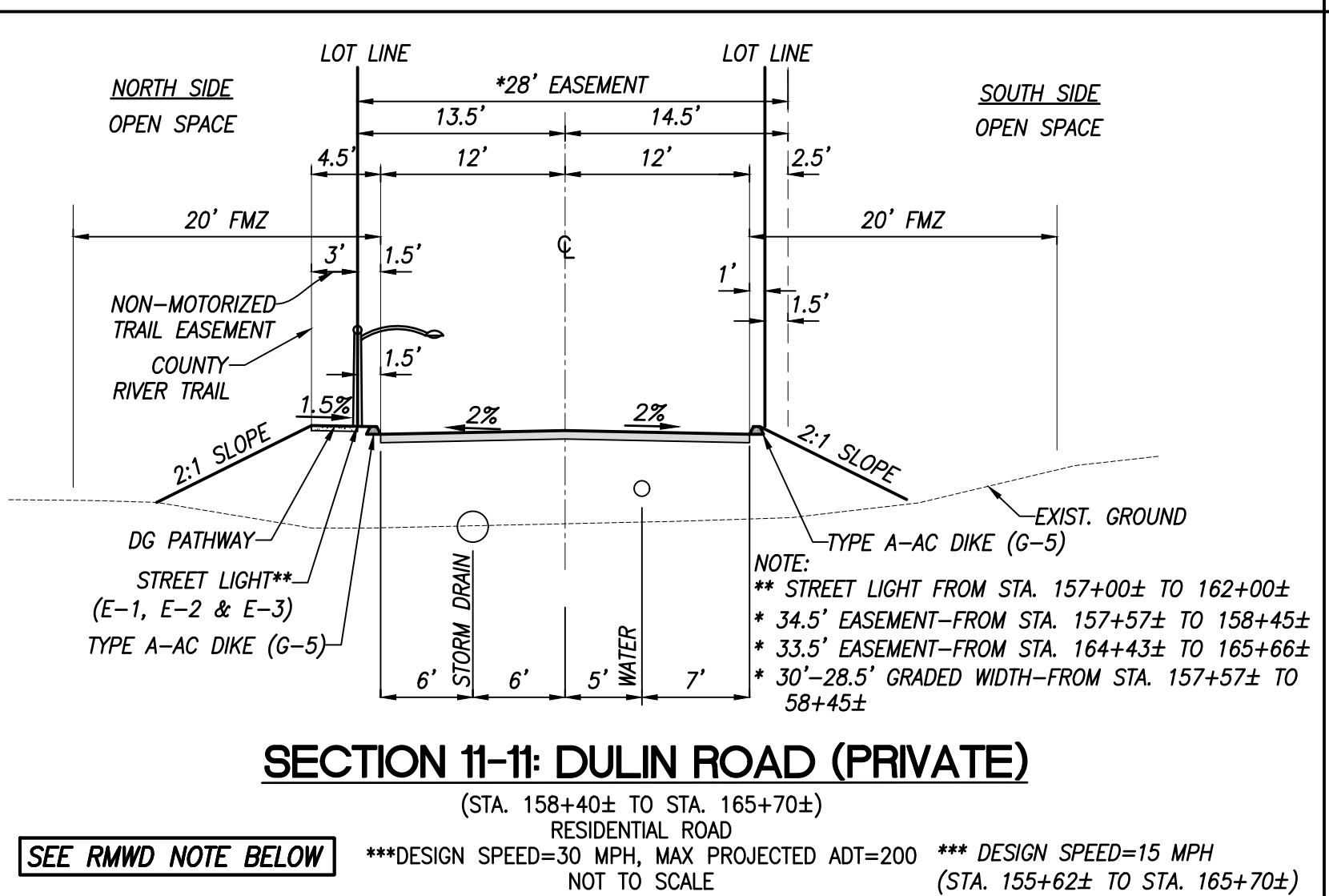
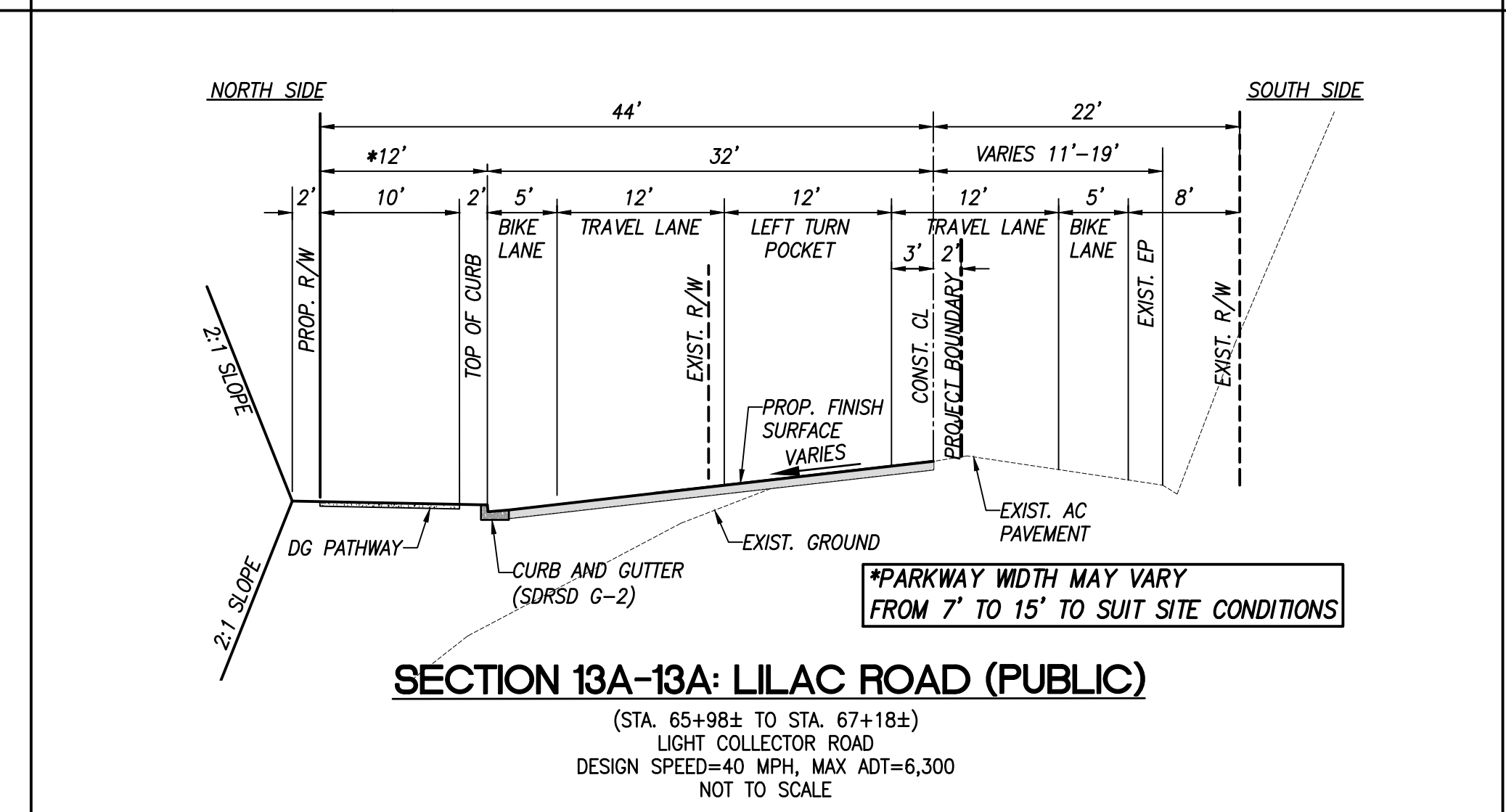
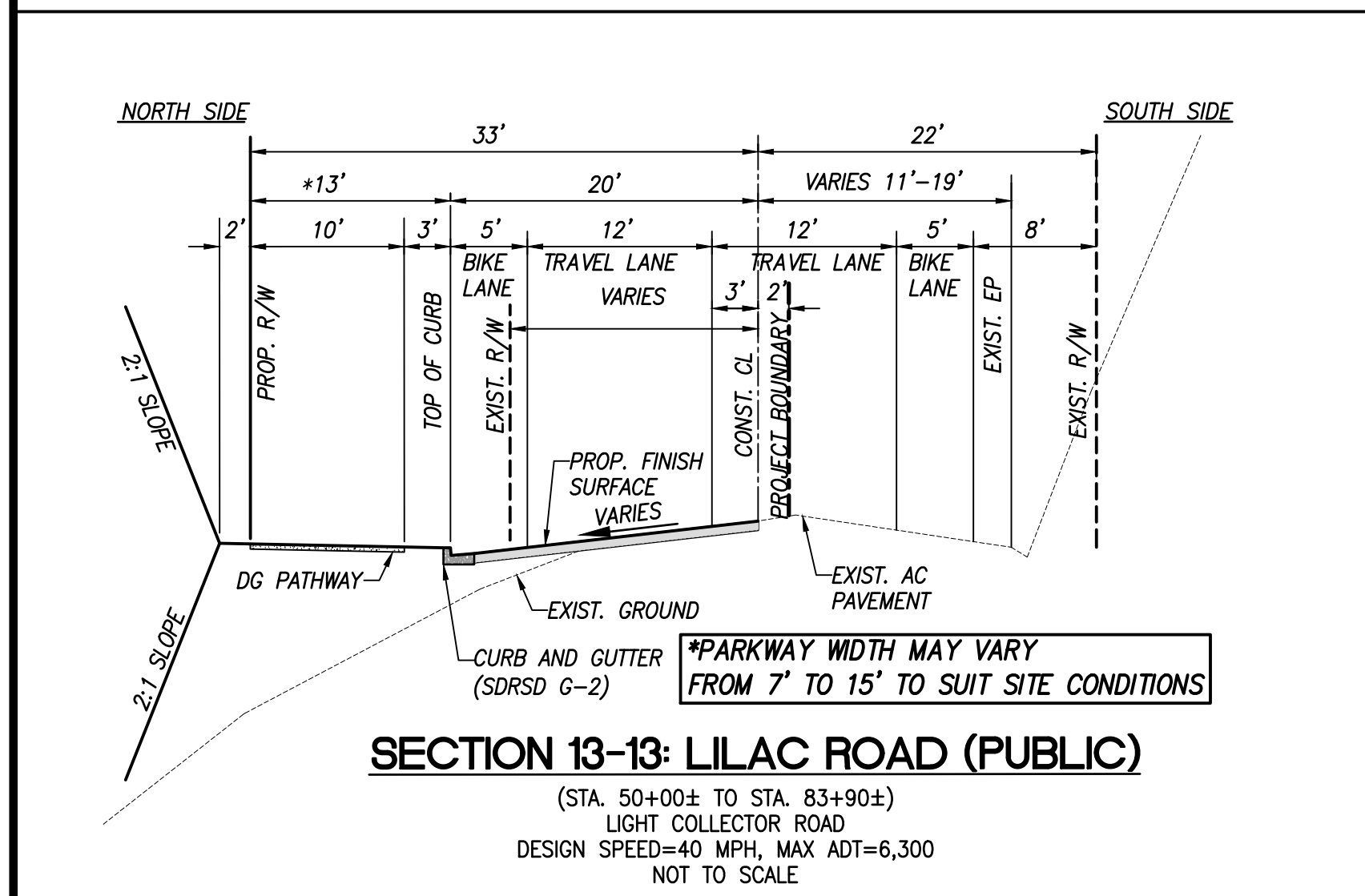
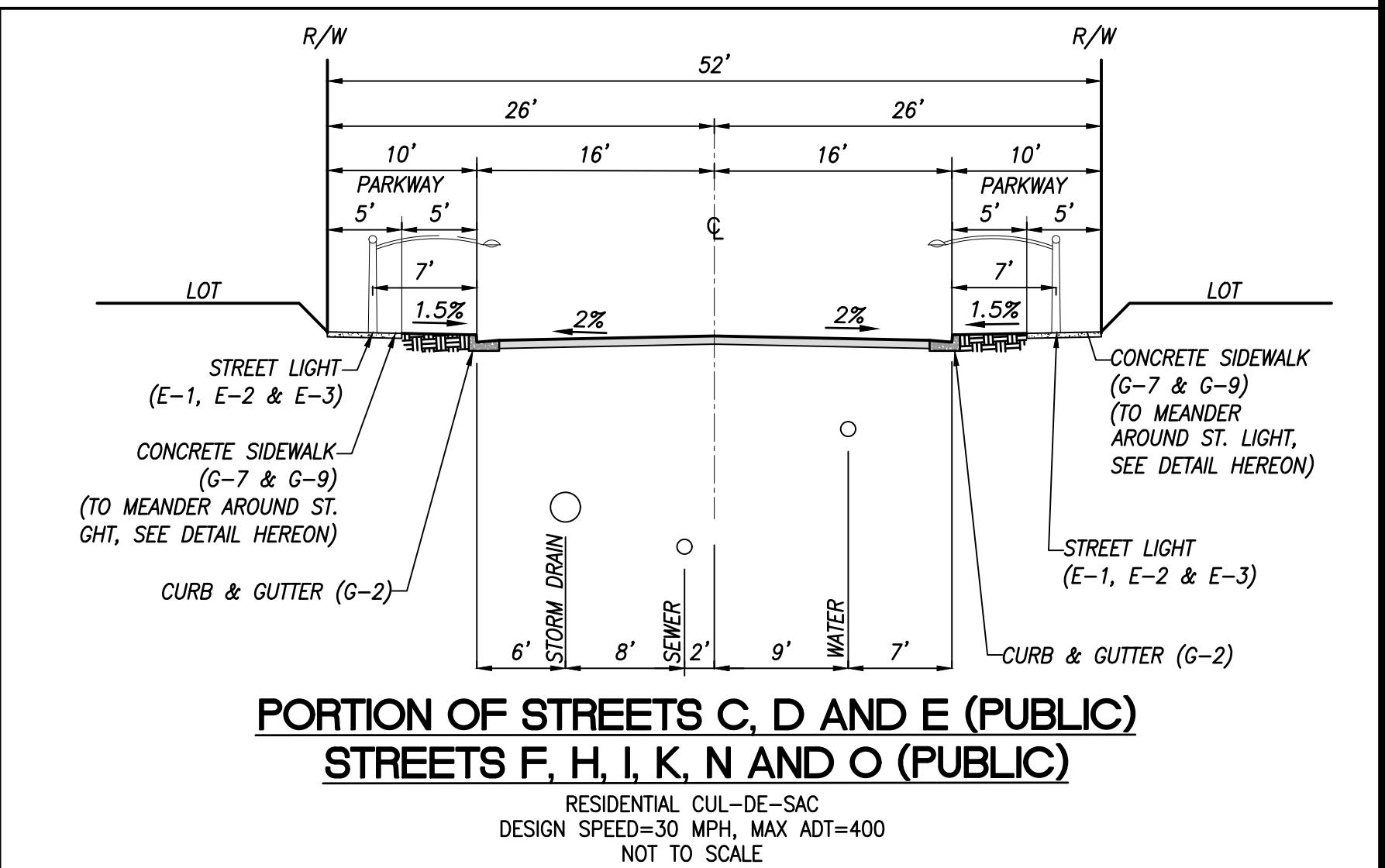
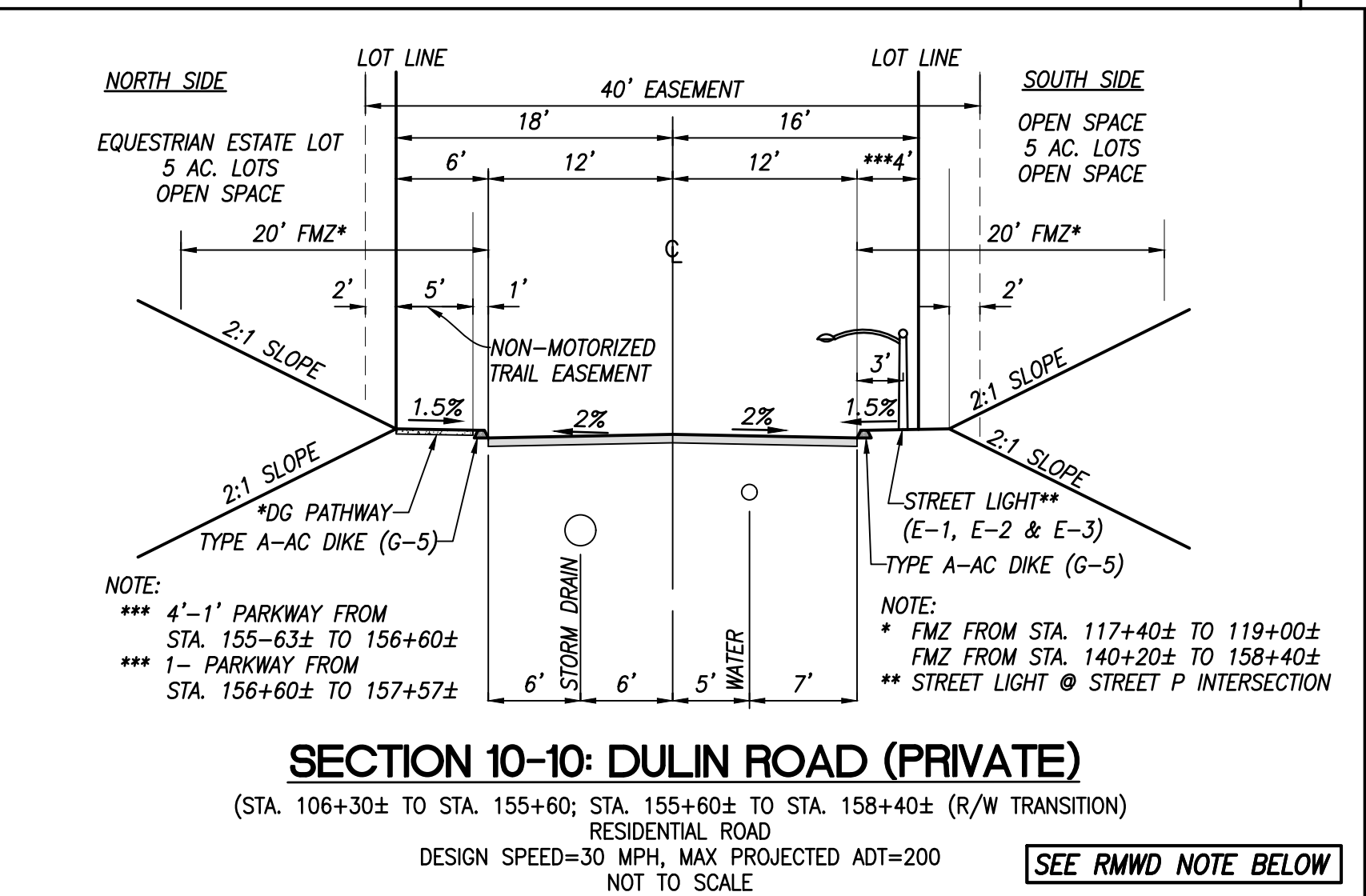
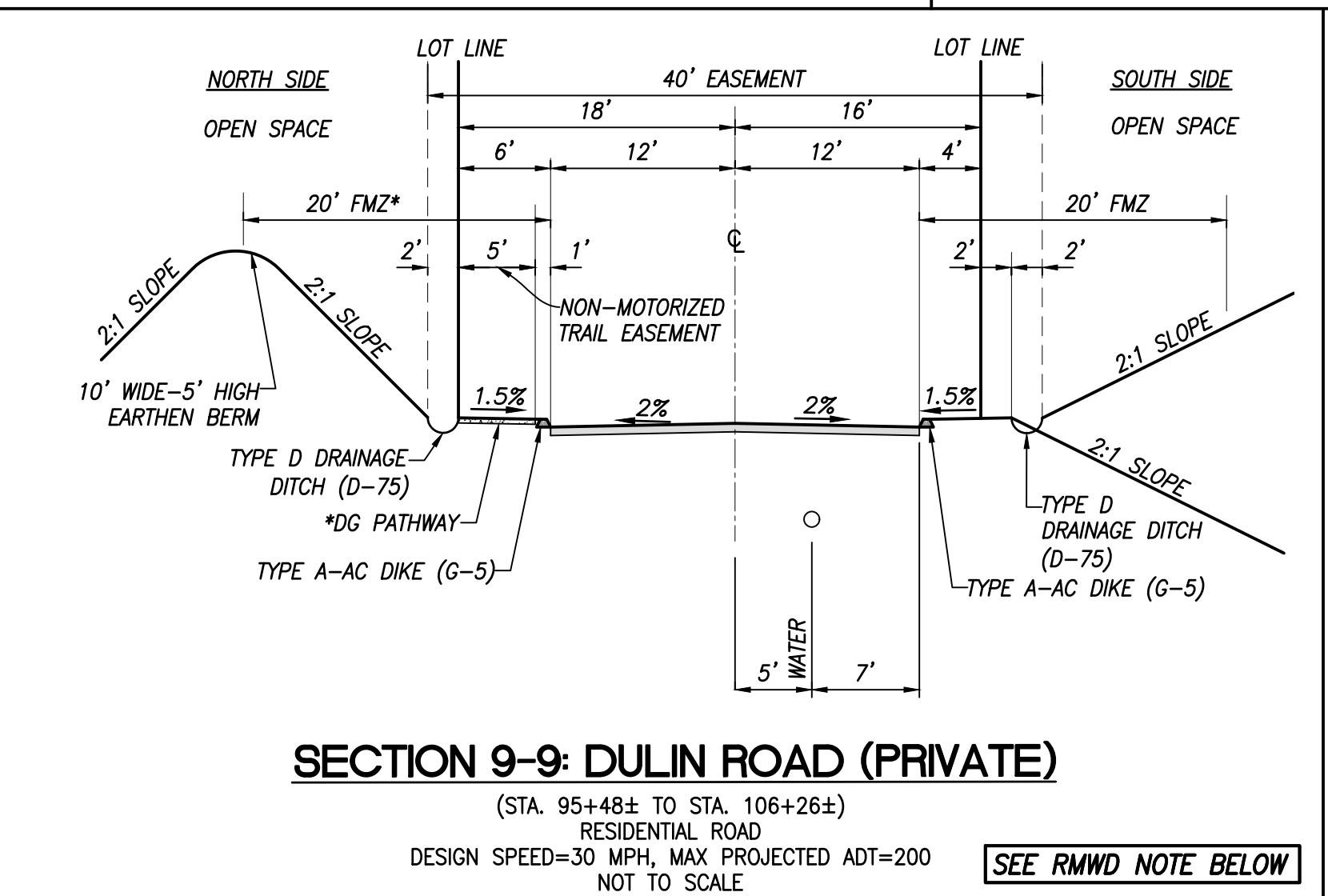
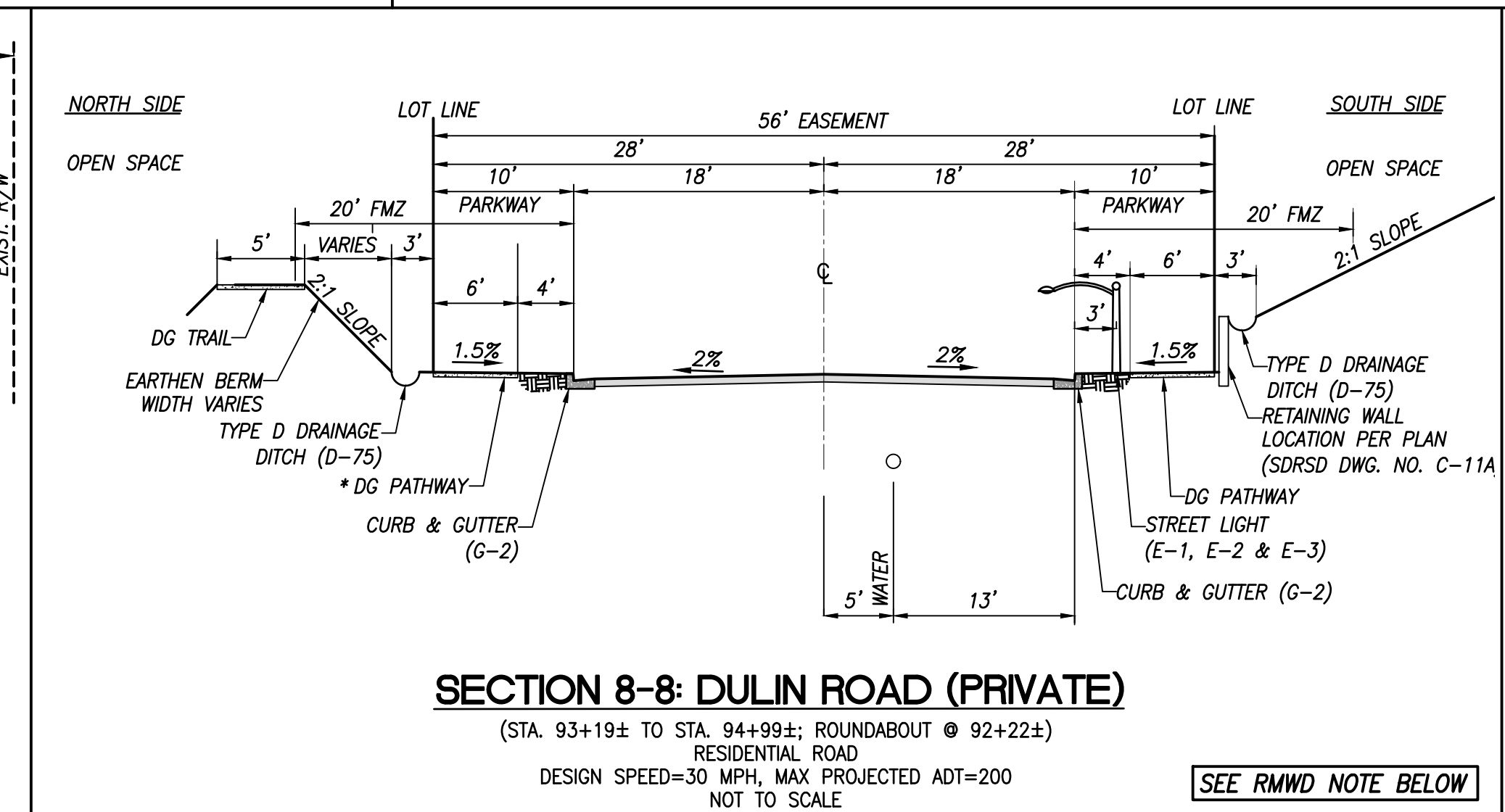
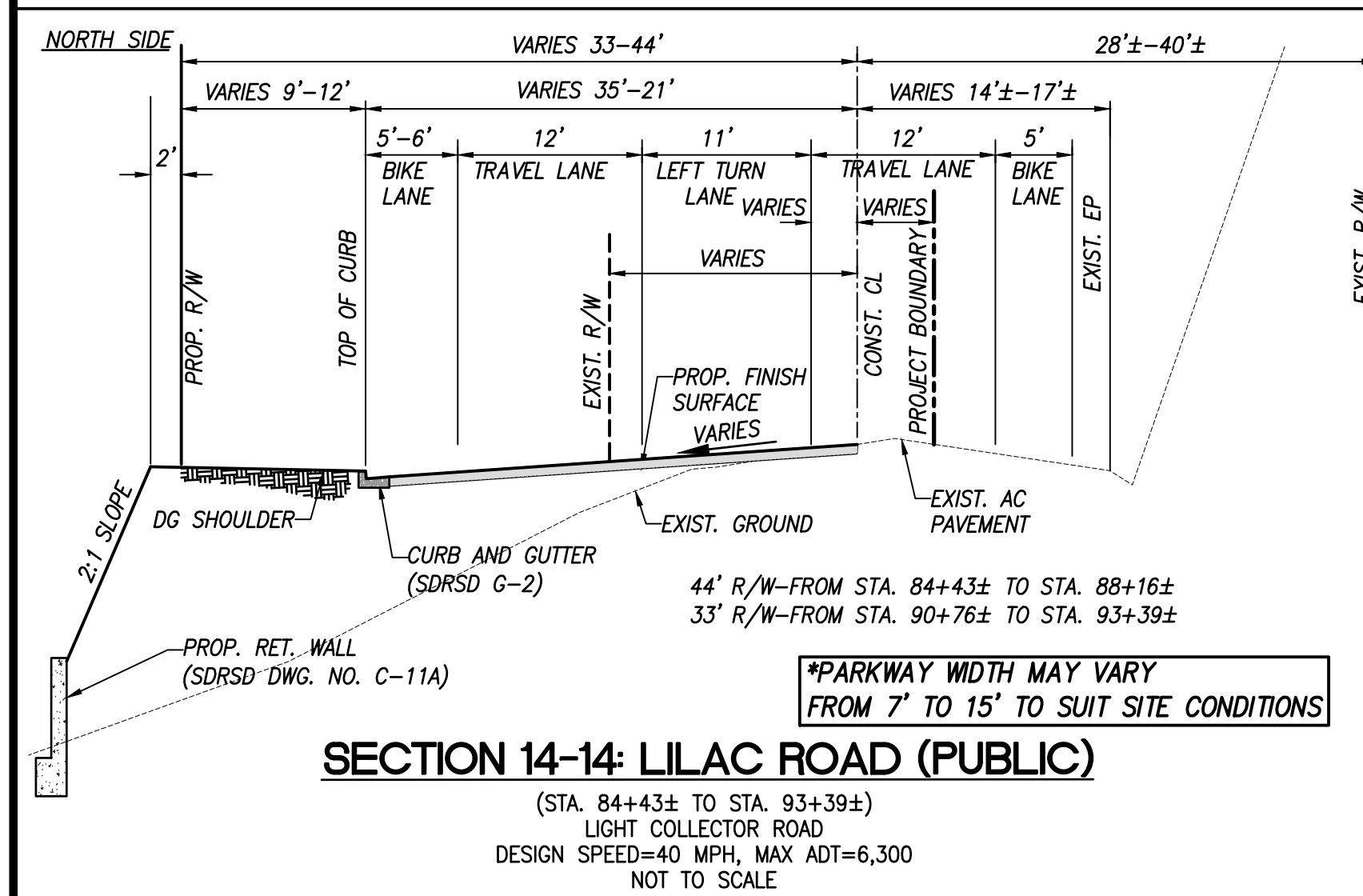
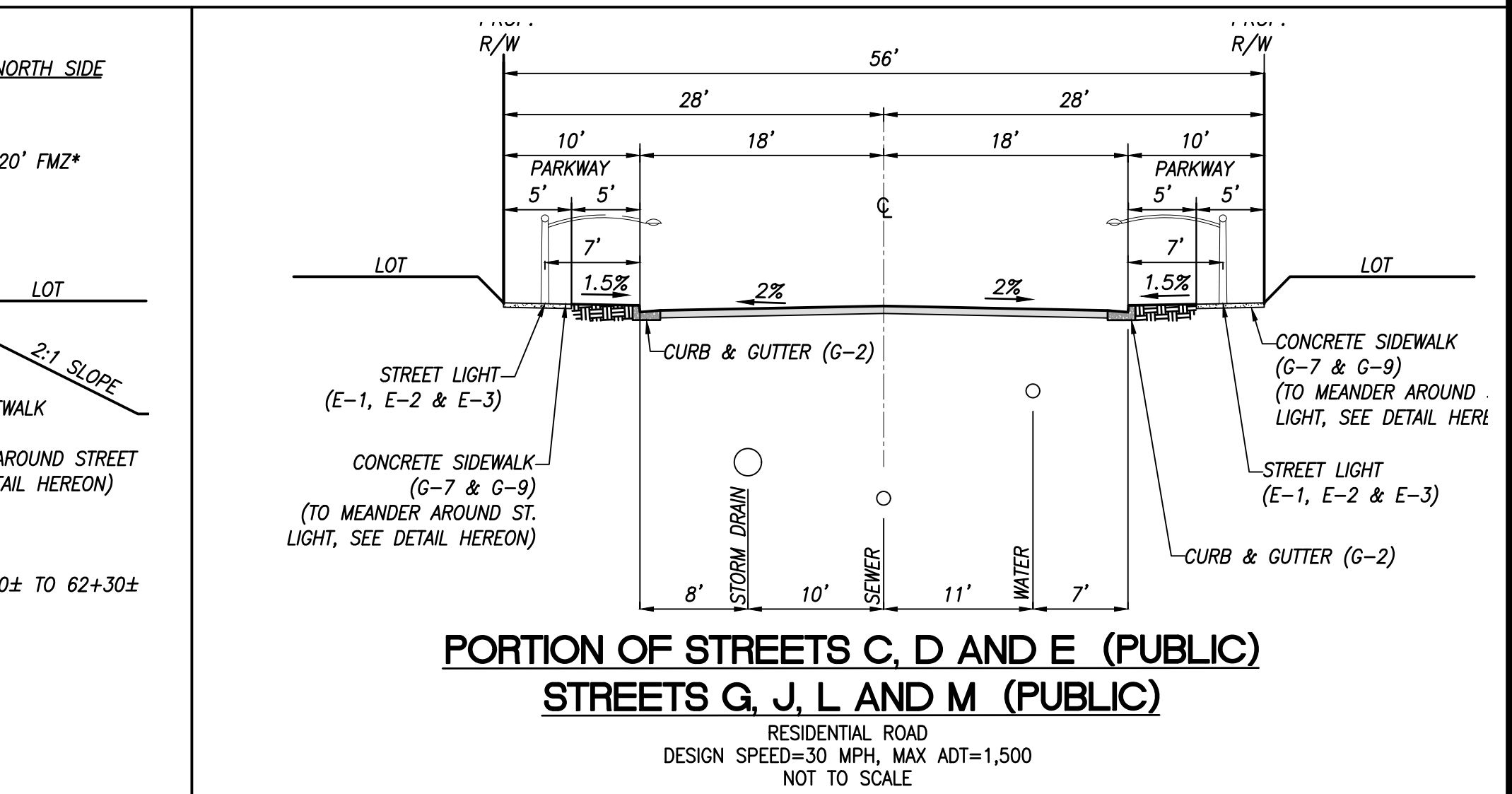
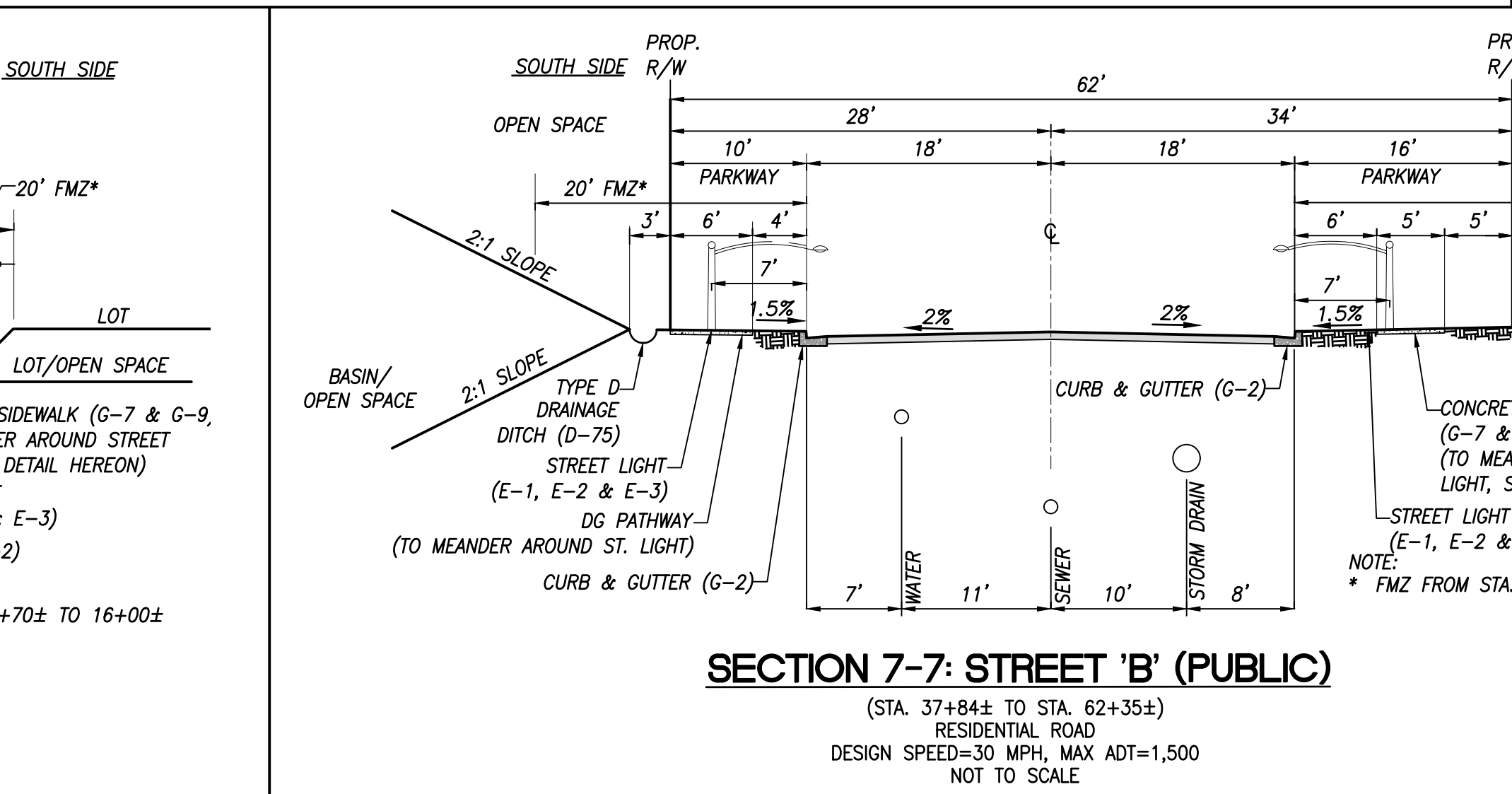
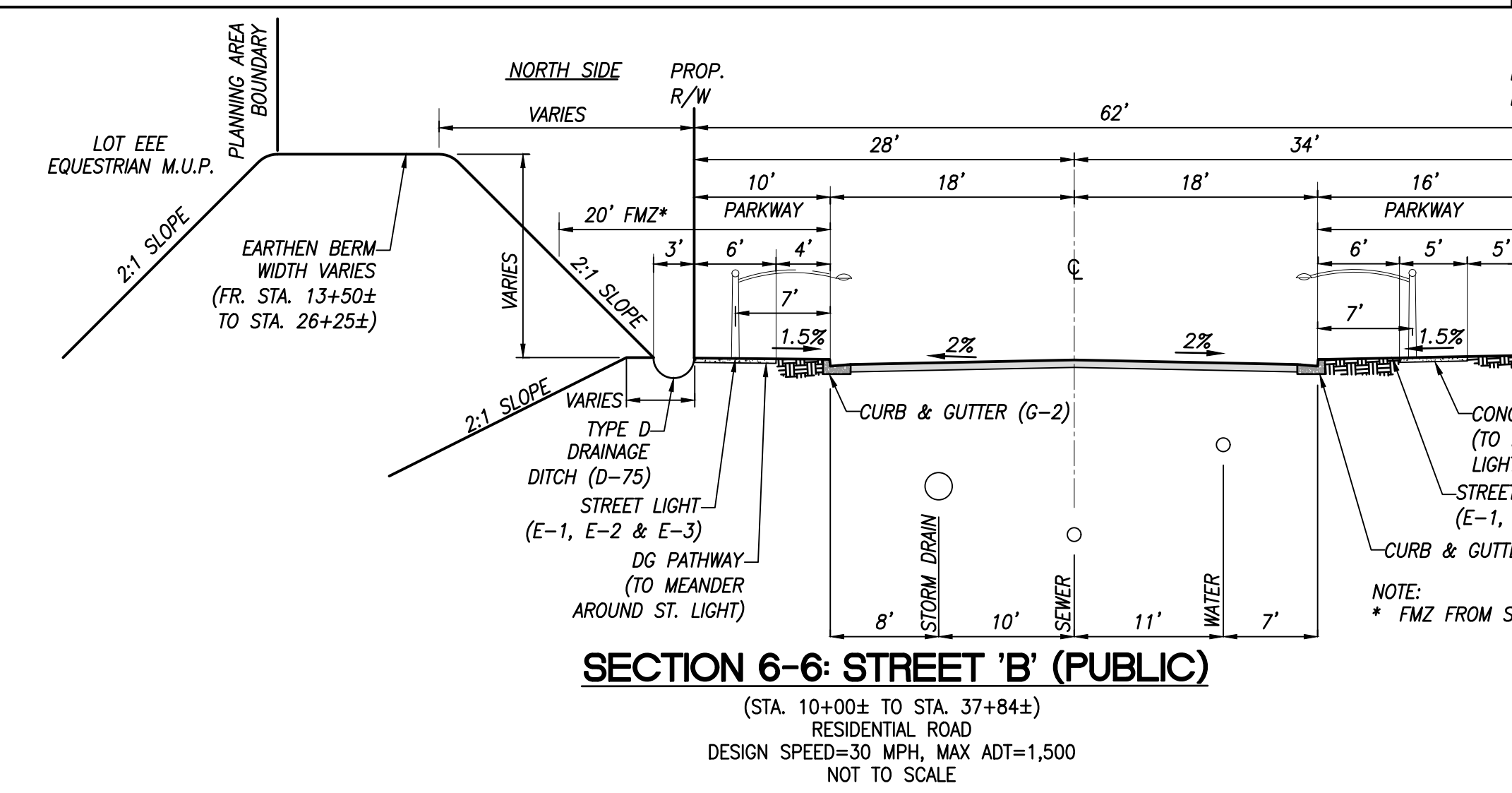
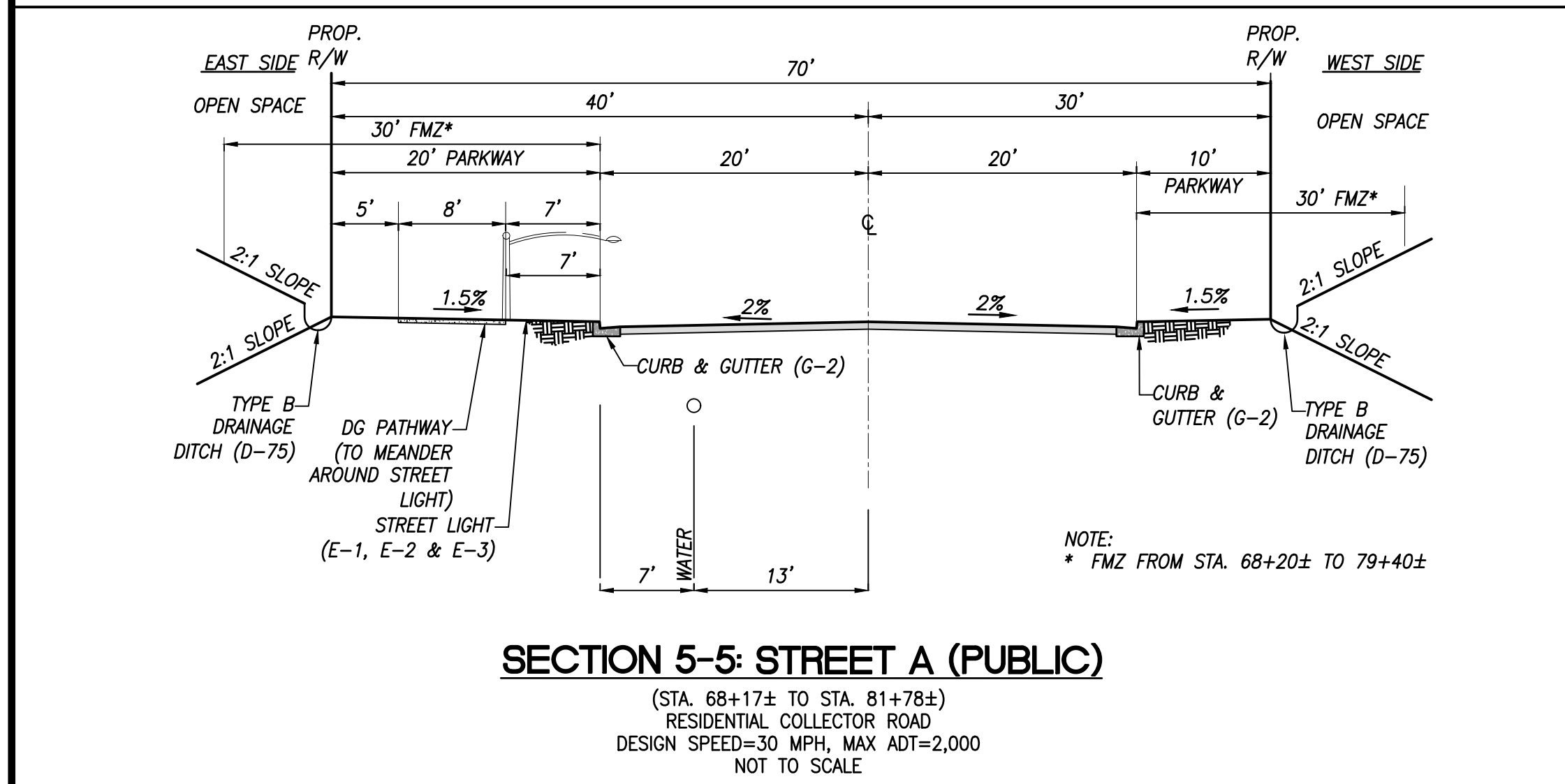
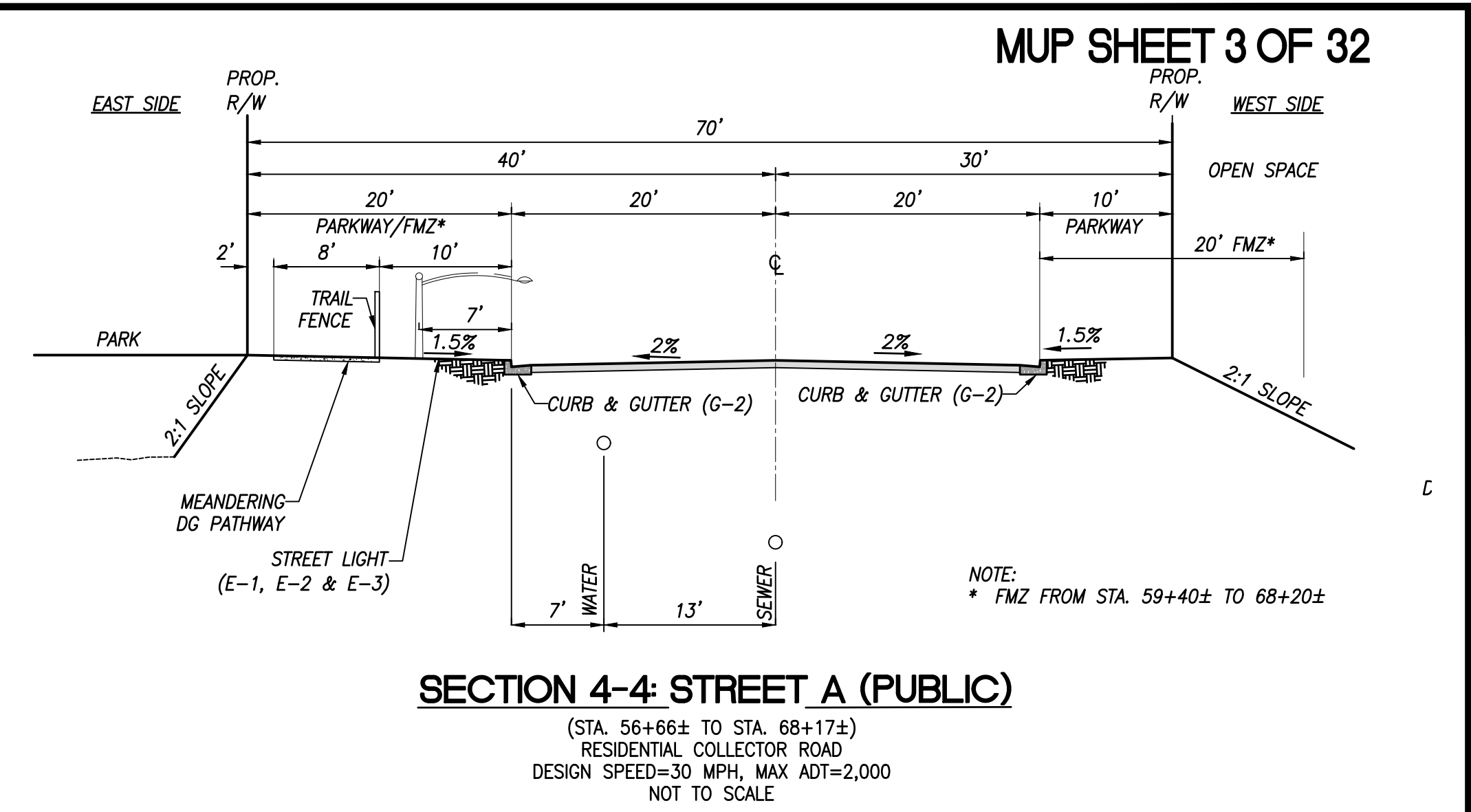
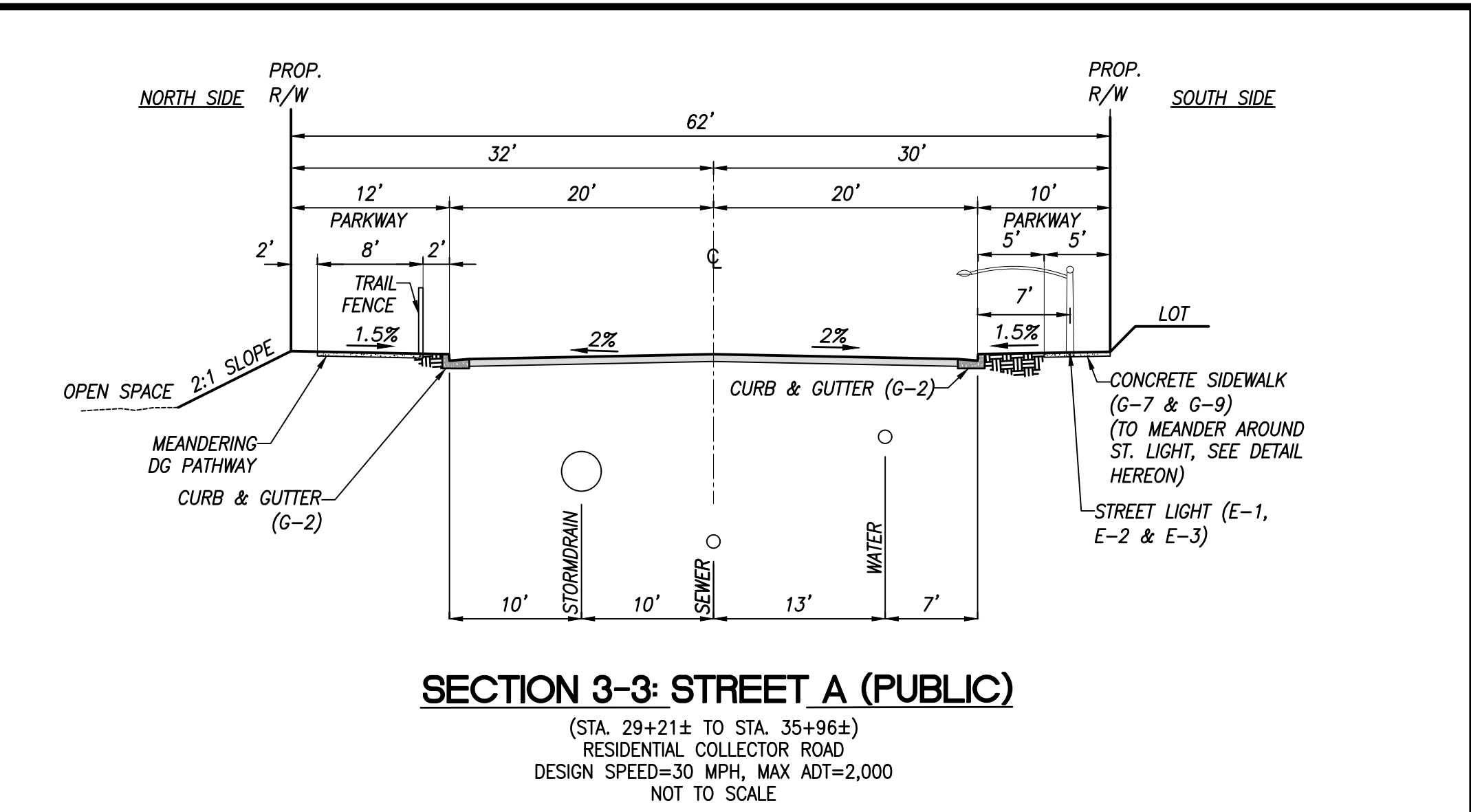
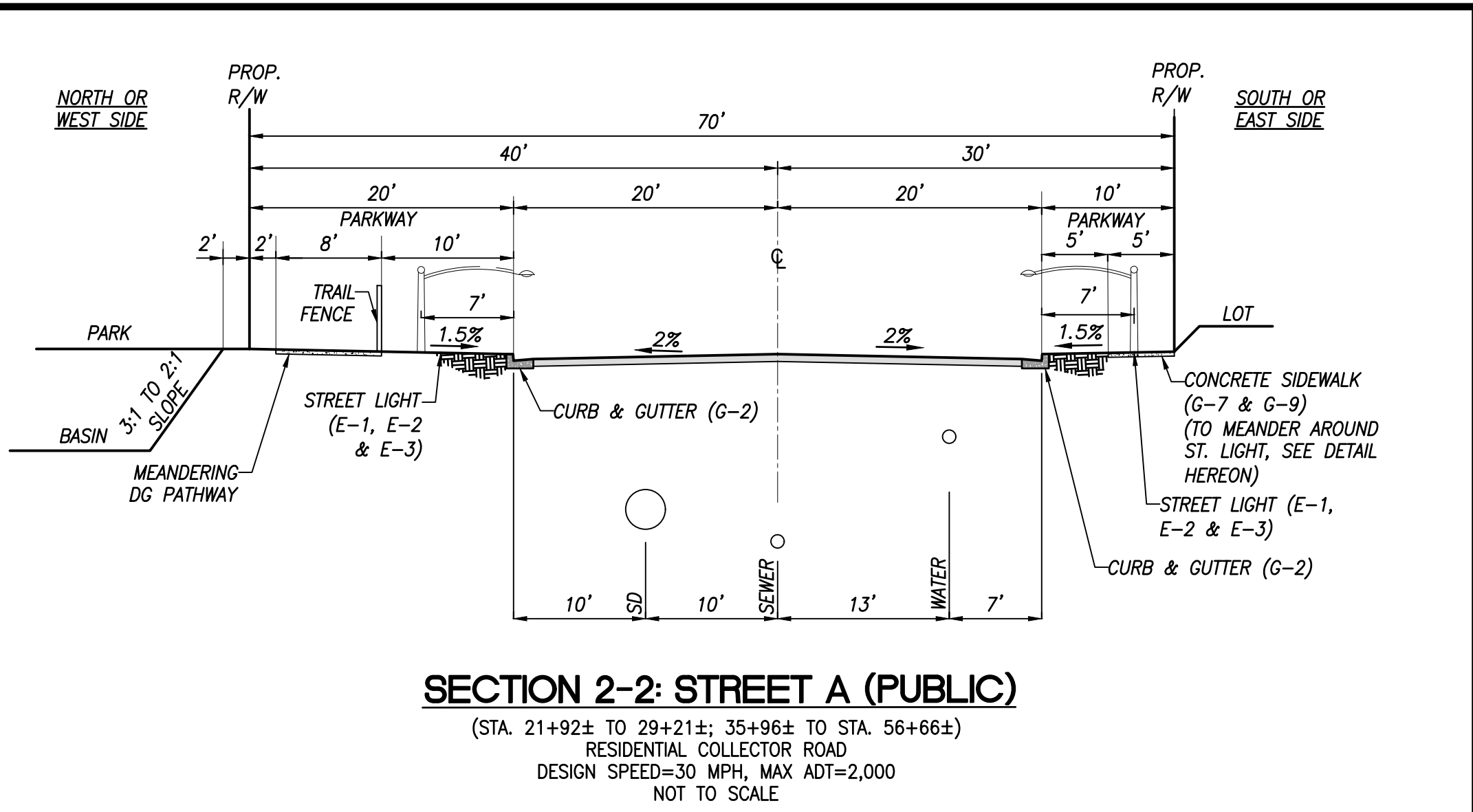
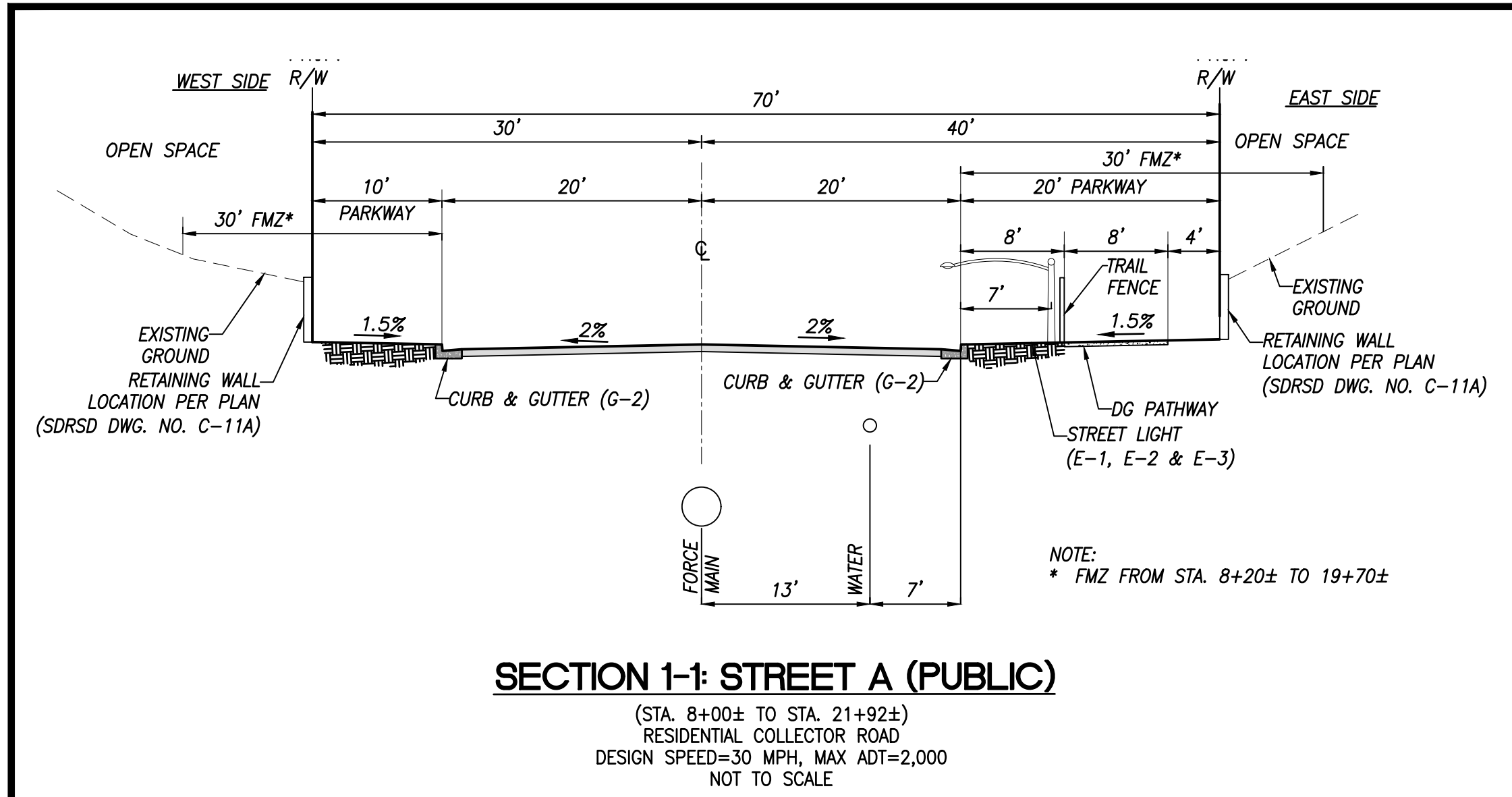
EQUESTRIAN M.U.P. LOT: 203.59 ACRES LETTERED LOTS: (AREAS ON SHEET 3) BIO-OPEN SPACE LOTS: (AREAS ON SHEET 3) LOT B, X, AA, BB, FFF, KK, RR, YY, AAA, BBB & CCC

Table with 3 columns: EXISTING ZONING, USE REGULATIONS, ANIMAL REGULATIONS. Rows include zoning designations and their corresponding regulations.

\* AREA INCLUDES HOA LETTERED LOTS \*\* AREA INCLUDES HOA LETTERED LOTS AND 1 ESTATE LOT

PERMIT NUMBER: PDS2023-TM-5615TER COUNTY OF SAN DIEGO TRACT 5615TER 'B' DESIGNATOR - SITE PLAN PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012 LOT AREA TABLE OCEAN BREEZE RANCH



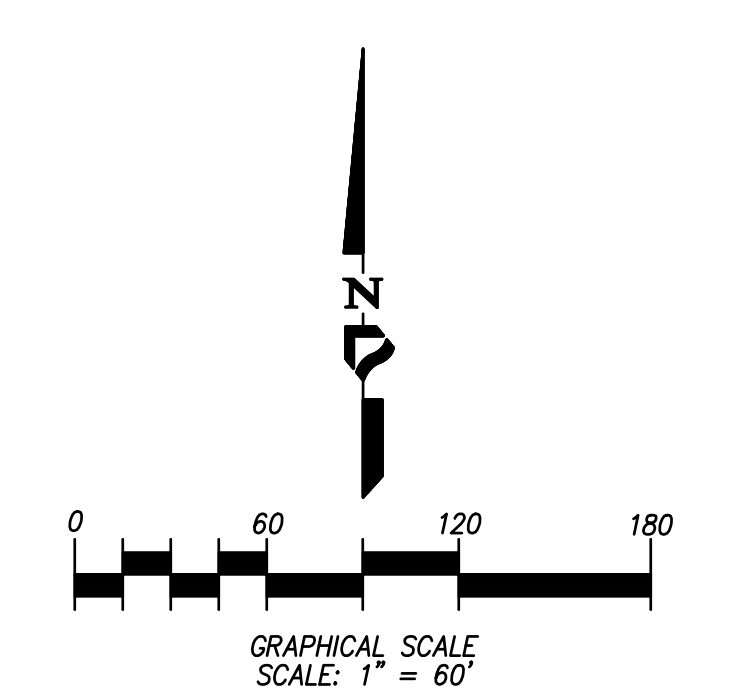
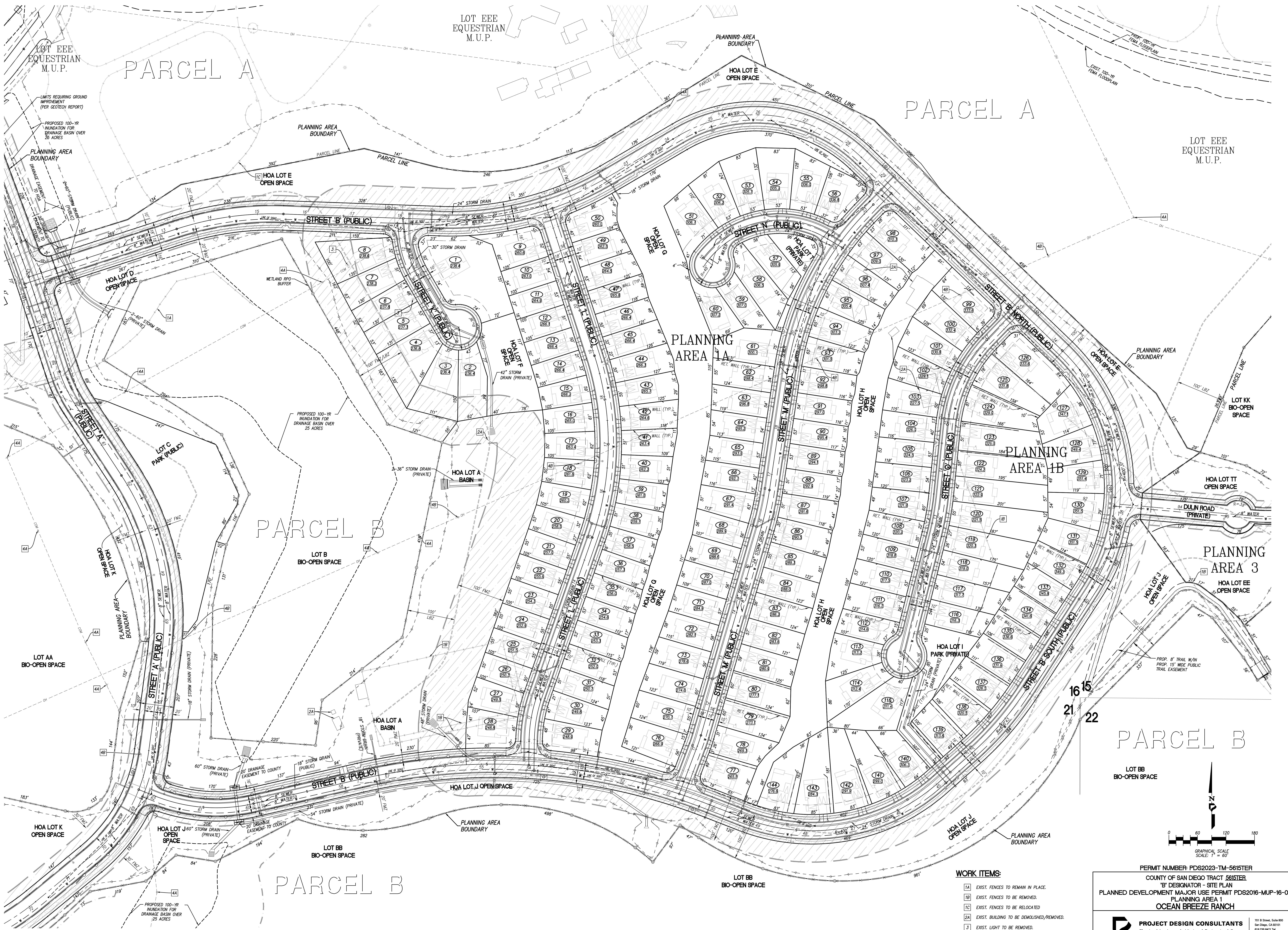


**PERMIT NUMBER: PDS2023-TM-5615TER**  
 COUNTY OF SAN DIEGO TRACT 5615TER  
 'B' DESIGNATOR - SITE PLAN  
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012  
 TYPICAL SECTIONS AND DETAILS  
 OCEAN BREEZE RANCH

**PROJECT DESIGN CONSULTANTS**  
 Planning | Landscape Architecture | Engineering | Survey  
 701 S. Dineen, Suite 800  
 San Diego, CA 92101  
 619.236.8471 Tel  
 619.236.0969 Fax

**SHEET 3 OF 5**

SEE SHEET 5



- WORK ITEMS:**
- 1A EXIST. FENCES TO REMAIN IN PLACE.
  - 1B EXIST. FENCES TO BE REMOVED.
  - 1C EXIST. FENCES TO BE RELOCATED
  - 2A EXIST. BUILDING TO BE DEMOLISHED/REMOVED.
  - 3 EXIST. LIGHT TO BE REMOVED.
  - 4A EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
  - 4B EXIST. POWER POLE TO BE REMOVED.

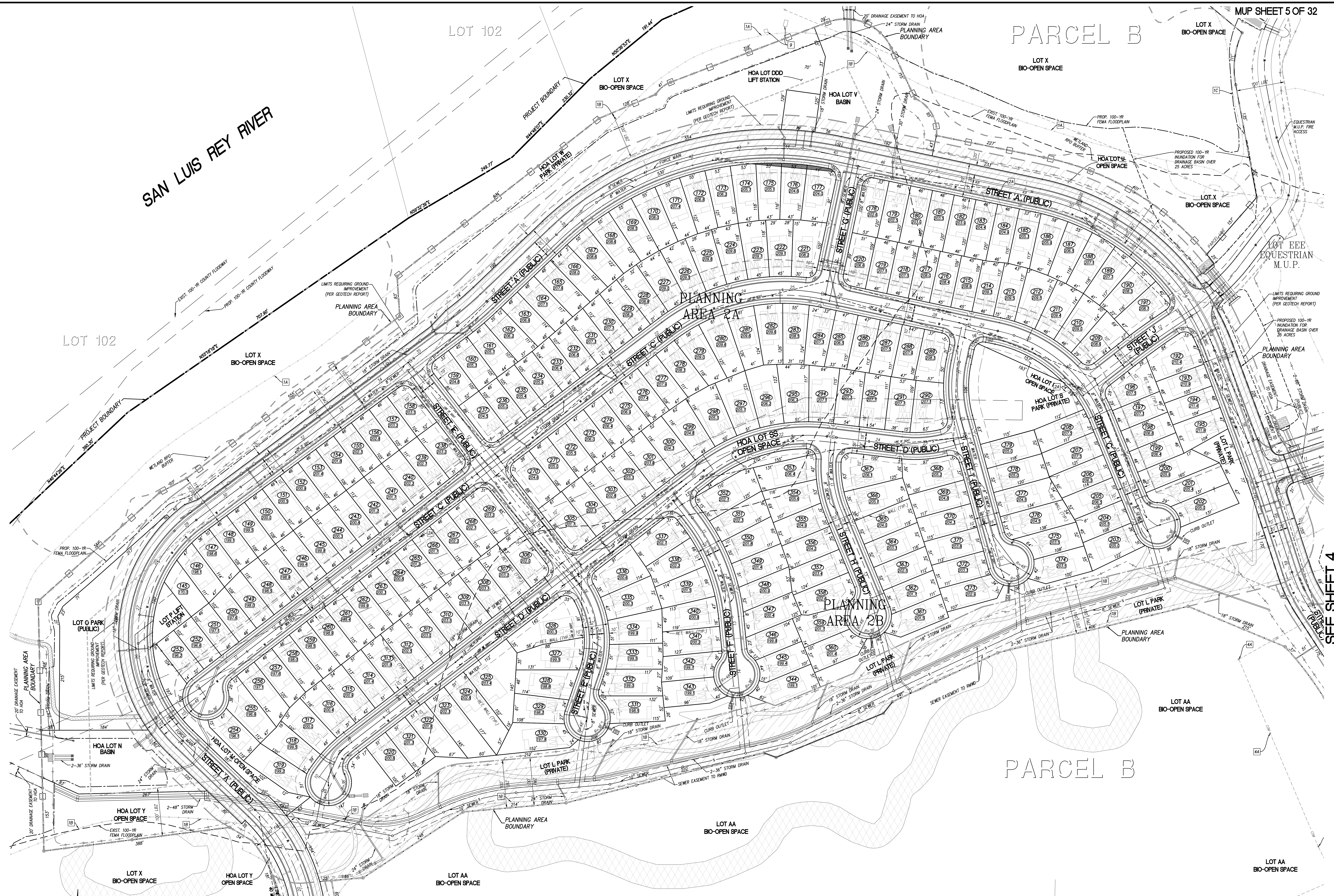
PERMIT NUMBER: PDS2023-TM-5615TER  
 COUNTY OF SAN DIEGO TRACT 5615TER  
 'B' DESIGNATOR - SITE PLAN  
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012  
 PLANNING AREA 1  
 OCEAN BREEZE RANCH

**PROJECT DESIGN CONSULTANTS**  
 Planning | Landscape Architecture | Surveying | Engineering | Interiors

701 B Street, Suite 800  
 San Diego, CA 92101  
 619.236.8411 Tel  
 619.236.0989 Fax

PARCEL B

SAN LUIS REY RIVER



SEE SHEET 4

- WORK ITEMS:**
- [A] EXIST. FENCES TO REMAIN IN PLACE.
  - [B] EXIST. FENCES TO BE REMOVED.
  - [C] EXIST. FENCES TO BE RELOCATED.
  - [D] EXIST. BUILDING TO BE DEMOLISHED/REMOVED.
  - [E] EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
  - [F] EXIST. WELL AND PUMP HOUSE TO BE ABANDONED AND CAPPED.

PERMIT NUMBER: PDS2023-TM-5615TER  
 COUNTY OF SAN DIEGO TRACT 5615TER  
 'B' DESIGNATOR - SITE PLAN  
 PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012  
 PLANNING AREA 2  
 OCEAN BREEZE RANCH

**PROJECT DESIGN CONSULTANTS**  
 Planning | Landscape Architecture | Engineering | Survey

717 S Street, Suite 800  
 San Diego, CA 92101  
 619.236.8411 Tel  
 619.236.0898 Fax

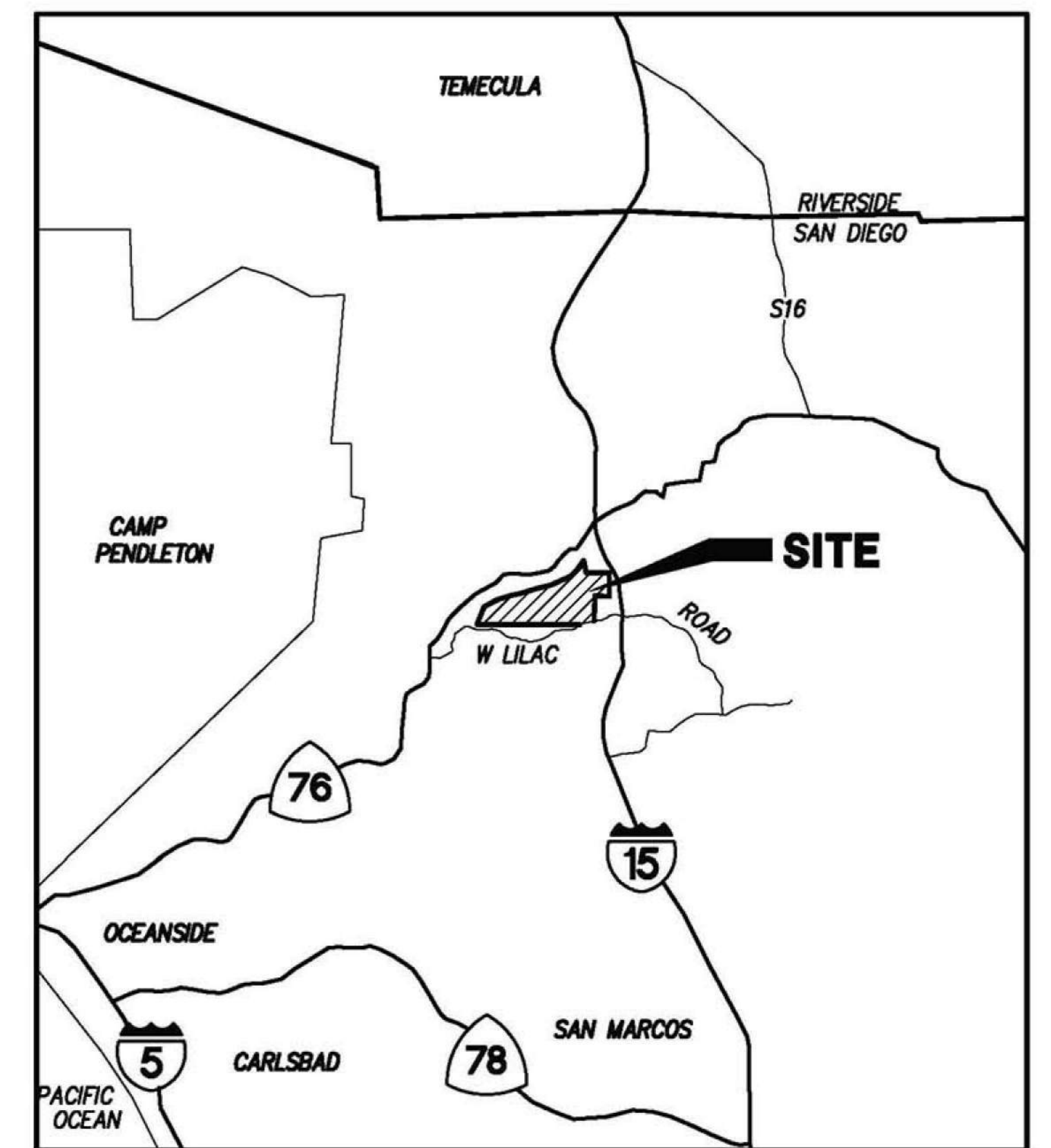
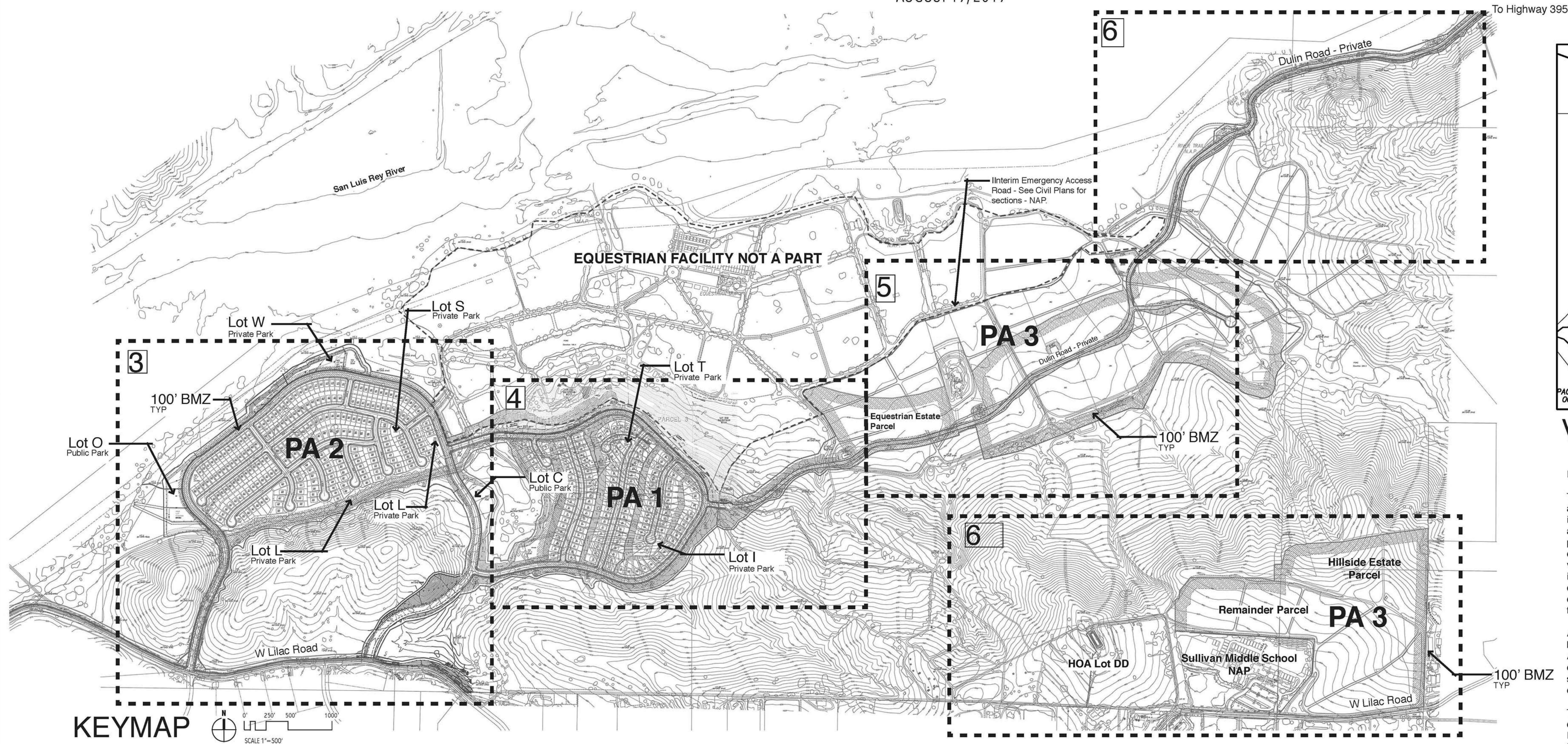
# COUNTY OF SAN DIEGO TRACT 5615

CONCEPTUAL LANDSCAPE PLAN FOR:

## OCEAN BREEZE RANCH

MUP #PDS2016-MUP-16-012

AUGUST 19, 2019



VICINITY MAP NTS

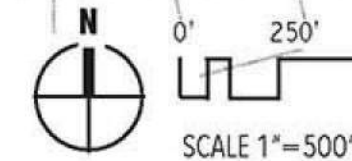
NOTE: MAJOR USE PERMIT

The approved plot plan, site design, conceptual landscape plan, and architectural elevations of particular design elements of the project, including, but not limited to residences, recreational sites, signage, and lighting are conceptual and have been provided for illustrative purposes only. Certain deviations to the design, scale, bulk, and coverage of the project may be required during the final design and development of the project to meet the Ocean Breeze Major Use Permit implementation standards. Proposed deviations that are in substantial conformance with, or meet the intent of, the scale, bulk, coverage, and density of the approved project may be approved at the discretion of the Director of Planning & Development Services.

A Minor Deviation to the Major Use Permit is not required for any building, structure or projection listed in 4835 or any use listed in the Accessory Use Regulations, Section 6150-6199 (or as otherwise referenced), provided the building, structure or projection or use meets the specific accessory use setbacks in the Major Use Permit and meets all other conditions and restrictions in the Major Use Permit.

The Director of Planning & Development Services is authorized, at his discretion, to allow changes to the project without requiring a Minor Deviation to the Major Use Permit provided County staff determines that no new significant impact will be created or no increase in a previously identified significant environmental effect will occur as a result of the requested change(s).

KEYMAP



### Tree Planting Summary Total Conceptual Tree Planting - 2,371+/-

Per the County Climate Action Plan - All new residential Lots will be required to plant 2 trees per lot. The following is an estimate of the approximate number trees to be planted within the project. This will be revised and updated during the development of the final Landscape Documentation Package.

Project phasing for landscape development to be determined.

AREA	Approximate Number of Trees
<b>PA 1</b>	
Residential Lots - 144	288 (2 Per lot)
Street A	75
Street B	205
Streets K-O	200
PA 1 Subtotal	768
<b>PA 2</b>	
Residential Lots - 237	474 (2 Per lot)
West Lilac Frontage	50 (Note - Existing trees and native landscape occur on this road)
Street A	250
Streets C-J	300
PA 2 Subtotal	1072

AREA	Approximate Number of Trees
<b>PA 3</b>	
Residential Lots - 15	30 (2 Per lot)
Dulin Road	35 (Note - Portions of road remain undisturbed, native)
West Lilac Frontage	20 (Note - Existing trees and native landscape occur on this road)
PA 3 Subtotal	85
Lot L Private Park	63
Lot O Public Park	28
Lot W Private Park	60
Lot C Private Park	30
Lot I Private Park	10
Parks Subtotal	203
Slopes/Basins	225
HOA Open Space	18

Lot S Private Park	8
Lot T Private Park	4

### LANDSCAPE SHEET INDEX

SHEETS	PLANS
L1	LANDSCAPE TITLE SHEET
L2	LANDSCAPE NOTES AND LEGEND
L3-6	LANDSCAPE CONCEPT PLAN
L7	LANDSCAPE PARKS CONCEPT
L8	LANDSCAPE STREET SECTIONS
L9	WALL AND FENCE PLAN
L10	GATE - TRAIL/PATHWAY CONCEPT PLAN

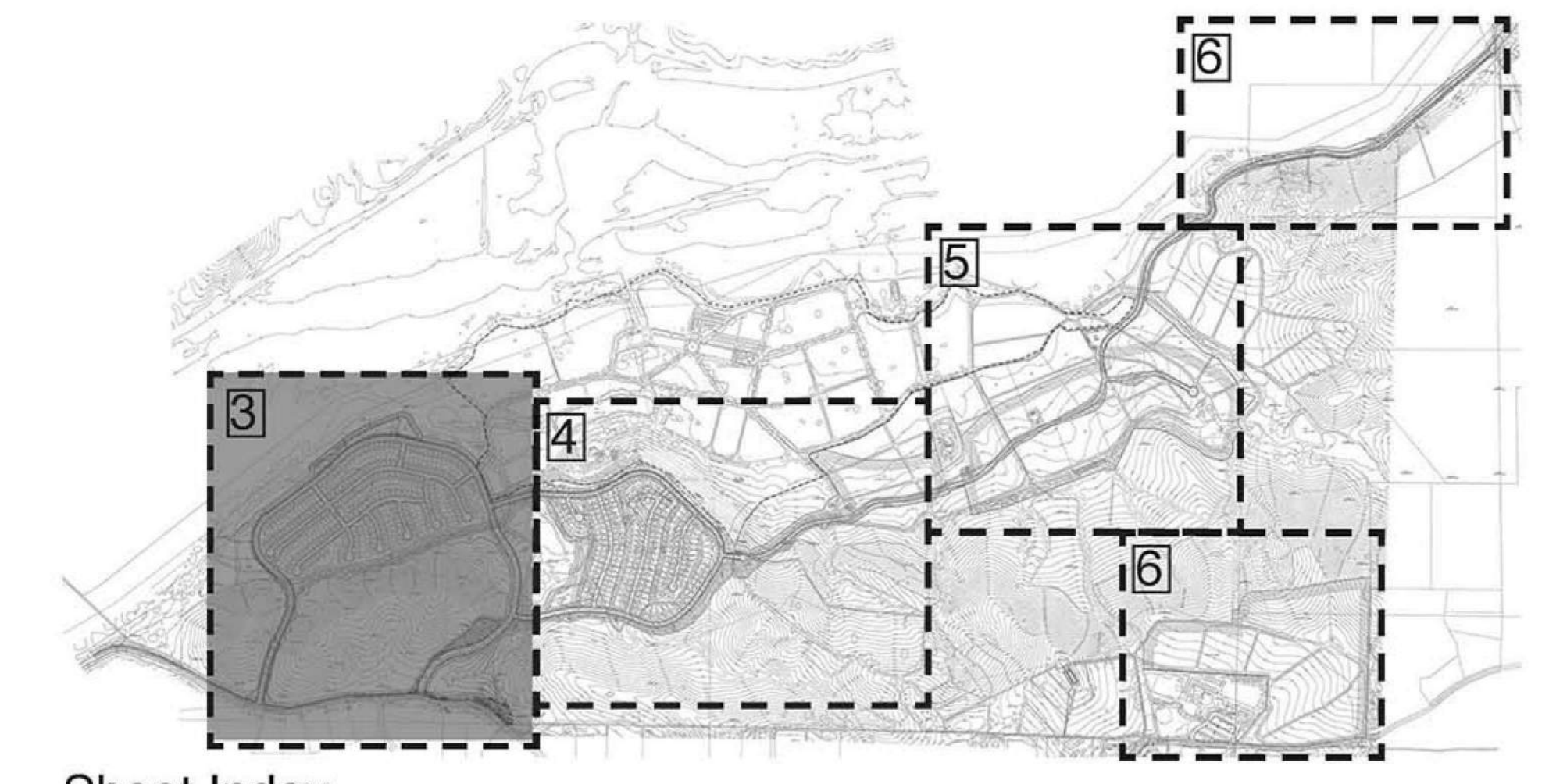
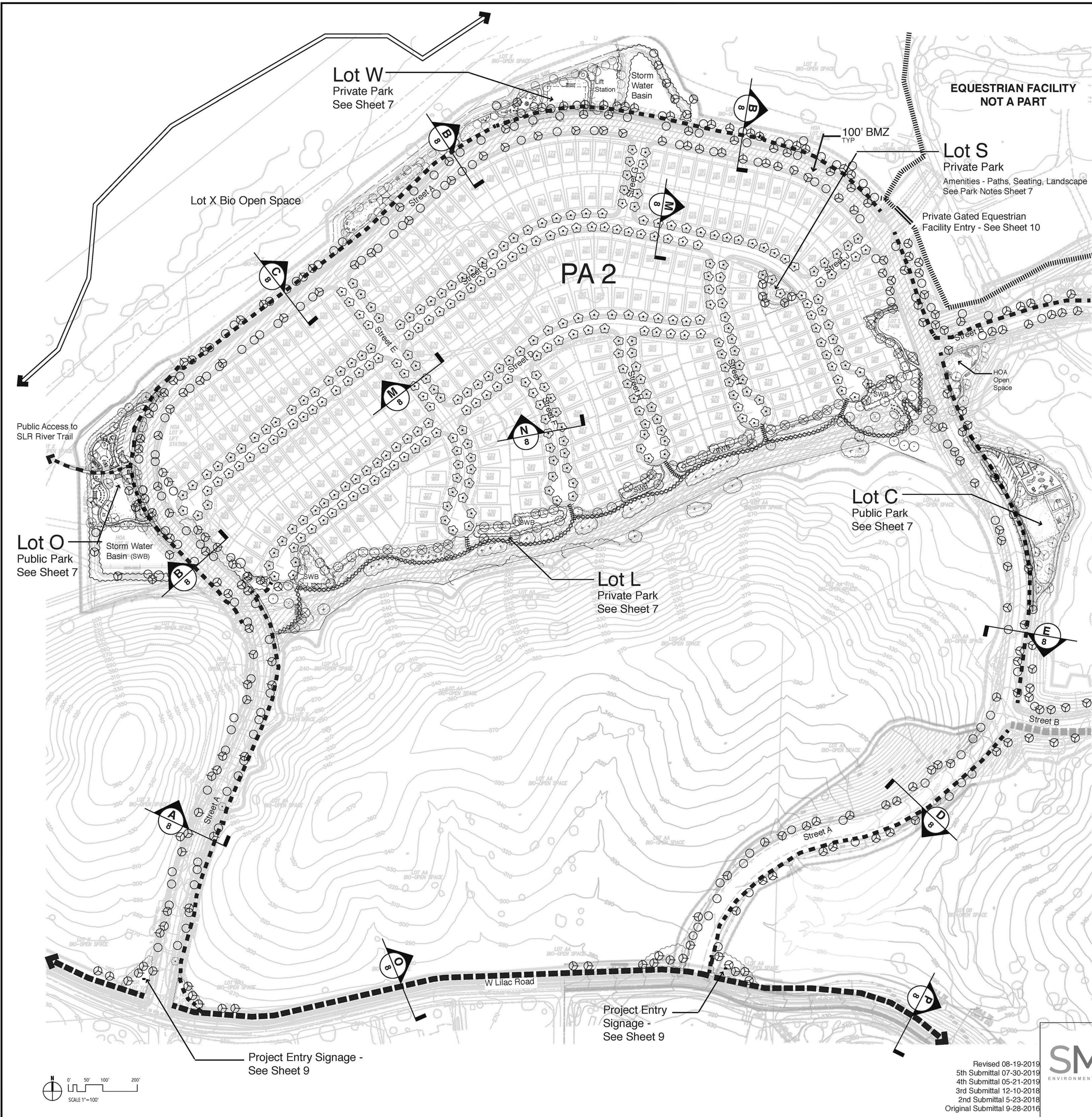
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Original Submittal 9-28-2016



SUMMERS/MURPHY & PARTNERS, INC.  
34197 COAST HWY SUITE 200  
DANA POINT CA 92629  
(949) 443-1446

TRACT 5615 TENTATIVE MAP  
**OCEAN BREEZE RANCH**  
TM PLAN  
**Landscape Title Sheet**  
MUP #PDS2016-MUP-16-012  
August 19, 2019 SHEET L1 of L-10





Sheet Index

**Legend**

- Future Public SLR River Trail (By County)
- DG Pathway Public (8 FT Street A, 6 FT Street B)
- DG Pathway Private (5 ft - Dulin Road)
- DG Trail (Privately Maintained Open to Public)
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- Brush Management Zone

See Sections - Sheet 8 for Pathway and Trail widths

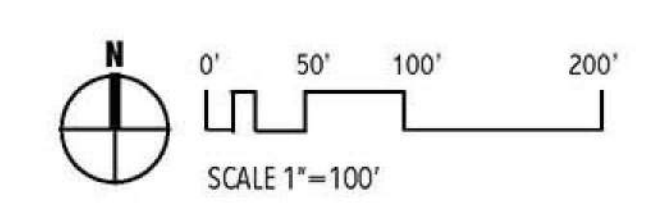
**LANDSCAPE CONCEPT LEGEND**

See Sheet 2 for Plant List

	Collector Loop Road Landscape		Naturalized Transition Landscape/Exterior Slopes
	Neighborhood Streets		Storm Water Basins (SWB)
	Park Landscape		Interior Slopes

**NOTES**

All slopes over 3' in vertical height within individual residential lots will be similarly planted and irrigated from landscape documentation package plans submitted during review of grading permit application. The developer will plant, irrigate, and maintain these slopes until such time as others purchase and build upon the lot. At that time irrigation point of connections will be converted over to the individual lot owner/or HOA and no longer the responsibility of the developer.



Project Entry Signage - See Sheet 9

Project Entry Signage - See Sheet 9

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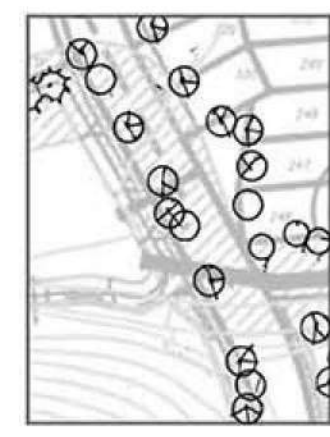
SUMMERS/MURPHY & PARTNERS, INC.  
 34197 COAST HWY SUITE 200  
 DANA POINT CA 92629  
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TRACT 5615 TENTATIVE MAP	
<b>OCEAN BREEZE RANCH</b>	
TM PLAN	
<b>Landscape Concept Plan</b>	
MUP #PDS2016-MUP-16-012	
August 19, 2019	SHEET L3 of L-10

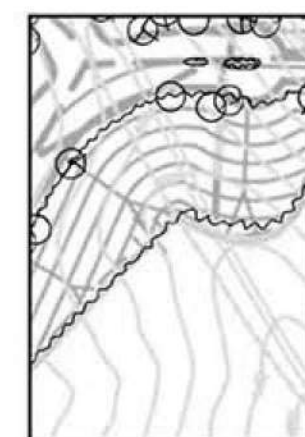


**LANDSCAPE CONCEPT LEGEND**

See Sheet 2 for Plant List



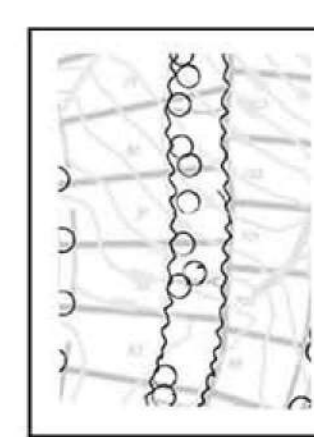
Collector Loop Road Landscape



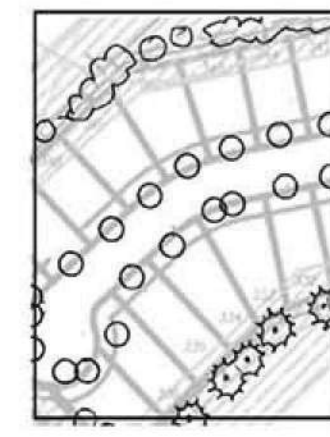
Naturalized Transition Landscape/Exterior Slopes



Park Landscape



Interior Slopes



Neighborhood Streets

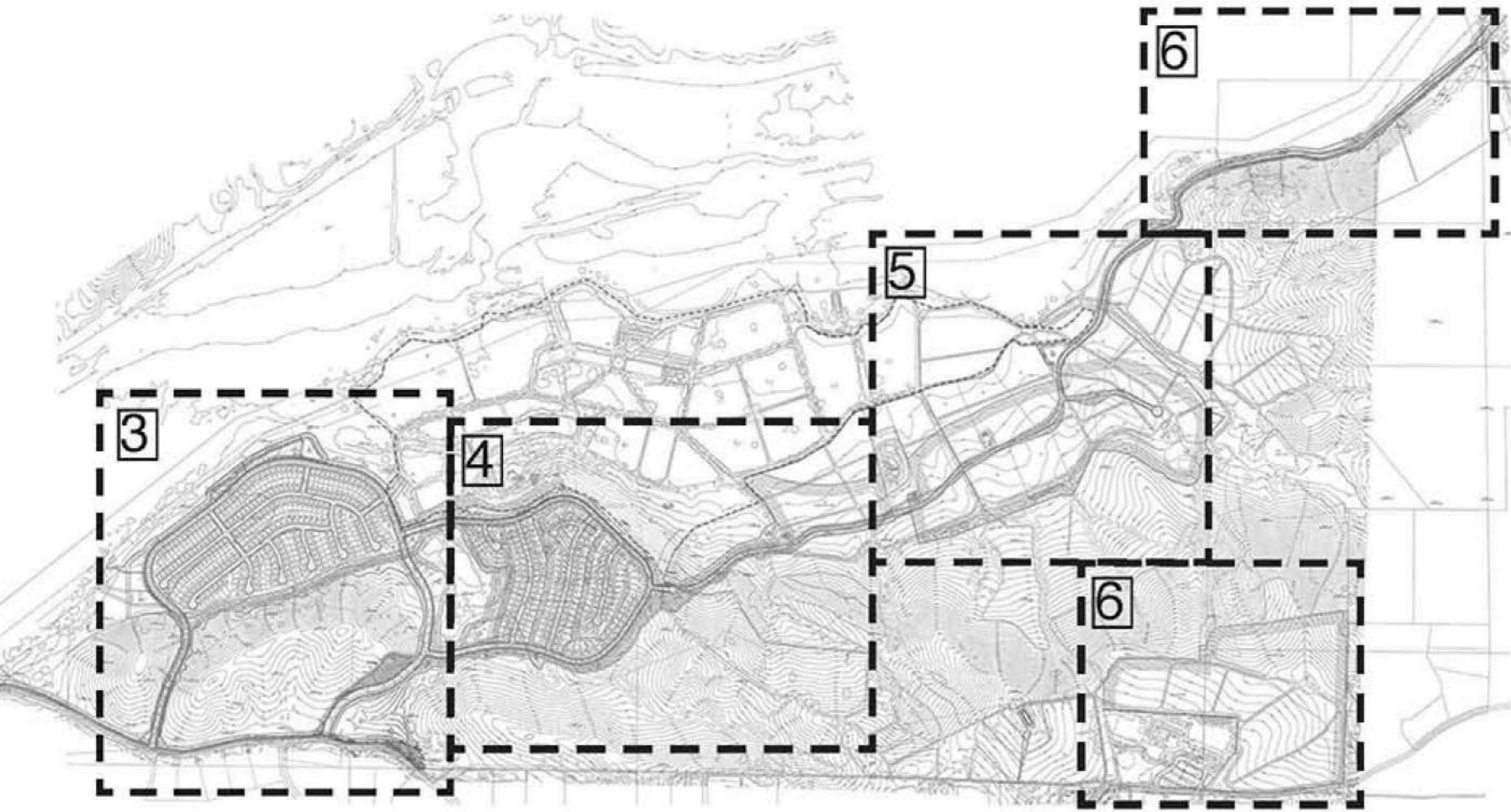


Storm Water Basins

**Legend**

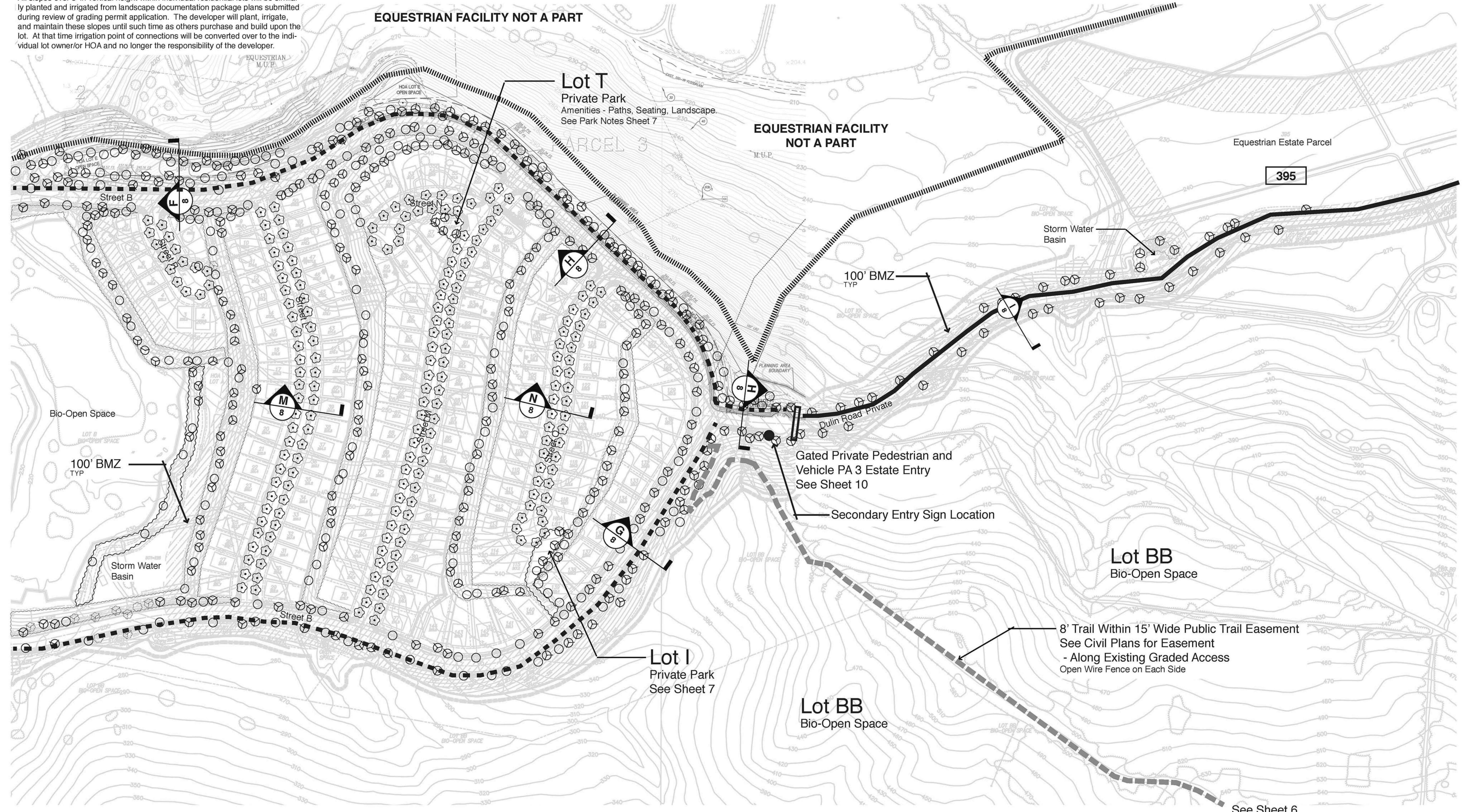
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See Sections - Sheet 8 for Pathway and Trail widths



**NOTES**

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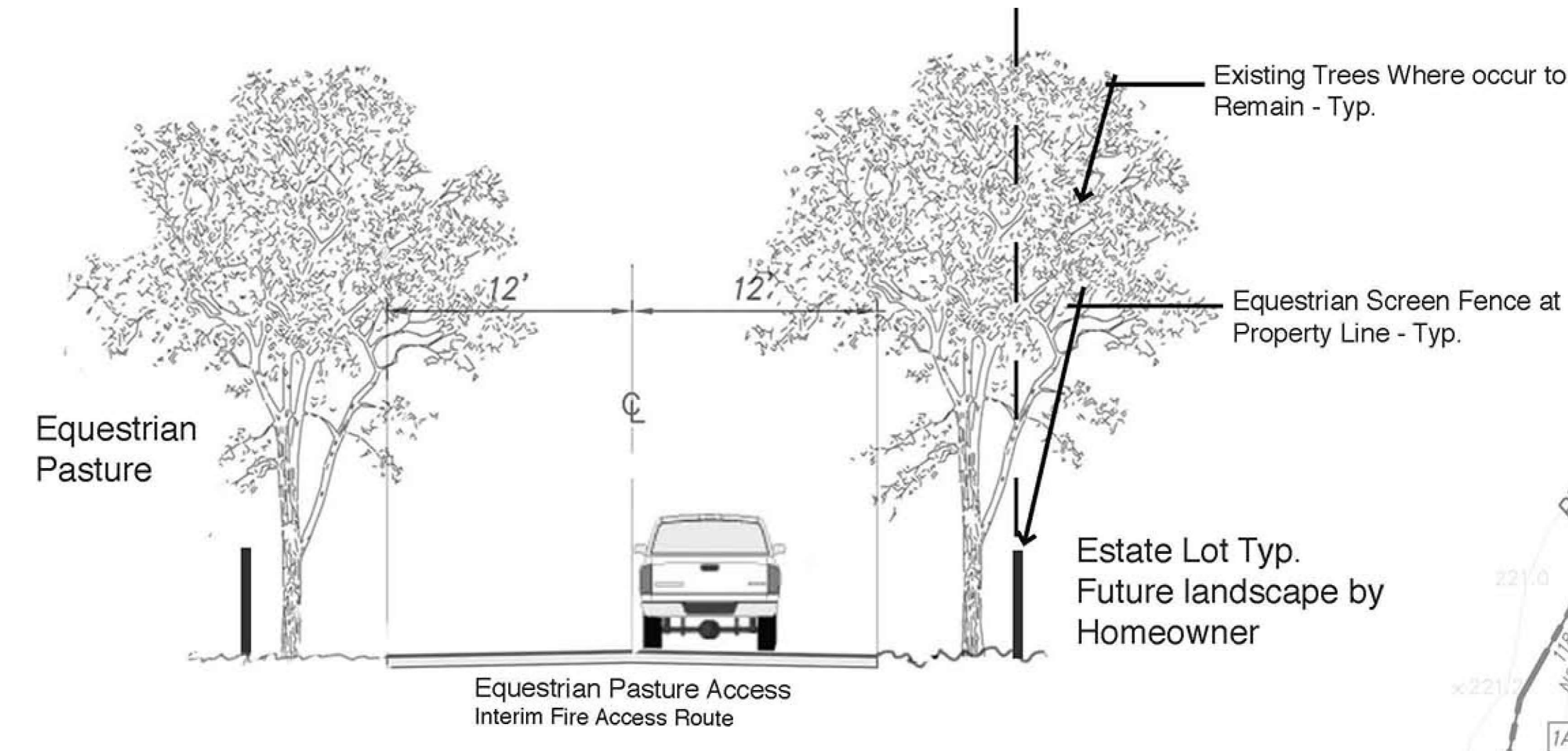
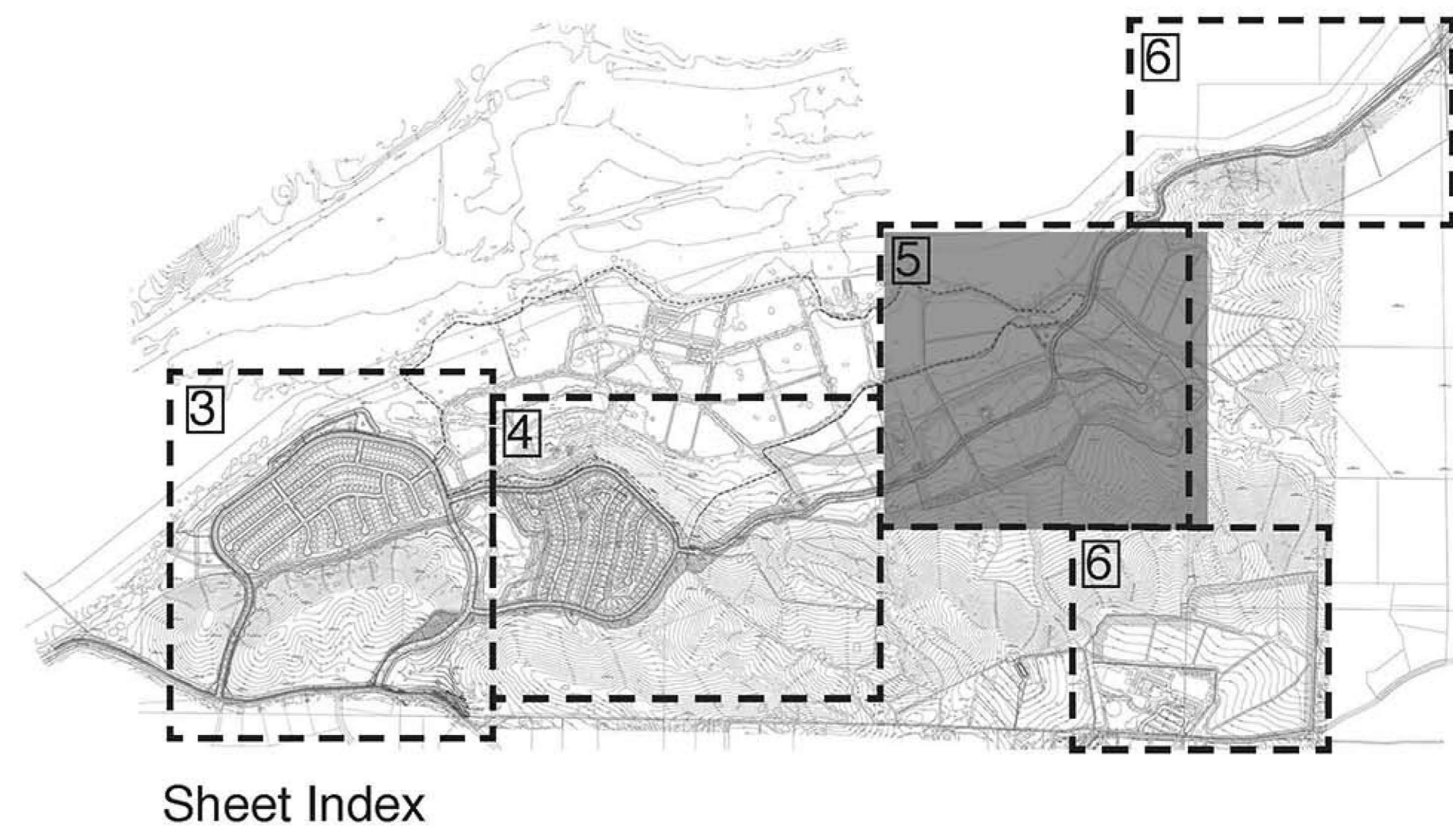
**SMP**  
 ENVIRONMENTAL DESIGN  
 SUMMERS/MURPHY & PARTNERS, INC.  
 34197 COAST HWY SUITE 200  
 DANA POINT CA 92629  
 (949) 443-1446

TRACT 5615 TENTATIVE MAP  
**OCEAN BREEZE RANCH**  
 TM PLAN  
**Landscape Concept Plan**  
 MUP #PDS2016-MUP-16-012  
 August 19, 2019 SHEET L4 of L-10

**Legend**

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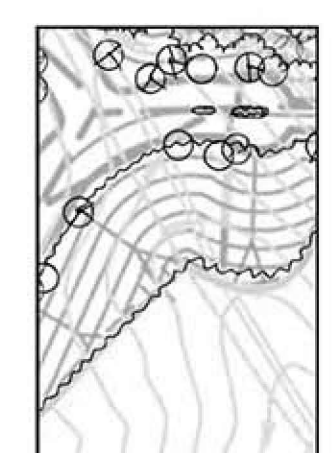
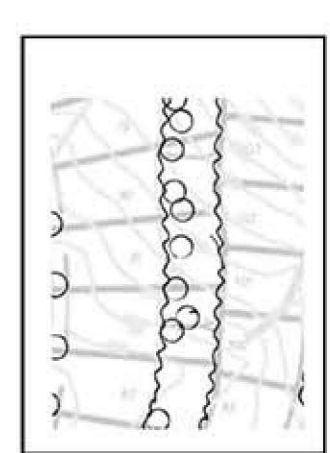
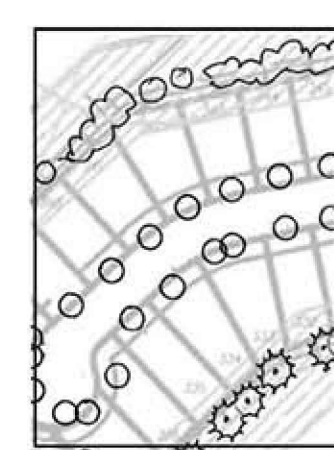
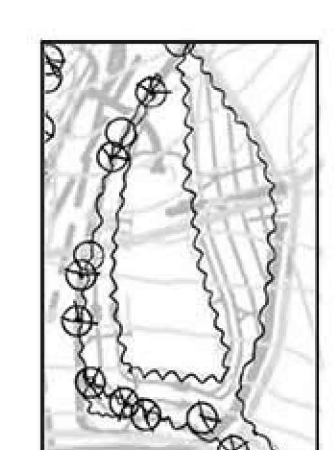
See Sections - Sheet 8 for Pathway and Trail widths



**A Equestrian MUP Edge at Estate Lots**  
NTS

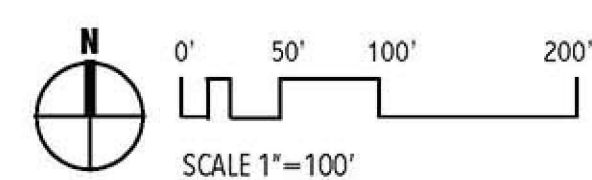
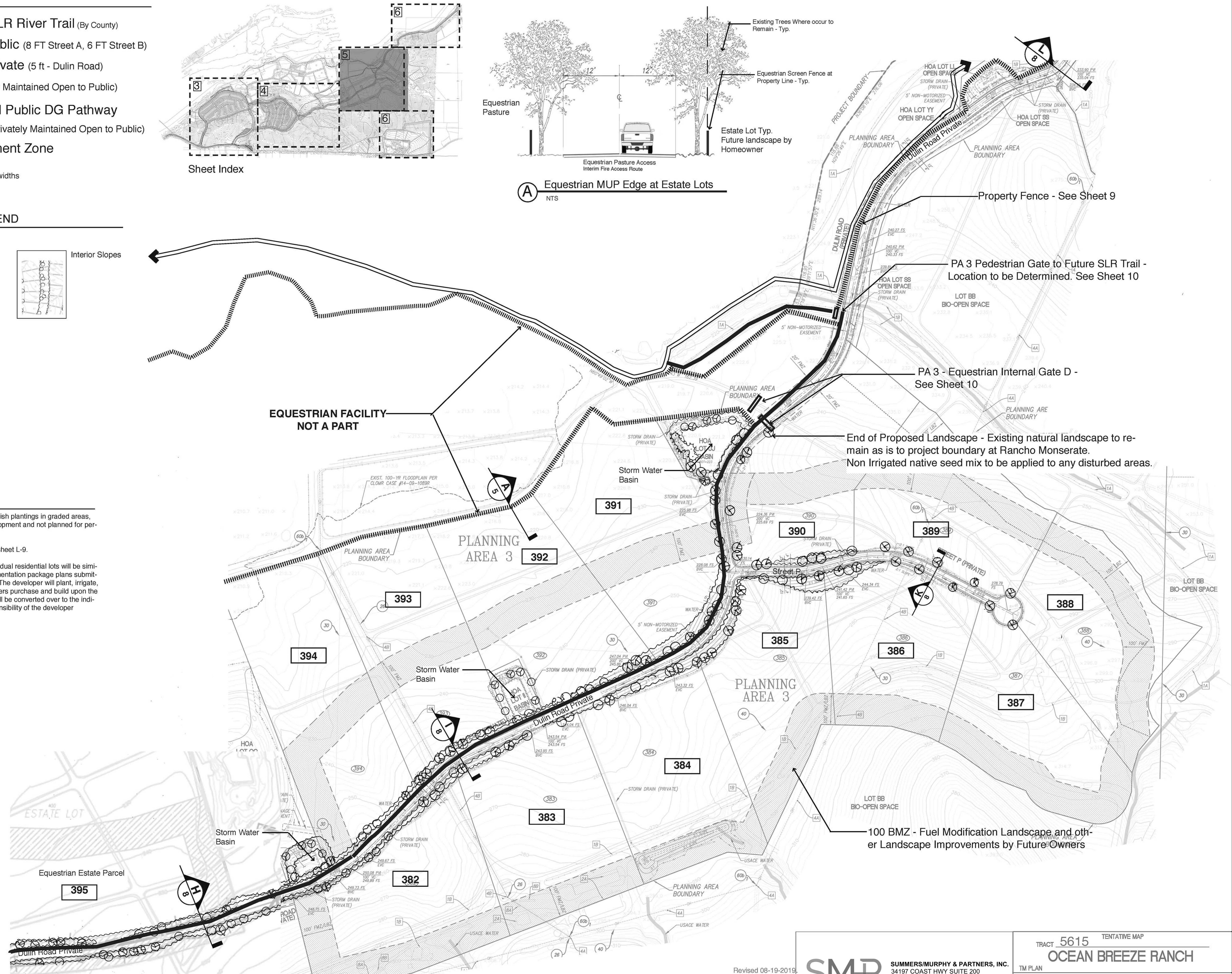
**LANDSCAPE CONCEPT LEGEND**

See Sheet 2 for Plant List

-  Naturalized Transition Landscape/Exterior Slopes
-  Interior Slopes
-  Neighborhood Streets
-  Storm Water Basins SWB

**NOTES**

1. Temporary irrigation may be required to establish plantings in graded areas, or any areas that may be disturbed during development and not planned for permanent irrigation
2. For typical Estate Lot layout and fencing see sheet L-9.
3. All slopes over 3' in vertical height within individual residential lots will be similarly planted and irrigated from landscape documentation package plans submitted during review of grading permit application. The developer will plant, irrigate, and maintain these slopes until such time as others purchase and build upon the lot. At that time irrigation point of connections will be converted over to the individual lot owner/HOA and no longer the responsibility of the developer



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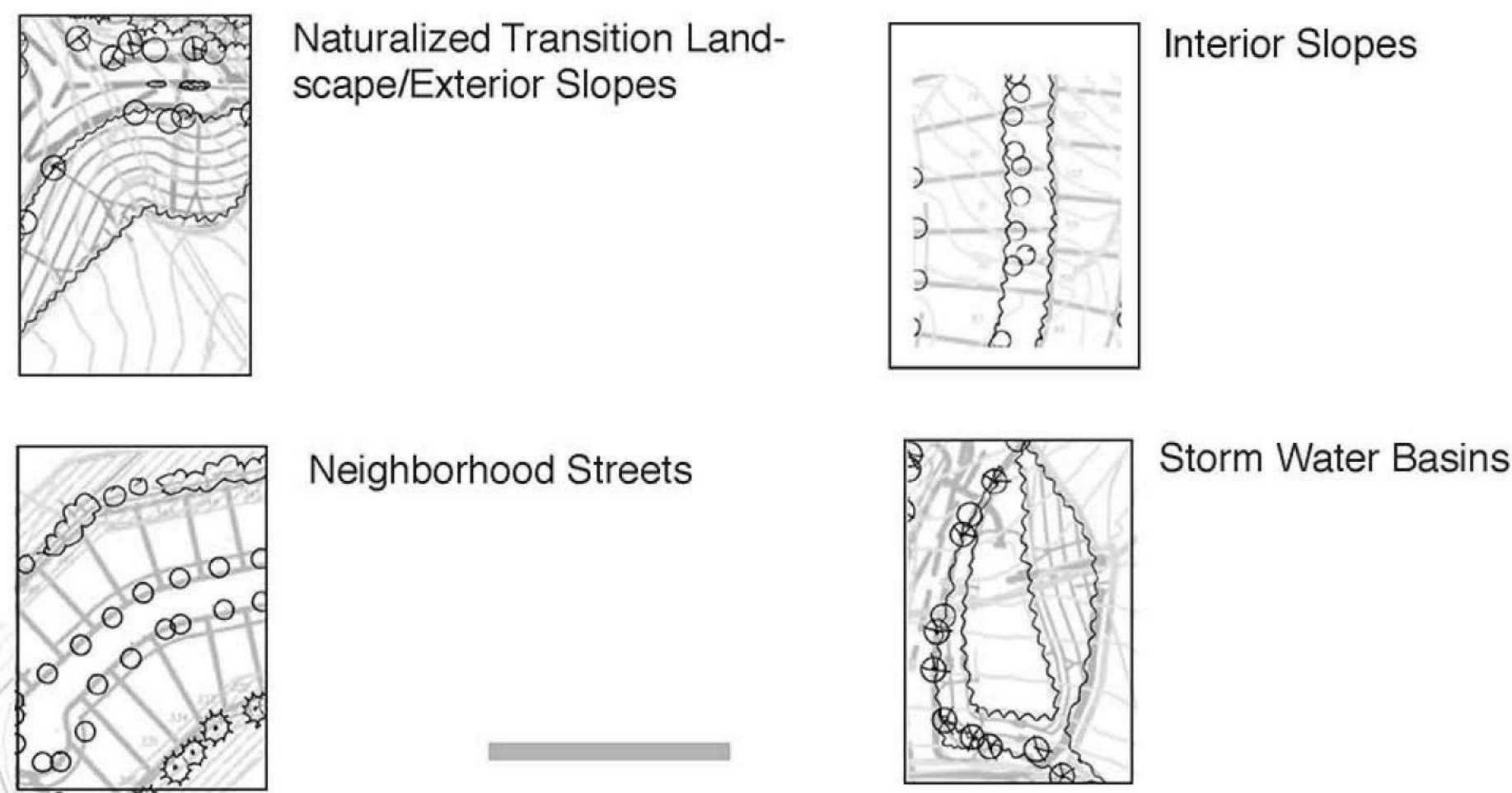
**SUMMERS/MURPHY & PARTNERS, INC.**  
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DANA POINT CA 92629  
(949) 443-1446

TRACT 5615 TENTATIVE MAP  
**OCEAN BREEZE RANCH**

TM PLAN  
**Landscape Concept Plan**  
MUP #PDS2016-MUP-16-012

**LANDSCAPE CONCEPT LEGEND**

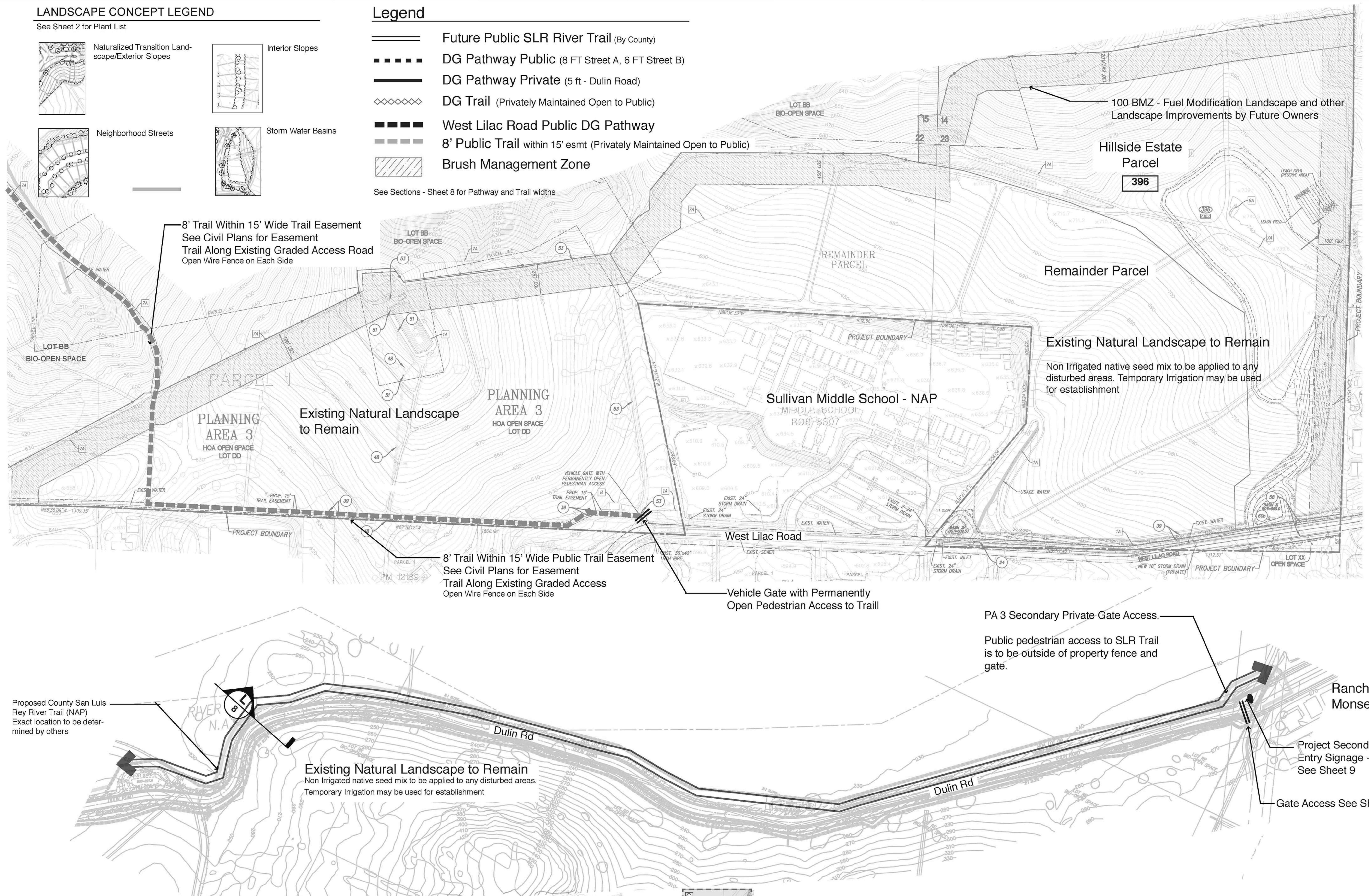
See Sheet 2 for Plant List



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See Sections - Sheet 8 for Pathway and Trail widths



Proposed County San Luis Rey River Trail (NAP)  
Exact location to be determined by others

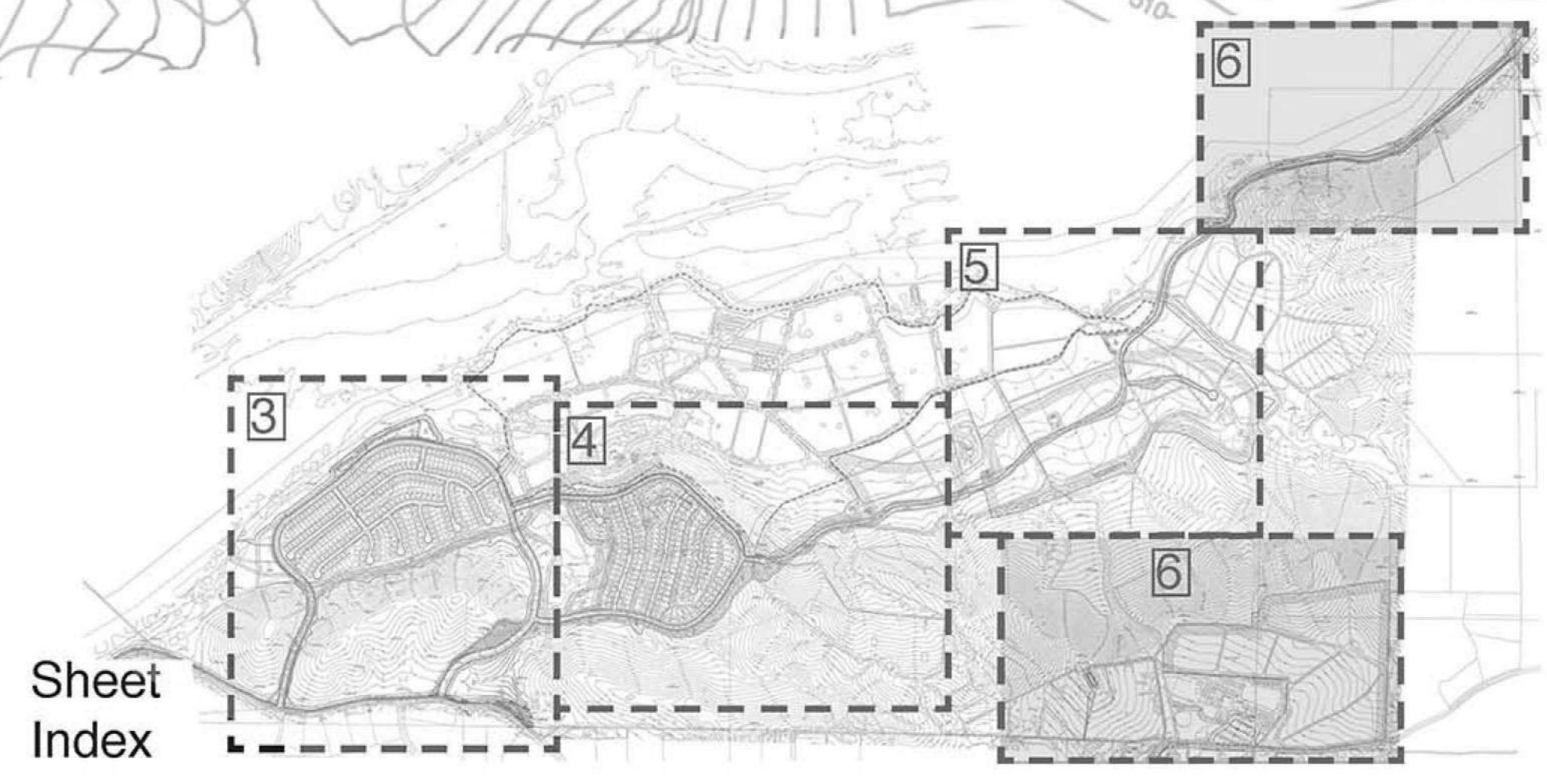
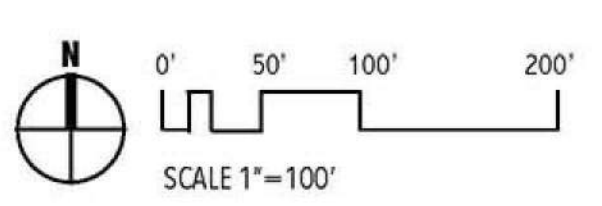
Existing Natural Landscape to Remain  
Non Irrigated native seed mix to be applied to any disturbed areas.  
Temporary Irrigation may be used for establishment

PA 3 Secondary Private Gate Access.  
Public pedestrian access to SLR Trail is to be outside of property fence and gate.

Rancho Monserate  
Project Secondary Entry Signage - See Sheet 9  
Gate Access See Sheet 10

**NOTES**

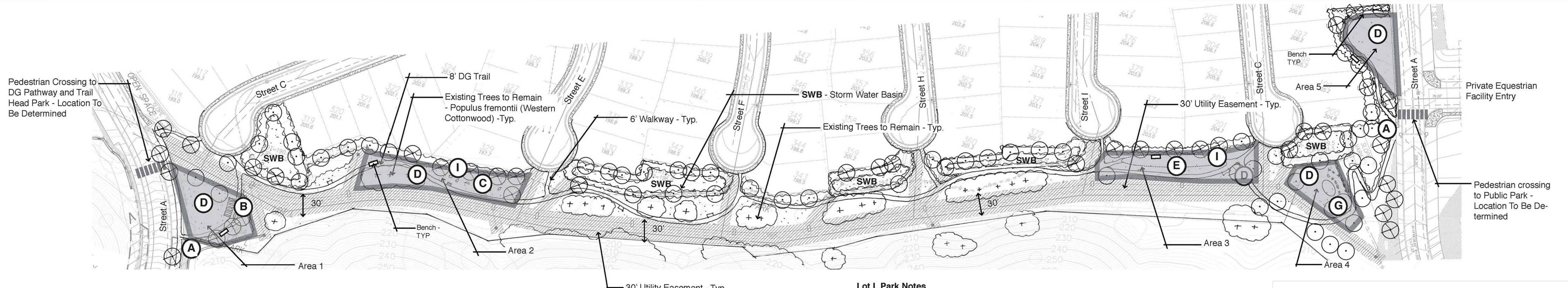
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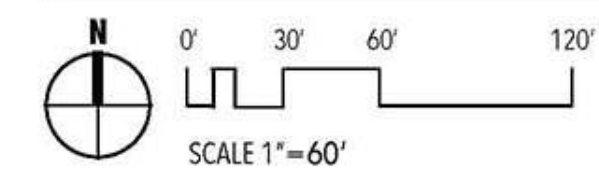
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TRACT 5615 TENTATIVE MAP	
<b>OCEAN BREEZE RANCH</b>	
TM PLAN	
<b>Landscape Concept Plan</b>	
MUP #PDS2016-MUP-16-012	
August 19, 2019	SHEET L6 of L-10



**Lot L - Private Linear Park**

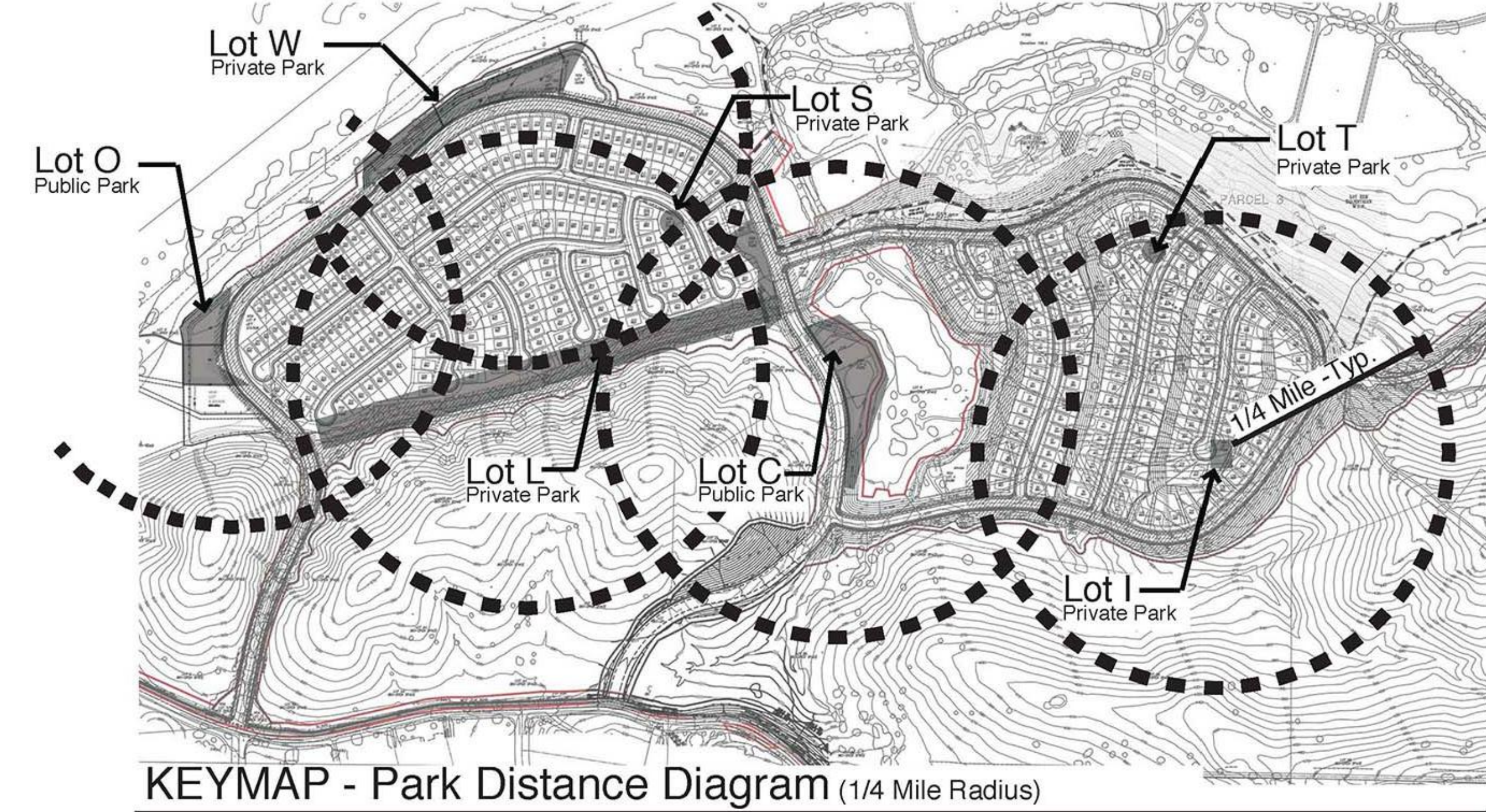


**Linear Park - PLDO Active Rec Use Areas**

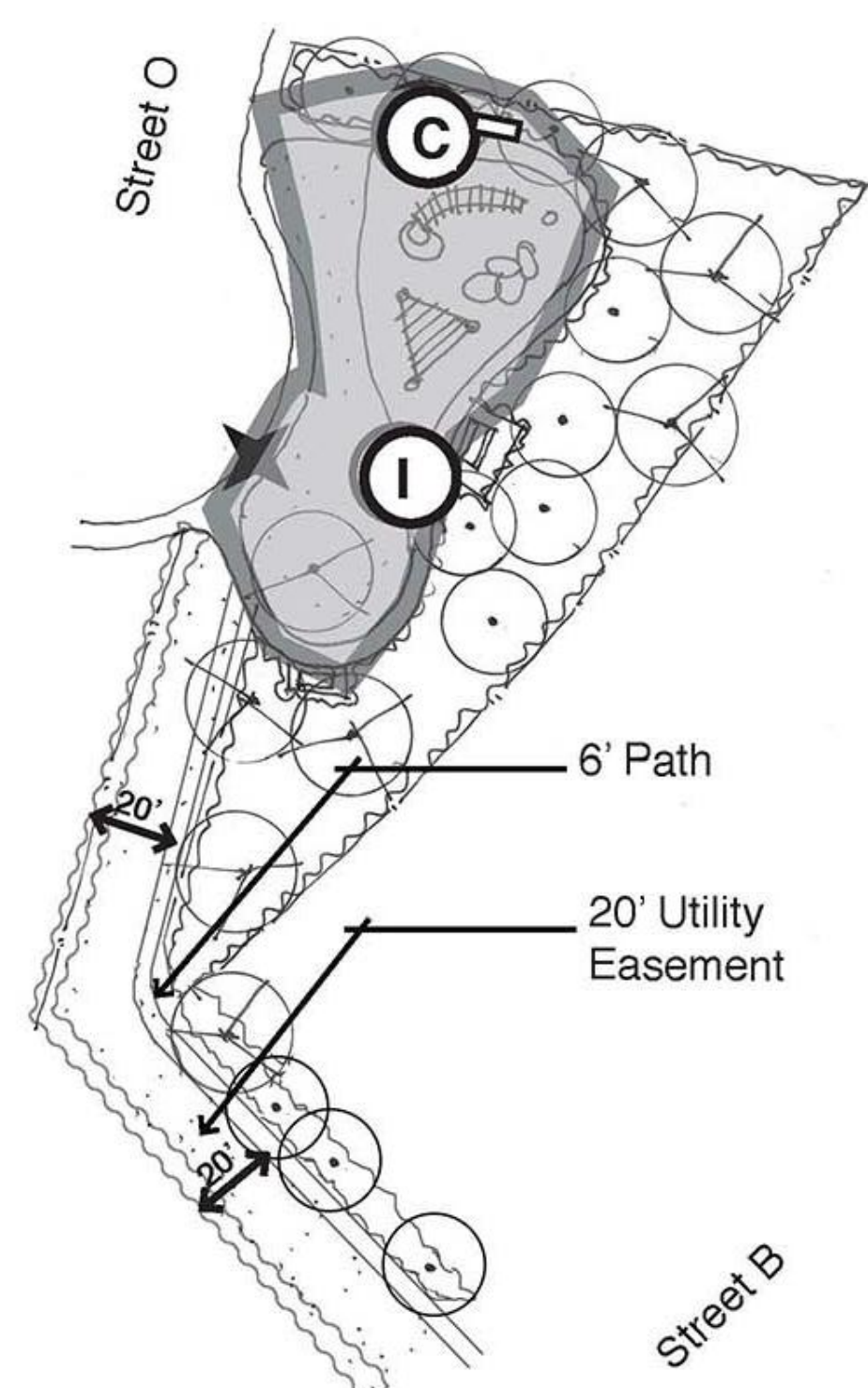
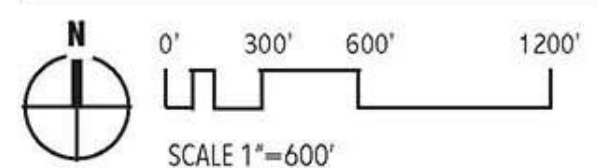
- Areas of Active Recreational Uses - Excludes Utility Easements
- Area 1 - 10,000 sf
- Area 2 - 15,000 sf
- Area 3 - 11,700 sf
- Area 4 - 5,600 sf
- Area 5 - 9,000 sf
- Total - 51,300sf +/-**

**Lot L Park Notes**

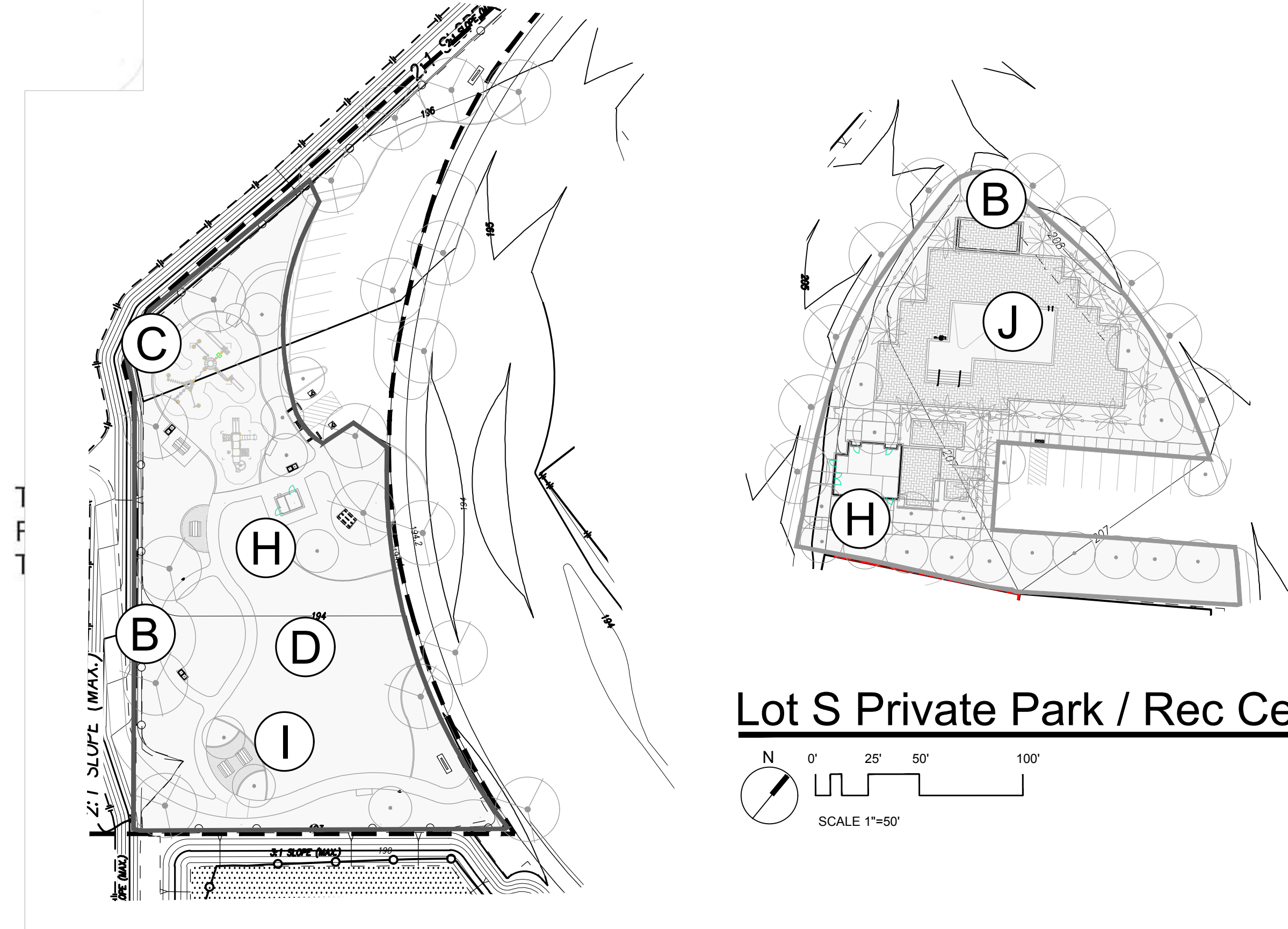
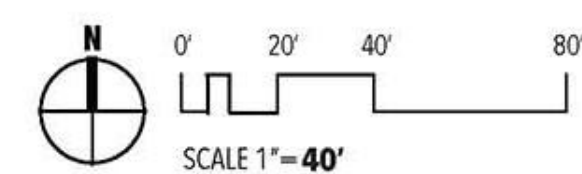
1. For Existing Trees to Remain - see landscape notes sheet L-2 for notes on development of a tree protection plan that will be required to protect trees during construction on Final Landscape Development Plans.
2. Storm drain will be maintained by HOA.
3. Existing Overhead Lines within the Residential MUP will be removed and service will be provided via new underground systems.



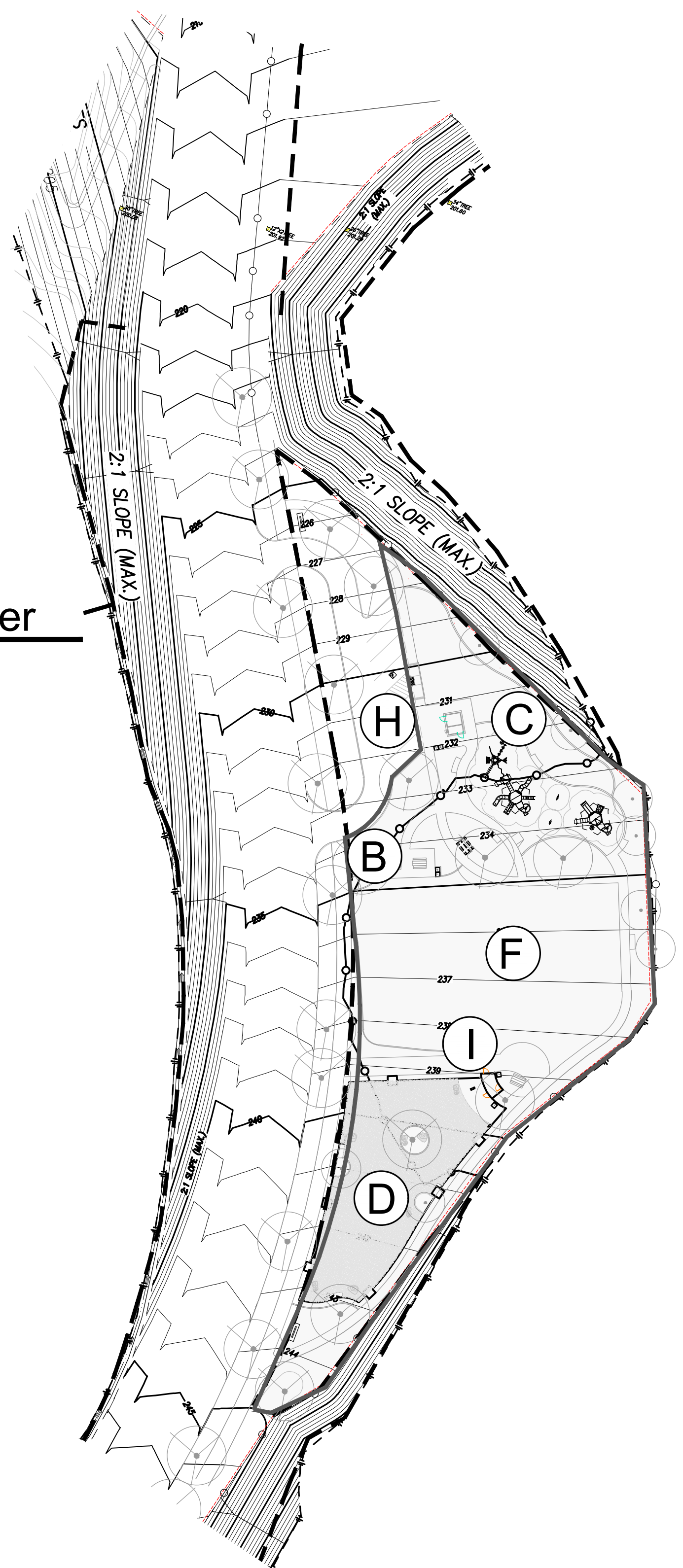
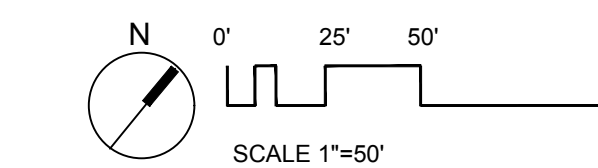
**KEYMAP - Park Distance Diagram (1/4 Mile Radius)**



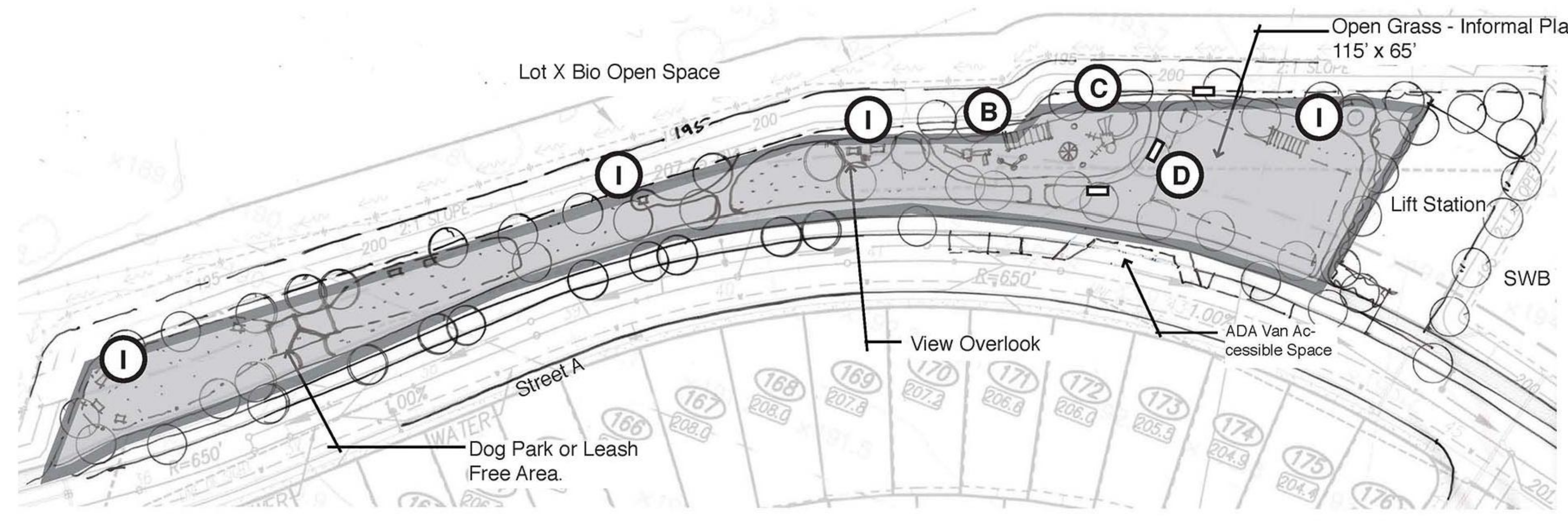
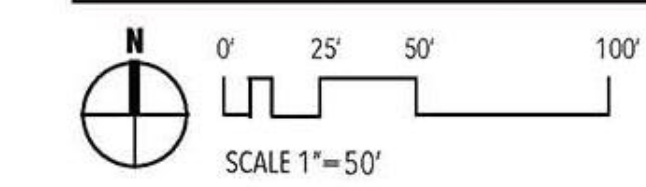
**Lot I - Private Pocket Park**



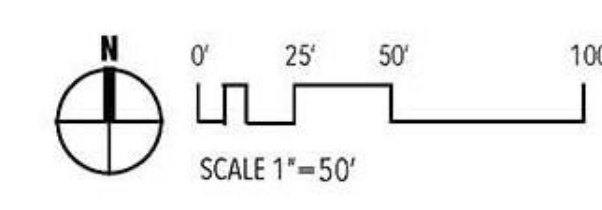
**Lot S Private Park / Rec Center**



**Lot C Public Neighborhood Park**



**Lot W Private Park**



**Park Plan Notes**

1. Park planting shall avoid/reduce using plant types that drop plant material (seeds, flowers, pods) that may impede or limit ADA path of travel.
2. Parks shall incorporate ADA component(s) to the proposed play equipment structure.
3. Wood Chips/Rubberized surfacing (or a combination of) shall be used at all play equipment.
4. All County Public Parks will require DPR themed monument sign(s) to be located at park entrances. Final type and location will need to be approved by DPR during the Final Landscape Documentation package.
5. Roadway crossings are desired between parks where feasible. PDS and DPW to work together to access optimum locations for crossings to connect parks.
6. Tree species with known surface roots shall be restricted from areas of public use.
7. All plant species for parks shall be drought tolerant and resilient to local pests.
8. Buffer Planting along park edges adjacent to Lot X open space shall consist of locally native species to avoid the spread of non native and invasive species into the San Luis Rey River Park and Corridor.
9. San Diego County DPR recommends locally native Quercus species to avoid hybridization along the San Luis Rey River Corridor.

**Park Plan Legend**

- (A) Park Monument Entry Sign - typ.
- (B) Picnic/Seating Area w/ Trellis
- (C) Play Area (Age Separated)
- (D) Open Turf Area\*
- (E) Fenced Dog Run
- (F) Half Court Basketball
- (G) Grass Amphitheater\*
- (H) Restroom/Maintenance With Park Information Sign
- (I) Picnic Table
- (J) Pool and Deck Area Bench - Typical
- (K) Mini Monument Sign

**Summary Park Acreage Type And Credits**

**SUMMARY PARK ACREAGE TYPE AND CREDIT**

Required	Units	Required sf/du	Required Acres
Bonsai LPPA	396	352.84	3.2

**Provided**

Lot Number - Park Name	Public or Private	Gross Acres	Net Acres (Per PLDO)	Eligible Recreational Uses
Lot L - Linear Park	Private	7.02	.58	50% Informal Open Lawn Area, One Group Shade Structure, Three Picnic Tables, Multi Age Play Area, Seating areas, Trails, Dog Run, Amphitheater
Lot C - Neighborhood Park	Public	1.02		100% Informal Open Lawn usable for youth soccer, Half Court Basketball, Shade Structure, Three Picnic Tables, Multi Age Children's Play Areas, Seating areas, Trails
Lot O - Trail Head Park	Public	.08		100% Shade Structure, Four Picnic Tables, Multi Age Children's Play Areas, Seating areas, amphitheater, Trails, Kiosk, Open lawn Area
Lot I - Pocket Park	Private	0.51	0.14	50% Multi Age Children's Play Areas, Seating areas, Informal Lawn Area
Lot T - Pocket Parks	Private	0.11		50% Seating areas, Open Lawn
Lot W - Neighborhood Park	Private	3.35	0.60	50% Multi Age Children's Play Areas, Shade structure, Three Picnic Tables, Seating areas, Open Lawn, Dog run or Free Leash Area, View Overlooks
Lot S - Rec Center	Private	0.63		50% Pool Area, Two Barbecues, Two Shade Structures, Seating areas, Restroom Building
<b>TOTALS</b>			12.72	

\* Use of Water-wise turf alternatives are suggested. Artificial Turf may be considered on a case by case basis.

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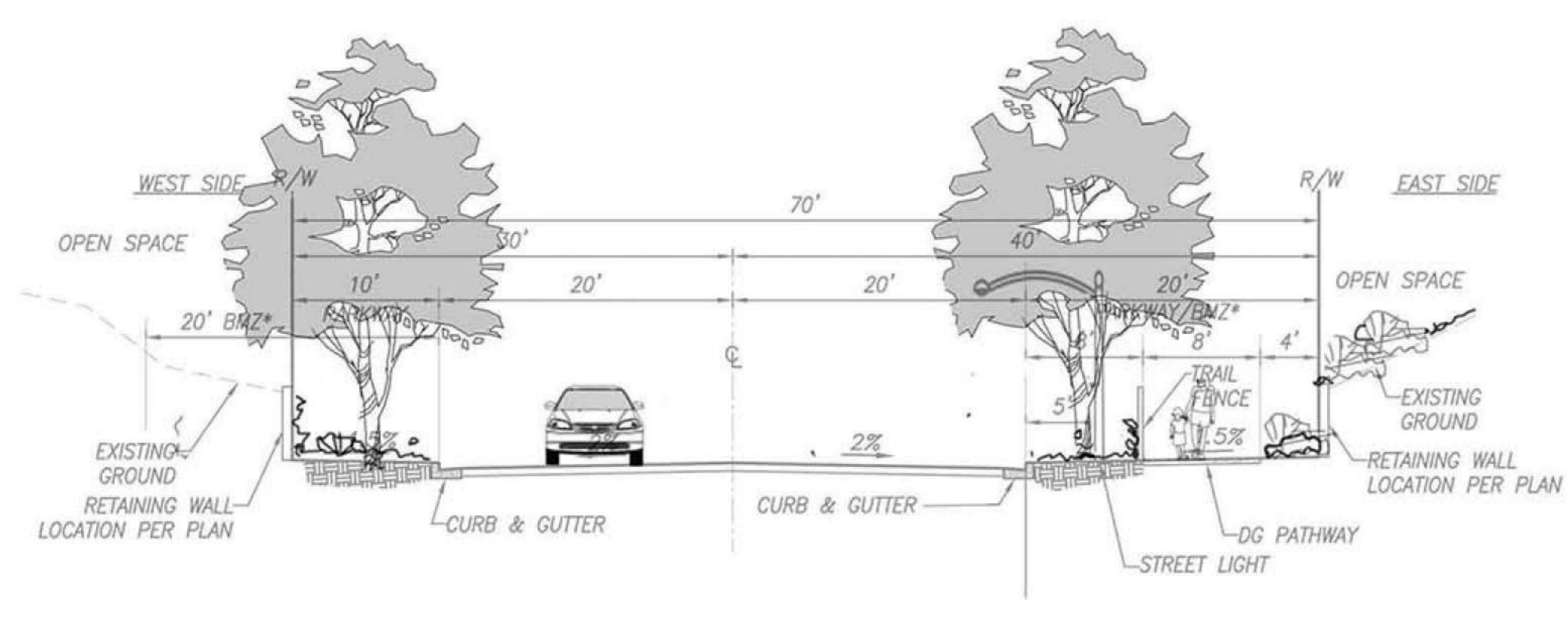
**SUMMERS/MURPHY & PARTNERS, INC.**  
34197 COAST HWY SUITE 200  
DANA POINT CA 92629  
(949) 443-1446

TRACT 5615 TENTATIVE MAP  
**OCEAN BREEZE RANCH**

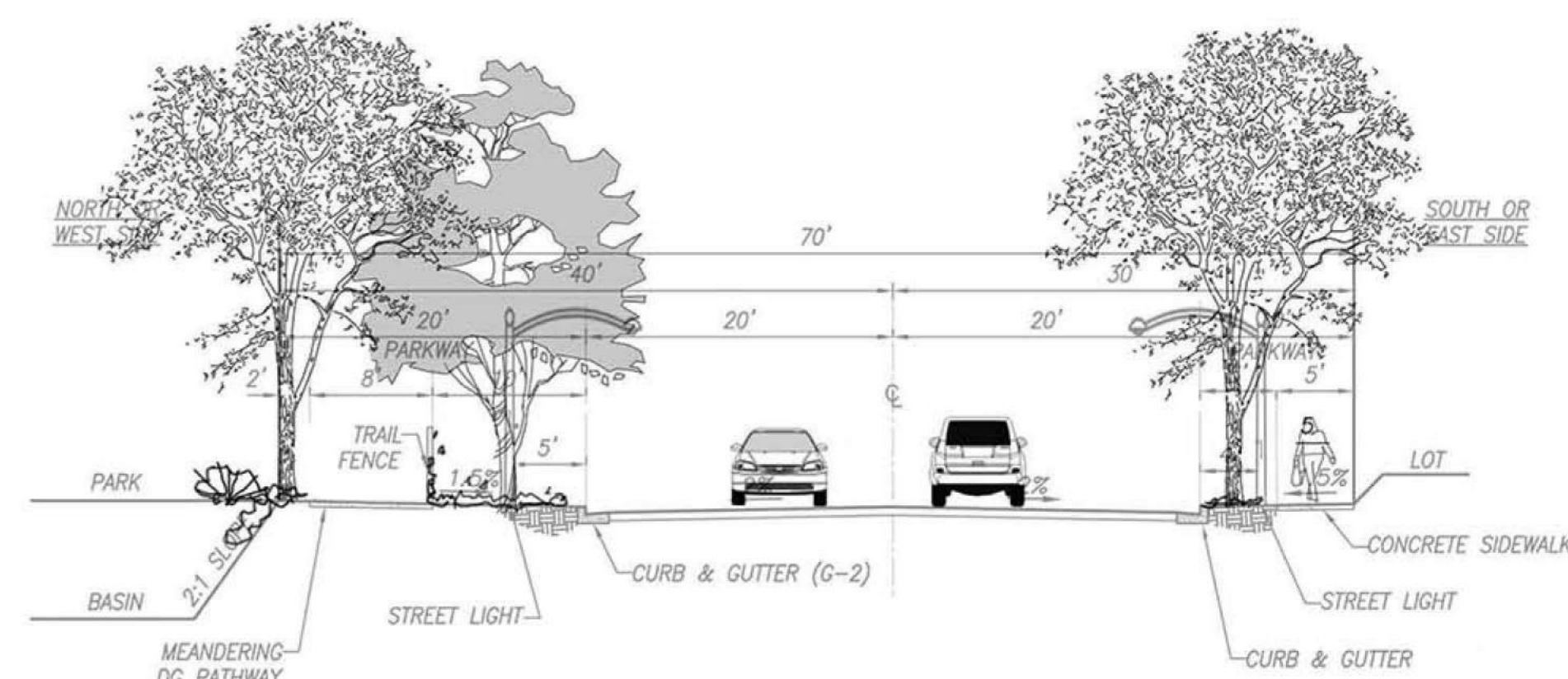
TM PLAN  
**Park Concept Plan**  
MUP #PDS2016-MUP-16-012

NOVEMBER 26, 2024

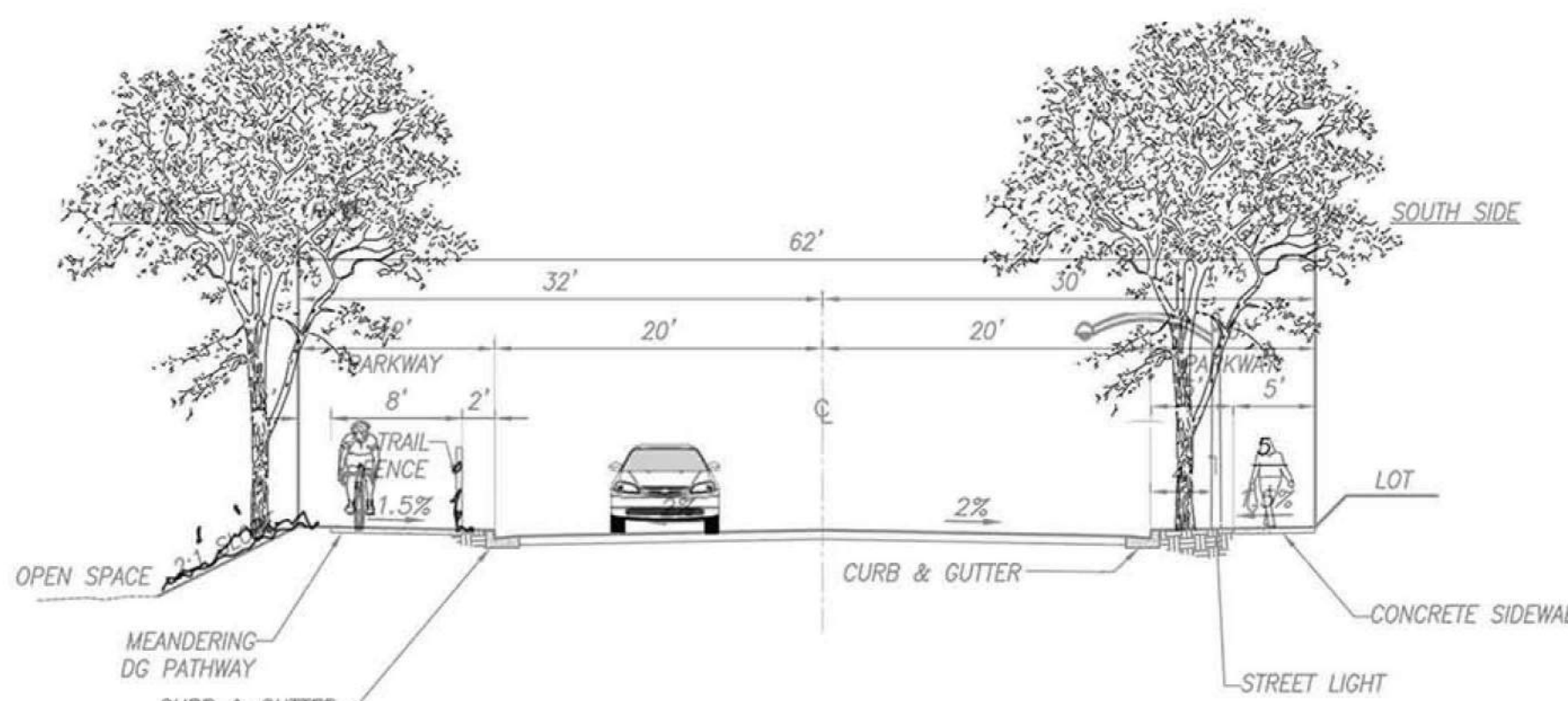
SHEET L7 of L-10



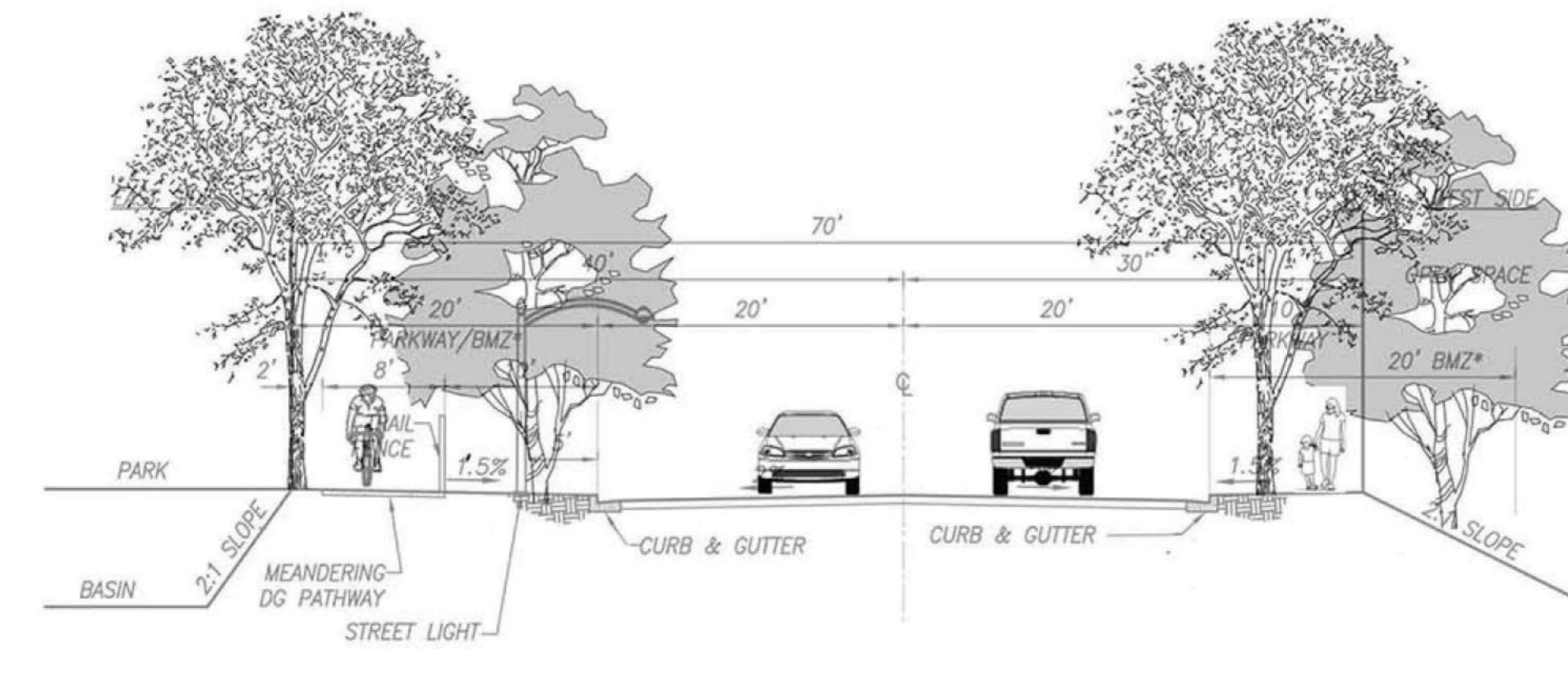
**A** Street A (Public) - Entry  
NTS



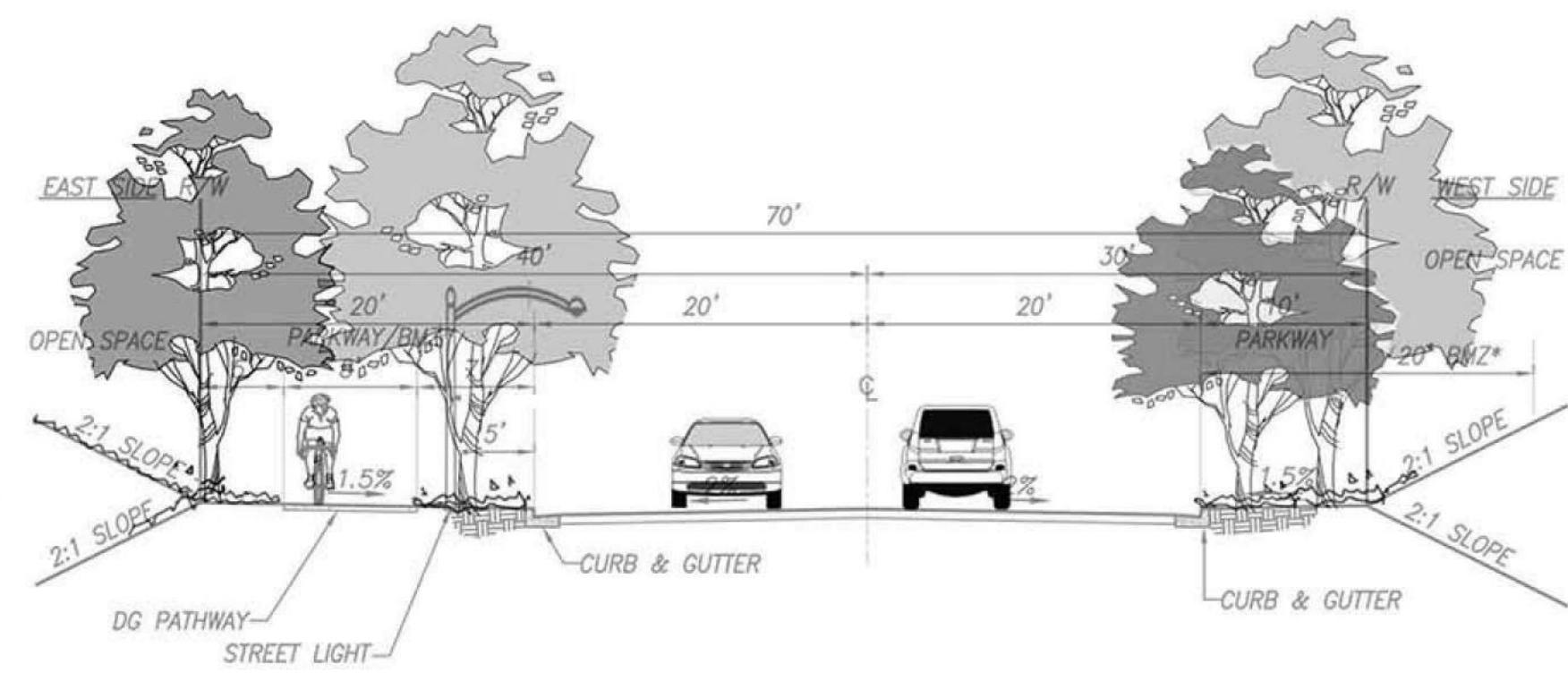
**B** Street A (Public)  
NTS



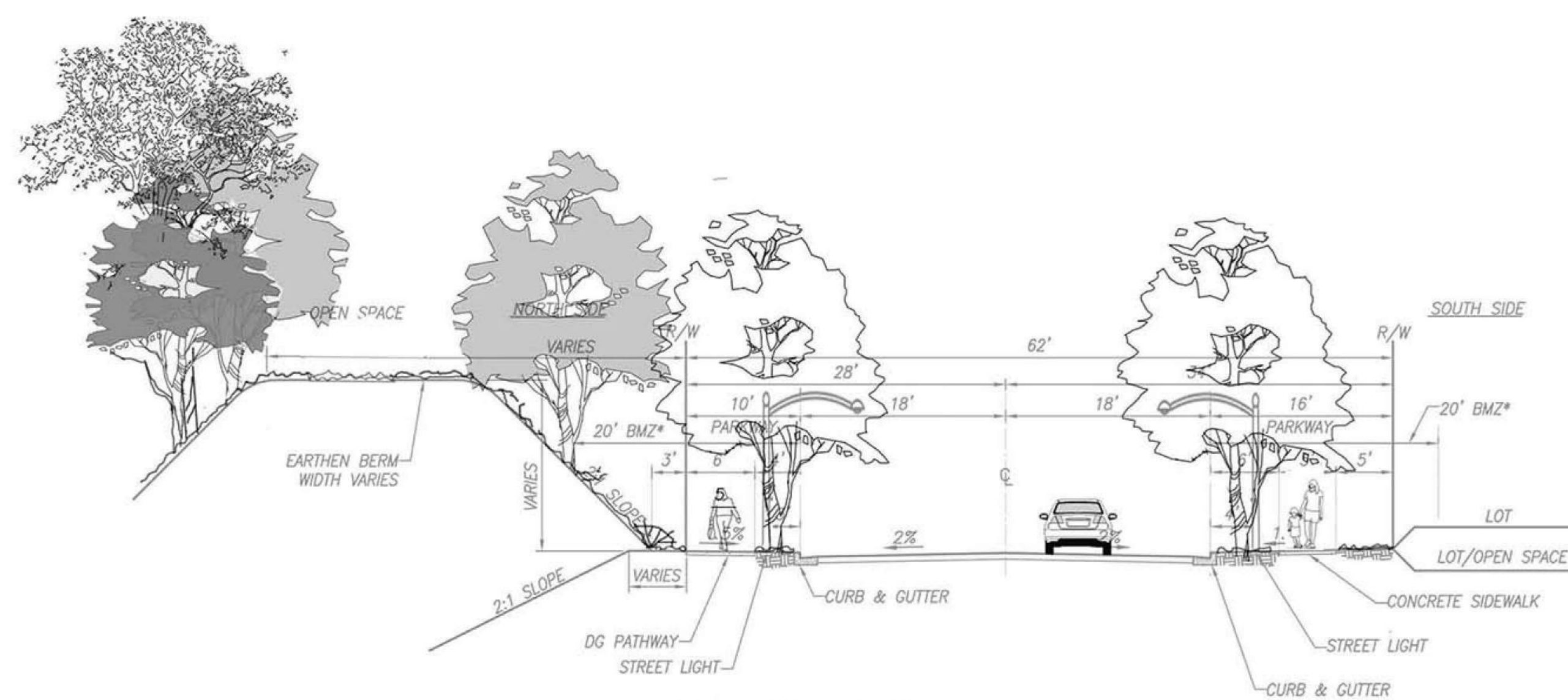
**C** Street A (Public)  
NTS



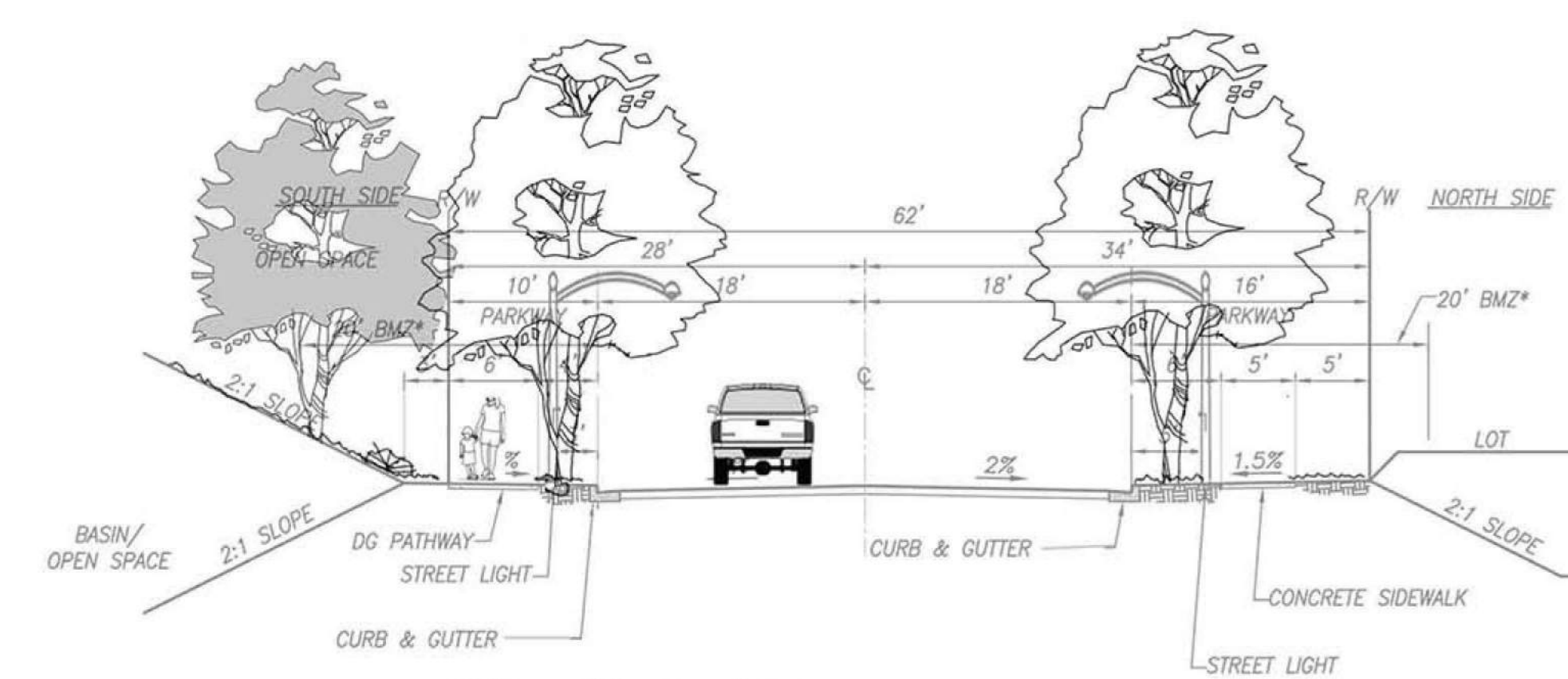
**D** Street A (Public)  
NTS



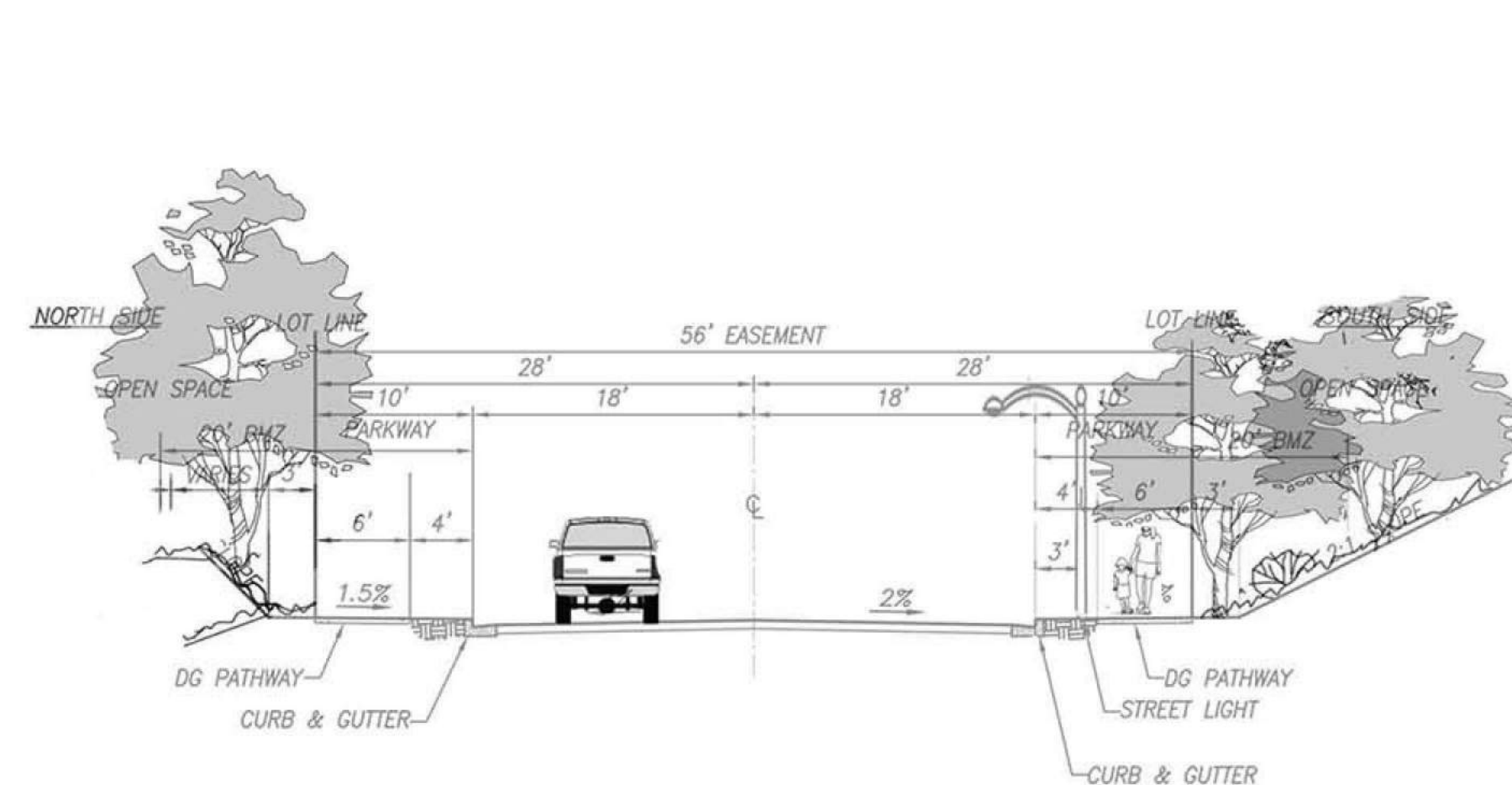
**E** Street A (Public)  
NTS



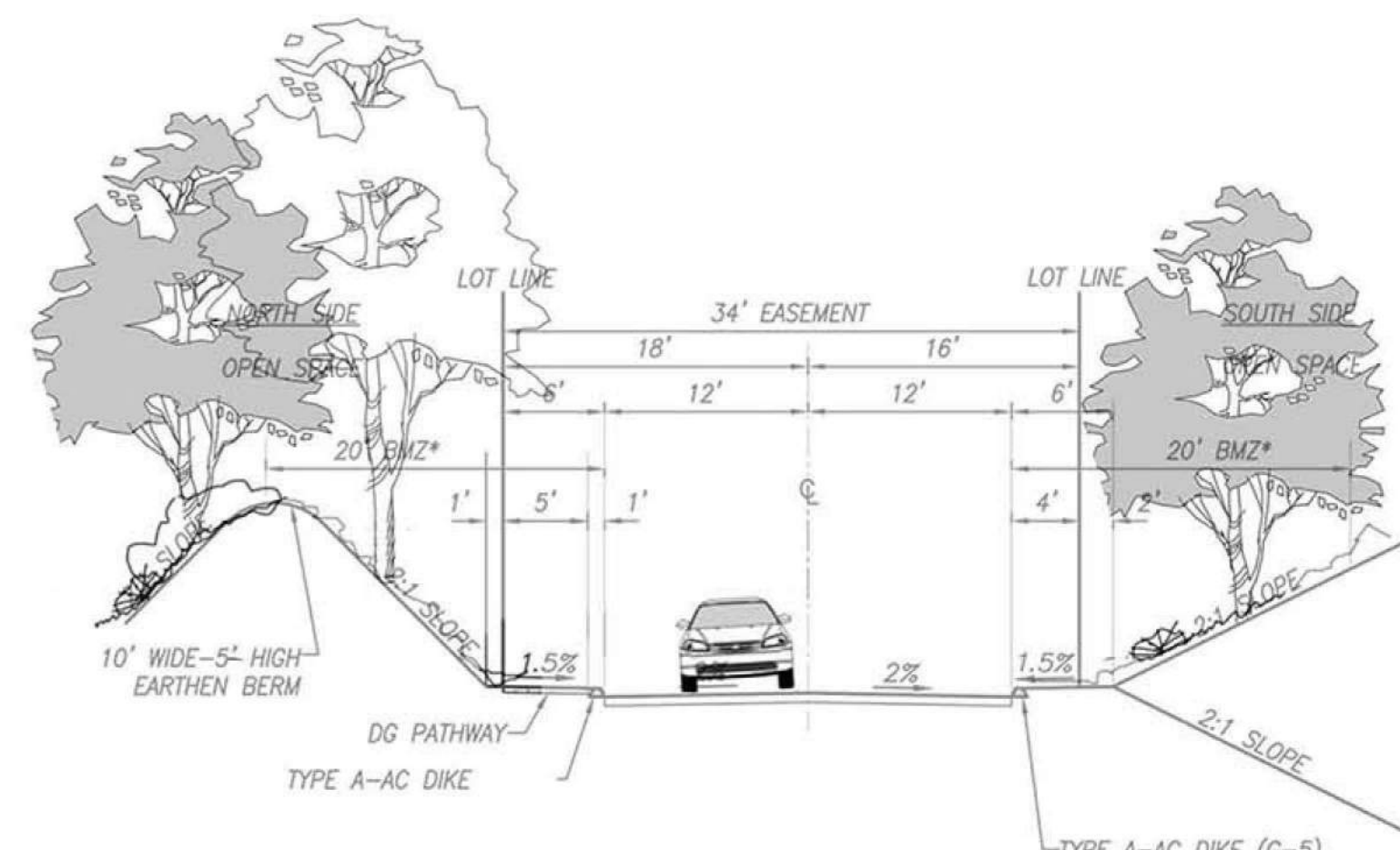
**F** Street B (Public)  
NTS



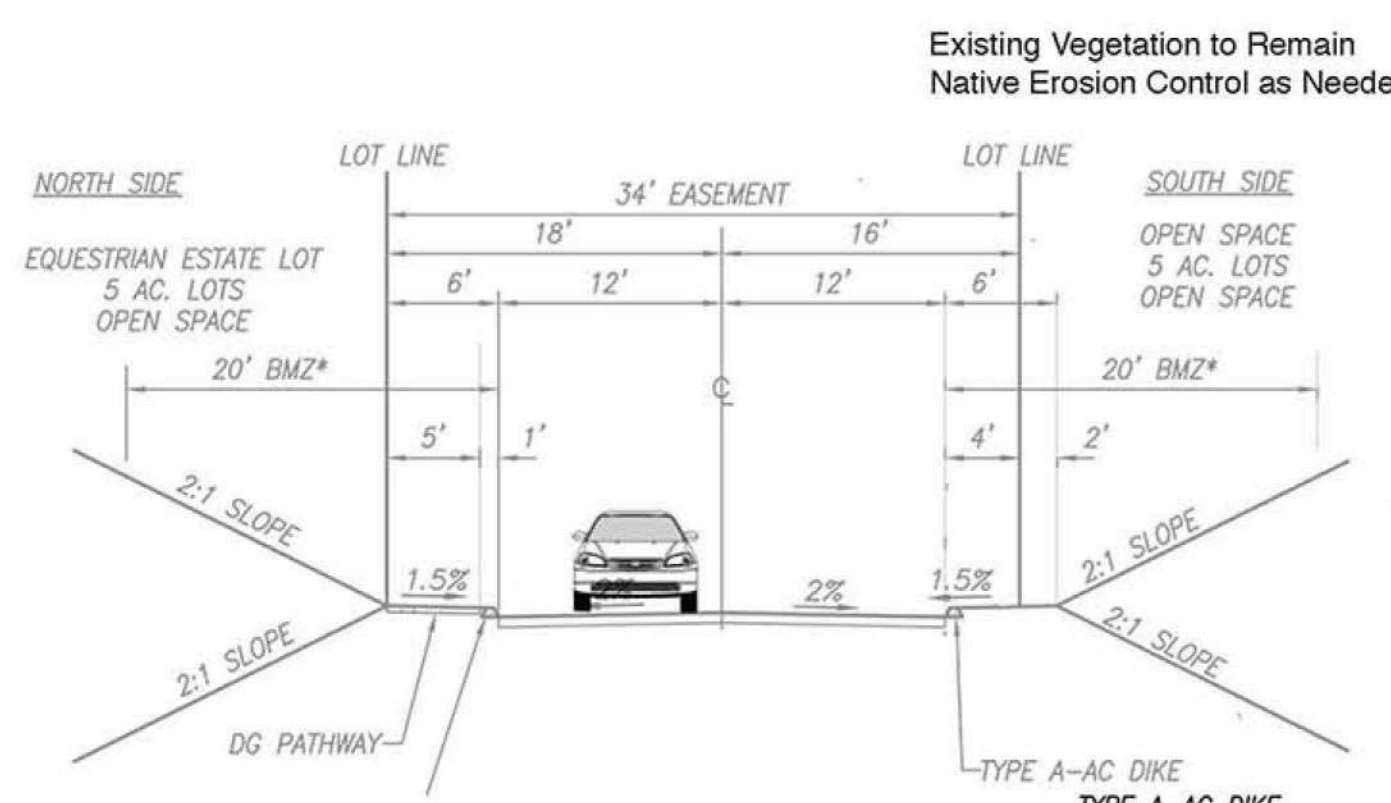
**G** Street B (Public)  
NTS



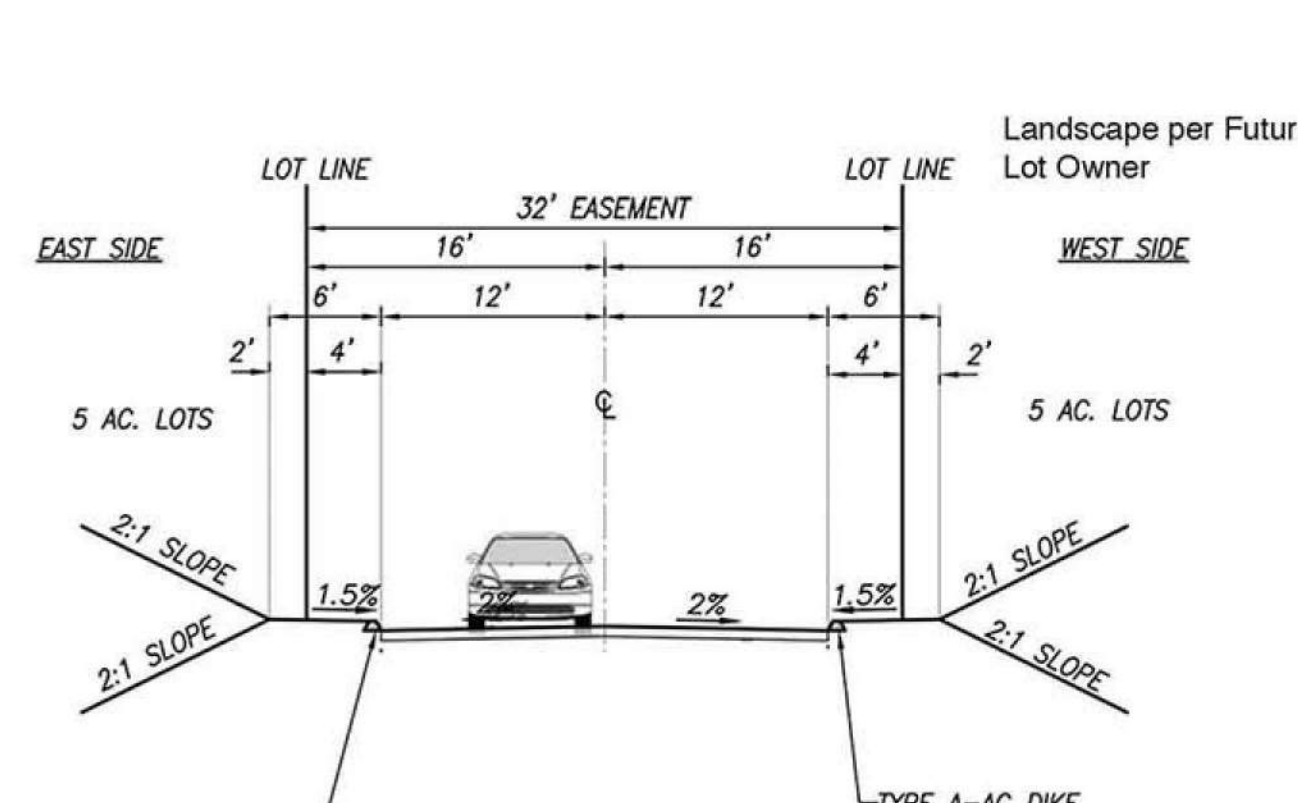
**H** Street B (Public)  
NTS



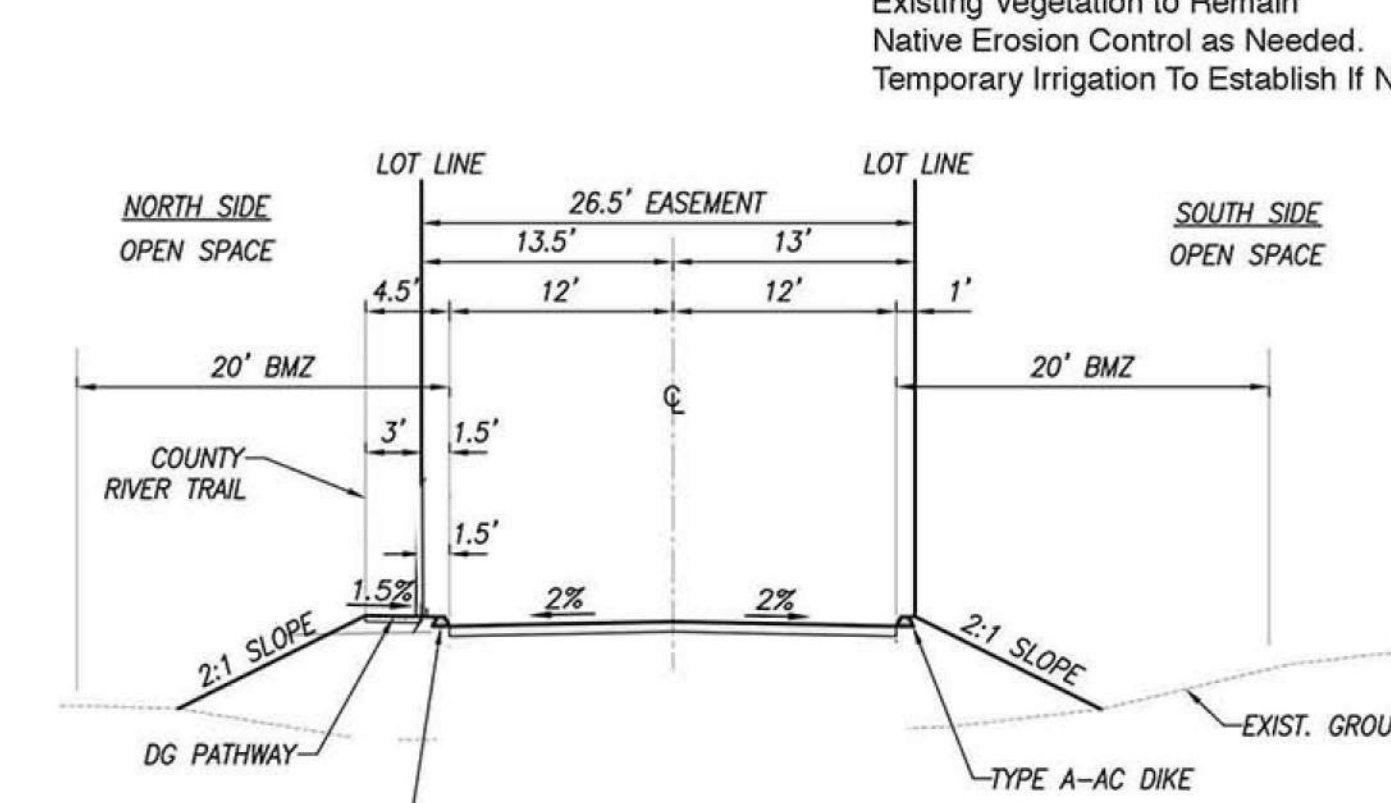
**I** Dulin Road (Private)  
NTS



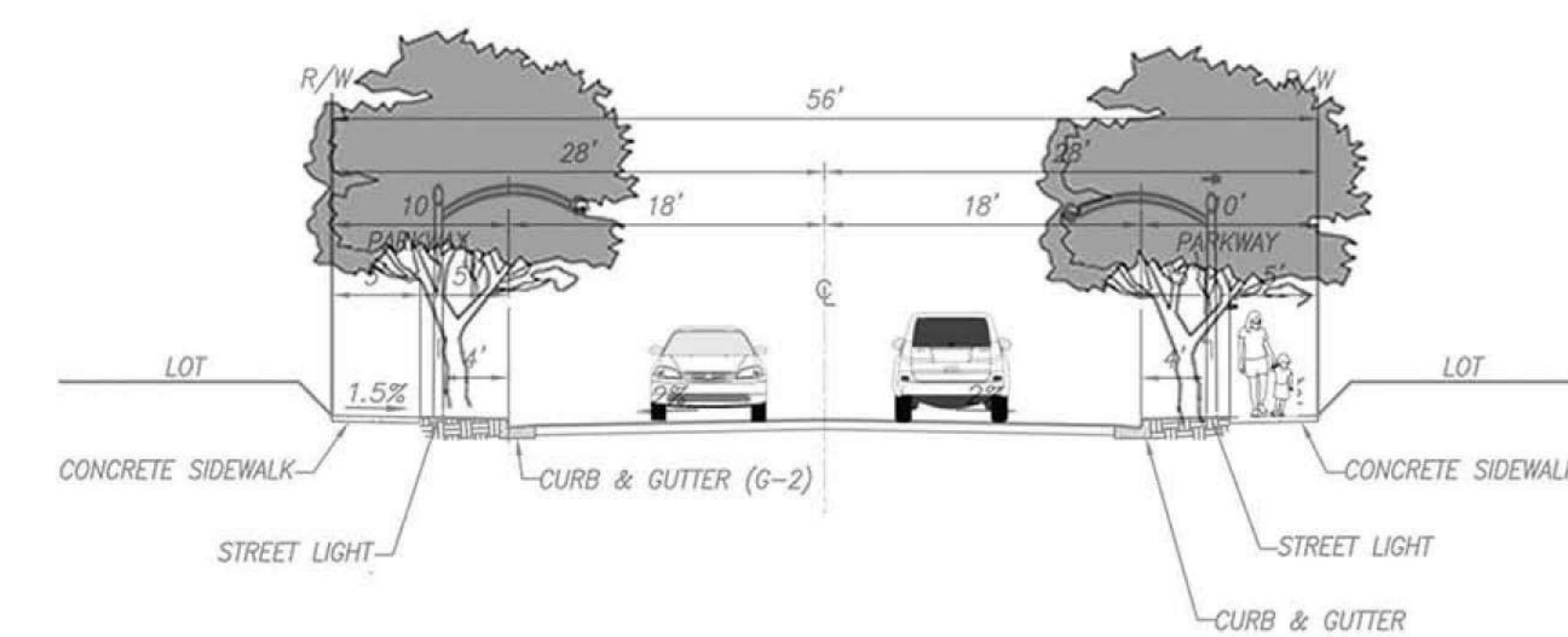
**J** Dulin Road (Private)  
NTS



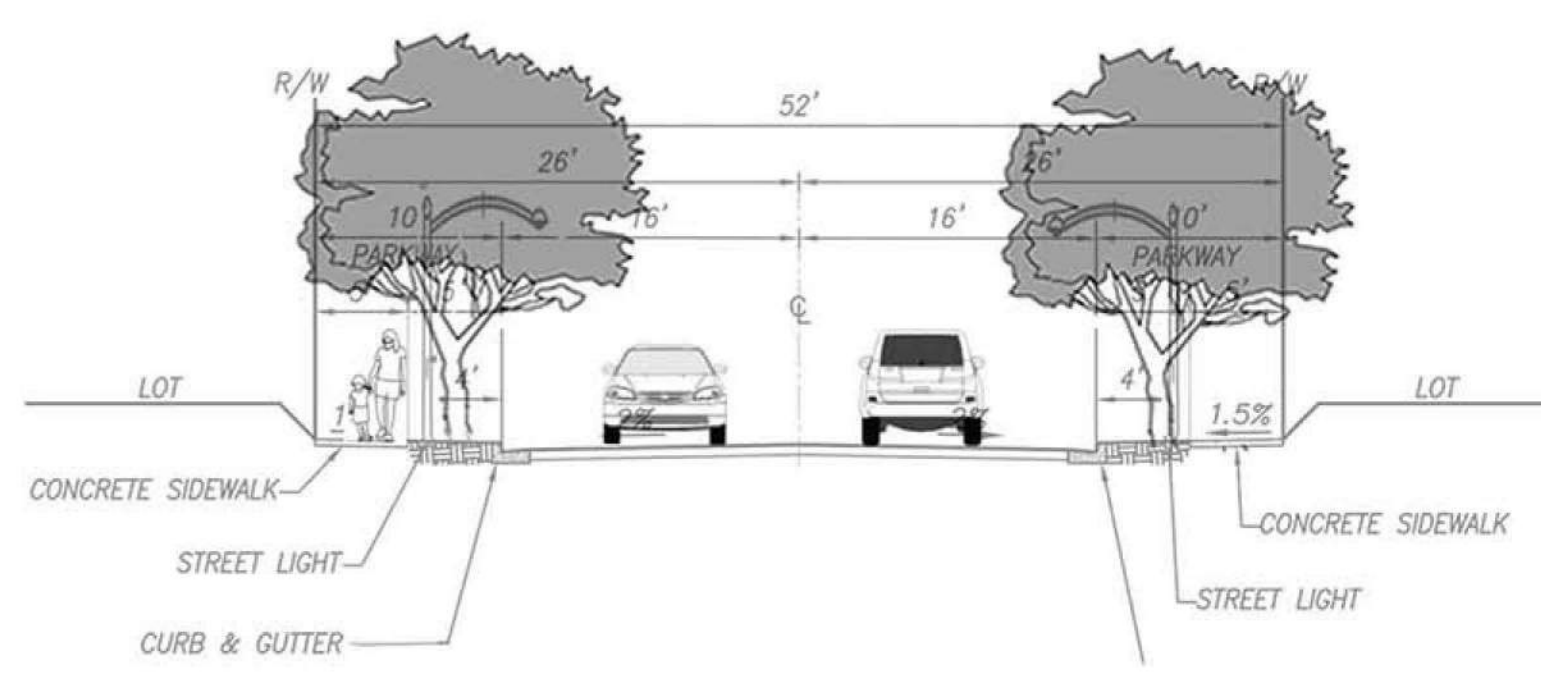
**K** Street P (Private)  
NTS



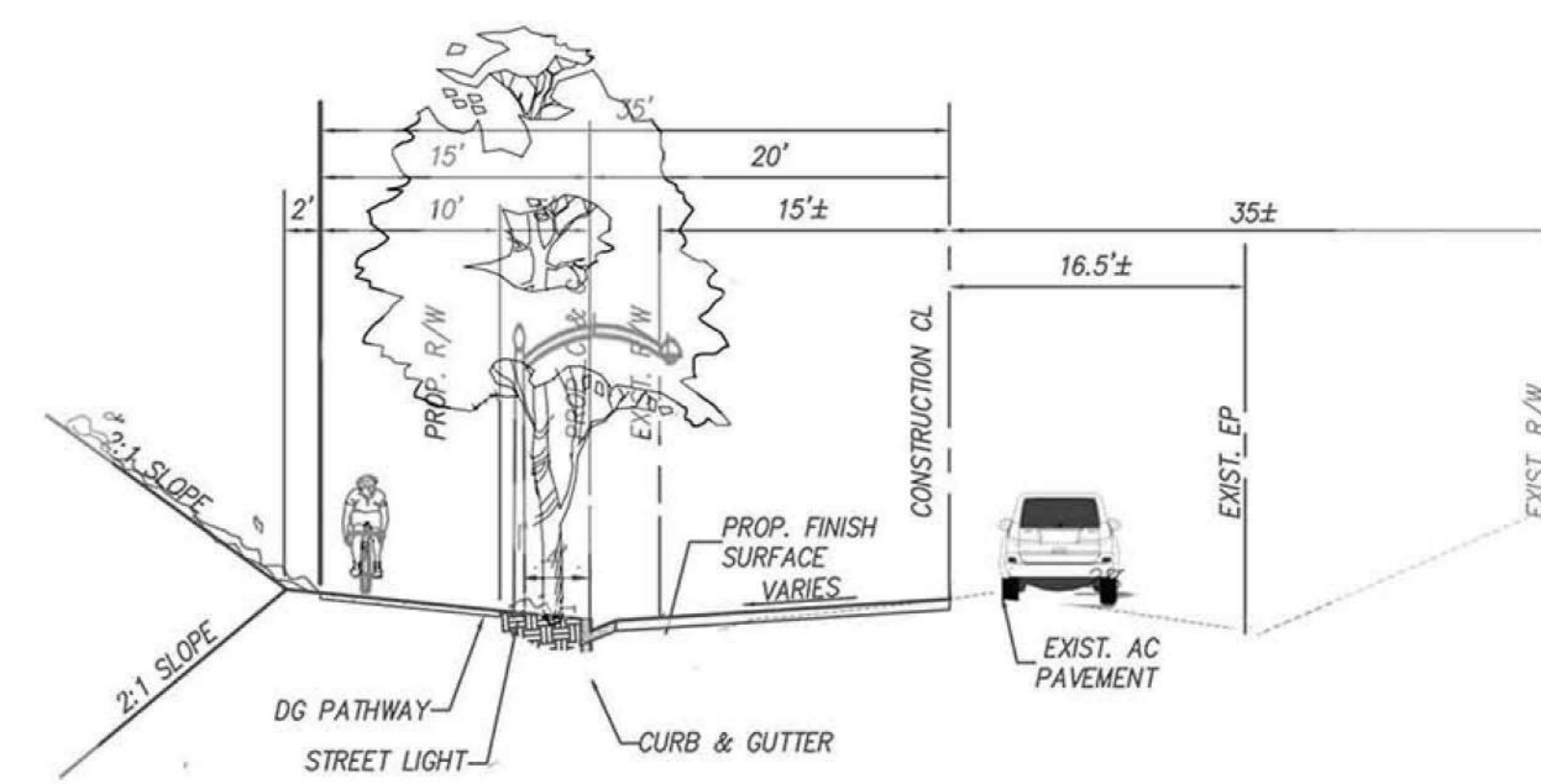
**L** Dulin Road (Private)  
NTS



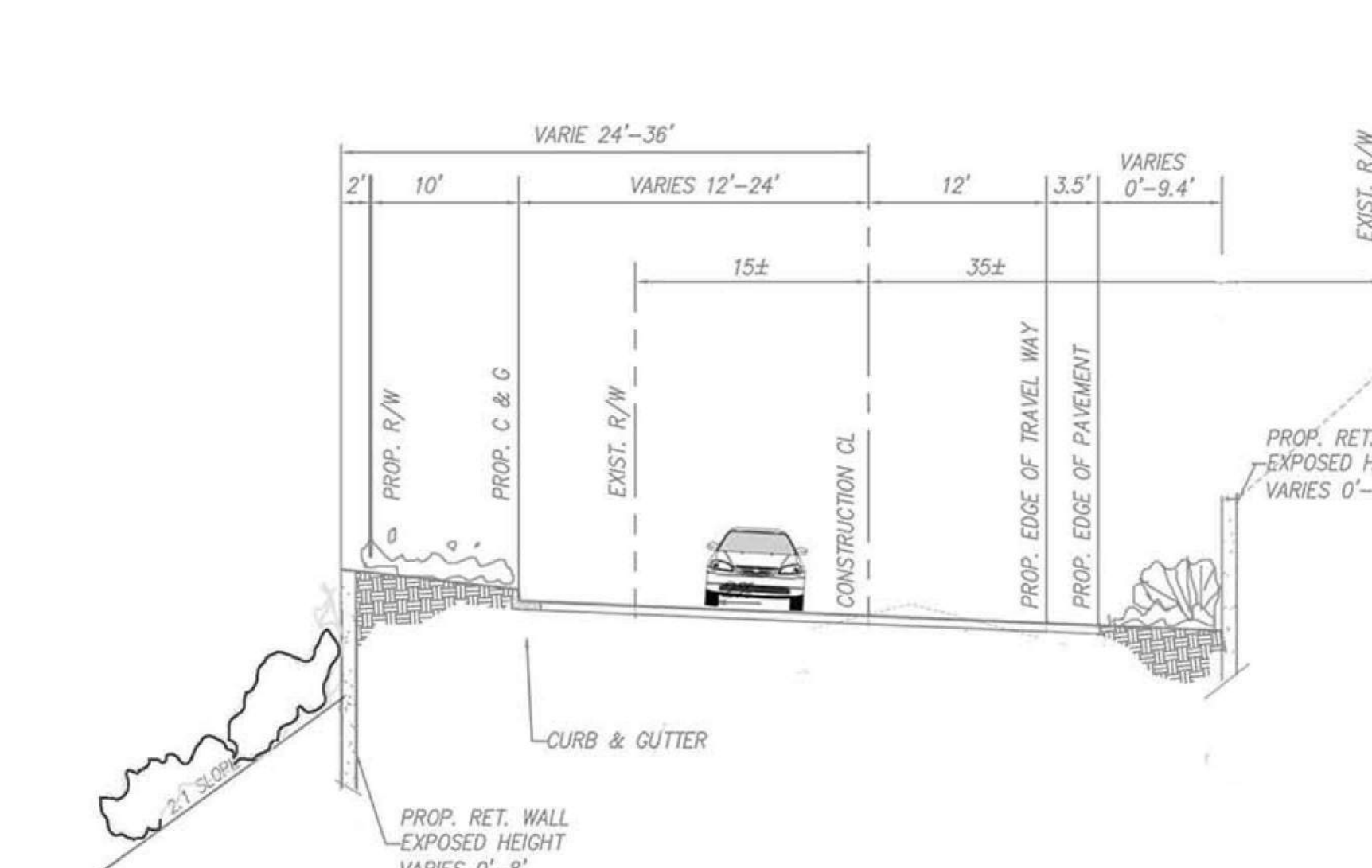
**M** Residential Street (Public)  
NTS



**N** Residential Street - Cul De Sac (Public)  
NTS



**O** West Lilac Road (Public)  
NTS



**P** West Lilac Road (Public)  
NTS

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TRACT 5615 TENTATIVE MAP  
OCEAN BREEZE RANCH

TM PLAN  
Landscape Sections  
MUP #PDS2016-MUP-16-012

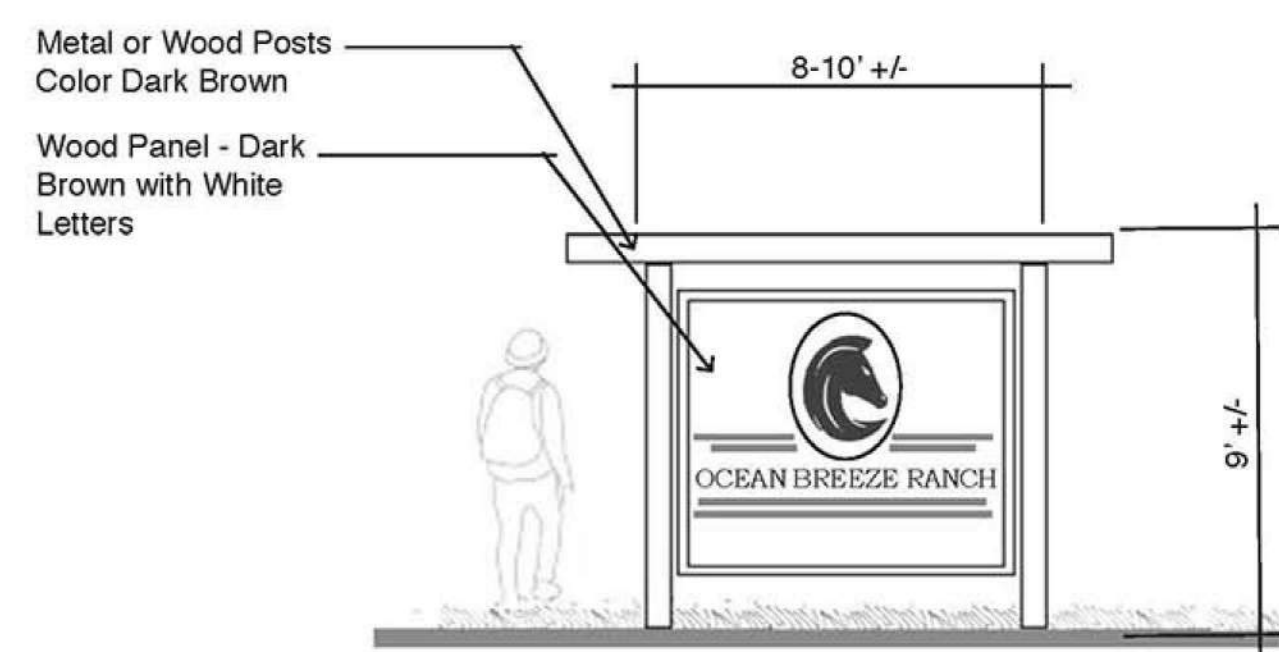
August 19, 2019

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### Wall and Fence Legend

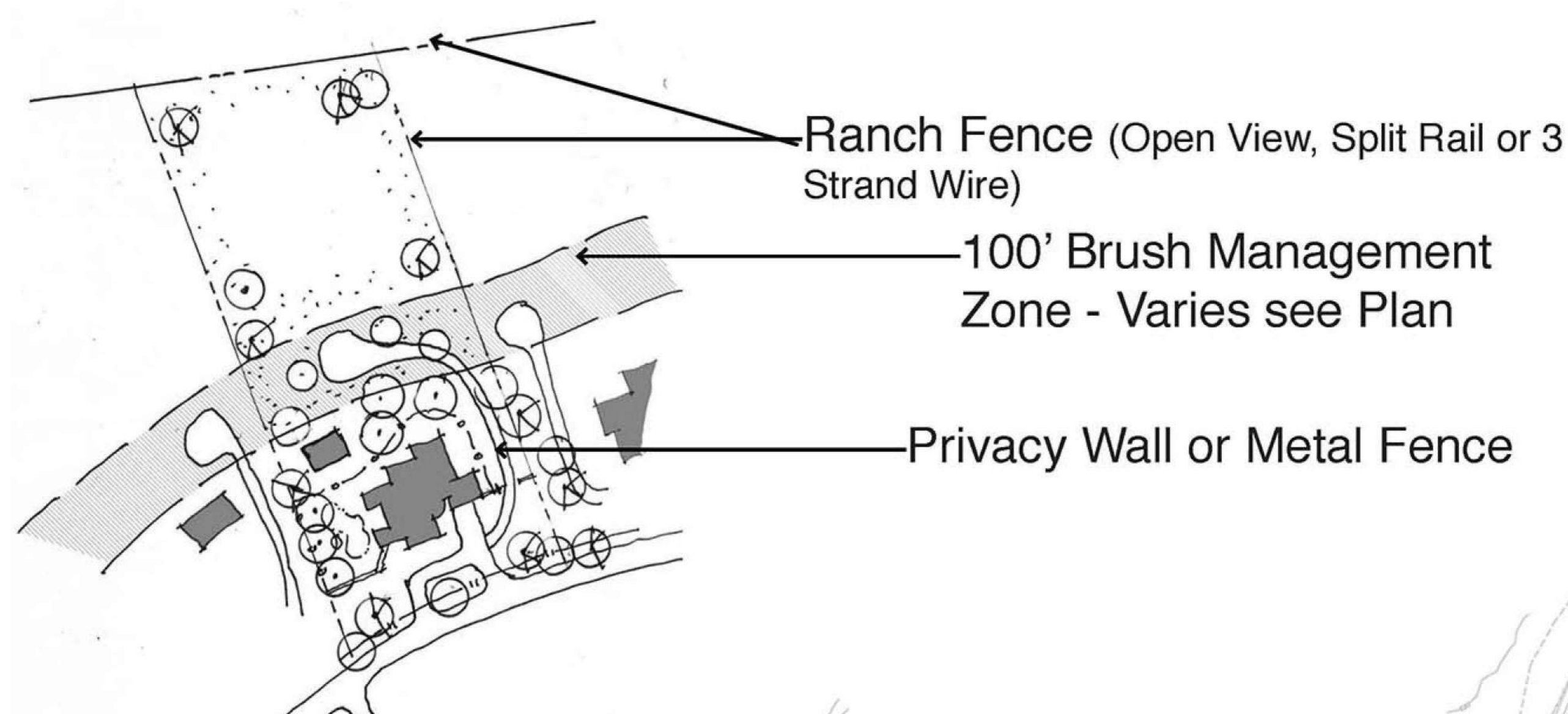
- 5'- 0" Masonry Privacy Wall
- 5'- 0" Open View Fence, Brown
- 5'- 0" Wood Screen Fence (non combustible)
- 42" Rail Fence - Pathway
- Primary Entry Monument Sign
- Secondary Entry Monument Sign
- Retaining Wall - Earth Tone Colors
- Post and Wire Trail Fence (Each Side of trail - Wildlife Friendly)
- Gate Location - See Sheet 10 For Concept Elevations

Proposed Signage, if lighted, shall be externally lighted, shielded and conform to Dark Sky Ordinance.



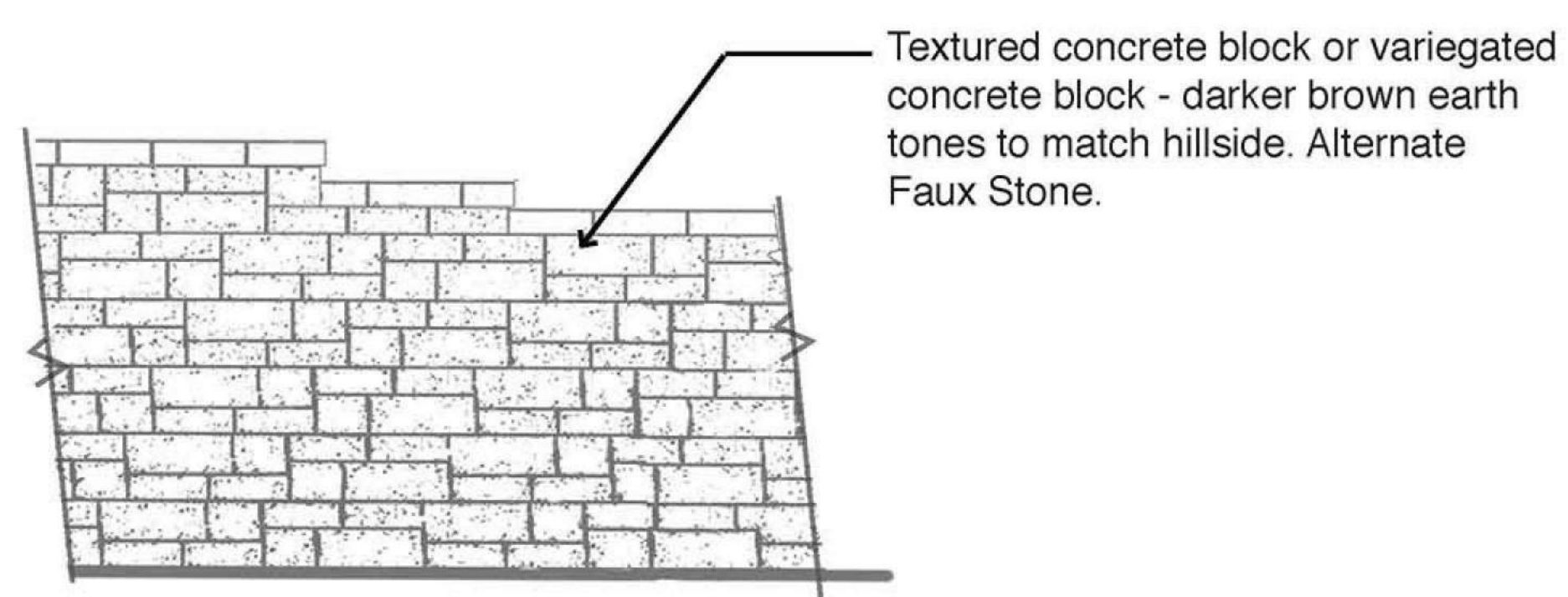
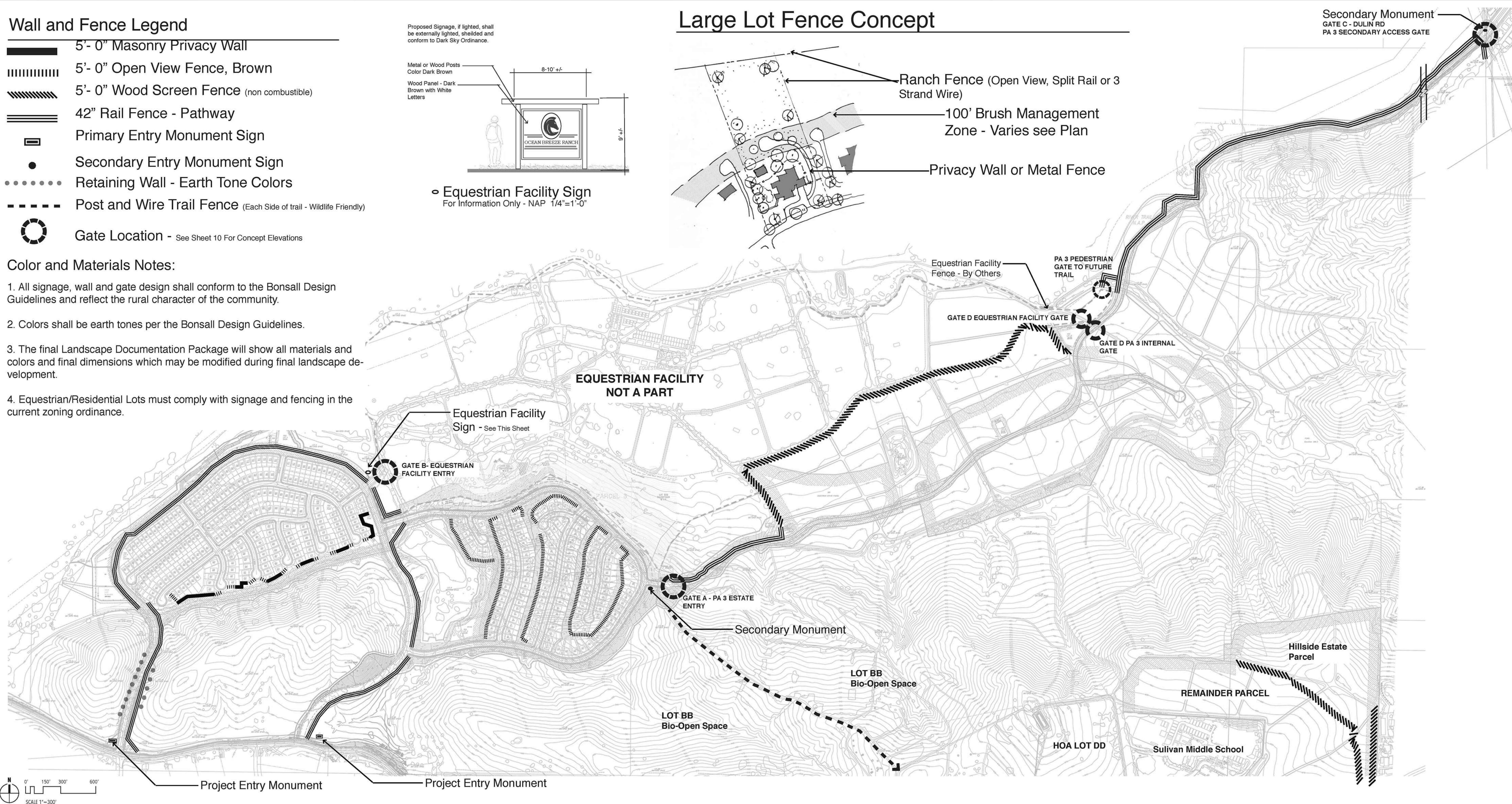
○ Equestrian Facility Sign  
For Information Only - NAP 1/4"=1'-0"

### Large Lot Fence Concept

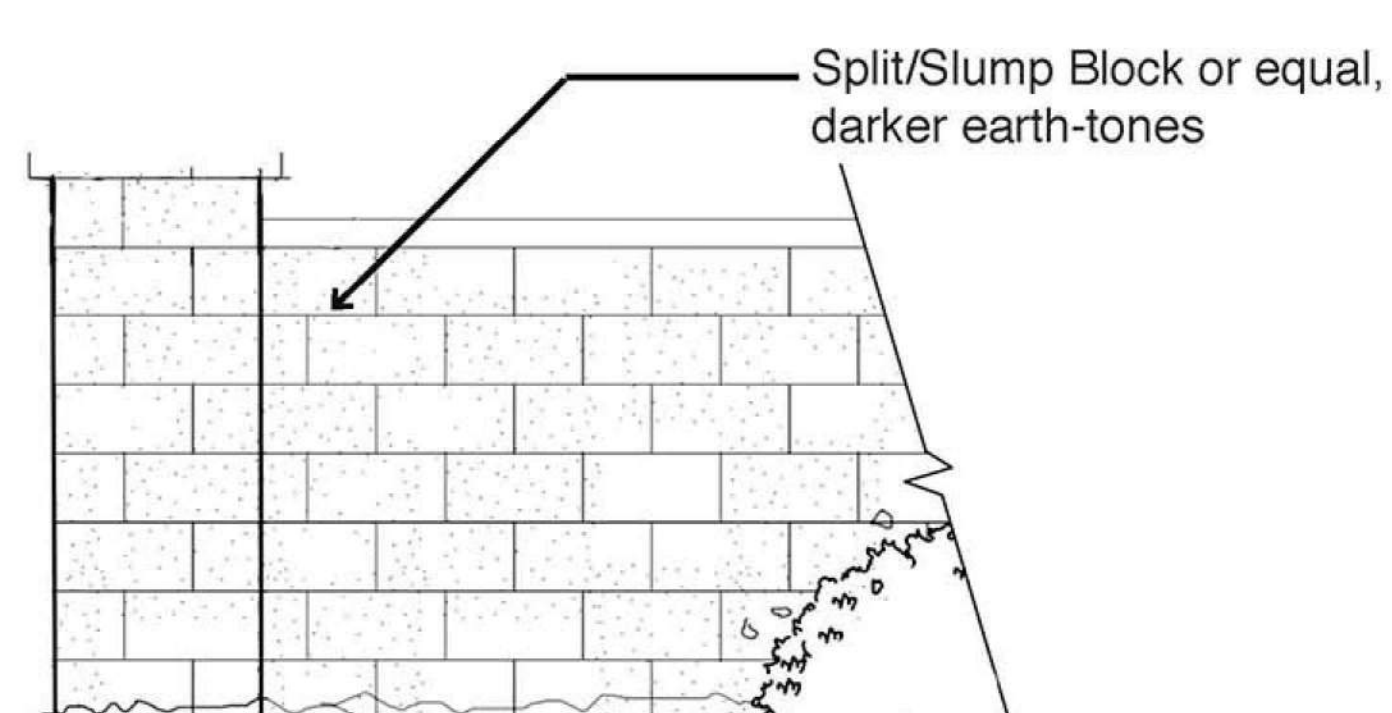


### Color and Materials Notes:

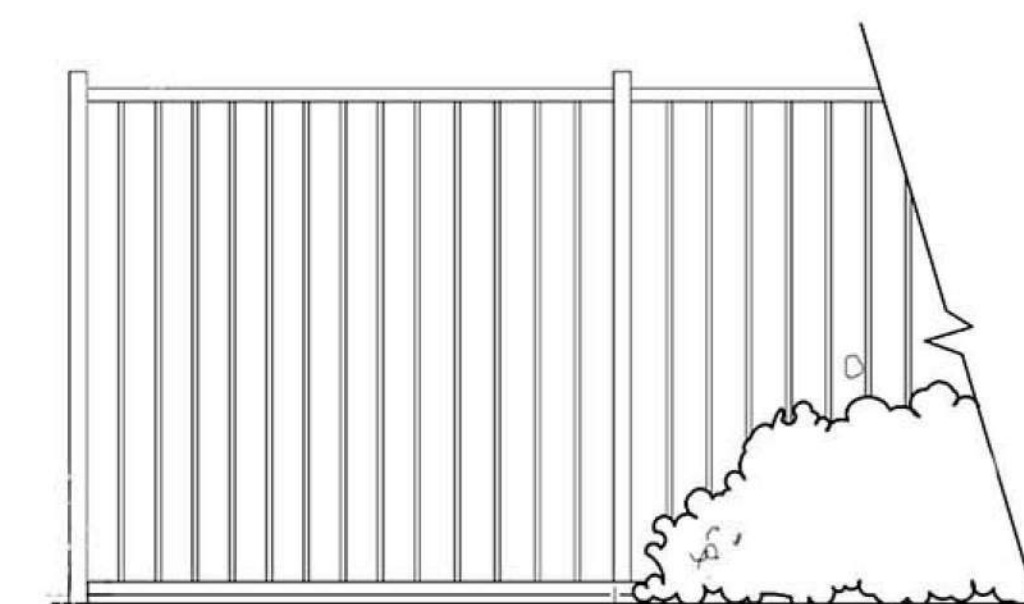
1. All signage, wall and gate design shall conform to the Bonsall Design Guidelines and reflect the rural character of the community.
2. Colors shall be earth tones per the Bonsall Design Guidelines.
3. The final Landscape Documentation Package will show all materials and colors and final dimensions which may be modified during final landscape development.
4. Equestrian/Residential Lots must comply with signage and fencing in the current zoning ordinance.



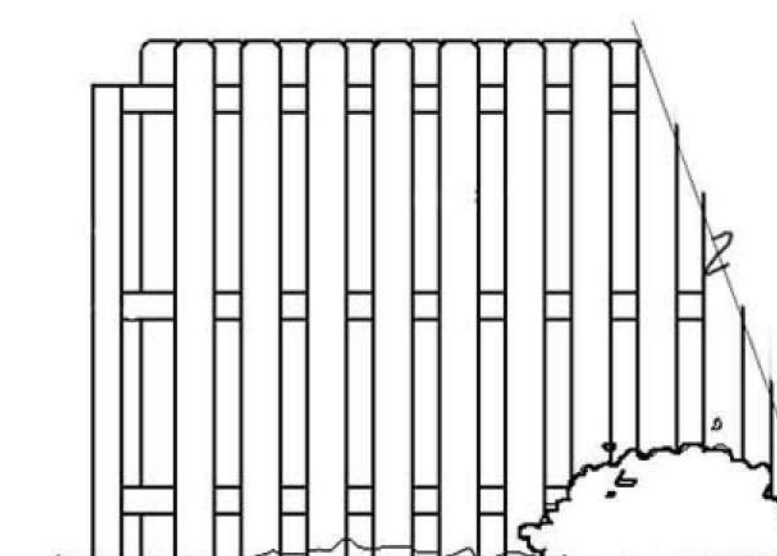
Textured Surface Retaining Wall - Along Entry Road



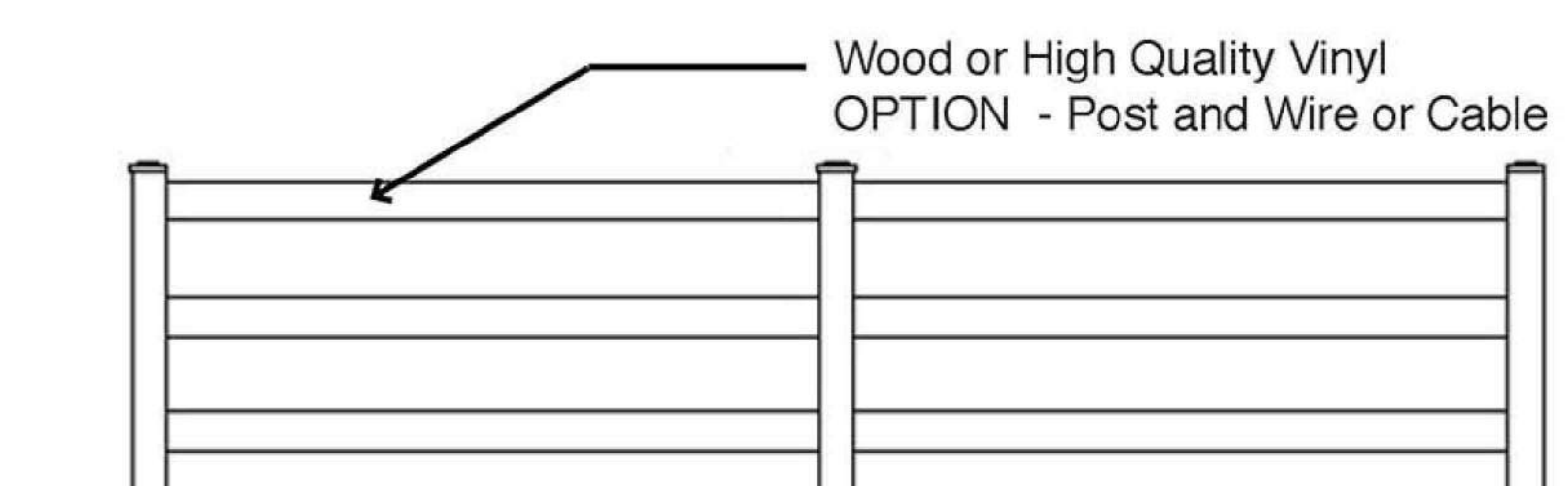
Masonry Privacy Wall



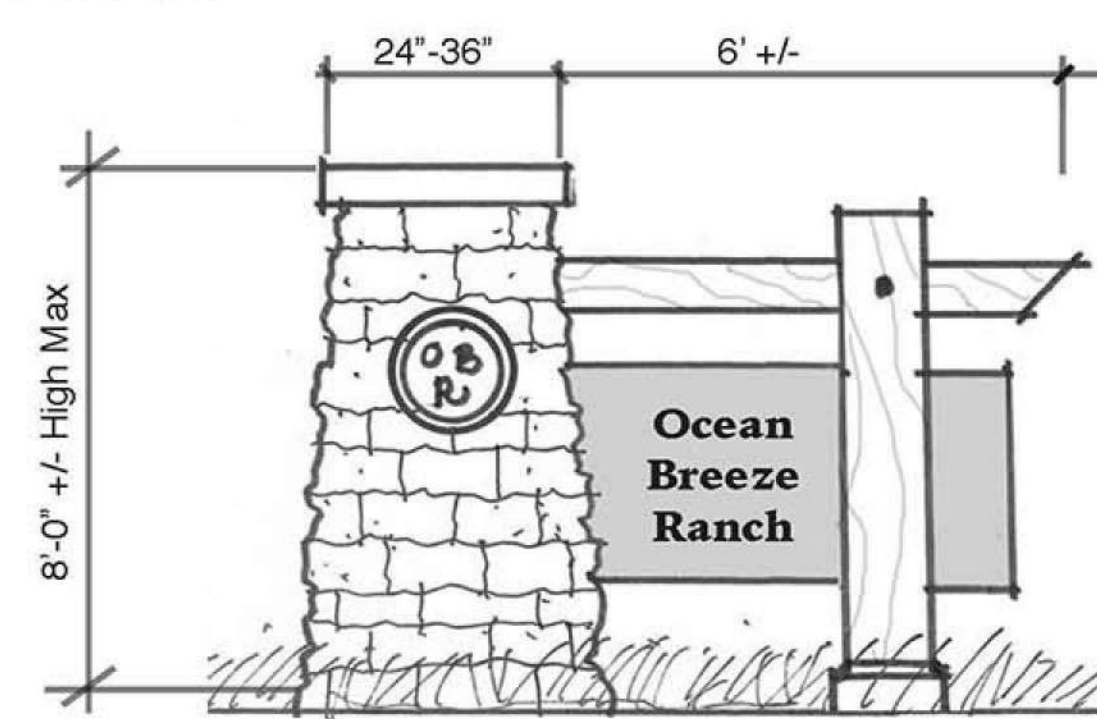
Open View Fence - Metal



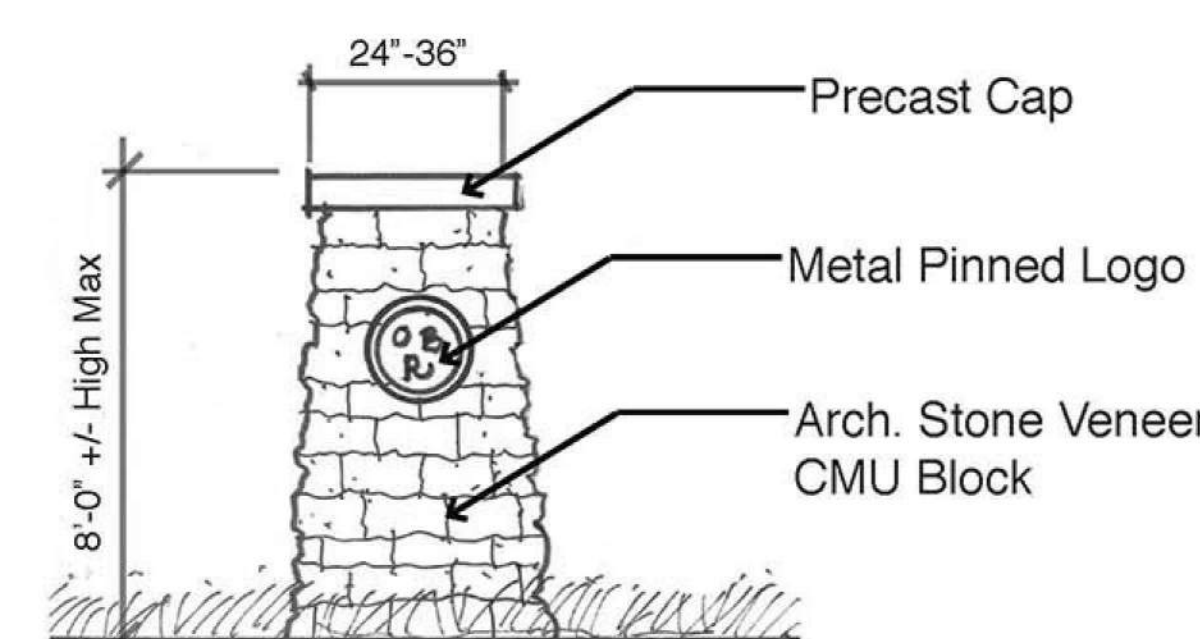
Wood Screen Fence



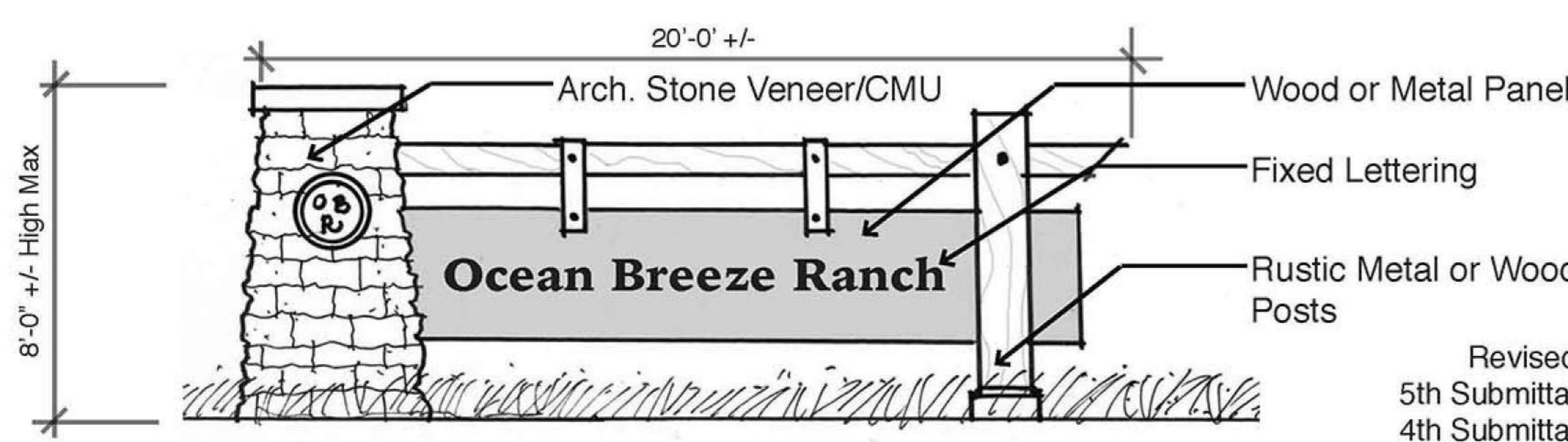
Cable/Wire/Rail Fence



● Secondary Monument Sign (option)



● Secondary Monument Sign (option)



■ Primary Monument Sign

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4th Submittal 05-21-2019  
3rd Submittal 12-10-2018  
2nd Submittal 5-23-2018  
Original Submittal 9-28-2016



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TRACT 5615 TENTATIVE MAP  
**OCEAN BREEZE RANCH**  
TM PLAN

**Wall & Fence Plan**  
MUP #PDS2016-MUP-16-012

August 19, 2019

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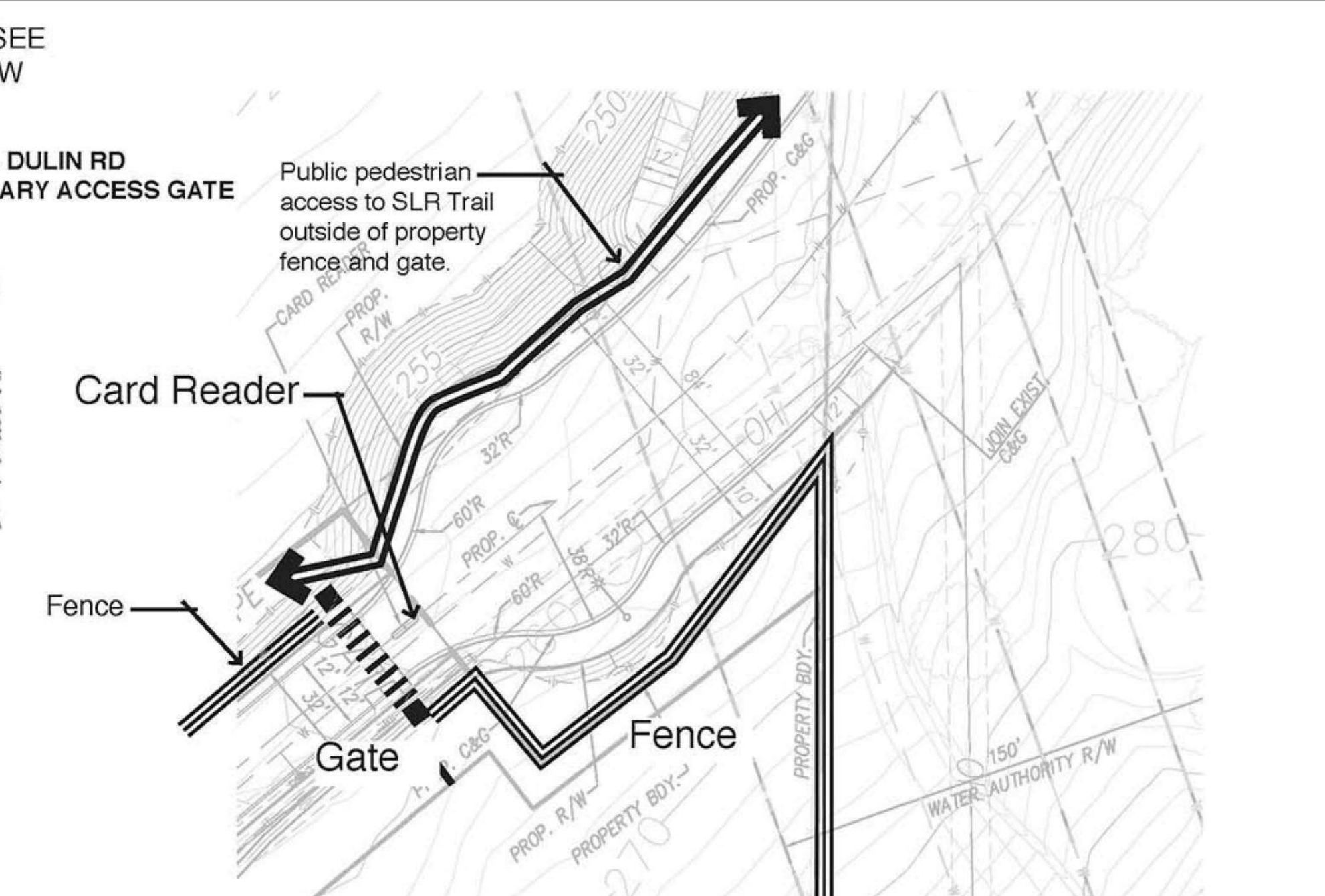
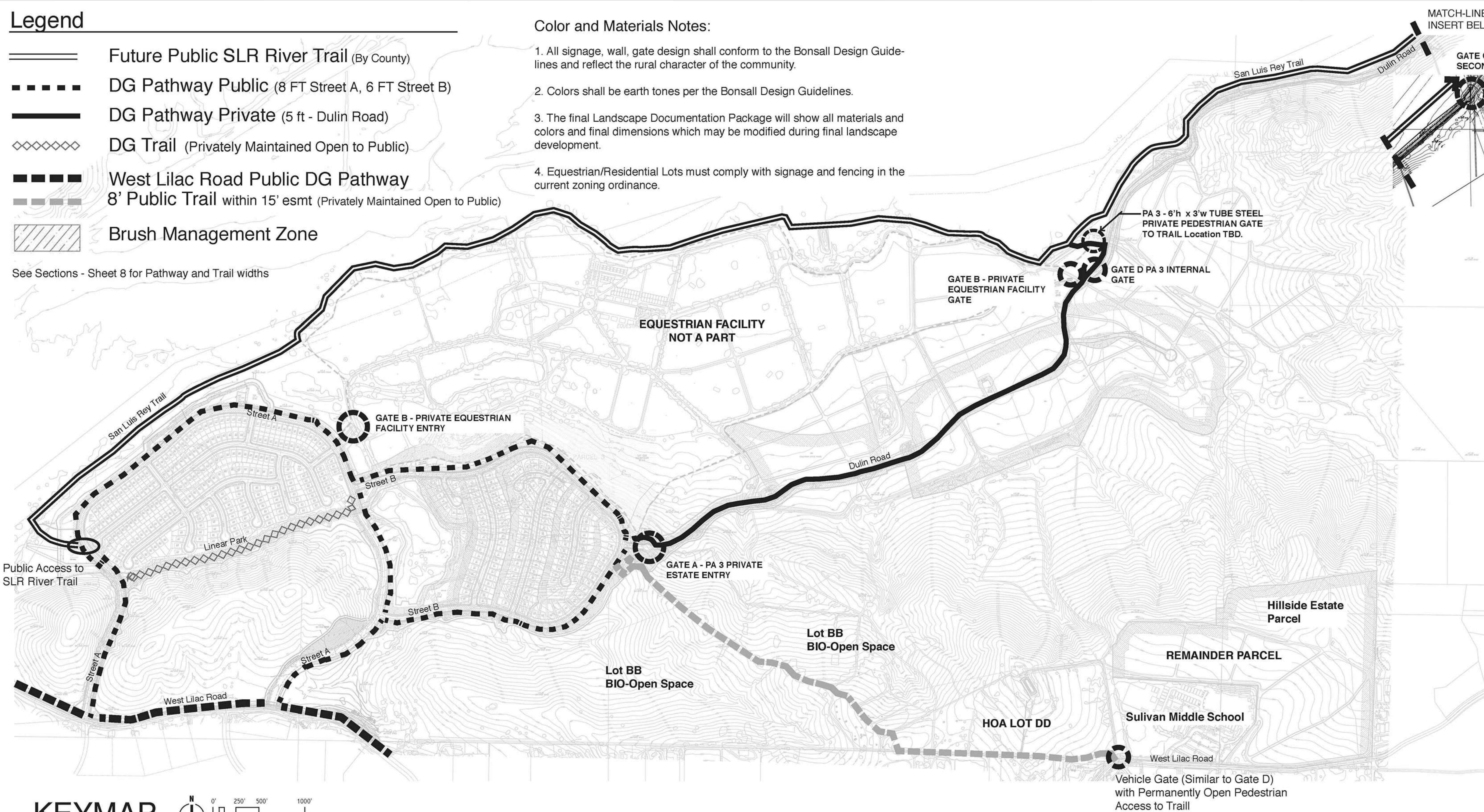
**Legend**

-  Future Public SLR River Trail (By County)
-  DG Pathway Public (8 FT Street A, 6 FT Street B)
-  DG Pathway Private (5 ft - Dulin Road)
-  DG Trail (Privately Maintained Open to Public)
-  West Lilac Road Public DG Pathway
-  8' Public Trail within 15' esmt (Privately Maintained Open to Public)
-  Brush Management Zone

See Sections - Sheet 8 for Pathway and Trail widths

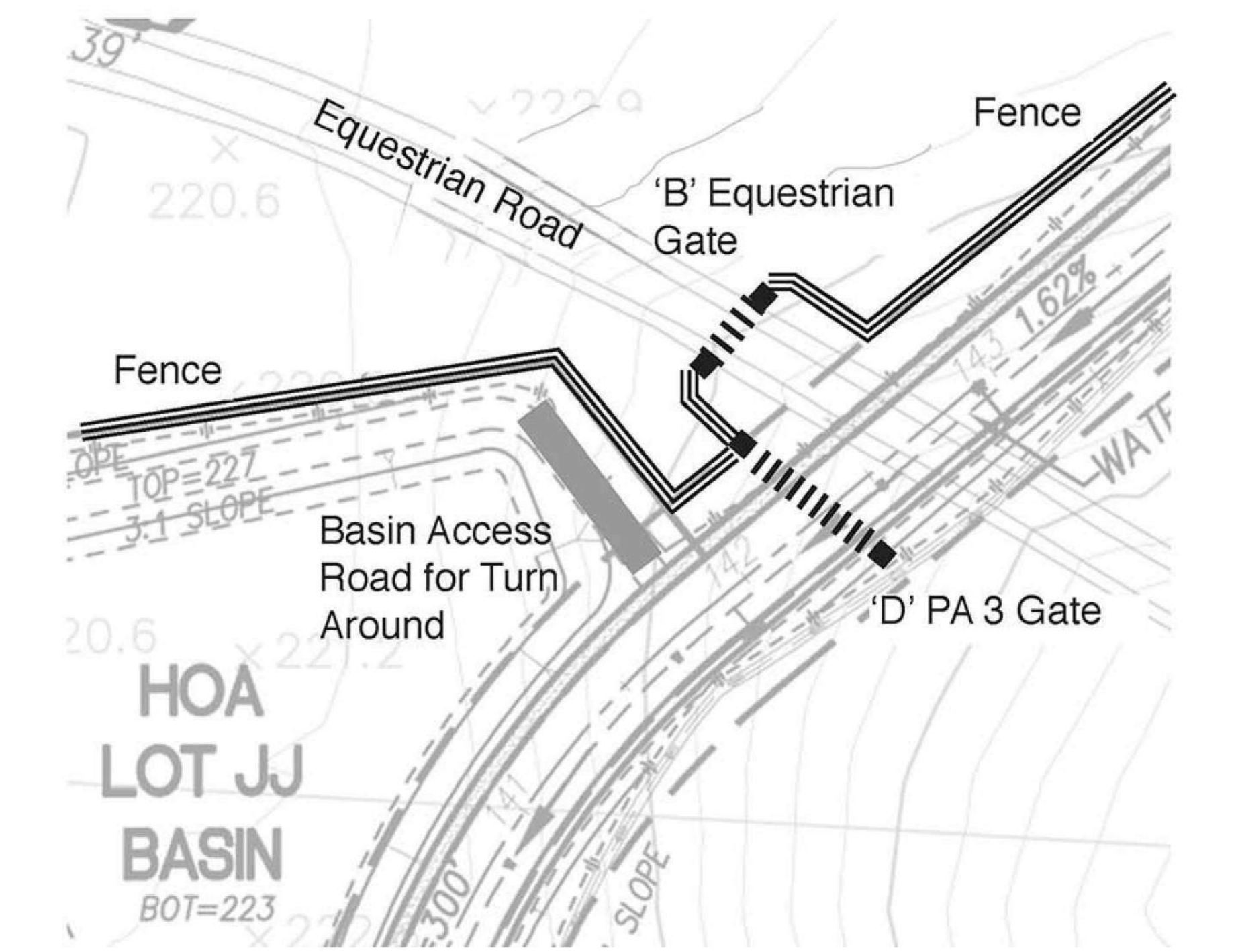
**Color and Materials Notes:**

1. All signage, wall, gate design shall conform to the Bonsall Design Guidelines and reflect the rural character of the community.
2. Colors shall be earth tones per the Bonsall Design Guidelines.
3. The final Landscape Documentation Package will show all materials and colors and final dimensions which may be modified during final landscape development.
4. Equestrian/Residential Lots must comply with signage and fencing in the current zoning ordinance.



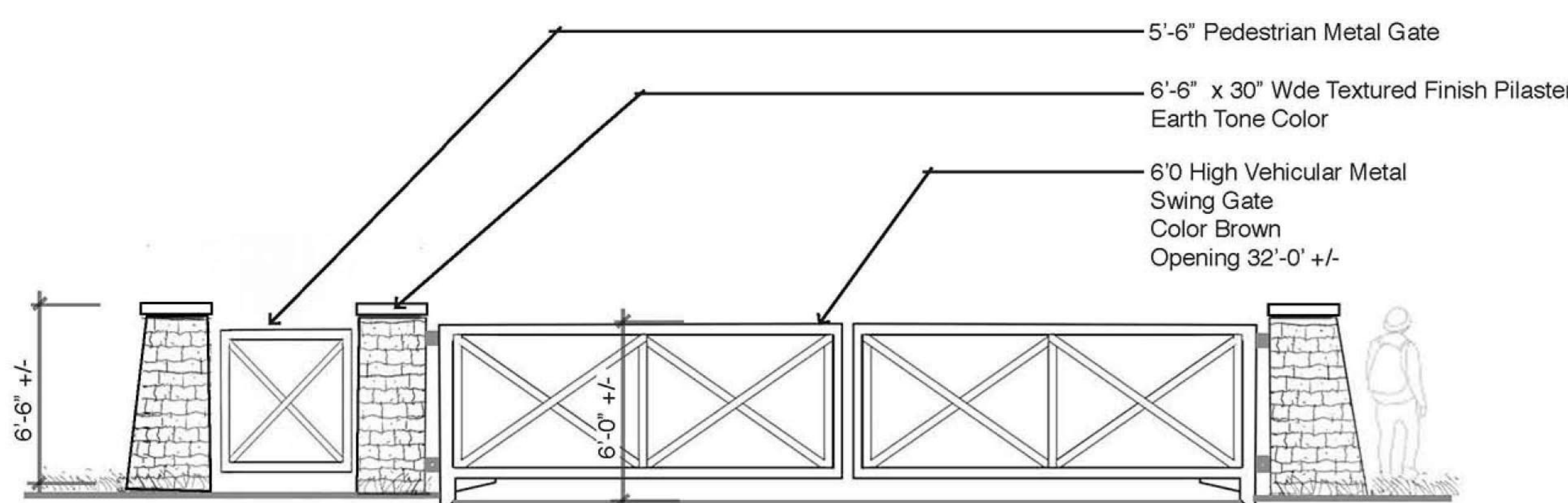
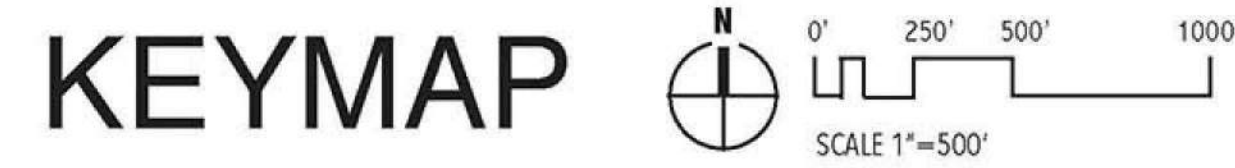
**GATE C - PA 3 DULIN RD. SECONDARY ACCESS GATE**

Scale 1"=40'



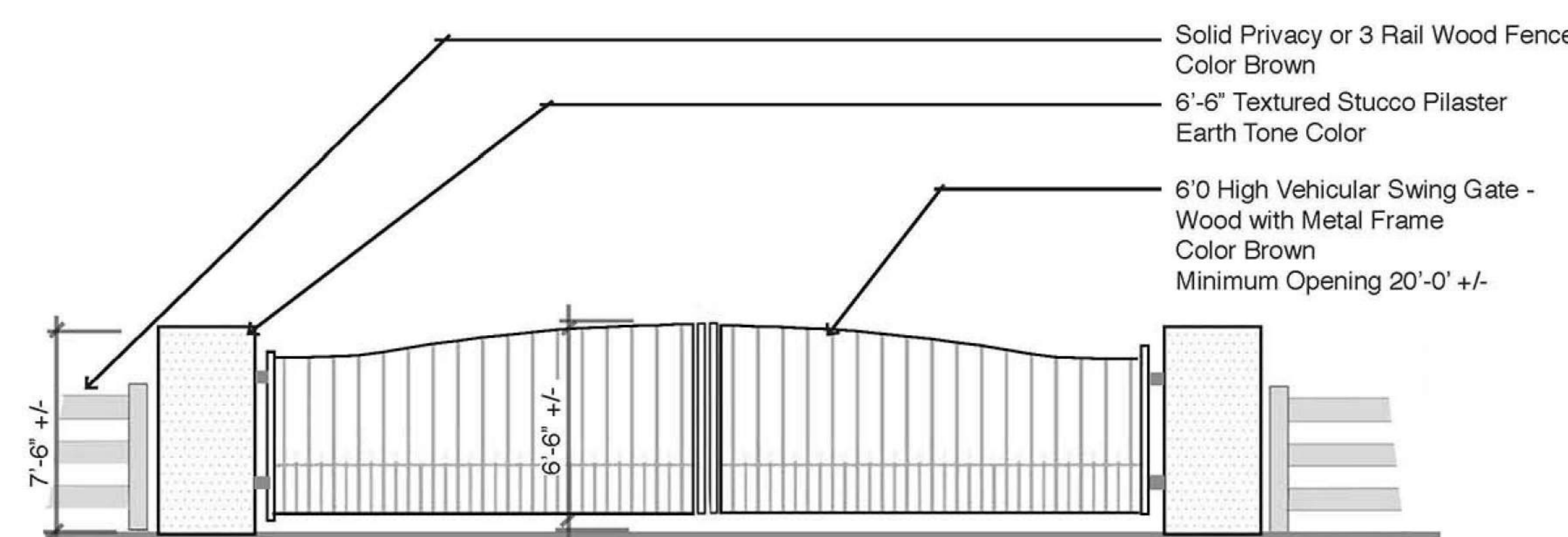
**GATE B/D - EQUESTRIAN FACILITY / PA 3 INTERNAL GATE**

Scale 1"=40'



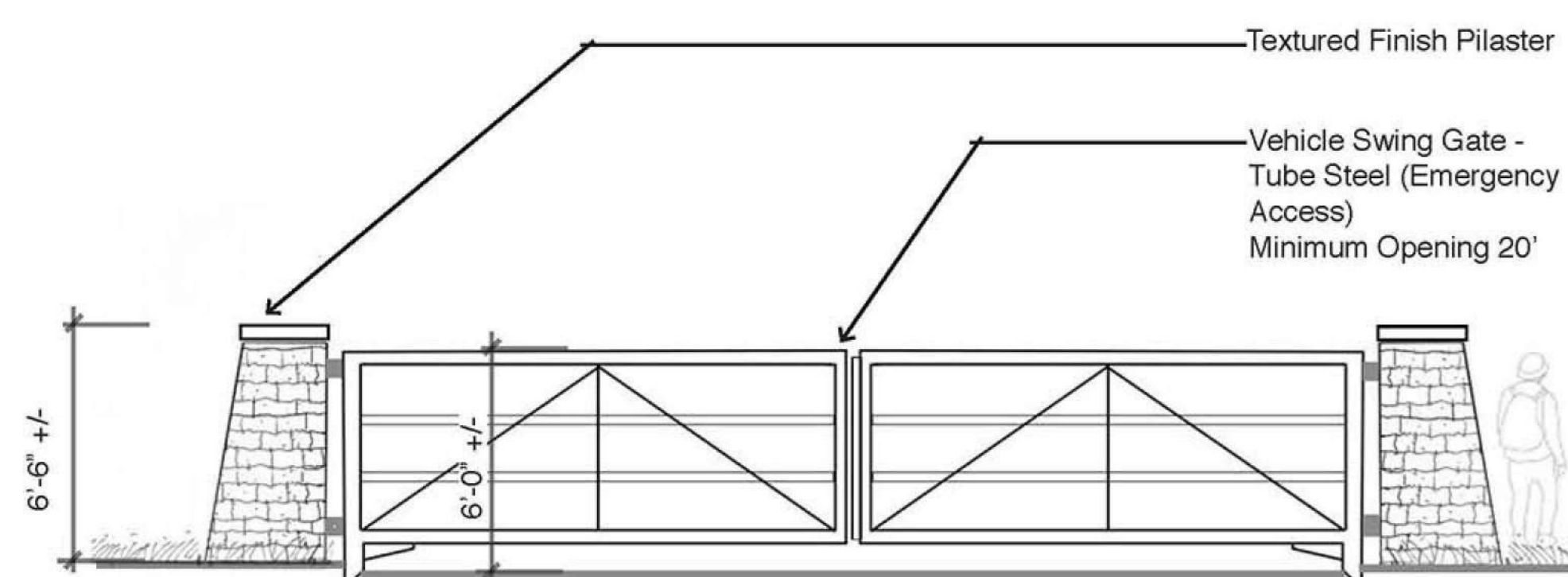
**GATE A - PA 3 ESTATE MAIN ENTRY GATE**

Scale 1/4"=1'-0"



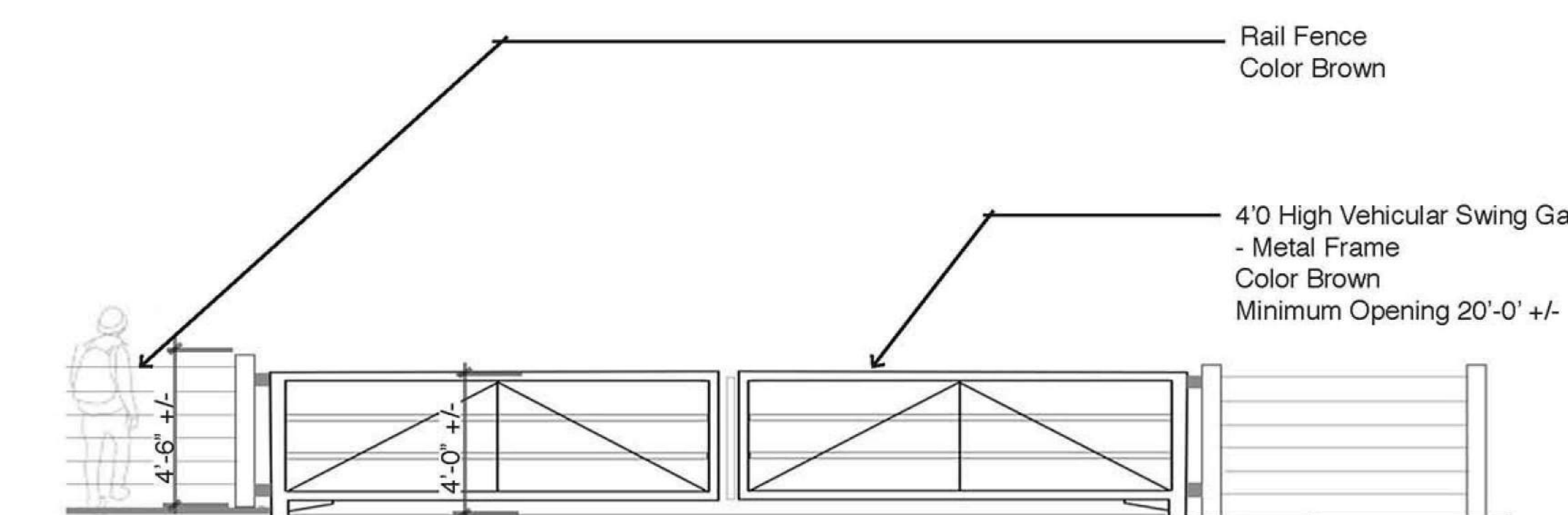
**GATE B - EQUESTRIAN FACILITY GATE**

Scale 1/4"=1'-0" FOR INFORMATION ONLY - NAP



**GATE C - DULIN ROAD SECONDARY ACCESS GATE**

Scale 1/4"=1'-0"



**GATE D - PA 3 INTERNAL GATE**

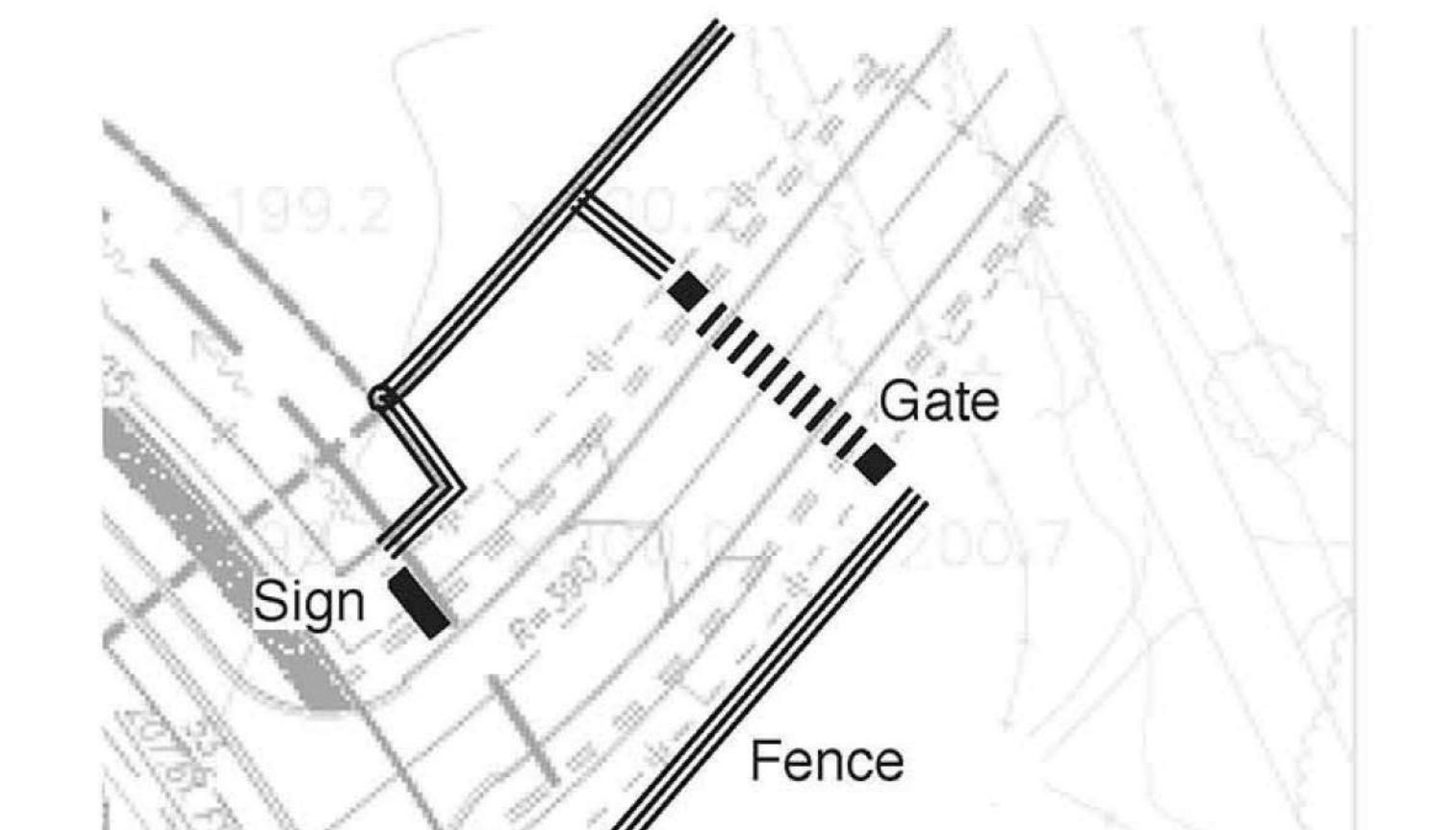
Scale 1/4"=1'-0"

**General Notes:**

1. All gates shall conform to the Bonsall Design Guidelines and reflect the rural character of the community.
2. All gates must conform to Zoning Ordinance Section 6708. If gate entry structures are proposed on individual lots, they must conform to section 6708.h.
3. The final Landscape Documentation Package will show all materials and colors and final dimensions which may be modified during final landscape development.

**SDCFA Notes:**

1. A thirty-foot (30') minimum radius turnaround shall be provided at the gated entrance.
2. The gated driveway entrance and card reader location shall be designed according to San Diego County Design Standards (such as DS 17, DS 18 or DS 19) and to the satisfaction of the Director of Public Works.
3. Gates shall be designed, placed, installed, and accessory features (such as key boxes, "break-away" devices, automatic openers, etc.) provided to the satisfaction of the Director of Public Works and in accordance with provisions outlined by the San Diego County fire protection district.



**GATE B - EQUESTRIAN FACILITY MAIN GATE**

Scale 1"=40'

FOR INFORMATION ONLY - NAP



**GATE A - PA 3 MAIN ENTRY GATE**

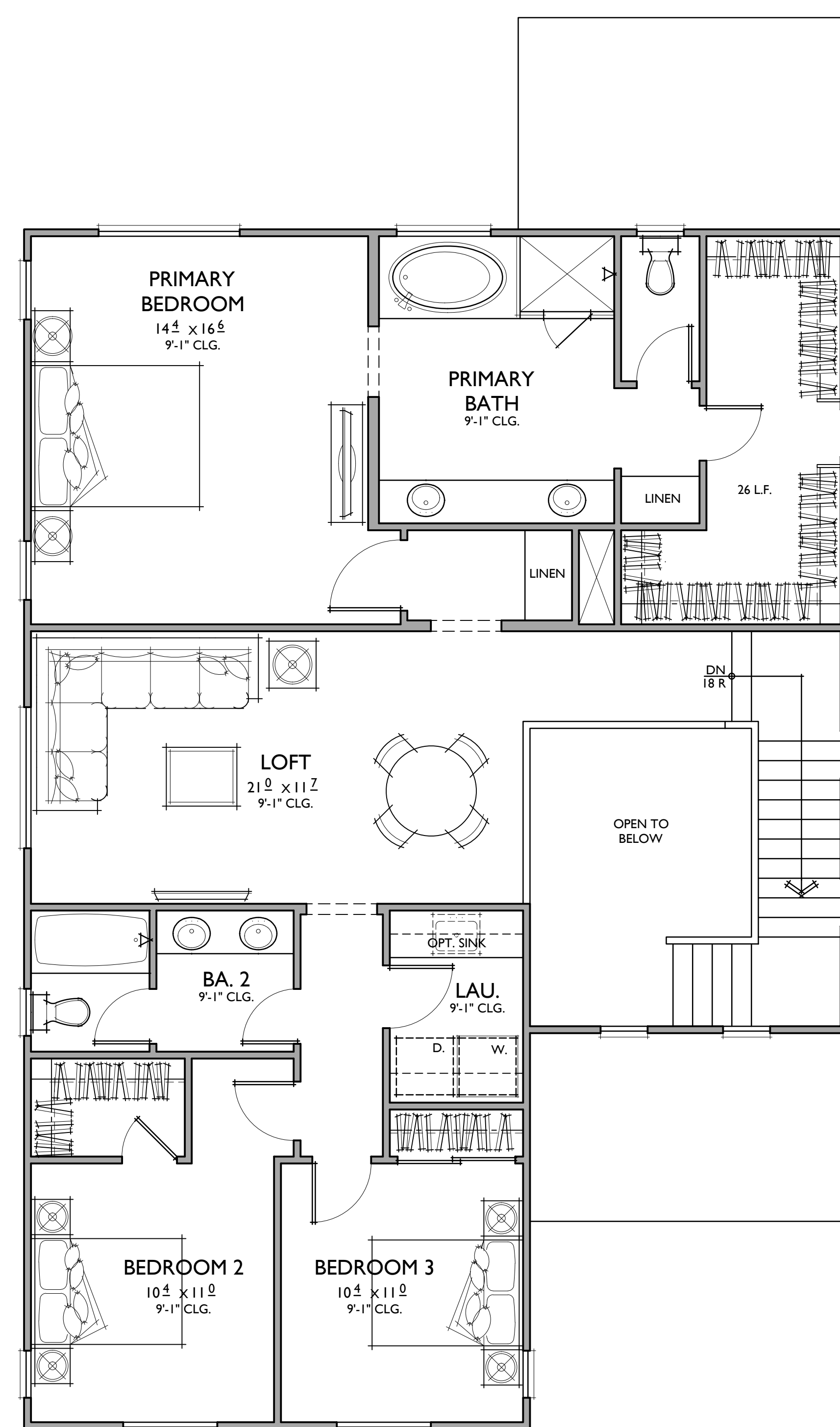
Scale 1"=40'



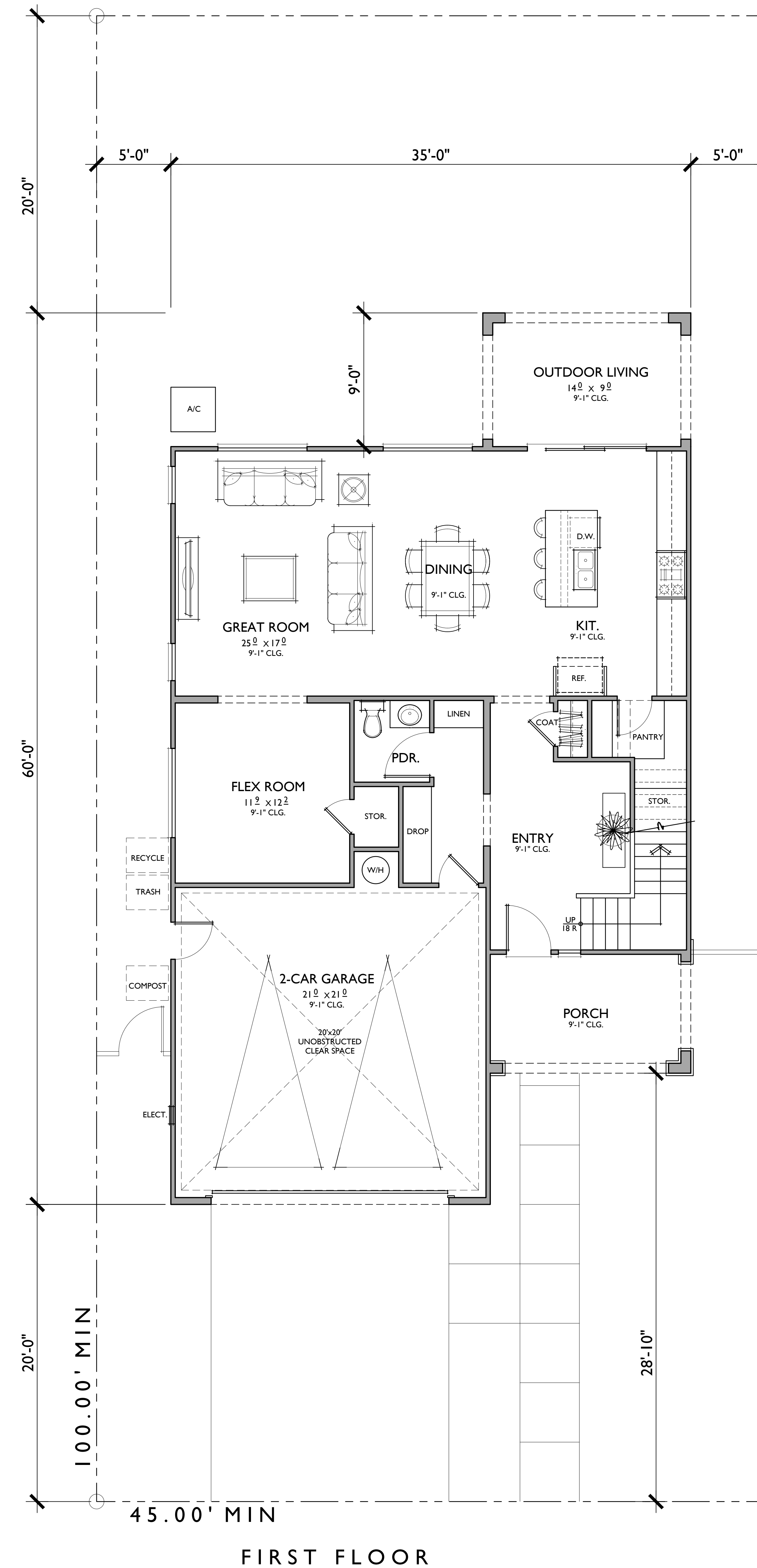
**SUMMERS/MURPHY & PARTNERS, INC.**  
34197 COAST HWY SUITE 200  
DANA POINT CA 92629  
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Revised 08-19-2019  
5th Submittal 07-30-2019  
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3rd Submittal 12-10-2018  
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Original Submittal 9-28-2016

TRACT 5615 TENTATIVE MAP  
**OCEAN BREEZE RANCH**  
TM PLAN  
**Gate - Trail/Pathway Concept Plan**  
MUP #PDS2016-MUP-16-012  
August 19, 2019 SHEET L10 of L-10



SECOND FLOOR



FIRST FLOOR

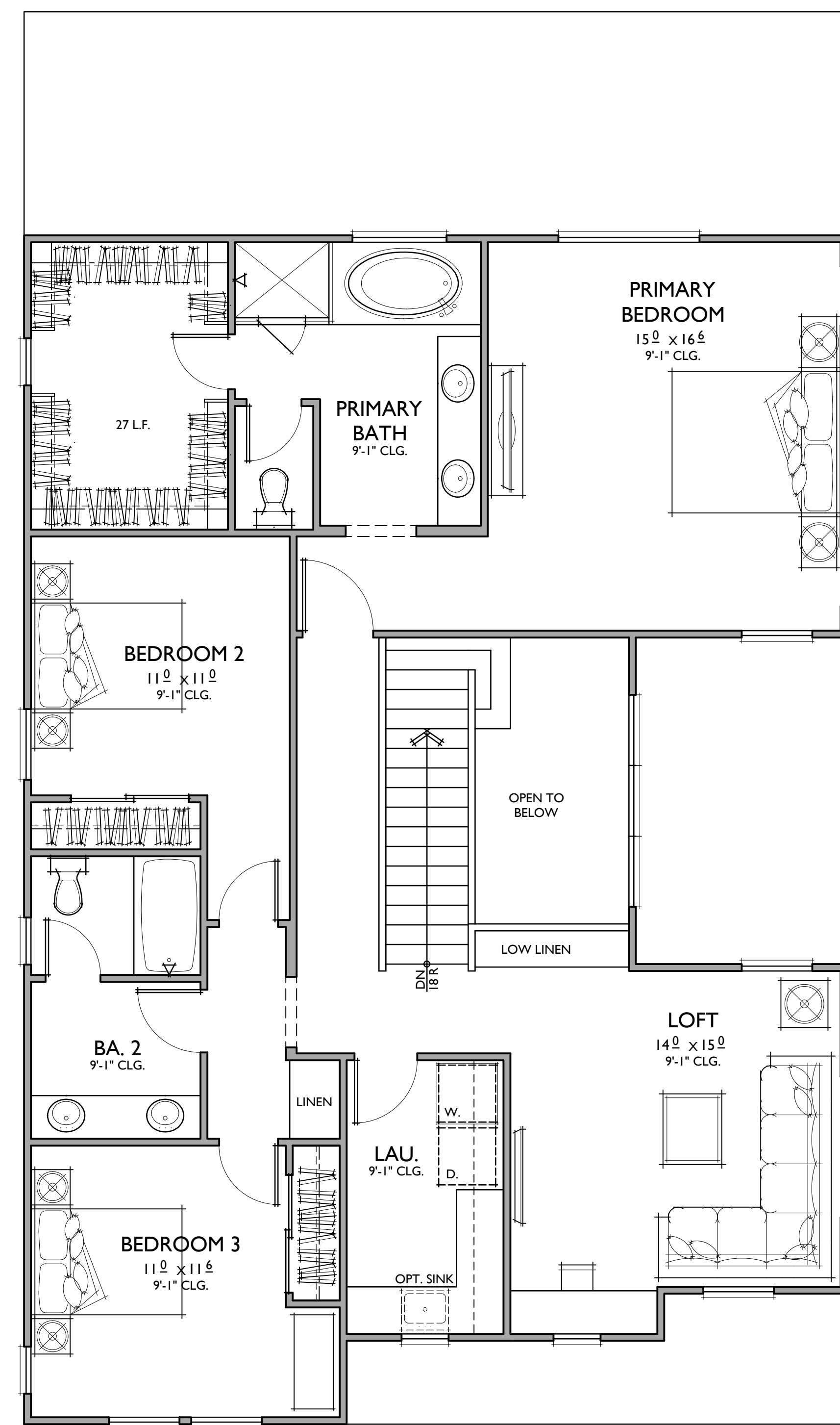
**PLAN I**  
**2,456 SQ.FT.**

3 BEDROOMS / 2.5 BATHS / FLEX / LOFT  
2 - CAR GARAGE

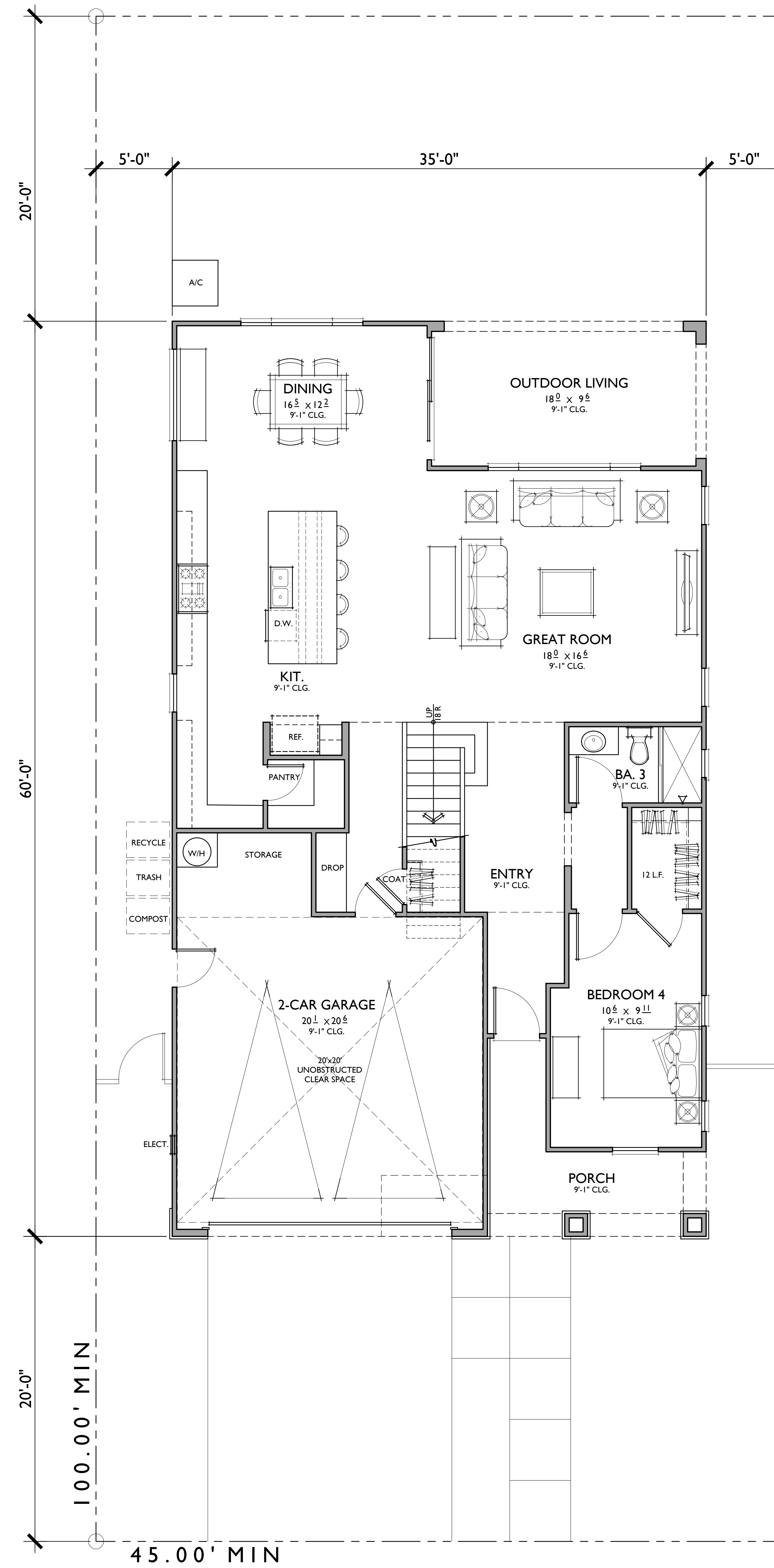
FLOOR AREA TABLE	
1ST FLOOR	1,094 SQ. FT.
2ND FLOOR	1,362 SQ. FT.
<b>TOTAL LIVING</b>	<b>2456 SQ. FT.</b>
2-CAR GARAGE	458 SQ.FT.
OUTDOOR LIVING	127 SQ.FT.
PORCH	108 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





SECOND FLOOR



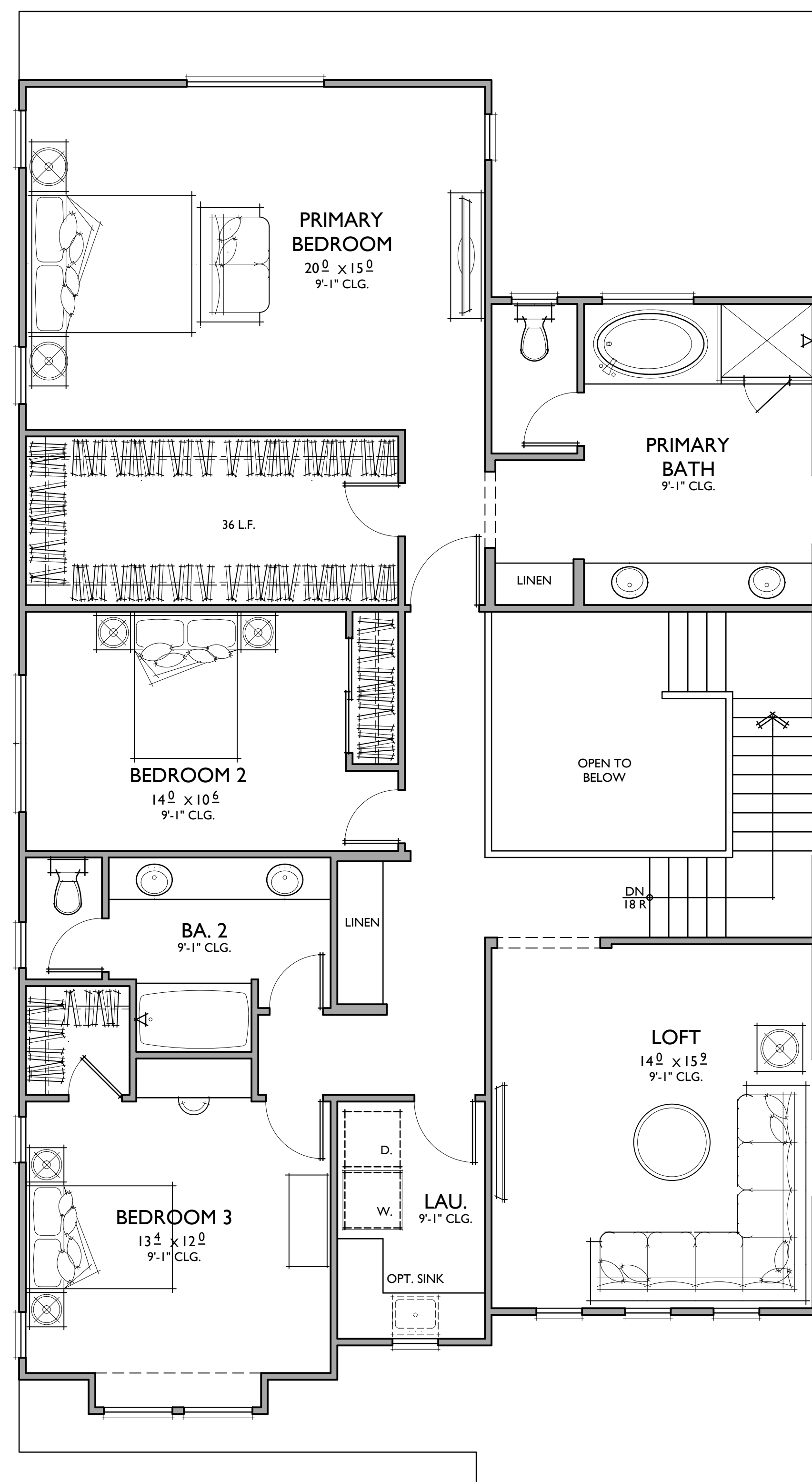
FIRST FLOOR

**PLAN 2**  
**2,756 SQ.FT.**

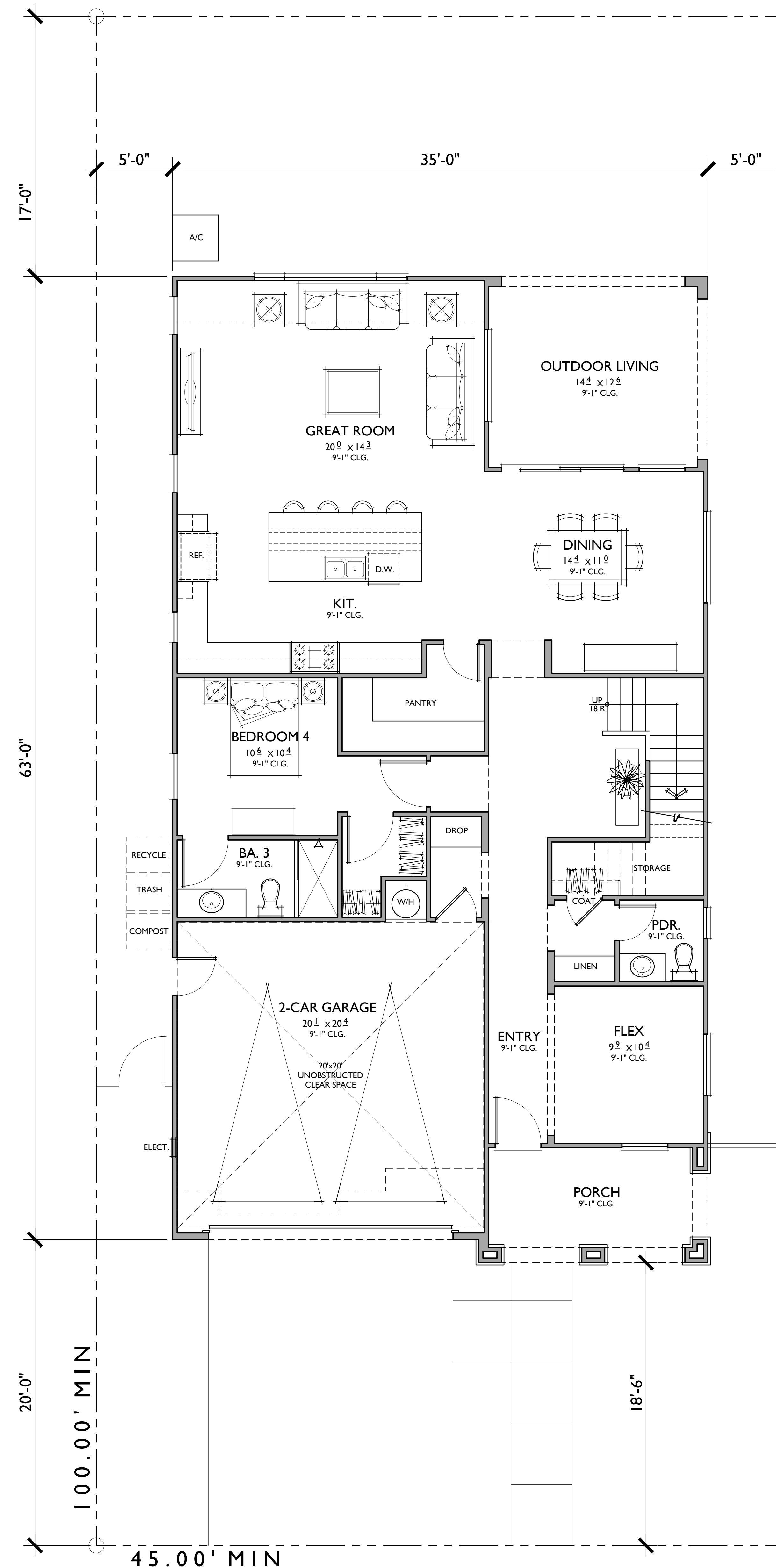
4 BEDROOMS / 3 BATHS / LOFT  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,340 SQ. FT.
2ND FLOOR	1,416 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,756 SQ. FT.</b>
2-CAR GARAGE	482 SQ.FT.
OUTDOOR LIVING	172 SQ.FT.
PORCH	109 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



SECOND FLOOR



FIRST FLOOR

**PLAN 3**  
**3,143 SQ. FT.**  
 4 BEDROOMS / 3.5 BATHS / FLEX / LOFT  
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,508 SQ. FT.
2ND FLOOR	1,635 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,143 SQ. FT.</b>
2-CAR GARAGE	431 SQ.FT.
OUTDOOR LIVING	180 SQ.FT.
PORCH	110 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

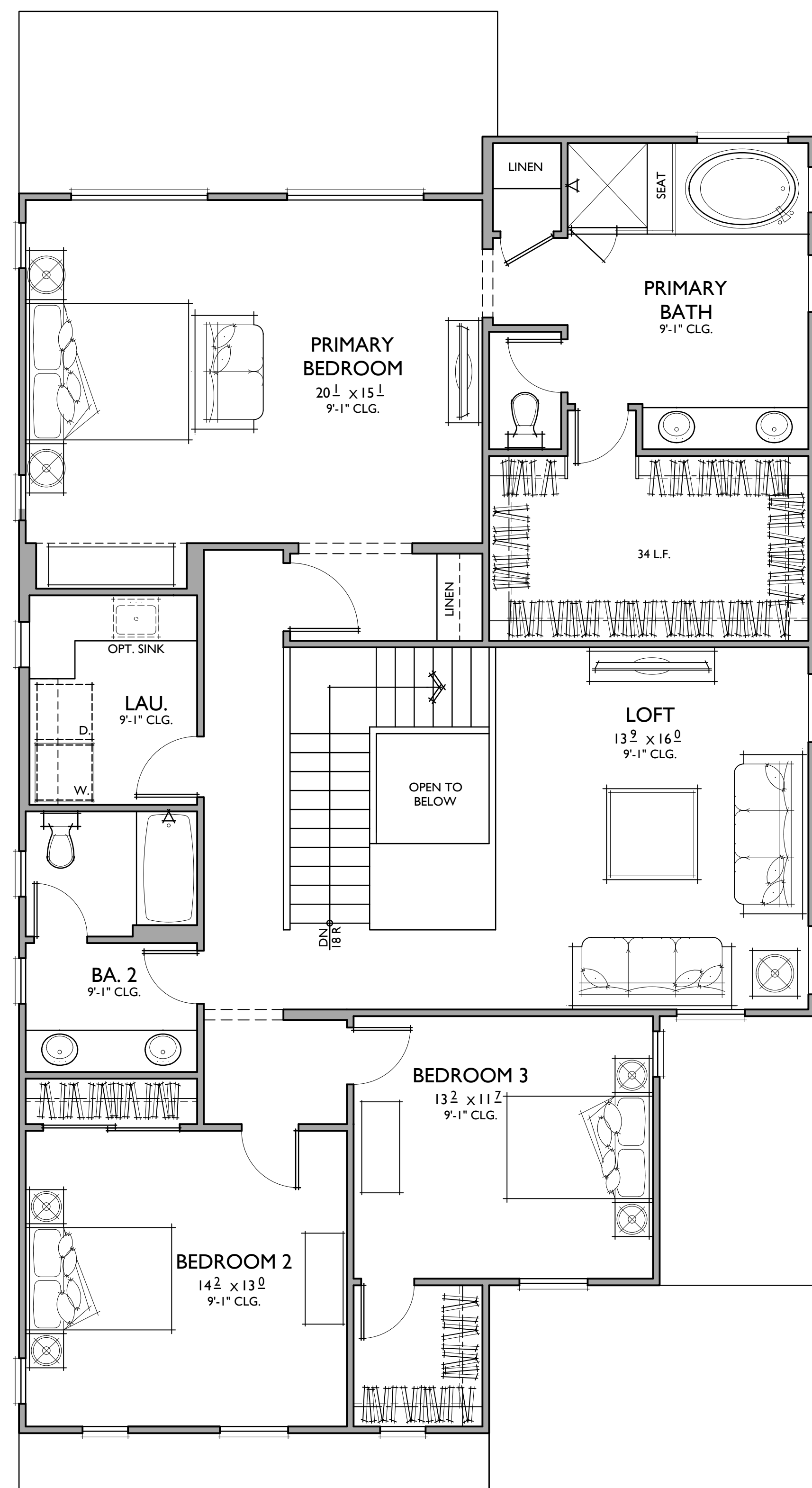


CONCEPTUAL STREET SCENE

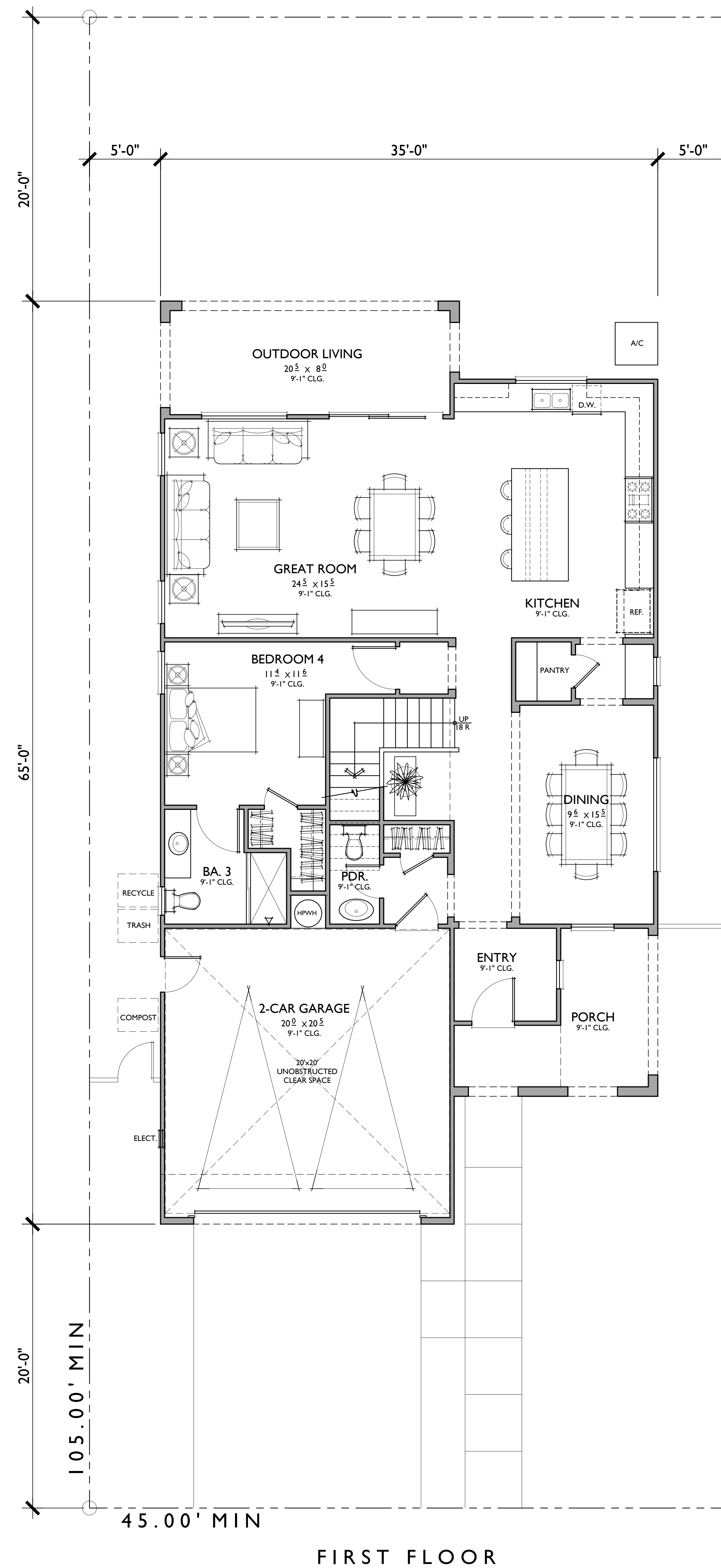
OCEAN BREEZE RANCH | PA2 - 45A

Bonsall, California

0 2 4 8 670.24058



SECOND FLOOR



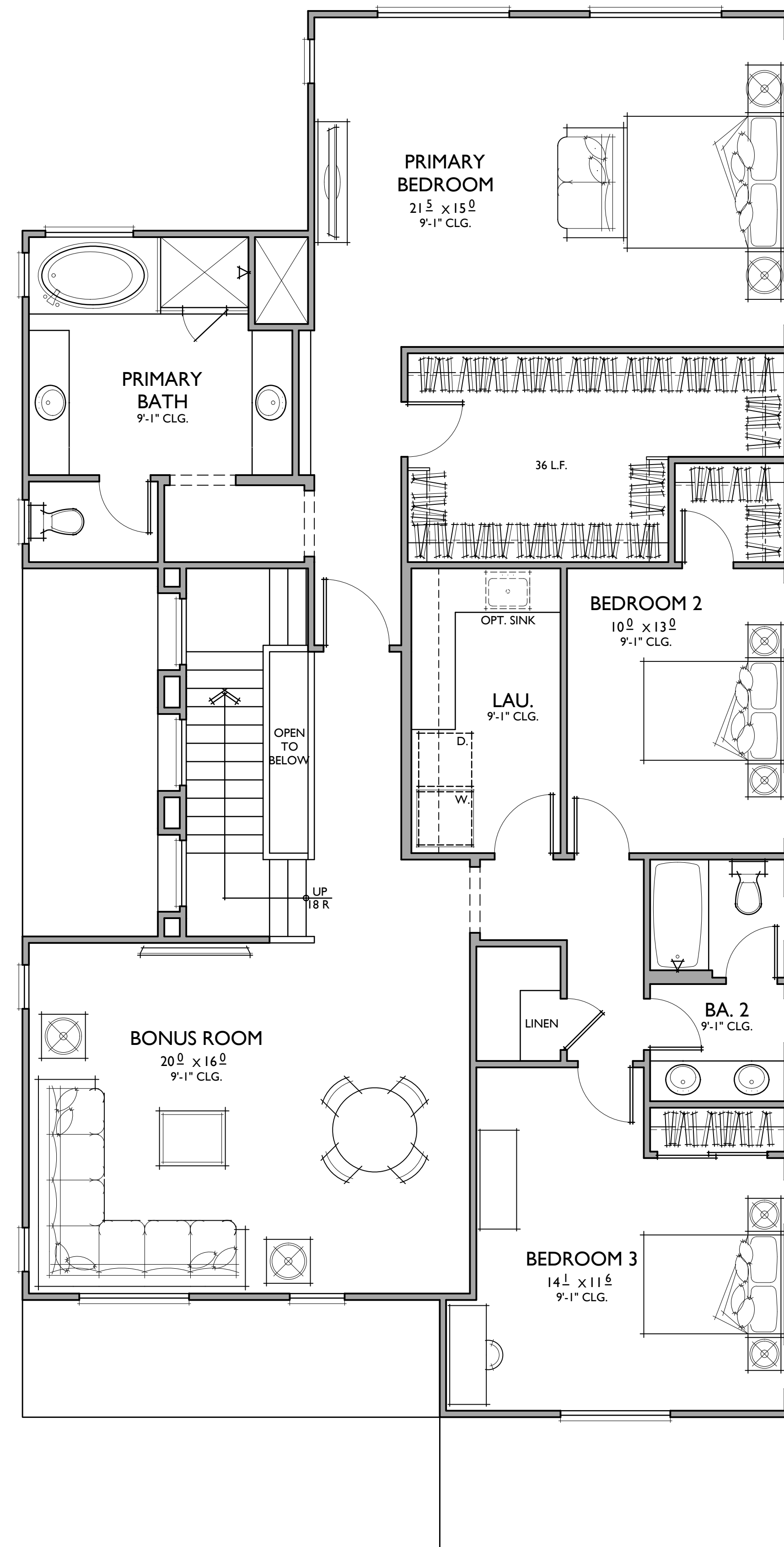
FIRST FLOOR

**PLAN I**  
**3,032 SQ. FT.**

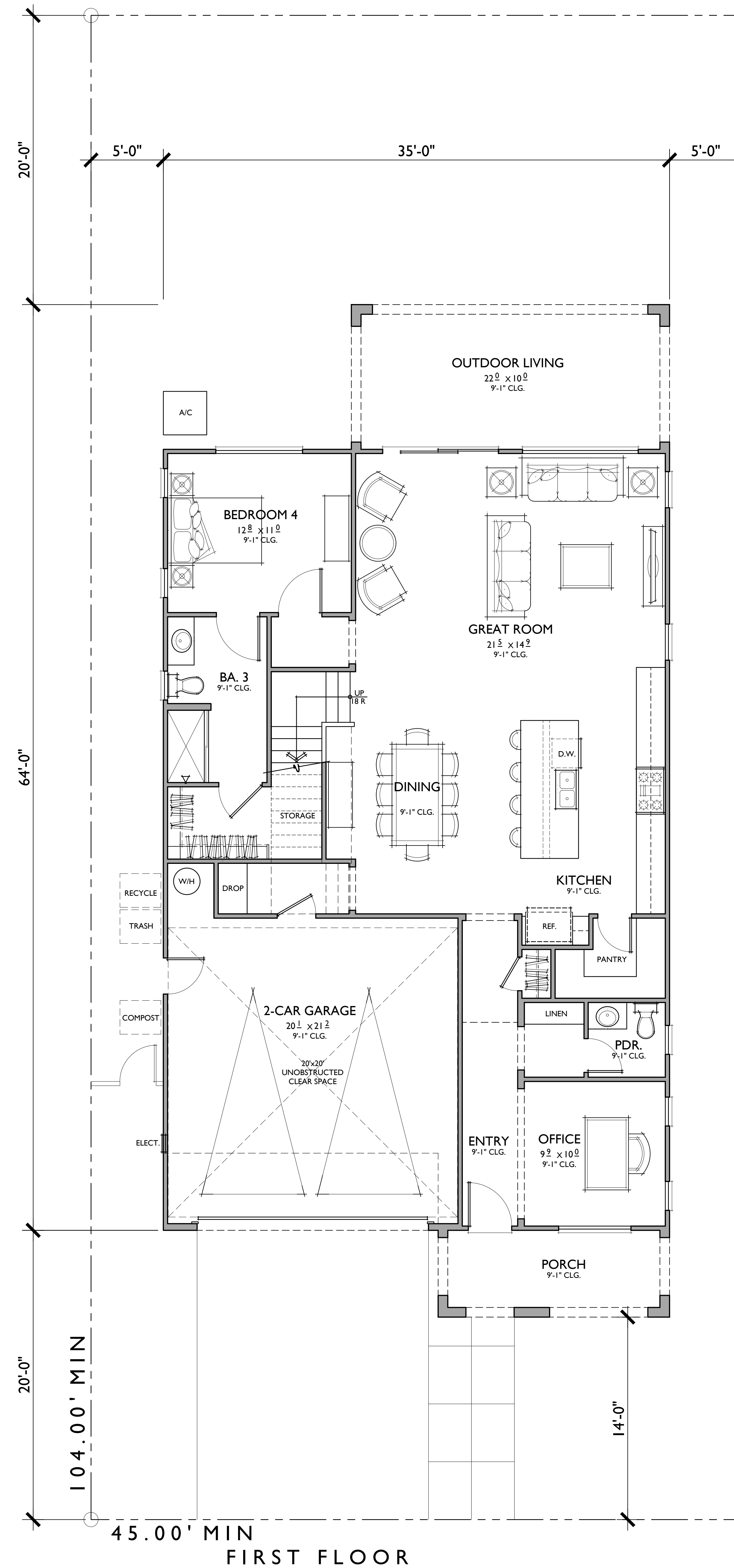
4 BEDROOMS / 3.5 BATHS / FORMAL DINING /  
LOFT  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,350 SQ. FT.
2ND FLOOR	1,682 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,032 SQ. FT.</b>
2-CAR GARAGE	435 SQ.FT.
OUTDOOR LIVING	167 SQ.FT.
PORCH	91 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



SECOND FLOOR



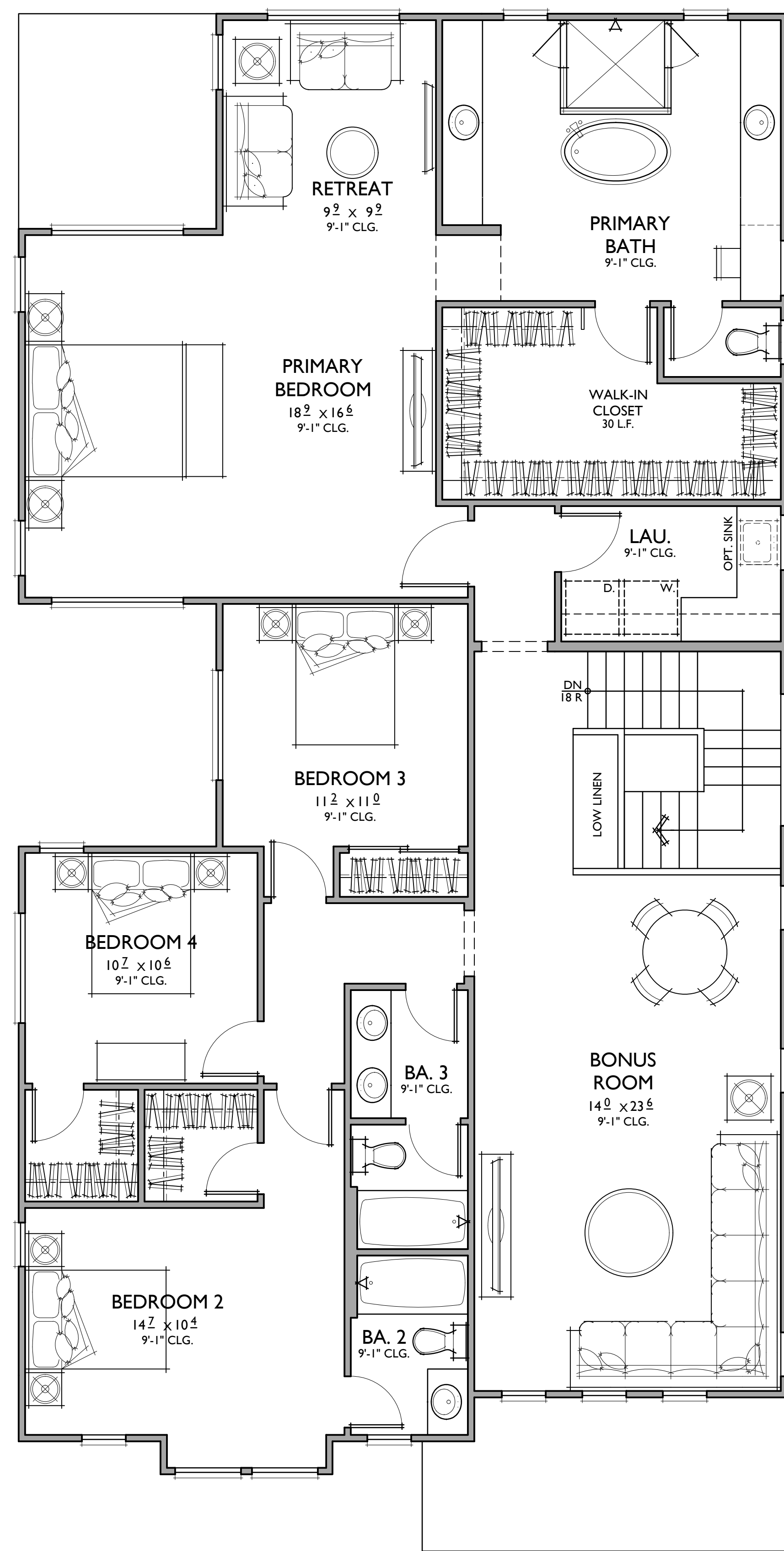
FIRST FLOOR

**PLAN 2**  
**3,228 SQ. FT.**

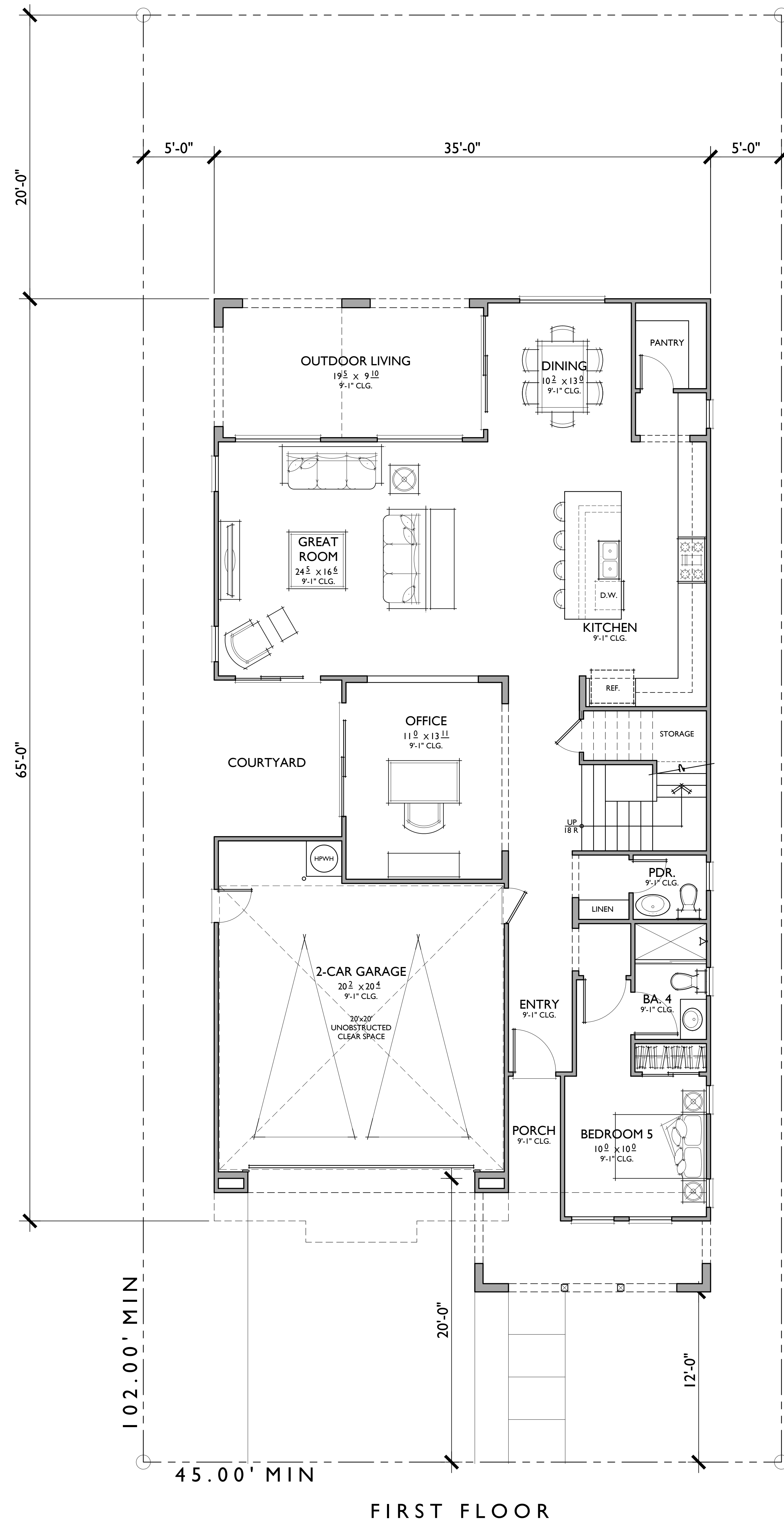
4 BEDROOMS / 3.5 BATHS / OFFICE / BONUS ROOM  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,437 SQ. FT.
2ND FLOOR	1,791 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,228 SQ. FT.</b>
2-CAR GARAGE	454 SQ.FT.
OUTDOOR LIVING	221 SQ.FT.
PORCH	97 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



SECOND FLOOR



FIRST FLOOR

**PLAN 3**  
**3,422 SQ. FT.**

5 BEDROOMS / 4.5 BATHS / OFFICE / BONUS /  
RETREAT  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,433 SQ. FT.
2ND FLOOR	1,989 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,422 SQ. FT.</b>
2-CAR GARAGE	458 SQ.FT.
OUTDOOR LIVING	187 SQ.FT.
PORCH	27 SQ.FT.

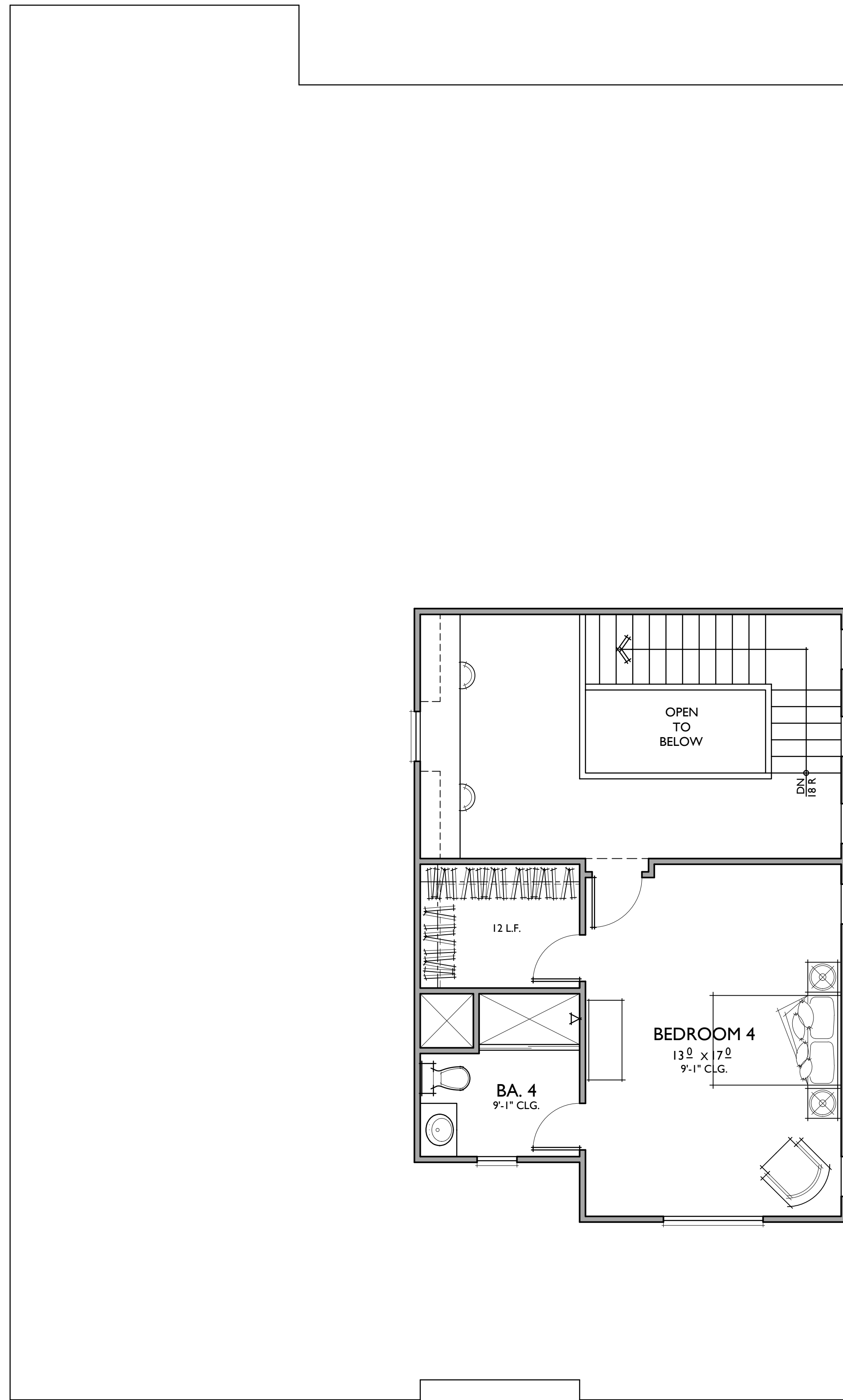
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



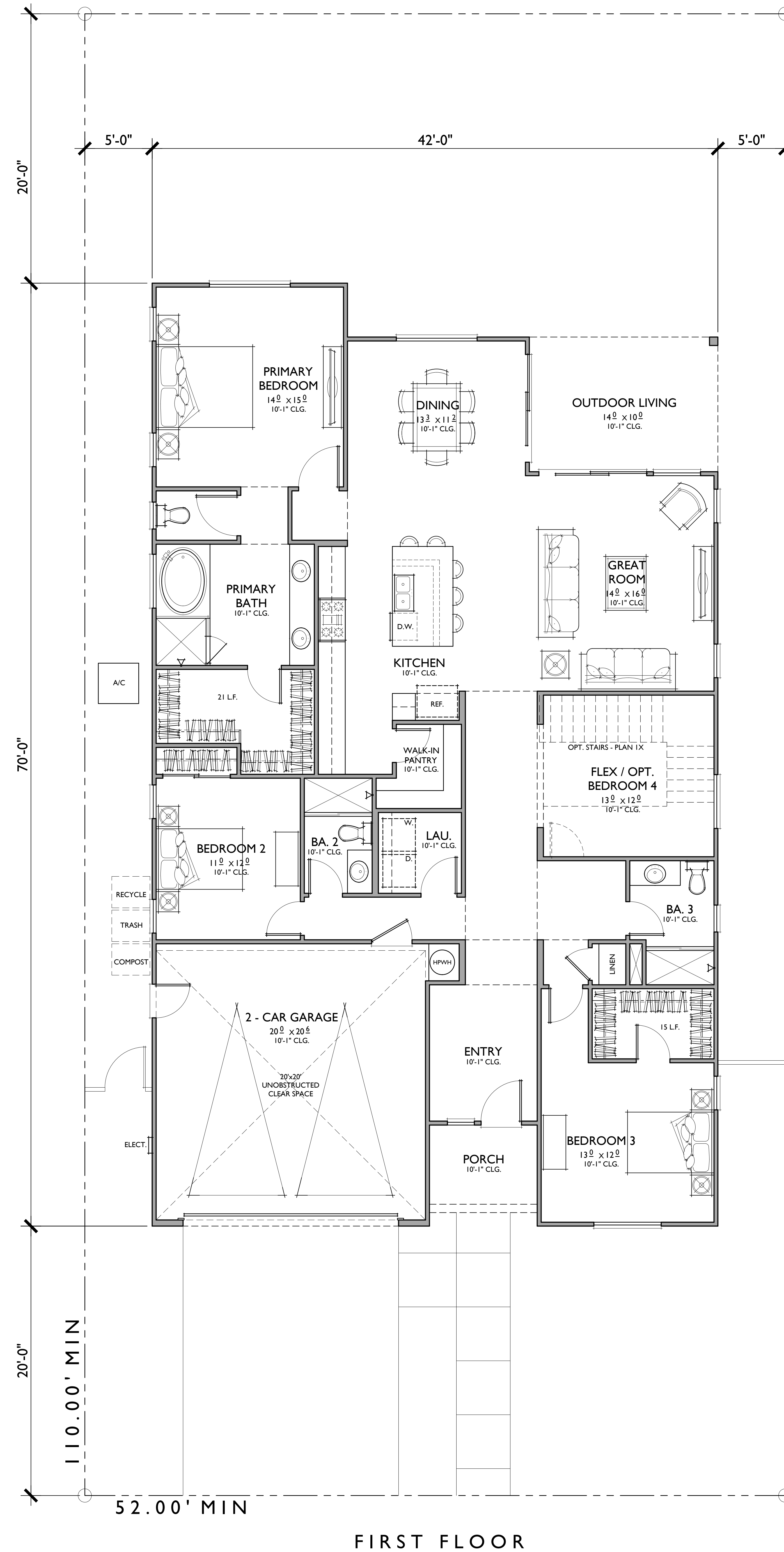
PLAN 1R  
SPANISH

PLAN 3  
COTTAGE

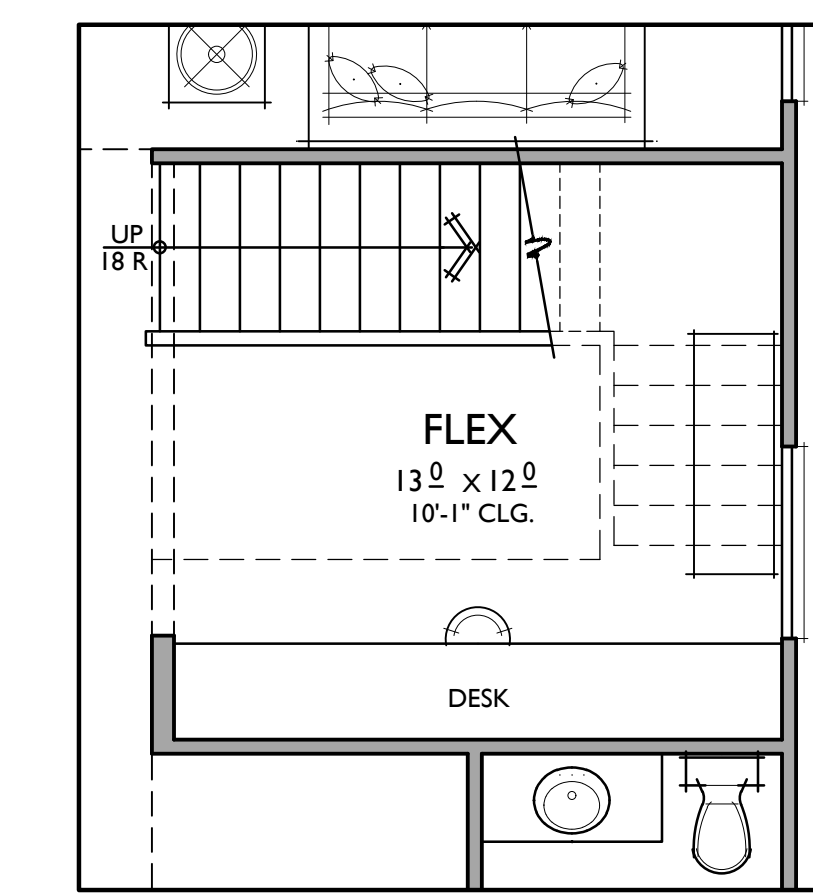
PLAN 2  
FARMHOUSE



(PLAN IX)  
SECOND FLOOR



FIRST FLOOR



OPT. FLEX AT PLAN IX  
IN LIEU OF PLAN I

**PLAN I**  
**2,196 SQ. FT.**

3 BEDROOMS / 3 BATHS / FLEX / OPT. BED 4 /  
OPT. GEN SUITE  
2 - CAR GARAGE

**FLOOR AREA TABLE**

<b>TOTAL LIVING</b>	<b>2,196 SQ. FT.</b>
2-CAR GARAGE	435 SQ.FT.
OUTDOOR LIVING	141 SQ.FT.
PORCH	45 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN IX**  
**2,732 SQ. FT.**

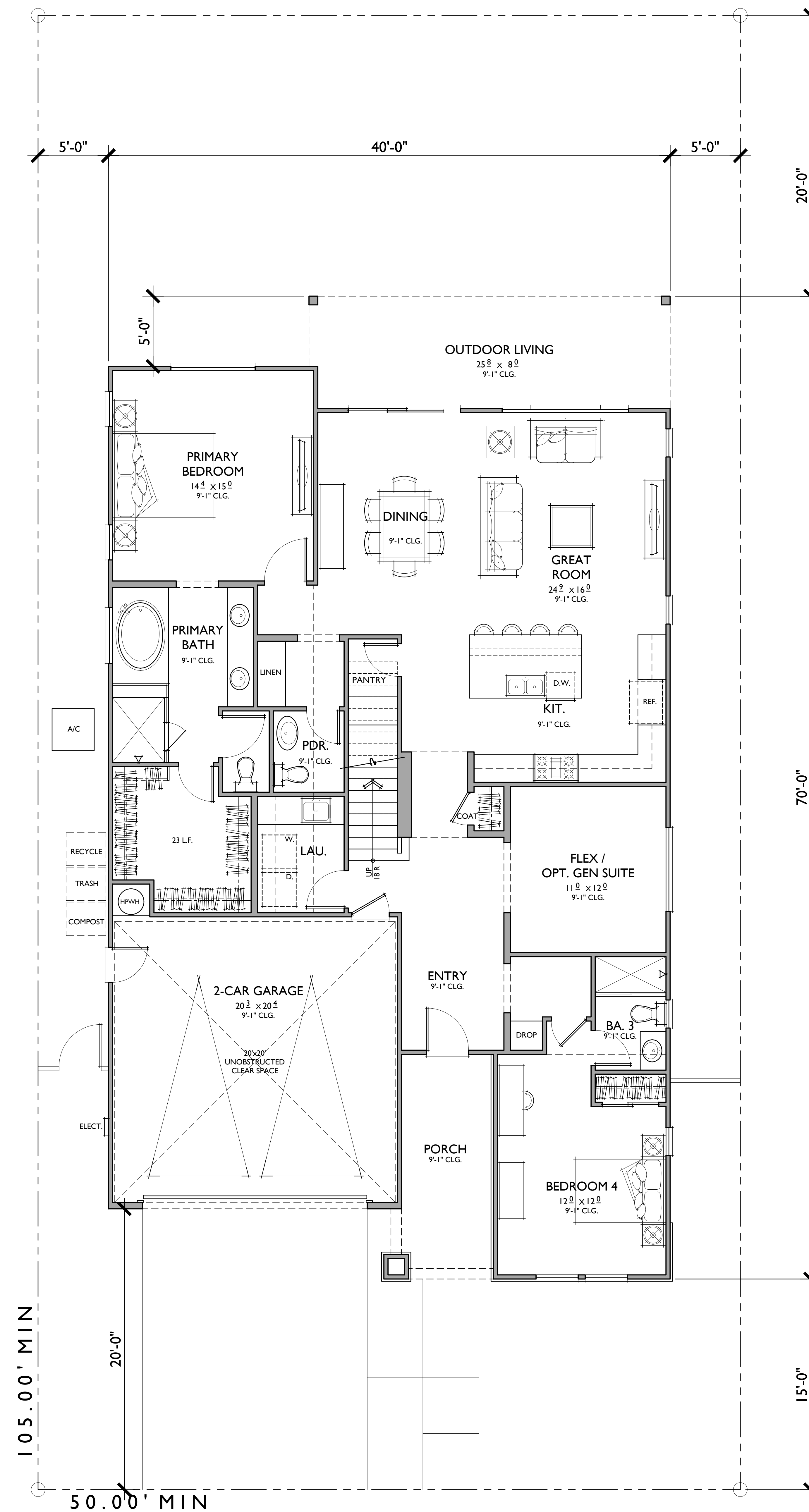
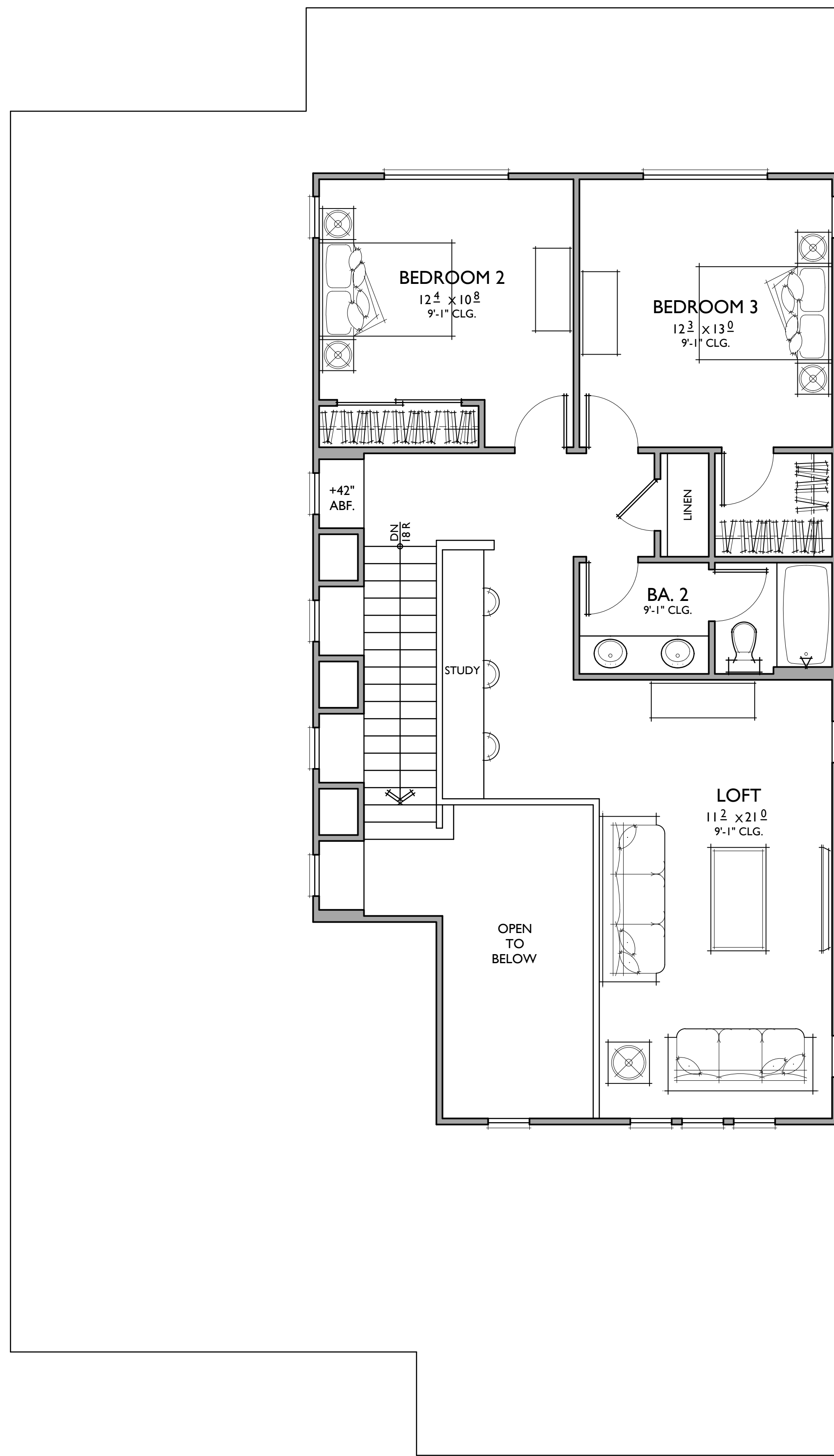
3 BEDROOMS / 3 BATHS / FLEX / OPT. BED 4  
2 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	2,196 SQ. FT.
2ND FLOOR	536 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,732 SQ. FT.</b>
2-CAR GARAGE	435 SQ.FT.
OUTDOOR LIVING	141 SQ.FT.
PORCH	45 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

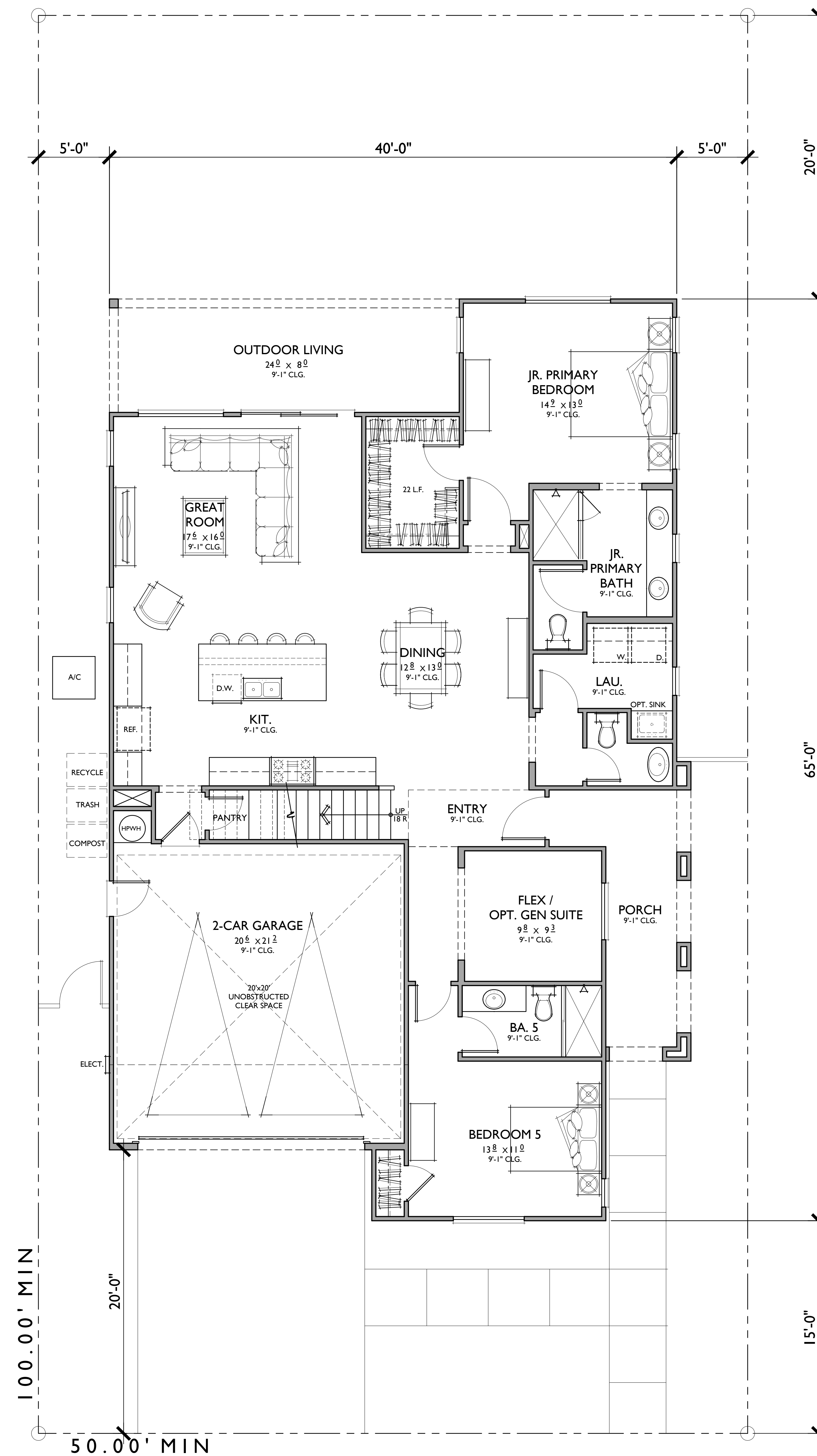
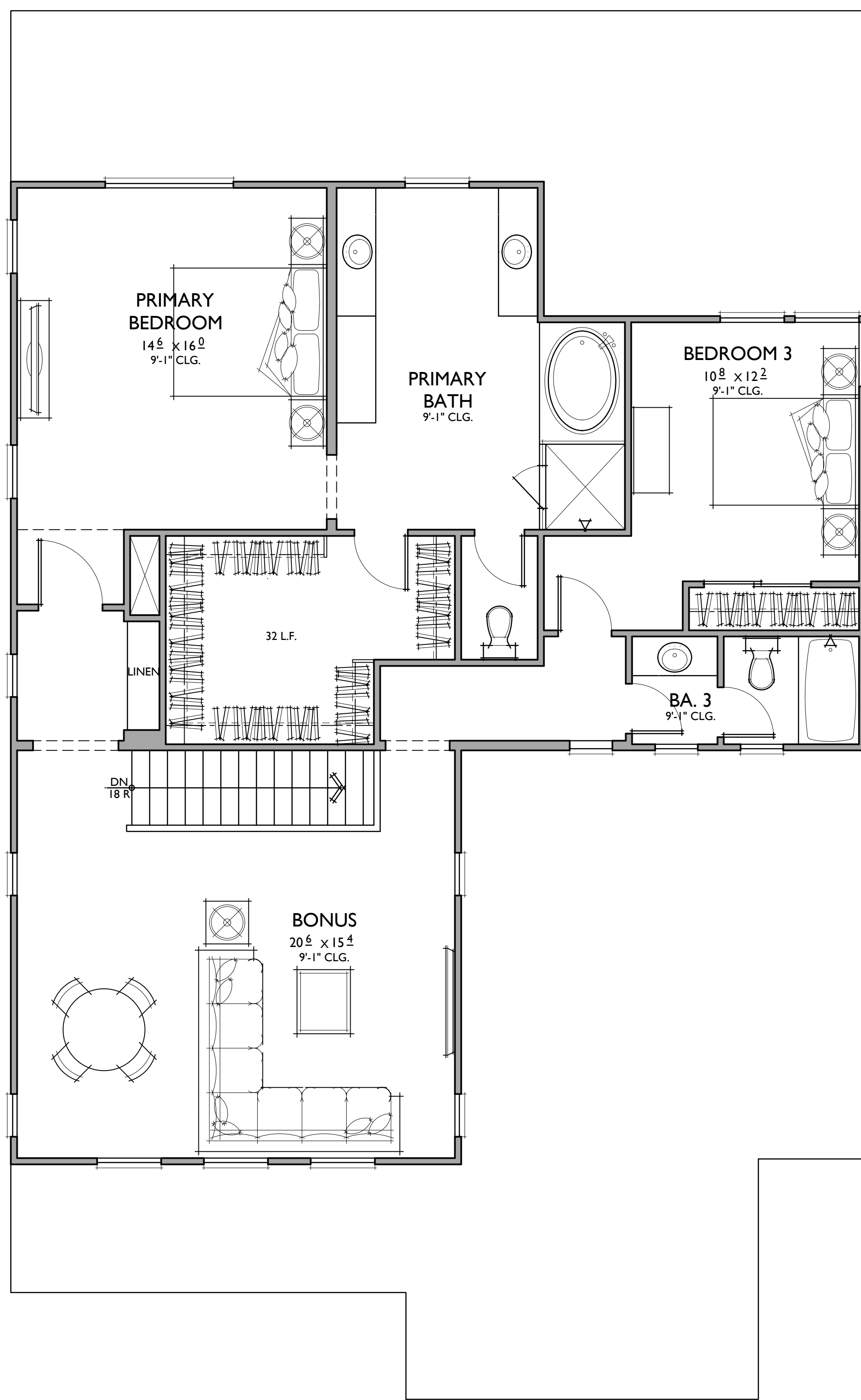




**PLAN 2**  
**2,761 SQ.FT.**  
 4 BEDROOMS / 3.5 BATHS / FLEX/ LOFT/ STUDY  
 NOOK/ OPT. GEN. SUITE  
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,878 SQ. FT.
2ND FLOOR	883 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,761 SQ. FT.</b>
2-CAR GARAGE	439 SQ.FT.
OUTDOOR LIVING	204 SQ.FT.
PORCH	105 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



**PLAN 3**  
**3,033 SQ. FT.**  
 4 BEDROOMS / 4.5 BATHS / FLEX/ BONUS/ OPT.  
 GEN. SUITE  
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,695 SQ. FT.
2ND FLOOR	1,338 SQ. FT.
<b>TOTAL LIVING</b>	<b>3033 SQ. FT.</b>
2-CAR GARAGE	448 SQ.FT.
OUTDOOR LIVING	198 SQ.FT.
PORCH	104 SQ.FT.

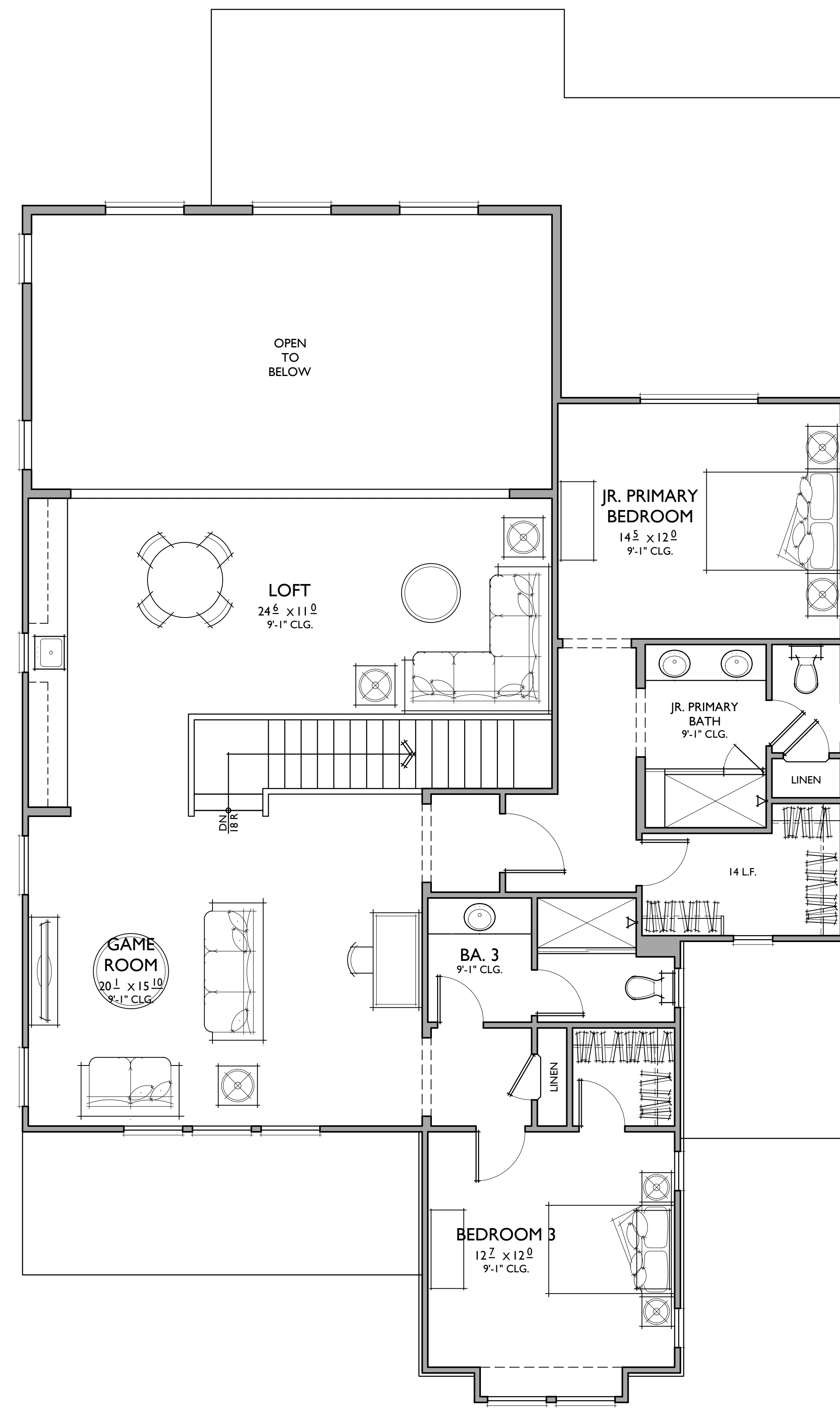
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



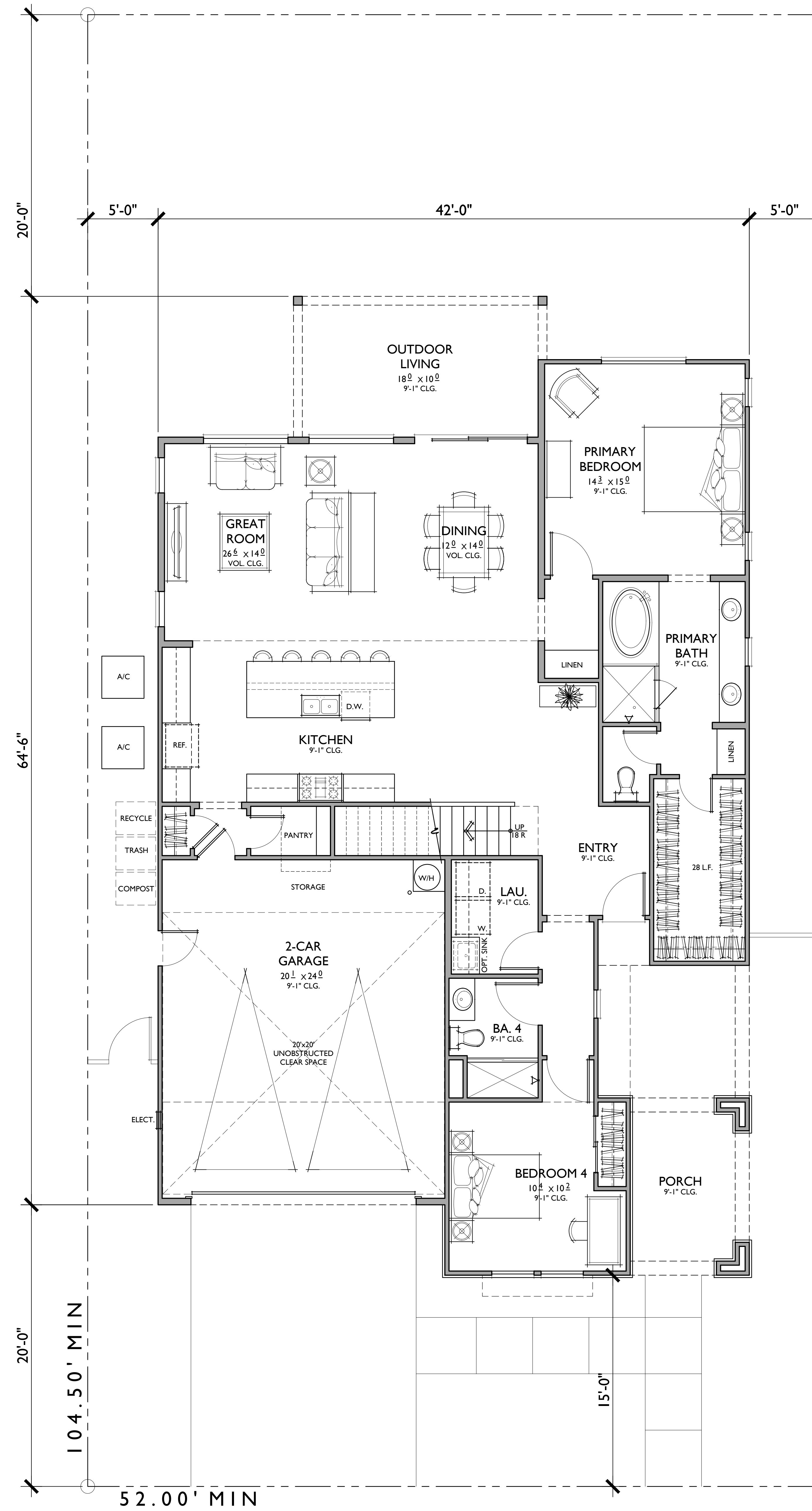
PLAN 1XR  
FARMHOUSE

PLAN 3  
SPANISH

PLAN 2  
CRAFTSMAN



SECOND FLOOR



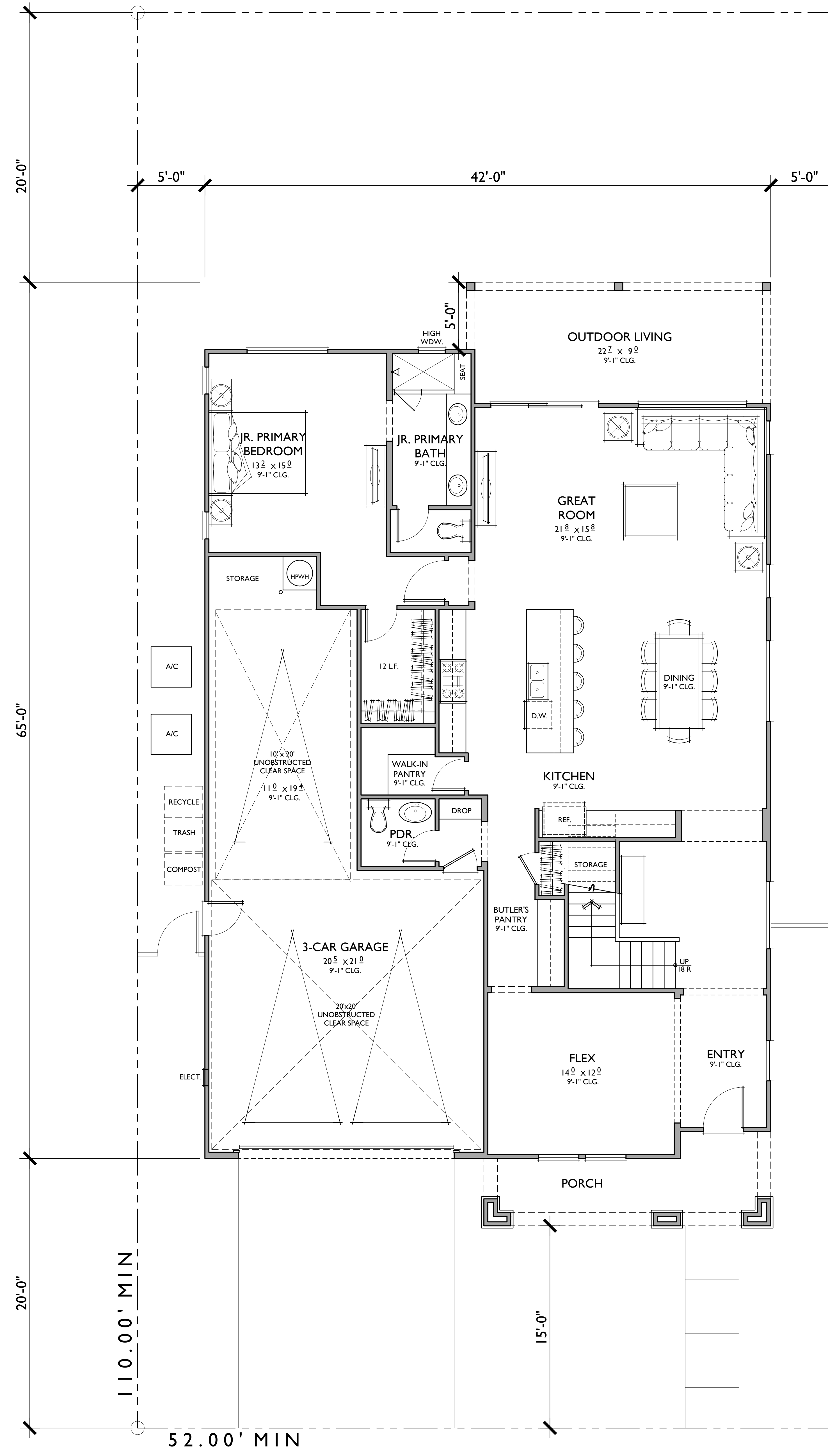
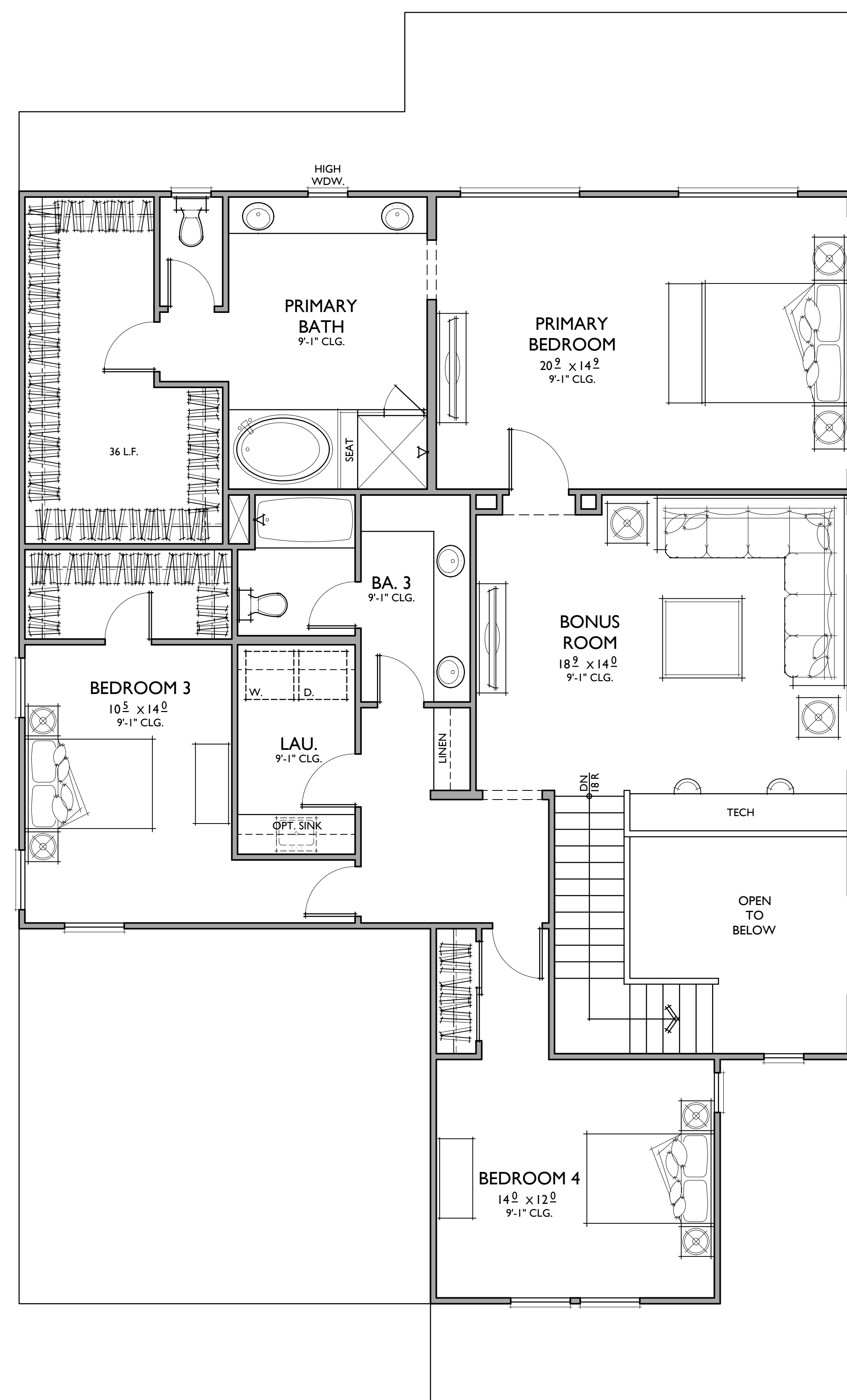
FIRST FLOOR

**PLAN I**  
**3,229 SQ. FT**

4 BEDROOMS / 4 BATHS / LOFT + GAME ROOM  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,761 SQ. FT.
2ND FLOOR	1,468 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,229 SQ. FT.</b>
2-CAR GARAGE	500 SQ.FT.
OUTDOOR LIVING	177 SQ.FT.
PORCH	220 SQ.FT.

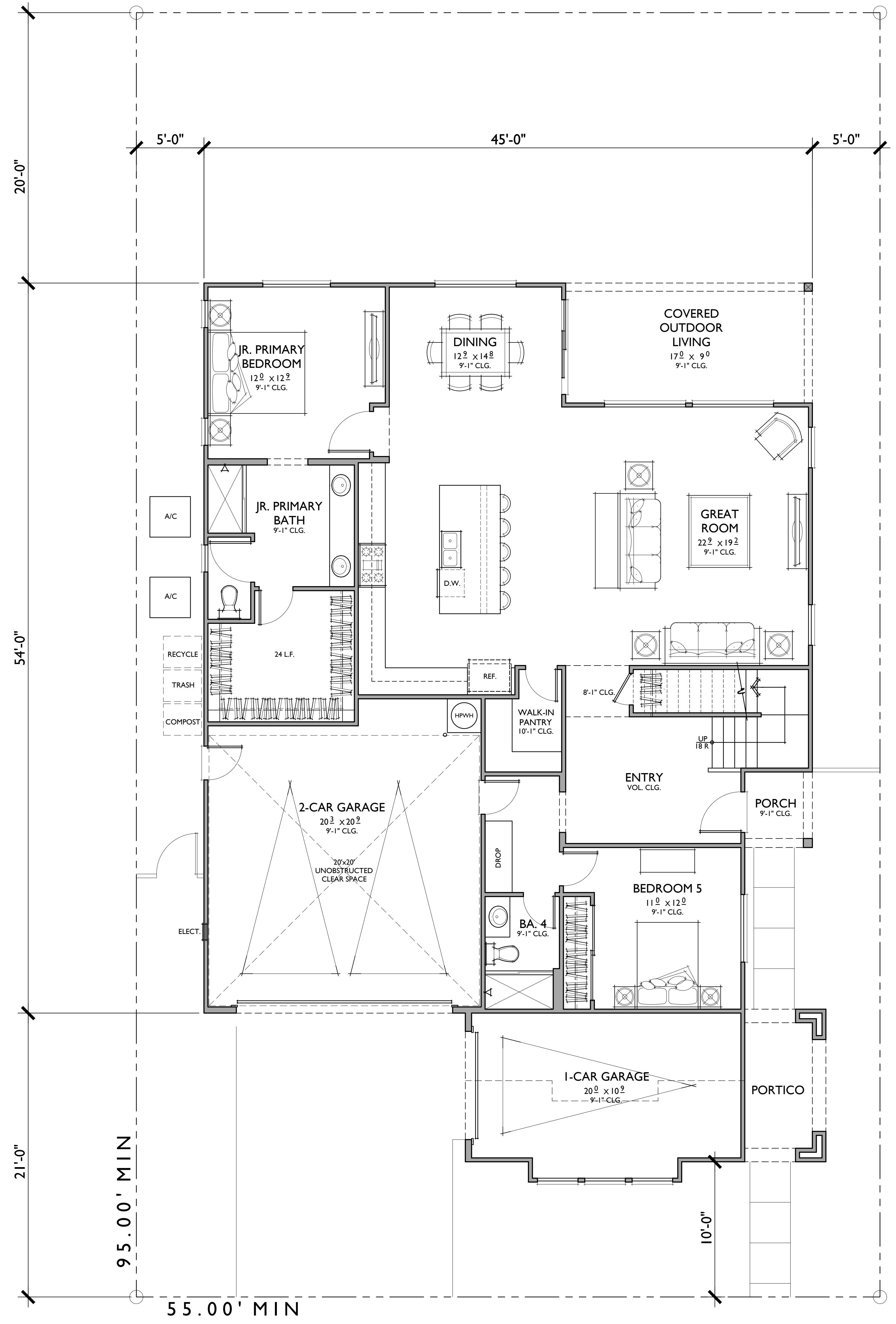
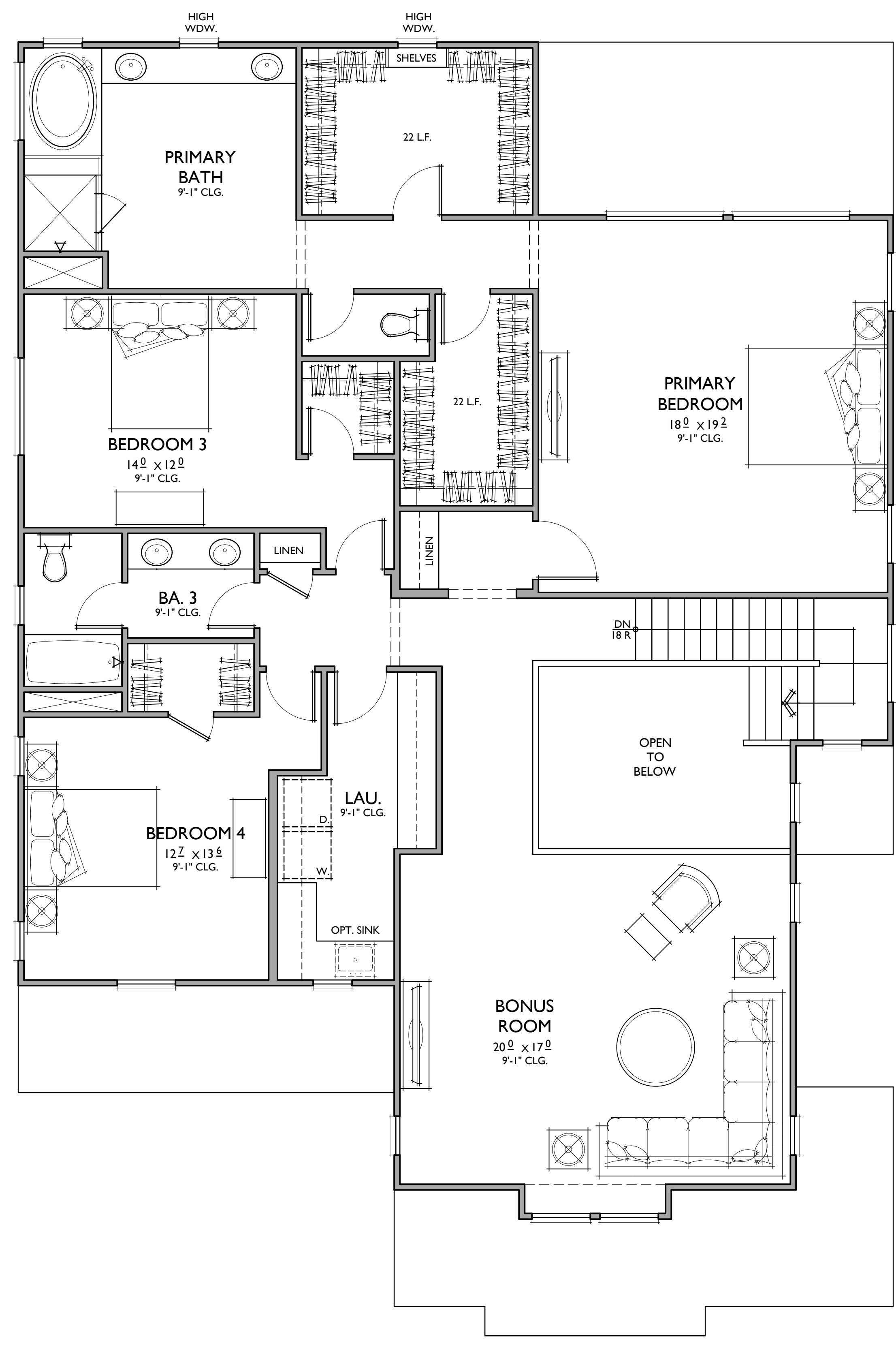
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



**PLAN 2**  
**3,430 SQ. FT.**  
 4 BEDROOMS / 3.5 BATHS / FLEX / BONUS ROOM  
 3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,725 SQ. FT.
2ND FLOOR	1,705 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,430 SQ. FT.</b>
3-CAR GARAGE	694 SQ.FT.
OUTDOOR LIVING	201 SQ.FT.
PORCH	120 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



**PLAN 3**  
**3,722 SQ. FT.**

5 BEDROOMS / 4 BATHS / BONUS ROOM  
2 + 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,726 SQ. FT.
2ND FLOOR	1,996 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,722 SQ. FT.</b>
GARAGE	699 SQ. FT.
OUTDOOR LIVING	162 SQ. FT.
PORCH	28 SQ. FT.
PORTICO	68 SQ. FT.

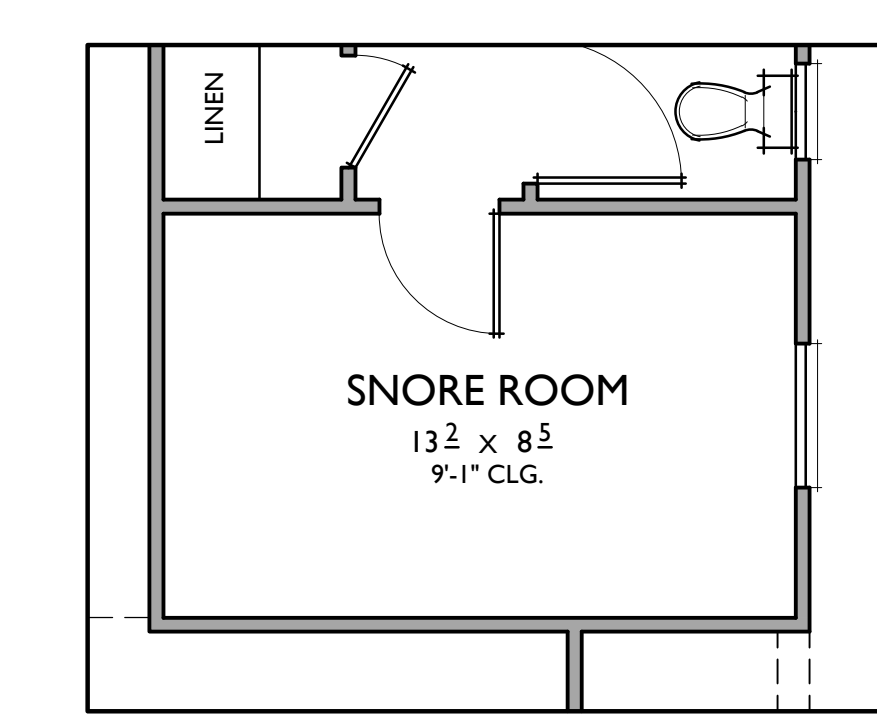
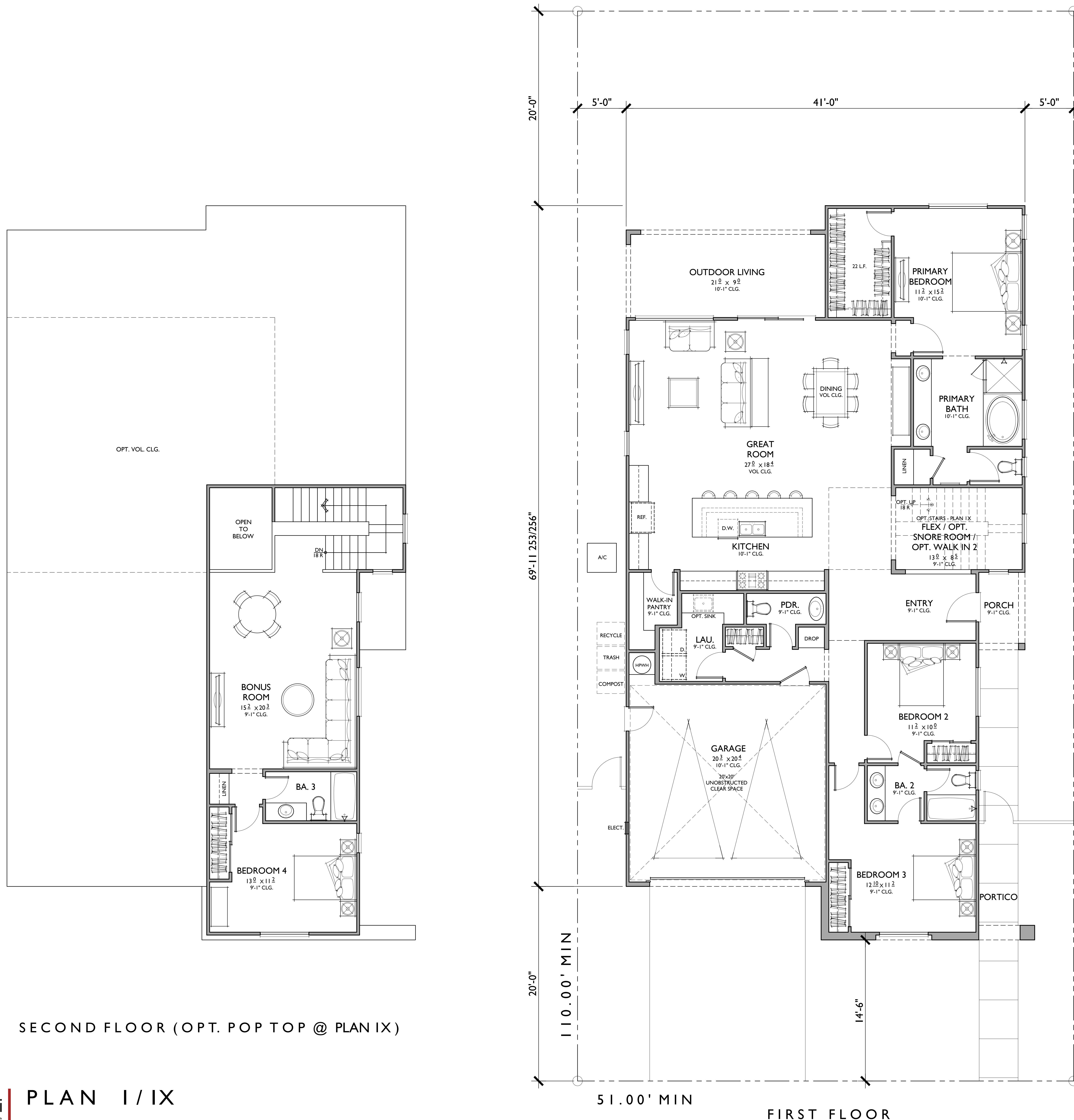
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



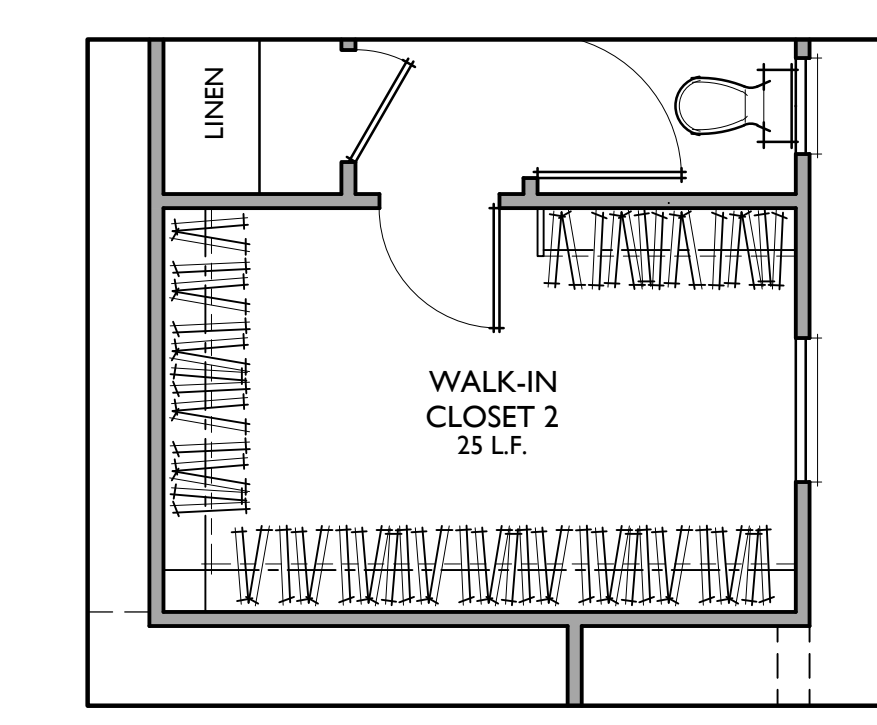
PLAN 1  
RANCH

PLAN 3  
COTTAGE

PLAN 2  
TUSCAN



**OPT. SNORE ROOM**  
IN LIEU OF FLEX



**OPT. WALK IN CLOSET 2**  
IN LIEU OF FLEX

**PLAN I**  
**2,124 SQ. FT.**  
3 BEDROOMS / 2.5 BATHS / FLEX / OPT. SNORE/  
OPT. WALK-IN CLOSET 2  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,124 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,124 SQ. FT.</b>
2-CAR GARAGE	437 SQ.FT.
OUTDOOR LIVING	185 SQ.FT.
PORCH	38 SQ.FT.
PORTICO	56 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN IX**  
**2,733 SQ. FT.**  
4 BEDROOMS / 3.5 BATHS / BONUS ROOM  
2 - CAR GARAGE

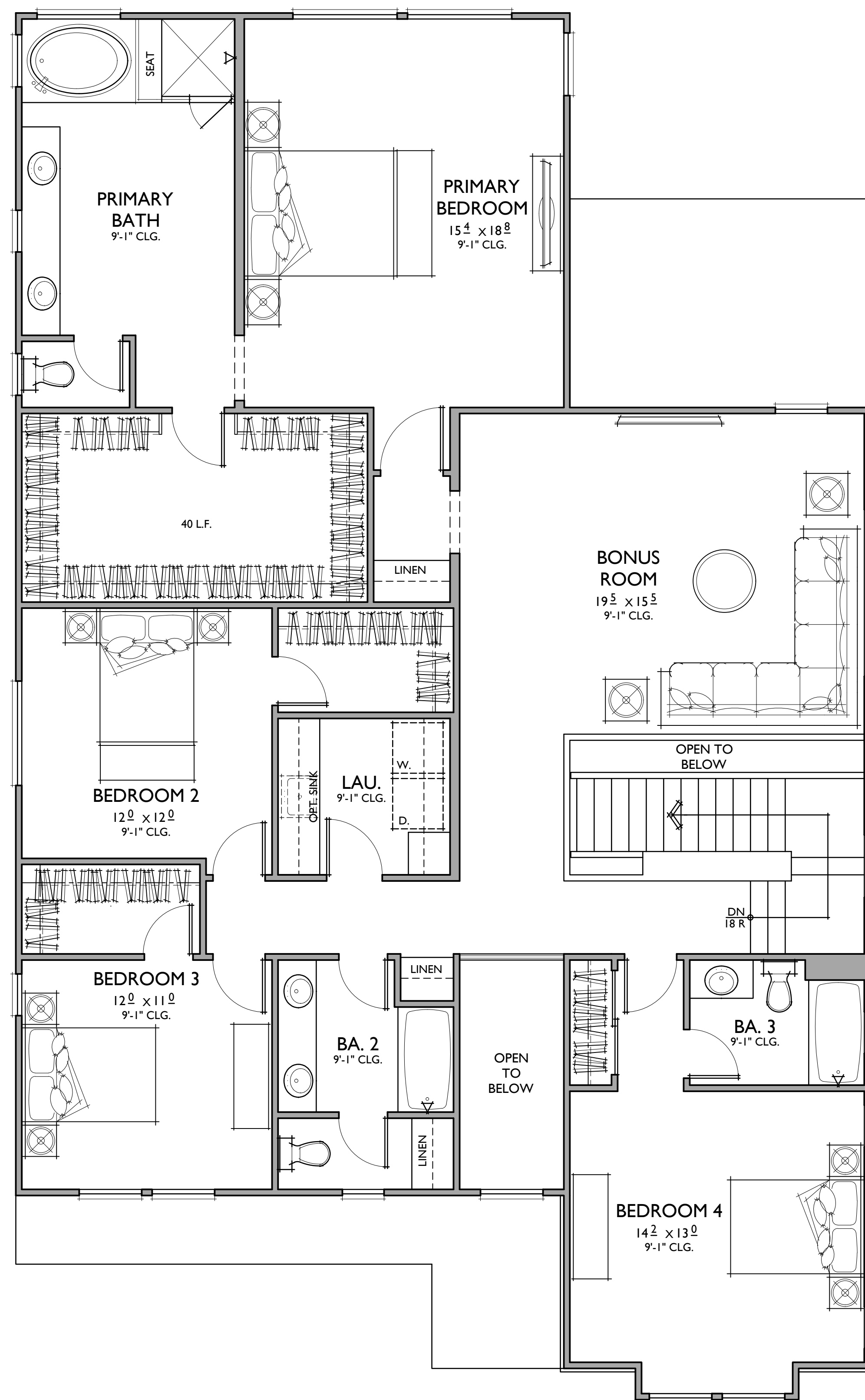
FLOOR AREA TABLE	
1ST FLOOR	2,124 SQ. FT.
2ND FLOOR	609 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,733 SQ. FT.</b>
2-CAR GARAGE	437 SQ.FT.
OUTDOOR LIVING	185 SQ.FT.
PORCH	38 SQ.FT.
PORTICO	56 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

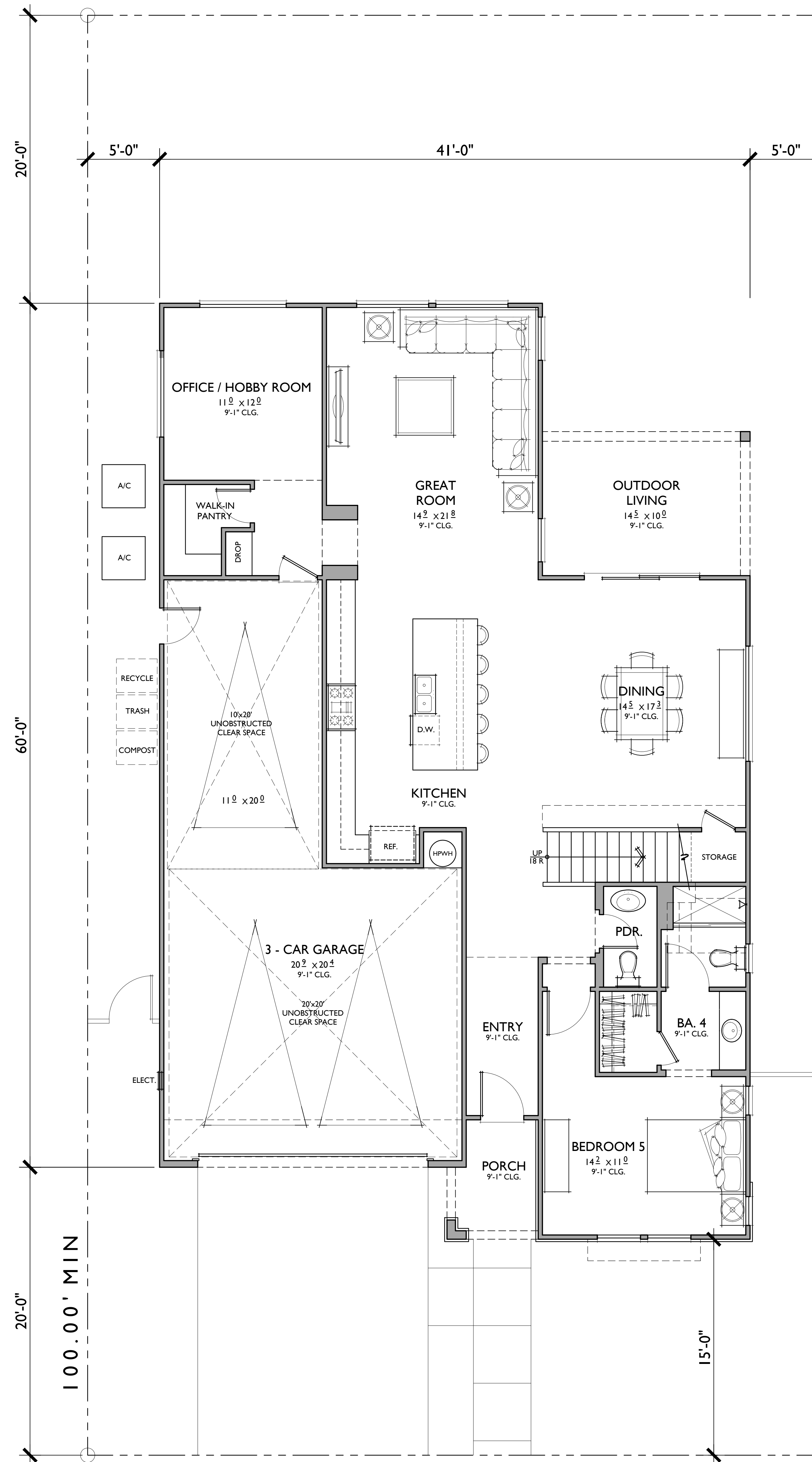
SECOND FLOOR (OPT. POP TOP @ PLAN IX)

51.00' MIN FIRST FLOOR





SECOND FLOOR

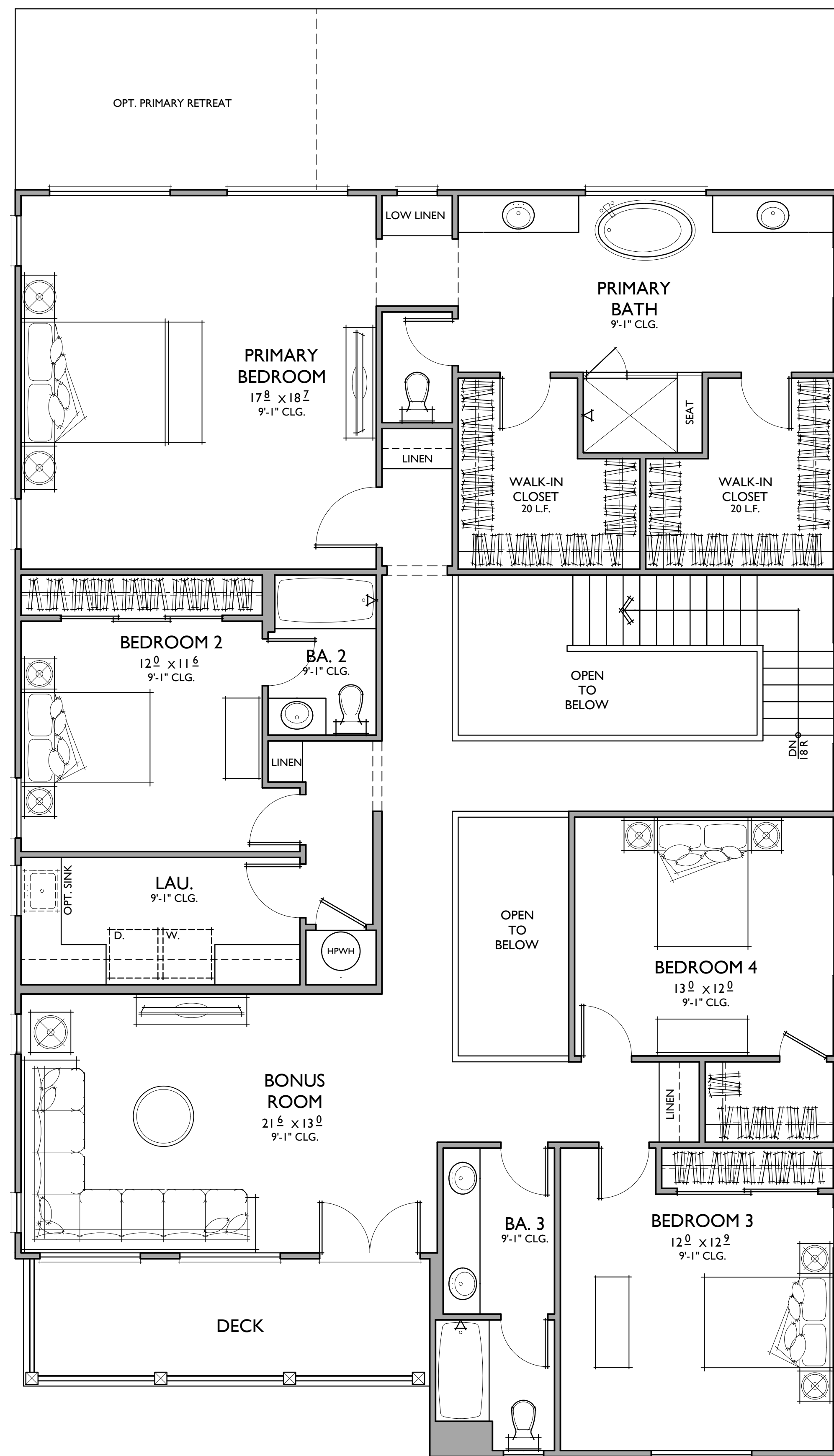


FIRST FLOOR

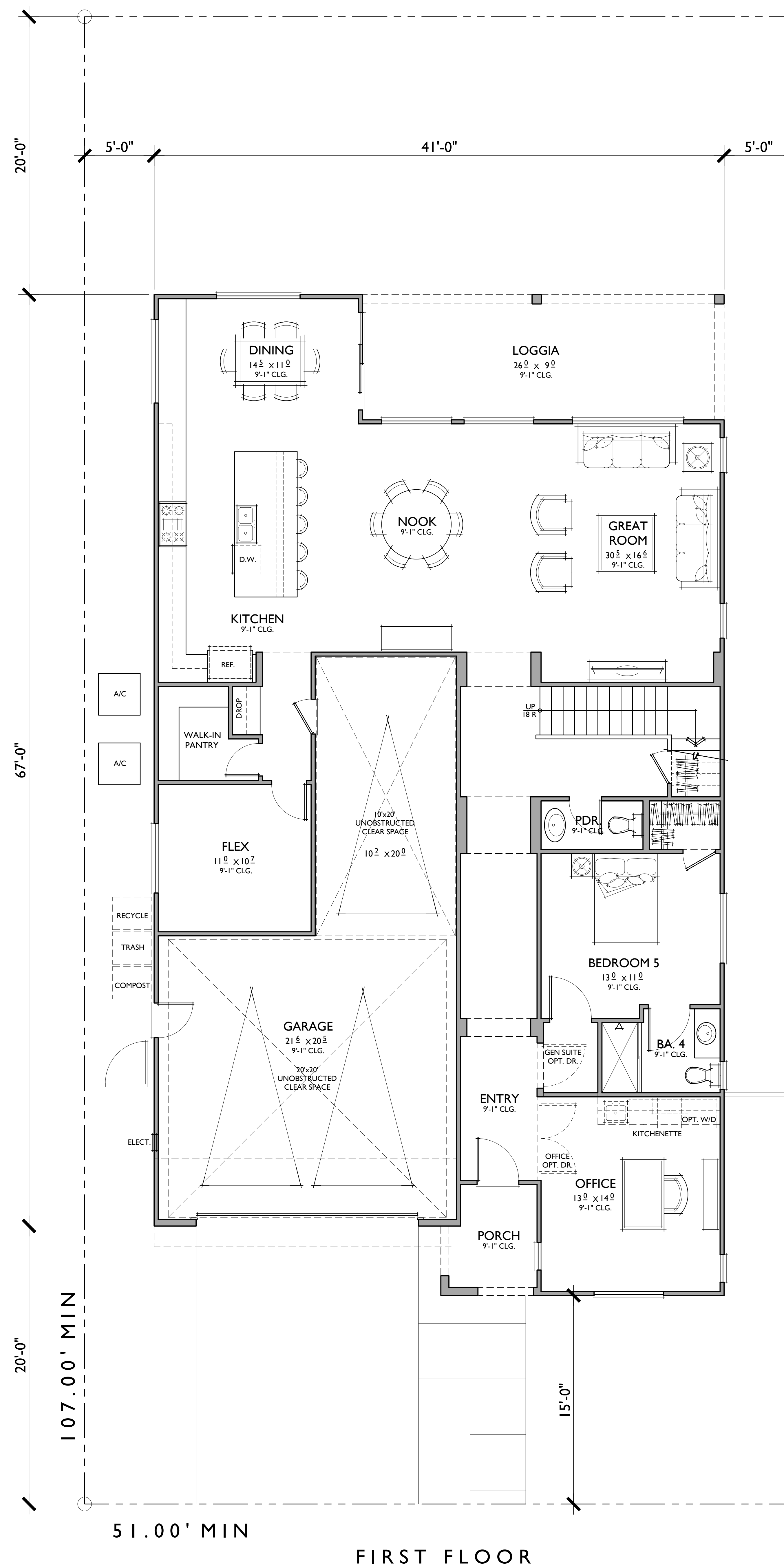
**PLAN 2**  
**3,590 SQ. FT.**  
 5 BEDROOMS / 4.5 BATHS / OFFICE / BONUS ROOM  
 3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,575 SQ. FT.
2ND FLOOR	2,015 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,590 SQ. FT.</b>
2-CAR GARAGE	671 SQ.FT.
COURTYARD	145 SQ.FT.
PORCH	49 SQ.FT.

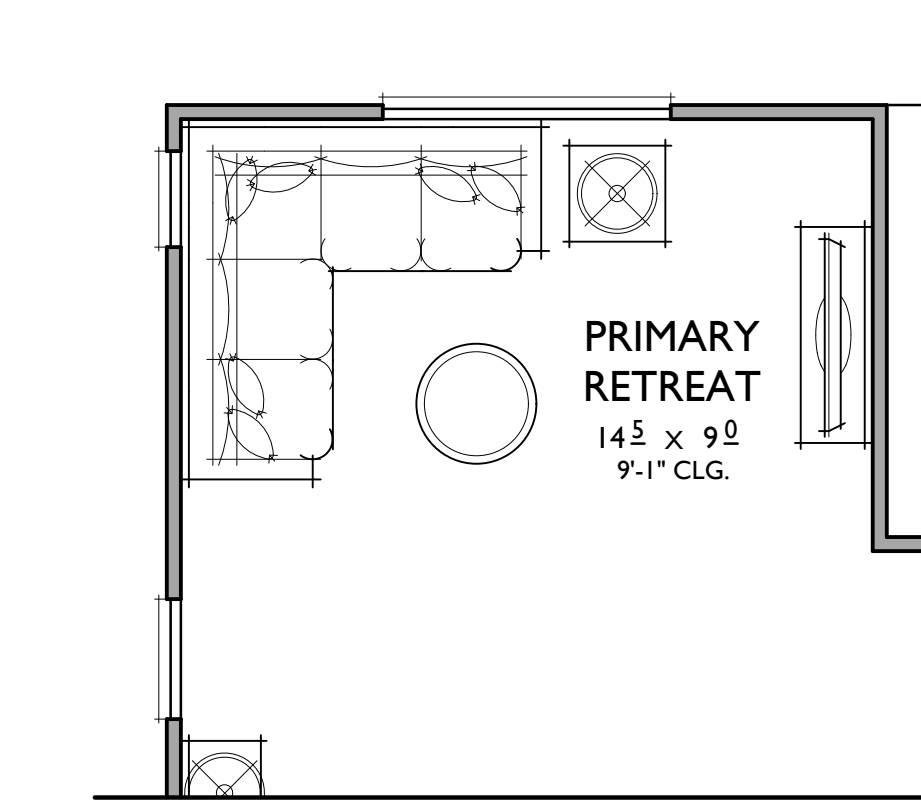
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



SECOND FLOOR



FIRST FLOOR



OPT. PRIMARY RETREAT  
IN LIEU OF PRIMARY BEDROOM +135 SQ. FT.

**PLAN 3**  
**4,068 SQ. FT.**  
 5 BEDROOMS / 4.5 BATHS / OFFICE/ BONUS ROOM/ OPT. LIVE GEN SUITE  
 3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,905 SQ. FT.
2ND FLOOR	2,163 SQ. FT.
<b>TOTAL LIVING</b>	<b>4,068 SQ. FT.</b>
3-CAR GARAGE	660 SQ.FT.
LOGGIA	235 SQ.FT.
DECK	131 SQ. FT.
PORCH	52 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

